

[REDACTED]

REP

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-----Original Message-----

From: Phil Ward [REDACTED]
Sent: 27 May 2025 20:50
To: Planning <Planning@arun.gov.uk>
Cc: Sue Ward [REDACTED]
Subject: Re: Planning application reference number - P/43/25/PL

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Dear sir/madam

Further to attending this evening's meeting of Pagham PC Planning Committee, we have the following additional points to make in support of our previously stated objections to the proposal to build 6 new dwellings behind the Inglenook Hotel (ref P/4/25/PL).

1. Impact of insufficient parking provision - we heard from councillors that there is insufficient car parking provided within the planning proposals for the proposed dwellings with likely impacts on the site in overall.
2. Impact on the bio diversity of the site - we learnt that there is no plan in place within the planning proposal submission to compensate for the impact on the bio diversity net gain requirement.
3. Impact on the mature trees across the site - we learnt that some of the trees have TPO's and will require protection were the development to proceed. There is a threat to the roots of those trees close to the boundaries of some of the proposed dwellings.

4. Impact on existing drainage and flood protection arrangements serving Platinum Gardens - access will be required and agreement sought to access the provision serving Platinum Gardens; and in so doing assurance sought and proper provision made to ensure that the existing drainage and protection arrangements can safely and securely support the proposed new development.

Finally, given the extent of the relentless house building engulfing Pagham it is difficult to understand the requirement and benefit of a further six additional houses (which don't meet any social housing needs), built in a confined space, a space rich in bio diversity which if built upon would be lost forever to current and future generations.

With thanks and best wishes

Phil and Sue Ward

Sent from my iPad

> On 21 May 2025, at 17:40, Phil Ward [REDACTED] wrote:

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> Dear sir/madam

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> My wife and I are writing as residents of Platinum Gardens, Pagham PO213GB to record our objections to the proposed development (ref P/43/25/PL) behind the Inglenook Hotel in Pagham.

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> By way of context we completed on our house purchase in December 2022, and were the first to take up residency of Platinum Gardens. At no point before or since has there been any indication of the "Phase 2" development as described on the plans (drawn up in November 2021 and submitted in support of the said planning application). This is surprising given that it is envisaged and presented as an extension of Platinum Gardens, eastwards towards the Inglenook Hotel, and will demand access via the entrance and easterly section of Platinum Gardens, an adopted road.

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> Our objections;

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> 1. Impact on neighbouring properties - the site for the proposed development affects a grade II listed building.

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> 2. Impact on local amenities and services - the application is a departure from the Development Plan and set to apply further pressure on local amenities and services.

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> 3. Character and appearance of the area - the curtilage of the proposed new dwellings is far larger than the existing dwellings (which are currently used for residential purposes as well as storage) and which are to be demolished.

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> 4. Impact on the environment - there are a number of mature trees on the site which support a flourishing ecosystem.

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> 5. Transport - the existing services infrastructure in Platinum Gardens is not designed or intended to support the proposed development - eg it assumes shared access to the adopted brick paved road which serves the nine dwellings that constitute Platinum Gardens.

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> Thank you for considering our submission.

>

> With best wishes

>

> Phil and Sue Ward

> [REDACTED]

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> Sent from my iPad