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28th May 2025

Phil & Sue Ward
8 Platinum gardens
PO213GB

Case Officer: Hannah Kersley
Telephone: 01903 737856
Email: hannah.kersley@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: P/43/25/PL
Site Address: Land to the west of Inglenook Hotel 255 Pagham Road Nyetimber PO21 3QB
Description of works: Demolition of existing storage buildings and the erection of 6 No dwellings and associated works. This application affects the setting of listed buildings, is a Departure from the Development Plan and is in CIL Zone 5 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 28th May 2025 which has been recorded as an objection with the comments as follows:

OWPC76830

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

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to

