

13th June 2025

Mr & Mrs JF White
2 Platinum Gardens
Pagham
West Sussex
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 12th June 2025 which has been recorded as an objection with the comments as follows:

OWPC77155

Our reasons for objecting are as follows;

- 1) It has been made apparent to us that the new homes will require access via an entrance within platinum gardens. Of all the other reasons for our objection, this is by far our most pressing one.
- Platinum Gardens is a private road which is fully owned and maintained by the nine residents. This would also require access via Spinnaker View, which is also a privately owned road.
- Furthermore the road is made of block paving and not designed for high traffic flow. Therefore there is a concern for the durability, particularly damage caused by heavy construction vehicles, for which repair costs would fall to the residents of platinum gardens. -The access would involve the removal of green space and the fencing that currently exists. Opening up this boundary could also be considered a security concern.
- We live near the entrance into Platinum Gardens, which is a tight turn in from Spinnaker view. The width of the road here is 4.8m which we feel is absolutely not wide enough for even small cars to pass, particularly as it is a very tight turn. Our fear is that it would mean drivers will be encroaching on to our driveway boundary or drive across and damage our front lawn. It would not be possible for vehicles larger than a car to make the turn without either driving on our land or executing a multiple-point turn and potentially damaging the paving. There is currently no demarkation of our boundary as this is not considered as a highway.
- The entrance into Platinum Gardens from Spinnaker View is a blind turn, screened with 6ft fencing. This already causes issues, without cars making the tight turn needed to access the new development. There is a real risk of injury to pedestrians and the many young children in this area, as well as potential for motor vehicle collisions.
- We cannot understand why the current access to side of The Inglenook isn't being used. This entrance is

often used for large weddings with no issues with parking or access. This is a far safer and appropriate solution.

-When Platinum Gardens was developed, the access to the south side of The Inglenook was originally refused by the parish, so access ended up being via Spinnaker view. This needs reassessing. Accessing via Spinnaker View and Platinum Gardens would be far more difficult, due to the very tight, almost hair-pin, turn. There is also no footpath or pedestrian access, emphasising the safety risk.

2) The new development proposes a connection to the Platinum Gardens Drainage system. Like the road, this drainage is fully owned and maintained by Platinum Gardens residents via our management company. There is no agreement that states that we allow such a use of our facilities. There is also question over where other services, such as gas and electricity will be fed from.

3) There is no visitor parking proposed for the new development. There is already an issue with overcrowding of cars and disputes with residents of Spinnaker View over the lack of parking. All residents feel strongly about this.

4) The proximity and overdevelopment of the site would affect the setting of a grade 2 listed building.

5) We understand there is a shortage of social housing in the area. Pagham, once a peaceful village, is quickly becoming overcrowded with endless building development. The area has had very little infrastructure to support this huge increase in residents. The local schools and doctors surgery are at or above capacity. Building 6 luxury houses doesn't solve the social housing issue.

6) We also have a concern for the wildlife and the impact on biodiversity, as well as trees with protection orders.

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
<https://www1.arun.gov.uk/planning-application-finder>