

13th June 2025

James Joyce
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Bognor Regis
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PO21 5SL

Case Officer: Hannah Kersley
Telephone: 01903 737856
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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:

OWPC77157

As a visitor to the Spinnaker View estate, I am objecting to the further development of the land behind the Inglenook Hotel in Pagham, Plan No.

I frequently visit my daughter's family on Spinnaker and a parking space is sometimes difficult to find. With the proposal of another six three-bedroom homes to be built with the possibility of four car spaces needed for each property, their parking will eventually end up on Spinnaker even though they are not permitted. If that happens then Spinnaker visitors will have real difficulty in finding a parking space. This plot of 6 homes is now called Phase 2.

I also object to the increase in traffic on the Spinnaker View roadway which will be then servicing three estates with the Spinnaker entrance taking most of the road wear, which is unacceptable. When 'phase one' as they now call it was planned, the entrance was to be along the roadway at the side of the Inglenook Hotel and the owner agreed

to allow the use of the roadway as entrance to the estate. To compensate the hotel owner for additional use of his road, Arun Council paid the owner a large sum of money as compensation. After a while and before the houses were built, the owner broke the agreement and would not allow the use of the roadway to the residents of phase one making it necessary to construct an entrance from the Spinnaker estate. In view of this situation, I would be very satisfied to learn that the money paid in compensation was returned to the council. Otherwise, it might look as if the hotel owner had received money under false pretences.

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>