



From: Daun Johnson on behalf of Planning.Responses
Sent: 29 June 2026 14:15
To: Planning Scanning
Subject: FW: Planning Objection P/56/26/PL

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From: Elaine Walby <Elaine.Walby@arun.gov.uk> **On Behalf Of** Planning
Sent: 26 June 2026 16:43
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Objection P/56/26/PL

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From: Sian Wilkins 
Sent: 25 June 2026 21:32
To: Planning <Planning@arun.gov.uk>
Subject: Planning Objection P/56/26/PL

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Objection to Planning Proposal for Six Dwellings on the land to the west of the Inglenook, Pagham – P/56/26/PL

To Whom It May Concern,

I am writing to formally object to the planning proposal for the construction of six dwellings on the land to the west of the Inglenook, Pagham, on the following grounds: insufficient parking provision, reduction in local biodiversity, unacceptable pressure on already burdened roadways and services and impact on protected trees.

The road in which the access is being requested is private and owned by the residents of Platinum Gardens.

1. Inadequate Parking/visitor parking

The proposed development fails to provide sufficient off-street parking for the anticipated number of residents and visitors. Inadequate parking will almost certainly lead to overspill onto surrounding streets, exacerbating existing congestion and creating potential safety hazards for both

pedestrians and drivers. The closest parking for visitors will be on the main Pagham Road, which is already extremely busy and I understand a reason that access to the properties via this route was not explored.

2. Loss of Biodiversity

The development site currently supports a variety of flora and fauna, contributing to the local ecosystem. The proposed dwellings will result in a loss of green space and habitat, particularly affecting pollinators and small mammals. The reduction in biodiversity contravenes national and local environmental priorities, which emphasize the need to protect and enhance biodiversity in planning decisions. The removal of established vegetation and soil disruption from construction will have both immediate and long-term ecological consequences.

3. Increased Traffic and Road Impact

The roadway access on Spinnaker view has already seen an increase in traffic with the development at Platinum Gardens, which would then be increased further with this proposed development. The roadways would be significantly impacted during the development of the proposed site, both in terms of heavy vehicle movement, but also by the lack of road space to access the proposed development site. The turn from Spinnaker view to the proposed new site, which is owned by the management company/residents of Platinum Gardens, is very tight for normal car access, as well as being a blind turn, so will be significantly more dangerous for heavy vehicles attempting to enter during the development and further with refuse vehicles and other similar vehicles post-build. I assume that the plans are checked and verified, with the resident personal property, there is not enough space for two cars, barely one.

4. Use of existing facilities in Platinum Gardens

The proposal suggests the use of the existing drainage system, as well as the access, which belongs to the management company of Platinum Gardens. While the right to use facilities is not a planning issue, but a legal one, the services would not be adequate to service the additional dwellings. In the three years we have been in residence in Platinum Gardens the septic tank has been pumped three times and failed completely last month. With the additional dwellings this would have to be pumped even more frequently and have a seriously negative impact on the residents of Platinum Gardens in regards to our living and cost being a private road.

The servicemen who visited and carried out the works at the said pump expressed it would be ludicrous to even consider a new road and couldn't believe it had been proposed. The pumps simply wouldn't be able to work, nothing should be within 3 meters of the machinery, let alone driven over multiple times a day by cars and large lorries.

Conclusion

For the reasons outlined above, I strongly urge the planning authority to reject this proposal. The development would negatively impact the local community through inadequate parking, environmental degradation, and increased strain on transport infrastructure. This proposal was rejected by Pagham parish council and with the significant developments at Hook Lane and the newly approved development on the land to the west of Bersted for 2,200 dwellings, this proposal is unnecessary, doesn't form part of the local plan, and services no needs for the local community, while negatively impacting biodiversity and residential services and roadways. I respectfully request that these issues be given full consideration in the decision-making process.

Yours sincerely,

Sian Wilkins

1 Platinum Gardens

25th June 2026