

10th June 2026

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West Sussex
PO21 3FL

Case Officer: Kathryn Welch
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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/56/26/PL
Site Address: Land to the west of Inglenook Hotel 255 Pagham Road Pagham PO21 3QB
Description of works: Demolition of existing storage buildings and construction of 6 No. dwellings and associated works (resubmission following P/43/25/PL). This application 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 10th June 2026 which has been recorded as an objection with the comments as follows:

OWPC84010

Our back garden is directly in line with the proposed building of the 6 houses behind the Inglenook. I do object to this application because of the following reasons:

1. Firstly, there has been no notices regarding this planning application until a couple of days ago and it was only someone mentioning to me that I became aware of the application. This really is not acceptable as we are directly affected by this construction as so near to the site.
2. Access during site construction. I am not sure if access during construction is going to be via Platinum Gardens and Spinnaker View or the Inglenook as it is not clear in the documents. I do object to any construction traffic going down Spinnaker View as the road is not that wide and not designed for heavy lorries. It is an unadopted private road, along with Platinum Gardens, which we all pay service charges for the maintenance for the upkeep of the road and in my opinion we cannot allow heavy construction vehicles having access along Spinnaker View. The only access should be for residents entering and leaving Spinnaker View and Platinum Gardens, and other vehicles to do with the residents.
3. Vehicle Access into Platinum Gardens from the back lane is really not suitable as there is not enough room for two vehicles to pass one another and would be difficult for large vehicles ie large vans, removal lorries etc to go down one way and another going in the opposite direction. I believe there will also be more traffic noise which is not ideal when sitting in our garden in the peaceful location we thought we were going to enjoy for the rest of our retirement. I also have asthma which will not benefit me healthwise with the extra traffic.
4. Drainage & Flooding. We are very concerned that the drainage will not be sufficient for the new six houses

as Spinnaker View have ongoing problems with blocked drains etc. I have also now heard that Platinum Gardens need to have a new pump installed and will cost approximately £650 per household and feel that the new pump will not be sufficient for the extra houses. Also Southern Water was never signed off for the drainage of the works to Spinnaker View which is alarming. The car park to the Inglenook has also been susceptible to flooding and feel that water butts and planters above ground could easily be removed by the owners.

5. Visitor Parking. There is also a shortfall on proposed parking for visitors and that it was proposed that some of the visitors would be able to park in other driveways which I find unacceptable as other owners may not allow that. So then it becomes a problem for visitors to park and they are likely to park their cars along Spinnaker View visitors parking bays. We do not have many visitors parking and should be for Spinnaker View residents visitors parking only.

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>