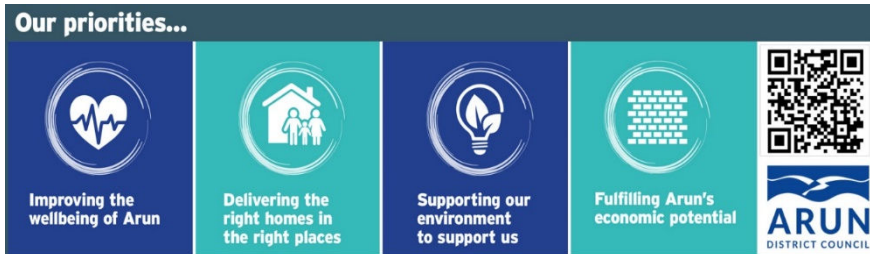


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From: Nick Hebden [REDACTED]
Sent: 09 July 2026 14:08
To: Freya Clewley <Freya.Clewley@arun.gov.uk>
[REDACTED]
Subject: P/66/26/PL – Supplementary Representation

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Dear Freya,

We write on behalf of Mr Nigel Rawlins in relation to planning application P/66/26/PL – Land to the North of Nyetimber Forge, Barton Close, Pagham.

We note that this application is a resubmission following the withdrawal of P/165/25/PL and that the current description refers to the extension and retention of resurfacing of land to form a permeable gravel area and front boundary fence.

Mr Rawlins remains concerned that the current description may not fully reflect the practical use and effect of the development. The land has not simply been resurfaced in isolation; it appears to be used in connection with off-street parking, access/manoeuvring, the EV charging point and potentially wider activity associated with storage/log-selling operations.

We would therefore ask the Council to consider whether the description of development accurately captures the existing and intended use of the land, and whether the application should be assessed having regard to the actual use taking place on site.

There is also concern that the proposed layout may not provide sufficient space for vehicles to enter, park, turn and leave the site in a forward gear. Given the constrained single-track nature of this part of Barton Close / the adjoining access road, and the relationship with The Forge, The Smithy and neighbouring properties close to the entrance, the Council should carefully consider whether the

development would result in unsafe or harmful reversing movements onto the adjoining highway/access.

We also note that the red line has been reduced when compared with the withdrawn application. However, there remains concern regarding the front part of the site, particularly around the EV charger/front boundary area, where the ownership position remains unclear. In those circumstances, we would ask the Council to satisfy itself that the ownership certificate submitted with the application is accurate and that the requirements of Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 have been properly complied with.

We also have concerns regarding the adequacy of the submitted drawings. The submitted block/site plan is marked as 1:500 but does not appear to include a scale bar, which makes it difficult to verify the precise relationship between the proposed works, the EV charger, the front boundary treatment and adjoining land. In addition, the submitted fence information appears to rely on an annotated photograph rather than a properly drawn elevation. Given that the application is retrospective and that the exact siting, height and boundary relationship of the works are central to the assessment, we would ask the Council to require clear scaled drawings, including a scale bar and proper fence elevations, before determining the application.

For clarity, any grant of planning permission should not be taken as resolving any private land ownership, boundary, access or trespass matters, which remain separate from the planning process.

Kind regards,

Nick Hebden
on behalf of Mr Nigel Rawlins

Nick Hebden *RIBA*

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