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From: Nicola Swann [REDACTED]
Sent: 10 June 2026 10:58
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Pagham responses

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Pagham Parish Council considered the following applications at a meeting of its Planning Committee held on 9th June 2026. It would like to submit the following comments:

P/66/26/PL – Land to the North of Nyetimber Forge Barton Close Pagham PO21 4NH – Retention of resurfacing of land to form a permeable gravel area (resubmission following P/165/25/PL). This application may affect the setting of a listed building and is in CIL Zone 4 (Zero Rated) as other development.
RESOLVED: NO OBJECTION

P/56/26/PL – Land to the West of Inglenook Hotel 255 Pagham Road Pagham PO21 3QB. Demolition of existing storage buildings and construction of 6No 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.
RESOLVED: OBJECT

Members raised the following concerns in relation to the application:

Drainage – members were encouraged by the addition of green roofs and other measures to improve drainage on the site, but the requisite standard had still not been met and would need to be considered in the planning balance. The Council believes this should be given considerable weight. There is no guarantee that future owners of the properties with the green roofs will not change the roofs for other materials, and it was not clear how any condition requiring them to keep the green roof would be enforced.

Members were very concerned to learn of the comments of the Platinum Gardens Management Company Ltd which had been submitted to Arun District Council, confirming that the roads to be used to access the new properties were in their ownership and no agreement had been reached to access the new properties. Whilst this was not a planning issue, it was relevant to the deliverability of the site and should be given weight. Similarly, we are aware from residents that the private sewer which the applicant plans to use already requires repairs after only 4 years of operation for the current 6 properties, and it is therefore debatable whether this connection is suitable for the proposed development.

The management company also questioned whether the correct notice to owners process had been completed as it owned the access roads being relied on by the applicant and had not been duly notified. This matter must be addressed before determination of this application.

If the LPA is minded to approve this application, consideration must be given to the route that deliveries will be made during construction. The impact on residential amenity of taking vehicles through Spinaker View/Platinum Gardens would be unacceptable. The access to the side of the Inglenook should be used exclusively. Contractors should not be allowed to park in residential areas during the construction phase.

P/64/26/HH – 11 Barons Mead Pagham PO21 4SF. Rear single storey extension. RESOLVED: NO OBJECTION

P/11/26/PL – Pagham Beach Amusements 1 Beach Road and 129 East Front Road Pagham PO21 4SL. Part change of use roof existing amusement arcade to manager accommodation alongside associated extension and alterations. This application is in CIL Zone 4 and is CIL liable as a new dwelling. AMENDED DESCRIPTION RESOLVED: NO OBJECTION

Best wishes

[REDACTED]

Nicola Swann
Clerk & RFO
Pagham Parish Council

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