

2nd July 2026

Nigel Rawlins
Barton Manor
Barton Close
Nyetimber
West Sussex
PO21 4FH

Case Officer: Freya Clewley
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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/66/26/PL
Site Address: Land to the North of Nyetimber Forge Barton Close Pagham PO21 4NH
Description of works: Extension and retention of resurfacing of land to form a permeable gravel area and front boundary fence (resubmission following P/165/25/PL). This application may affect the setting of listed buildings and is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 2nd July 2026 which has been recorded as an objection with the comments as follows:

OWPC84545

I write to object to the retrospective planning application P/66/26/PL and have written my reasons as to why I object, chronologically.

Page 1. Site Location. The applicant has not given the correct address or postcode and has only stated Nyetimber Forge as the site location. The land opposite the Forge, which has separate title deeds, is not solely owned by the applicant. He states Nyetimber Forge is within Barton Close; this is not true. The postcode is incorrect. He has put down the postcode for Barton Close however, the postcode for this land is PO21 4NJ.

Page 2. Applicant Details. The applicants' details are incorrect. Nyetimber Forge is not within Barton Close, and he is using an incorrect postcode.

Page 3. Description of the Proposal. The applicant's description of the proposal is vague and doesn't relate at all to his first application, which was withdrawn. I can only assume he is no longer including damage to the watercourse, carparking and prevention of flooding along with change of use for log selling.

Page 4. Existing use. The resurfaced area has only recently been used for unofficial off-street residential parking. Planning permission was not granted whilst he was carrying out works. Furthermore, the applicant does not own the unregistered land but has made an application to acquire this land from the Land Registry,

which is being challenged. At this point in time, he only owns the small garden plot (that was). It is vital if planning is granted for 3 cars, there must be space within to maneuver and not reverse out onto our single-track road. This is causing mayhem for all our neighbours and guests.

The applicant has continued to exacerbate the traffic problems now that The Smithy is under offer. If permission is granted, this will cause a complete logjam of traffic. The Smithy, The Forge and the first property as you enter Barton Close are now all reversing their cars out, either onto the blind bend of the unregistered roadway or from within Barton Close. This will undoubtedly cause a substantial devaluation of the properties within the close. It is a hazard and a nuisance to be backing up to allow cars to come out from The Forge carpark, The Smithy and the first property as you enter Barton Close, along with all the vehicles coming to and from the close.

Contamination of Land. The applicant has ignored the presence of contamination and damage to the watercourse and still to-date, has not acquired a licence.

Pedestrian and Vehicle Access, Roads and Rights of Way. The applicant has ripped out the entire pedestrian access from the unregistered road to the Barton Close entrance. It is highly dangerous and remains as a work site with nowhere to walk on.

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>