

2nd July 2026

Sara 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:

OWPC84546

I write to object to the retrospective planning application P/66/26/PL and have written my reasons as to why I object, chronologically. Pages 1 - 4 inclusive have already been covered in a previous objection.

Page 5. Vehicle Parking. The applicant has recently created vehicle carparking, which includes trespassing over other owners' land, and he continues to do so, without planning permission or full ownership.

Trees & Hedges. 'Are there trees or hedges on the proposed development site?' The applicant states 'Yes'. This is vague and there are no trees left on the site. The land is protected by a covenant, and these trees need to be replanted in any event.

Assessment of Flooding. The applicant is stating there is no flood risk. Please refer to the photo showing severe flooding in Barton Close.

Page 7. Why Biodiversity net gain does not apply. The applicant states he ripped out 'two dead trees' with no mention of all the shrubs and bushes he also ripped out. The trees were very much alive and posed no safety risk whatsoever to passing pedestrians or neighbouring properties. This land is covenanted and the trees and foliage of a natural country lane, must be replanted. See attached Street View photo taken in April 2022. The applicant had ripped everything out just seven months later.

Page 8. Industrial or Commercial Processes and Machinery. 'Does this proposal involve the carrying out of commercial activities?' The applicant has stated 'no' to this when in fact, he has been operating a log selling business from The Forge and the Land to the North, for five years. See the applicant's Nyetimber log selling website. Large vans arrive on a regular basis to drop commercial log loads.

Page 10. Certificate Of Ownership - Certificate A. This is blatantly incorrect. The applicant is not the sole owner of all the land to which this application relates. To this day, a good proportion of the land in this retrospective planning application it is still unregistered land, owned by the Land Registry and a small proportion of our land is still included.

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>