

11th March 2026

P. Hailey
Walnut Tree Cottage
Priors Way
Nyetimber
PO21 3JU

Case Officer: Harry Chalk
Telephone: 01903 737577
Email: harry.chalk@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: P/6/26/PL
Site Address: Fairhaven Nyetimber Lane Pagham PO21 3JT
Description of works: Construction of 3 No. detached chalet bungalows together with alterations to existing dwelling with the provision of modified access, parking & landscaping. This application is in CIL Zone 4 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 10th March 2026 which has been recorded as an objection with the comments as follows:

OWPC81991

I strongly object to the proposed Planning application for the following reasons. In my opinion the Adverse impact of the proposed development would demonstrably outweigh the benefits.

It is noted that the Title Deeds Numbered WSX38581 state that 'Not to do anything on the said piece land which may be a nuisance or annoyance to the Vendor or the Neighbourhood'. This is contrary to the proposed development for the following reasons:

Loss of Privacy

Clearly this will happen with the proposed development overlooking into ground floor habitable rooms of Walnut Tree Cottage in Priors Way from dormer windows set into the new dwelling roofs. This will result in an unacceptable loss of privacy.

Noise Assessment

It is considered that the noise assessment is incorrect and completely dismisses the noise impact the new access road will have on neighbouring properties. The construction of a new access road just about 3 metres away from both ground and first floor habitable rooms in Walnut Tree Cottage will cause additional noise and disturbance. Delivery vehicles are now an everyday part of our lives and dependency on this method will no doubt increase. These vehicles are fitted with reverse warning alarms which will be used every time due to the tight layout of the proposed access road whereby vehicle reversing will be essential. In relation to the Noise

Assessment report claiming that the noise from Nyetimber Lane already causes a considerable amount of noise and this new access route noise will be negligible it is just not the case. Currently, the properties of Treliske and Jenin on Nyetimber Lane shield the noise from the main road (Nyetimber Lane) to our property so noise is not currently an issue. Unsurprisingly, the report accepts this view as it highlights that the new dwellings will be screened from road traffic noise by existing dwellings and buildings.

The Report incorrectly, states that there are no principal noise sensitive rooms located on the facade facing the access road. As stated above there are habitable rooms in Walnut Tree Cottage facing directly onto the access road and only 2 metres from the boundary. Potentially, 6 vehicle movements per hour adjacent to Walnut Tree Cottage will be extremely disruptive to the peaceful situation that currently exists.

Highways

Relating to highway safety, the proposed access is right on the junction with Lion Road and Nyetimber Lane with unrestricted parking allowable both sides which has not been considered. West Sussex County Council should be asked to assess and comment on the safety impact when this regular parking occurs.

Flooding

The Environment Agency have stated that there is a high risk of surface water flooding on this site yet it does not appear to have even been considered in the report.

Surface Water Disposal

The proposed surface water system will likely discharge into the same system that gets overwhelmed on the highway at the junction of Nyetimber Lane and Pagham Road. WSCC should carefully assess this before allowing any additional water into the system. Also the proposed system places a responsibility on any maintenance company to sweep the permeable paving every 8 to 10 weeks with additional sweeps in the autumn to maintain its operation. It is questionable whether there would be sufficient funding provided by 3 new dwellings to enable this to happen and realistic costings should be considered before any approvals are given.

Finally, with so many houses recently being granted planning approval in the area, is it really necessary to allow 3 more which would result in unacceptable harm to the existing neighbouring properties.

I respectfully, request that the application be refused.

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>