

13th March 2026

Susannah Thompson
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Priors Way
Nyetimber
PO21 3JU

Case Officer: Harry Chalk
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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/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 13th March 2026 which has been recorded as an objection with the comments as follows:

OWPC82138

I object to the application on the following material planning grounds.

Overdevelopment / inappropriate backland intensification - scale of development

The proposal introduces three separate dwellings into a constrained backland/garden plot. Although described as "chalet bungalows", the built form is two storeys in effect and brings two-storey impacts in scale, bulk and intensity of use (movement, servicing and domestic activity from three units). The key issue is the scale of development within a plot that presently reads as garden/backland space in a predominantly low-density context. The cumulative form and intensity represents overdevelopment relative to the prevailing character and garden grain, and the scheme does not demonstrate an appropriate design response to the constraints of backland development.

Boundary screening and long-term management - T09, T10, H11 (privacy, character, wildlife)

The boundary hedgerow currently provides the primary natural screen between Olive House and the application site and is an established green boundary feature in keeping with the area. It is currently in neglect (not trimmed) and colonised by blackberry which forms dense thorny thickets, spreads rapidly and outcompetes other planting, undermining the quality and manageability of the screen.

Responsibility for maintaining this hedgerow is likely to become fragmented across multiple new owners, increasing the risk of poor maintenance, aggressive cutting or removal. If the hedge is removed or cut too low, the natural screen would be lost and there would be a material increase in overlooking and loss of privacy

between Olive House and the new dwellings' garden/amenity spaces. The hedgerow is also used by wildlife, including birds nesting during the breeding season; removal or unmanaged cutting would harm its habitat value. It should be retained as hedgerow and must not be replaced with close-boarded timber fencing or similar, which would be out of keeping with the local green boundary character.

Response to WSCC Highways consultation summary - unrealistic baseline

WSCC LHA state the proposal would not have an unacceptable highway safety impact or "severe" cumulative impacts. With respect, this does not reflect day-to-day conditions on Nyetimber Lane: persistent on-street parking (including frequent commercial vehicles/vans) regularly reduces the carriageway to a single lane, creating conflict points and forcing opposing vehicles to wait or manoeuvre around parked vehicles. The baseline is already constrained; additional trips from three dwellings (residents, visitors, deliveries and trades) will worsen conflict/obstruction where single-lane conditions already occur, and this must be recognised in the assessment.

If the Council is minded to approve, secure enforceable conditions to protect screening and manage impacts, including:

Retain/protect T09, T10 and H11 with an approved protection plan/method statement;

A Landscape/Boundary Management Plan requiring regular trimming, invasive blackberry control, and replacement of failed sections;

A minimum retained hedge height sufficient to remain an effective screen and protect privacy (to be set by condition);

No removal/replacement of the hedgerow with close-boarded timber fencing or other hard boundary treatments without prior written approval;

Wildlife-sensitive hedge management (avoiding nesting season where practicable);

A legally enforceable mechanism allocating ongoing maintenance responsibility for H11 for the lifetime of the development; and

A Construction Management Plan controlling contractor parking, delivery timing/routing, and keeping Nyetimber Lane clear and safe during works.

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>