

19th March 2026

Mr Martin Offer
4 Lion Road
Bognor Regis
PO21 3JZ

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 19th March 2026 which has been recorded as an objection with the comments as follows:

OWPC82261

Loss of Habitat/ Biodiversity

The large garden which would be lost, due to urban creep, has shared boundaries with 9 other properties. This is a green space valued by all these neighbours, whose wildlife shares our gardens too. We have counted 26 species of birds coming into our garden from Fairhaven, which include green and greater spotted woodpeckers. The biodiversity includes mammals, reptiles, bats and a significant number of butterflies and moths. The Biodiversity Assessment commissioned for this development notes that there would be a 40.44% reduction in net loss of habitat. This would amount to the unacceptable destruction of a natural wildlife area which is valued by all those who wish to see the village atmosphere of Nyetimber retained, especially in view of the 17 large-scale building developments currently under construction on the edge of the village.

Loss of Privacy and Overshadowing

Two of the proposed new bungalows are to be sited unacceptably close to the existing properties of 4 Lion Road and Little Dory. In each case the proposed new builds will be within a metre or two of these homes, leading to significant loss of privacy and the overshadowing, and loss of light, to these homes. Construction of a bungalow so close to the hedge boundary with 4 Lion Road would probably contravene building regulations in view of the water loss from the ground, due to the hedge's root system and the likelihood of subsidence.

Traffic

The proposed access road beside the existing house, Fairhaven, would be too narrow to allow vehicles to

enter and exit at the same time, leading to extra congestion in Nyetimber Lane when any one of the 10 vehicles, catered for in the parking plan, are coming or going. This number does not account for delivery vehicles or visitors. This would be an additional narrow road onto Nyetimber Lane, close to Lion Road, and a few meters from an existing single track lane, Priors Way, where there is already issue of vehicles exiting onto a busy road, where parking for football, and cricket, matches and the Lion Pub already causes significant traffic problems.

In conclusion I believe the loss of green space, the damage to the rural character of the village, the traffic safety issues and the crowded, unneighbourly overdevelopment characterised by this planning application wholly outweigh the negligible gain of three bungalows, in an area where mass housing development is already providing a probable surplus of housing.

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>