

25th March 2026

Tanya Hardwell
3b Lion Road
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 25th March 2026 which has been recorded as an objection with the comments as follows:

OWPC82378

Re: Planning Application P/6/26/PL - Fairhaven, Nyetimber Lane, Pagham

I wish to formally object to the above planning application.

I have serious concerns regarding the scale and intensity of the proposed development and its impact on the character of the area, highway safety, and local infrastructure. I believe the proposal conflicts with key policies within the Arun Local Plan.

1. Overdevelopment of the site

The proposal seeks to introduce three additional dwellings within a single plot, representing a significant intensification and overdevelopment.

The resulting density would be out of keeping with the prevailing pattern of development, which is characterised by more spacious plots and lower density housing.

This conflicts with Policy D DM1 (Design), which requires development to respect the character, spacing, and layout of the surrounding area.

2. Harm to character of the area

The introduction of multiple dwellings on this plot would erode the established character of Nyetimber Lane.

The proposal risks creating a cramped and visually intrusive form of development that does not integrate well with its surroundings.

This is contrary to Policy D DM1.

3. Highway safety and access concerns

The proposal includes new or altered access arrangements to serve multiple dwellings.

The intensification of use is likely to increase vehicle movements and turning activity, raising concerns regarding highway safety, particularly if visibility or access arrangements are insufficient.

This conflicts with Policy T SP1 (Transport and Accessibility).

4. Parking pressure

The increase in dwellings will lead to increased parking demand. If sufficient off-street provision is not made, this may result in on-street parking pressure, harming highway safety and local character.

5. Drainage and flood risk

Additional dwellings and hardstanding will increase surface water runoff.

It is unclear whether existing drainage infrastructure can accommodate this without increasing flood risk.

This conflicts with Policy W DM1 (Water Quality and Flood Risk).

6. Impact on neighbouring amenity

The scale and proximity of the proposed dwellings may result in overlooking, loss of privacy, and increased noise and disturbance to neighbouring properties.

This would harm residential amenity and is contrary to Policy D DM1.

7. Loss of openness

The subdivision of the plot reduces garden space and openness, resulting in a cramped form of development that is out of keeping with the area.

8. Cumulative impact

Taken together, the number of dwellings, increased activity, and built form represent an overly intensive development harmful to the character of the area and local infrastructure.

For the reasons outlined above, I respectfully request that this 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>