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31st October 2023

James Weston  
4 Church Lane  
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PO21 4NS

**Case Officer:** Mr D Easton  
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Dear Sir/Madam,

**The Town & Country Planning Act 1990 (as amended)**  
**Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6**

Application No: P/153/21/RES  
Site Address: Land South of Summer Lane and West of Pagham Road Pagham  
Description of works: Approval of reserved matters (appearance, layout, landscaping and scale) following outline planning Permission P/140/16/OUT for the erection of 350 No. dwellings, together with public open space, play space, drainage, parking and associated infrastructure, landscape, ancillary and site preparation works, with access off Pagham Road. This site may affect a Public Right of Way.

Thank you for your internet representation made on 30th October 2023 which has been recorded as an objection with the comments as follows:

OWPC62687

I object to every aspect of this application. There is not a shred of evidence to show that Pagham needs yet another housing estate. Can Arun planners provide a list of developments that have taken place to the Pagham infrastructure in the last ten years. At this time 90 houses have been built in Summer Lane, 300 are being built in Seftor Road and 400 in Hook Lane. 790 to date and Arun are supporting another 350 in south Pagham. 1190 in total. It is probable that every new household will have a car. What improvements have been made to the local transport system and roads. Where will their children go to school. How will they get health and dental services when local services are already over subscribed. What job opportunities are there in Pagham.

The southern area of this proposed development is close to the sea and Pagham Harbour Natural Reserve. The government have issued in guidance to local authorities regarding the dangers of building close to rising sea levels. The one thing a nature reserve does not want is a noisy housing estate on its borders. Events in the last 10 days have shown the folly of proposing to build 350 houses on this site. Pagham has been flooded since the 19th October. Local pumping stations are unable to cope. Southern Water tankers have been bailing out the Church Farm pumping station for the last 12 days. This happens time and time again after heavy rain. It has been reported to planning staff at Arun time after time. Is there any way a 350 place housing estate will improve the situation. NO. It can only exacerbate an already difficult situation. The drainage system in south Pagham is nearly 60 years old. The population of Pagham has more than doubled in that time. The existing drainage system cannot cope.

The southern part of this development encompasses land that was previously the subject of planning application P/140/16/OUT which was given outline planning consent in November 2018. This site was the only one of the recent Pagham developments that had a proven wildlife history particularly for wintering brent geese. Accordingly the would be developers were given a Condition compelling them to provide an alternative proven mitigation site for the geese. In 4 weeks time 5 years will have passed since the Condition was imposed. The developers have failed miserably to come up with a viable site. How much longer are Arun going to allow this issue to drag on. I strongly urge that not a single brick should be laid on this site until the geese have been satisfactorily rehoused. Please ensure that these comments appear on the appropriate website. J.D. Weston

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. 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](mailto: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**

