



Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex BN17 5LF  
Planning & Building Control General Enquiries  
Tel: (01903) 737756 Fax: (01903) 730442  
Dx: 57406 Littlehampton  
Minicom: 01903 732765  
e-mail: [planning@arun.gov.uk](mailto:planning@arun.gov.uk)  
website: [www.arun.gov.uk/planning](http://www.arun.gov.uk/planning)

14th November 2023

Susan Neller  
3 Water Meadows Way  
Pagham  
Bognor Regis  
PO21 4FD

**Case Officer:** Jessica Riches  
**Telephone:** 01903 737852  
**Email:** [jessica.riches@arun.gov.uk](mailto:jessica.riches@arun.gov.uk)

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 14th November 2023 which has been recorded as an objection with the comments as follows:

OWPC63038

I would like to register my concern at the planning application for 365 houses on the land south of Summer Lane and West of Pagham Road.

This land is a flood plain and as has been clear from the recent bad weather this is of great importance in the area. It is currently still saturated and water can be seen lying on the fields. If building is permitted here it will remove the sponge effect of this land and this will cause further flooding to an already badly affected area.

365 houses on top of the Hook Lane development that is already going ahead will bring a large number of additional cars to an area already badly affected by traffic congestion. There does not seem to be anything being done to improve the local roads and this will obviously get worse.

The new houses will also bring a lot of children to the area and the local schools will not be able to cope. If children have to travel further to school this will put even more traffic on the roads. This is the same with the Doctors and Dentists which are already struggling to cope with the existing population.

The development will also have a detrimental effect on local wildlife. The land is visited by Brent Geese amongst other birds and Red Kites are regularly seen hunting over this land. If the land is allowed to be developed the birds will be driven away. We already see very few small birds in Pagham due to the development that has already taken place.

Surely there are more suitable sites for development than this one which will put a further massive strain on the already overloaded local infrastructure.

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**  
<https://www1.arun.gov.uk/planning-application-finder>