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[redacted]

[redacted]

[redacted]

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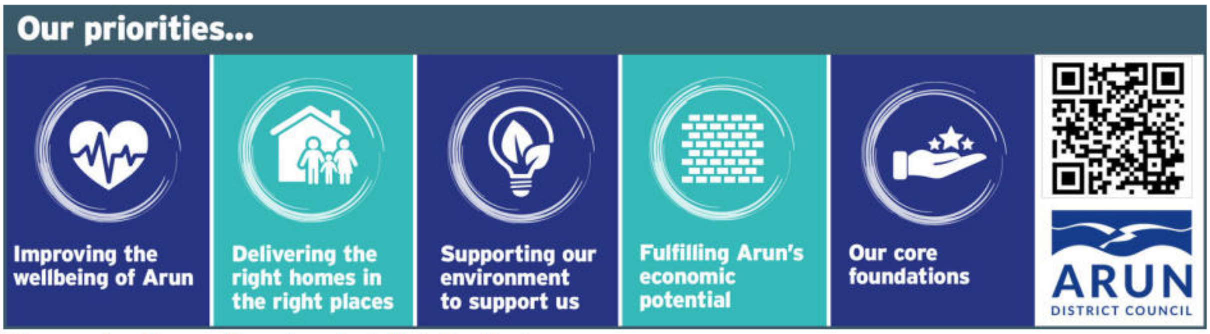

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From: Breezie Allwright <Breezie.Allwright@arun.gov.uk>
Sent: 15 April 2026 15:02
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Fw: Objection for both P/39/26/OUT (120 houses and P/31/26/OUT (130 houses)

Breezie Allwright

Planner Degree Apprentice, Planning Department

T: 01903737889

E: Breezie.allwright@Arun.gov.uk

Please note my working days are Monday, Tuesday, Wednesday and Friday.

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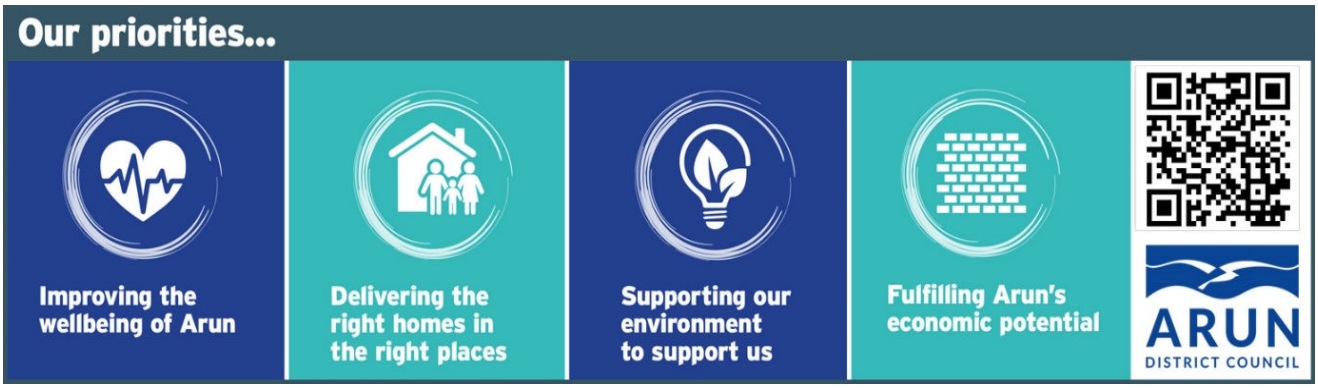

From: Margaret Smith [redacted]
Sent: 15 April 2026 14:47
To: Planning <Planning@arun.gov.uk>; Dave [redacted]
Subject: Re: Objection for both P/39/26/OUT (120 houses and P/31/26/OUT (130 houses)

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Further to our email of 11April we would like to add the following objections:-

1.Summer Lane and its footpaths are narrow and the exit and entry to Summer Lane into Pagham Road is not sufficient to see both sides of the highway. This enforces drivers to pull out beyond the road markings which is dangerous and the extra flow of traffic will exacerbate the situation.

2. We understand that new build developments are built on higher ground and foundations to the surrounding buildings and infrastucture to prevent flooding. If this is the case then the near by Summer Lane development and Mill Farm development will be subject to flooding.
3. The plan of a junction to cross over into the proposed development with a restriction to turn left or right further down Summer Lane will be subject to abuse and accidents as is the case on a development in Westvale Road in Horley. This development has had several crashes already.
4. Current highways in and out of Pagham will not be able to accommodate the extra traffic as recent surveys show that households have on average over two cars per dwelling. Extra houses lead to extra cars. There is already an unacceptable flow of traffic at certain times of the day leading to several of the A27 exits and even more traffic will cause pollution.
Regards
Margaret Smith
David Smith
9 Water Meadow Way PO21 4FD
_____

On Sat, 11 Apr 2026 at 16:25, Margaret Smith [redacted] wrote:

> Objection for both P/30/26/OUT (120 houses) and P/31/26/OUT (130 houses)
>
> We are already staggered by the excessive amount of approved planned developments in and around Pagham and the potential subsequent adverse impacts on our community and environment, to then look to add yet another 130 or 120 houses is ridiculous - it has to stop. Pagham is supposed to be a village, not a town!
>
> This application follows others South of Summer Lane...
> P/15/24/OUT - 120 houses (initially refused but seemingly now allowed with some conditions?) and for which this application relies on and where trees were cut down prior to submission for a PEDESTRIAN access to the footpath section of Summer Lane.
> P140/16/OUT - 400 houses
> P25/17/OUT - 65 houses
> Meaning there are already 585 houses planned to be built South of Summer Lane.
>
> This uncontrolled over development is overwhelming and will impact on the well being and mental health of many current residents.
>
> Drainage is one major concern. The agriculture fields surrounding Pagham serve a crucial role in natural drainage. Pagham is already adversely affected by flooding, winters have been a nightmare for so many residents with flooding experienced on numerous occasions and with the additional houses built on the
> current field, which it should be noted has been completely water logged, it will get exceedingly worse for everyone, impacting not only existing houses but also the roads. The developers might have plans for adequate drainage for their houses, but this will just push the water elsewhere and create a general nightmare for Pagham.
>
> There will also be an adverse effect on the environment and all the wildlife which currently are able to enjoy and experience the area. It is also to close to Pagham Harbour and The Rife which would surely be impacted and put immense pressure on our natural surroundings. The field in question

directly leads up to The Rife and has been a fully functional agricultural field and while not in farming season we have been privileged to see various wild life including deer and pheasants on walks.

Another major concern is the impact on the safety of local highways and public rights of way. Current traffic is often at a stand still as the current infrastructure is not sufficient or managing to cope with the expansion of Pagham which has already occurred. We already have the Hook Lane developments which are making traffic issues even worse, plus then then additional 585 houses mentioned previously, throwing even more cars on the roads will be catastrophic for the area, you are talking of over 1,000 planned additional cars/vehicles already and now you want to add a couple hundred more...We really do not see how you appear to imply that they will unlikely be any significant impact.

Summer Lane IS and SHOULD remain as a footpath.
Even though the current road to serve houses has been rebuilt, it is wholly inadequate to serve ANY additional houses. It is a nightmare at the best of times currently and you are proposing to add access for an additional 50 houses meaning potentially another 100 cars!! It will be an accident just waiting to happen.
Additionally, how will you completely 100% ensure that the Barn on Summer Lane and the water treatment works will still have their current access BUT the other planned 70 houses north of Summer Lane will not?

amAs far as we were led to believe, the original Drew Smith Summer Fields development had to reduce the number of houses built due to a restriction on the number of cars/access to Summer Lane, so how can you now even consider allowing additional houses now??

Please note our objection to this application.

Margaret Smith. [redacted]
David Smith. [redacted]
9 Water Meadows Way
PO21 4FD