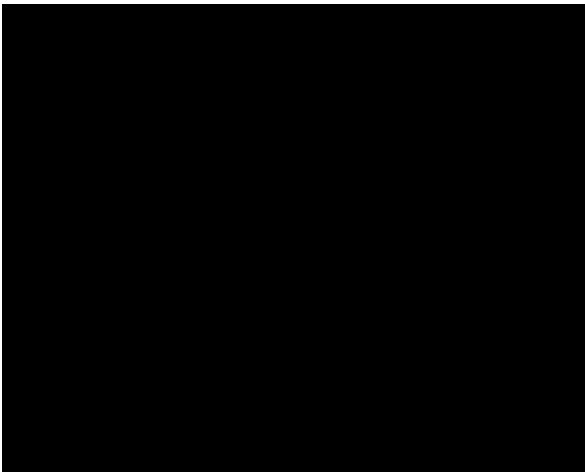




**From:** Elaine Walby on behalf of Planning.Responses  
**Sent:** 13 April 2026 16:23  
**To:** Planning Scanning  
**Subject:** FW: Objection for both P/39/26/OUT (120 houses and P/31/26/OUT (130 houses)



Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
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### Our priorities...



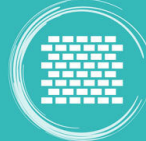
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Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations


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**From:** Breezie Allwright <Breezie.Allwright@arun.gov.uk>  
**Sent:** 13 April 2026 14:45  
**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)

rep

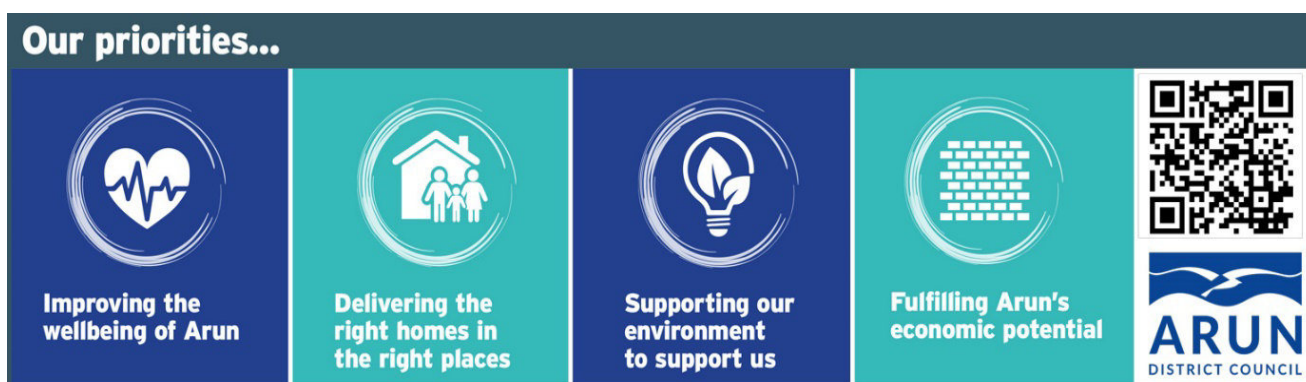
**Breezie Allwright**  
  
Planner Degree Apprentice, Planning Department  
  
T: 01903737889  
  
E: [Breezie.allwright@Arun.gov.uk](mailto:Breezie.allwright@Arun.gov.uk)

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

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**From:** Margaret Smith [REDACTED]  
**Sent:** 11 April 2026 16:25  
**To:** Planning <[Planning@arun.gov.uk](mailto:Planning@arun.gov.uk)>; Dave [REDACTED]  
**Subject:** Objection for both P/39/26/OUT (120 houses and P/31/26/OUT (130 houses)

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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