

2nd April 2026

MR DAVID SHEPHERD
5 Jennings Close
Bognor Regis
west sussex
PO21 4FE

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: P/30/26/OUT
Site Address: Land North of Summer Lane Pagham
Description of works: Outline application with some matters reserved, except access, for up to 120 No residential dwellings including means of access into the site (not internal roads). This application is a Departure from the Development and affects a Public Right of Way.

Thank you for your internet representation made on 1st April 2026 which has been recorded as an objection with the comments as follows:

OWPC82508

Dear Sir/Madam

I am writing to formally object to the planning proposal for the construction of the 120 new homes, Land North of Summer Lane Pagham on the following grounds

We had been coming to Pagham for the last 40 years and seen it slowly grow, but in the last 5 Years there have been far too many houses being built. Spindrift-Bellway's, Mill View- Bovis, Regis Park - Taylor Wimpey, all having problems selling their plots, and you have approved the 400 new homes for Foreman Homes (Land South of Summer Lane west Pagham Road) do we need this extra 120 homes. Pagham is a village we do not want it to become a town.

When we moved to Jennings Close in 2023. we were told that Drew Smith (P/58/15/OUT) were refused permission to build an extra 10 homes due to Summer Lane Traffic, and that it would not be possible to build in the field in front of our home for the same reason, if you rejected the 10 Extra homes then how can you approve 130 homes now. The main reason we moved to this area was the amount of green space.

On the plans it shows 50 Homes will be accessed via Summer Lane, but how do you stop the rest of the 70 homes cutting through the road to the Wastewater Treatment Works and going down Summer Lane?

There is not enough infrastructure, doctors, hospitals, pharmacy, schools and shops for all the new homes being built already.

The risk of future floods in the Pagham area will increase.

There are a number of trees on the proposed build site that have been protected under protection order TPO/P/2/24 which have green woodpeckers nesting.

I am also saddened by the idea that even more wildlife & fields will be destroyed. We have a multitude of birds, foxes, deer's, rabbits and field mice in the fields which have used the area undisturbed.

Conclusion

For the reasons outlined above, I strongly urge the planning authority to reject this proposal. The development would negatively impact the local community through, environmental degradation, and increased strain on transport infrastructure. With the significant developments ongoing the approved development on the land South of Summer Lane west Pagham Road for 400 dwellings, this proposal is unnecessary, doesn't form part of the local plan, and services, no needs for the local community, while negatively impacting biodiversity and residential services and roadways. I respectfully request that these issues be given full consideration in the decision-making process.

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>