

13th April 2026

Heidi Pacey
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Pagham Road
Bognor Regis
PO21 4NN

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 12th April 2026 which has been recorded as an objection with the comments as follows:

OWPC82730

Dear Sir/Madam,

Re: Planning Application 31/26/OUT - Proposed Development of 130 Dwellings at Summer Lane

I am writing to formally object to the above planning application.

My objection is based on the cumulative and unsustainable level of development already imposed on the local area, alongside the clear lack of supporting infrastructure.

Firstly, this proposal represents further overdevelopment in an area that has already absorbed a disproportionately high number of new homes. Nearby communities such as Pagham and West Bersted have already experienced significant housing growth, far exceeding what might reasonably be expected when compared with other wards in the district. Adding a further 130 dwellings would intensify this imbalance and place additional strain on an already stretched locality.

A key concern is the severe impact on traffic and road safety. Traffic into and around Pagham is already extremely congested, particularly at peak times. Local roads are frequently at or beyond capacity, leading to long delays and frustration for residents. The addition of 130 new homes will inevitably generate a substantial increase in vehicle movements, worsening congestion on roads that are simply not designed to cope with this level of use.

This is not just an inconvenience- it is a serious safety issue. Increased congestion, combined with limited road capacity and existing pressure points, significantly raises the risk of accidents. It is only a matter of time before a serious incident occurs if further traffic is added without major infrastructure improvements. There is no clear or credible plan within this application to mitigate these risks.

Secondly, there is a serious deficiency in local infrastructure. Existing services are already under pressure, including GP surgeries, schools, dental services, drainage, and sewage systems. There is little evidence these can absorb further demand without negatively impacting current residents.

In addition, there are environmental concerns, including the loss of valuable agricultural land, increased flood risk due to additional surface water runoff, and the overall erosion of the area's character. The proximity to sewage infrastructure also raises concerns regarding living conditions for future residents.

In conclusion, this proposal is unsustainable. It fails to address the very real and pressing issues of traffic congestion, road safety, infrastructure capacity, and environmental impact. For these reasons, I strongly urge the Council to refuse this application

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>