

22nd April 2026

natalie hughes
7 Downlands close
PO21 3qa

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 21st April 2026 which has been recorded as an objection with the comments as follows:

OWPC83002

I would like to raise a formal objection/concern regarding the cumulative impact of ongoing and proposed new housing developments in Pagham.

In recent years, the village has seen a significant increase in new-build properties. While the need for housing is understood, this level of development is not being matched by the necessary infrastructure to support it. Local services are already under considerable strain, and further expansion risks exacerbating these issues.

In particular, there are growing concerns around:

- * Increased pressure on GP surgeries, dental services, and local healthcare provision
- * Over-subscribed schools and limited capacity for additional pupils
- * Road congestion and traffic safety, especially at peak times and along key routes
- * Insufficient public transport options to support a growing population
- * Strain on drainage and sewerage systems, with heightened concerns around flooding and environmental impact
- * Lack of investment in community facilities and green spaces

Pagham has a strong sense of community and a distinct character, but this is at risk of being eroded by the pace of development without appropriate planning for supporting infrastructure.

I respectfully request that the local planning authority carefully considers whether existing and planned infrastructure is sufficient to accommodate further housing. Any additional development should be contingent

upon clear, deliverable improvements to local services, transport, utilities, and community facilities.

Sustainable development must include not only housing but also the essential infrastructure required to support it. Without this balance, the long-term wellbeing of existing and future residents will be compromised.

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>