

27th April 2026

Tracey Ashwell
44 Summer Lane
Pagham
Bognor Regis
West Sussex
PO21 4NG

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 24th April 2026 which has been recorded as an objection with the comments as follows:

OWPC83157

Drew Smith was refused permission for a few more homes on the Summerfields estate as the Council said that Summer Lane was too small to take on more traffic.

This new proposal is for more than 4 times the original estate. Minimum of 240/260 further traffic movements twice a day. Cars pulling out of Summer Lane have blind spot from the South and from the North they cannot see oncoming traffic. In winter no lighting on the recent estate residents carry torches and women or those with disabilities find it dangerous to go out. Drew Smith and Vistry were advised by myself of the lack of lighting and dropped kerbs which I believe is a legality under the disability act. Those with mobility issues or have to use the road/lane itself, more traffic will make it more dangerous.

Farm vehicles/sewage tankers use the lane regularly 24/7 leaving mud and slurry everywhere and never have it cleaned. It contributes to noise pollution. Repairs to the Lane by Southern Water used to take place whilst upgrades were carried out now its non existent. This Lane is only suitable as a single Lane only.

No new funding for the following" ANY new road, open spaces, opportunities for more Dentists, Doctors, Schools, no consideration for the nature reserve or wildlife, from Summer Lane South to the Harbour especially birds whom migrate annually including deer that roam freely, no thought has been considered including S106 agreements.

Potential for flooding near those properties in Mill Farm, signs of more potholes, lower water pressure already being witnessed and on Social Media. Emergency access to the proposed new builds will be open to abuse. Trees further West in Summer Lane saw the disappearance of around 6/8 large trees being chopped with walkers informed that they were diseased so were removed. The trunks were left there for another 5 days and it was noticed that they showed no sign of disease. Removed later, someone recognised what had happened and soon after introduced a Tree Preservation Order for the rest of the Lane. Surely as the Council/s identified the necessity to protect the Environment, it's time to say NO.

Very recently many Ornithologists have been using the Lane to access The Rife and the surrounding countryside, as rare species of birds have been noticed, documented and using Social Media as well as being photographed so to approve such plan would massively harm the wildlife and the migration issues will increase and once construction commences if it were approved will see this as a catastrophic event and one which cannot be reversed.

Extra housing is warranted but not really required in Pagham, rumours have told us that Surrey Council sold some of their sites in Hook Lane to Arun but not many have been sold. That along with new builds on Summer Lane, Hook Lane, Sefton Road, Pagham Road, the other side North of Mill Farm and the massive site between Summer Lane and the Church is completely unnecessary and will be reducing more farmland and agricultural land which is a complete change of use. Transportation costs will increase as food products will have to be shipped in and costs will rise. Surely common sense should prevail and note that planning permission for this application be refused and any vacant new builds also noticing that these new builds will not see the Council collecting more income for Council Tax etc, which I am sure was at the forefront of their minds. This also could backfire massively and see the Council in debt! Therefore we object to this proposal and we wish the committee to back the wish of your residents AND REFUSE this application for the reasons mentioned above.

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>