

27th April 2026

H
Church close
Po21 4nt

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 25th April 2026 which has been recorded as an objection with the comments as follows:

OWPC83177

Pagham has already experienced extensive overdevelopment, fundamentally changing the character of what was once a distinct and valued village. Long-standing residents have had to watch as the area has been gradually eroded by continuous building, with little regard for preserving its identity or community feel. There is a clear and ongoing lack of infrastructure to support the volume of new housing. Roads, drainage systems, healthcare services, and local amenities are already under strain, and further development will only exacerbate these issues. The current infrastructure simply does not have the capacity to cope. Flooding is also a serious and well-documented concern in Pagham. Additional large-scale development will inevitably increase surface water runoff and place further pressure on already inadequate drainage systems, significantly worsening the risk to existing homes and residents. The impact on local wildlife must also be considered. Pagham and its surrounding areas are important habitats, and there are growing concerns about the decline in species presence. Notably, Brent geese, which have traditionally returned to the area, have not been seen this year. This raises serious questions about the cumulative environmental impact of ongoing development and habitat disruption. Pagham should not be treated as a convenient location for excessive housing allocation. Sustainable development must take into account the limits of local infrastructure, environmental risks, and the wellbeing of existing communities, as well as the protection of local wildlife. This proposal fails to do so and should be refused.

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>