

Summerfield House

Summer Lane

Pagham

PO21 4NG

Mr S Davis

Case Officer for P/30/26/OUT and P/31/26/OUT

Planning Department

Arun District Council

13 April 2026

Dear Sir

Planning Applications P/30/26/OUT and P/31/26/OUT

Objection

I am writing to object to planning applications P/30/26/OUT and P/31/26/OUT (effectively the same application as P/30/26/OUT but with an extra ten houses added).

I am objecting on the grounds that Pagham specifically, and the Arun area generally, is being over-developed in the context of job opportunities, schools, basic health care and the area's ability to manage rainfall and traffic. These failings, which significantly undermine the quality of life of those living in the area – something which is persistently ignored in the planning process – are largely outside the ability of Arun Council to influence other than by managing the rate of development.

A common sense approach to mitigating the risk of a catastrophic (to current residents) failure of relevant infrastructure or services would be wait to see the consequences of the developments already approved before permitting further developments. Let's face it, none of the developments are driven by employment imperatives in the immediate area.

Quality of Life

I note that a higher quality of life is the first stated vision objective contained in Arun Council's Direction of Travel document ("DoT Document") issued in March 2024. The quantity of planning being approved in Pagham demonstrates that the Council does not consider this vision relevant for the residents of Pagham.

To put things in perspective, following approval of opportunistic proposals like this, the residents of Pagham are facing a near 47% increase in housing in Pagham over eight or ten years from December 2022. At this date, according to Census Data, there were 2968 households in Pagham. The table below sets out, from what I can garner from the planning information on Arun Council's planning portal, the outline planning applications approved and in process for Pagham.

Application ref	No of houses	Location	Status	Salient points
P/58/15/OUT	45	North of Summer Lane	Approved and built	Estimate of the number of houses still to come to market at Dec'22 on the Drew Smith development
P/140/16/OUT	350	South of Summer Lane	Approved	Detailed planning process continues but focus appears to be in the houses and not the Care Home or Local Centre which formed a key part of the original application
P/30/19/OUT	300	South of Sefton Lane, north of Hook Lane	Approved	In build
P/134/16/OUT	280	North of Sefton Lane	Approved	In build
P/178/21/OUT	106	West of Pagham Road adjacent to P/30/19/OUT	Approved following appeal	Not in Arun Council's Local Plan
P/25/17/OUT	65	Church Barton	Approved	Can only be accessed when the north end of P/140/16/OUT is built
P/35/24/OUT	120	South of Summer Lane	Approved	Can only be accessed when the north end of P/140/16/OUT is built
P/31/26/OUT	130	North of Summer Lane	The subject of this letter	Can only be accessed when the north end of P/140/16/OUT is built
Total	1,396			

The table above shows outline planning permission has been granted for 1,266 homes (excluding the application(s) in question) in Pagham. This represents just over a 43% increase in households compared to December 2022.

I have sought to contextualise this growth in households against information contained in the DoT Document which is the most up to date view of Arun Council's housing plans. Extracts are attached to this letter as Appendix A:

- The stated vision of a higher quality of life cannot be met by adding housing which is not supported by infrastructure improvements.
- The employment situation (or lack thereof) in and around Pagham is a really big issue as highlighted by the second extract in Appendix A which is also taken from the DoT Document. This acknowledges that much of the housing being constructed does not meet local needs as it is being bought by in-comers. It also highlights the nature of employment in the area and that incomes are generally insufficient to be able to afford to purchase new builds.

Whilst it might be argued that requirements for affordable housing go a long way to addressing the needs of those on lower incomes, it should also be acknowledged that the need to deliver affordable housing is driving up housing density and undermining the

character of Pagham. Moreover, as developers strive to protect profits this may also be undermining the quality of builds and the (lack) efforts made by developers to support environmental objectives (another part of the Council's vision). One only has to look at the fiasco over the park south of Summer Lane to understand:

- the lengths that developers might go to in order to protect profits; and
- the inability of Arun's planning authority to adequately protect the residents, both incoming and existing, when its resources are stretched across too many developments at the same time. This ability to scrutinise properly developments is critical to the planning process i.e. holding developers to their approved plans.

My recollection of the main South of Summer Lane outline planning applications is that there were four separate applications – two covering housing and applications for a school and a 'local centre'. Whilst I am aware that the two housing developments have received detailed planning permission – indeed work starts today – it is not clear what has happened with the other two applications. It appears that they are simply not being progressed. The original outline planning applications were considered as a bundle of four applications. They were presumably approved because of the 'quality of life' benefits that would accrue to residents of Pagham from the two non-housing developments. So:

- where are these two developments in the planning process?
- how can the Council allow outline planning applications to take 'credit' for such developments when they appear not to be being progressed?

Traffic

I would like to highlight five specific issues relating to traffic:

1. It is only possible to access Pagham from the North either along the B2166 or through Bognor Regis and Aldwick. The sea lies to the east, Pagham Harbour to the south and impassable fields to the west. As a result, all additional traffic created by house building has to access/ leave Pagham to the North. This creates congestion with no possibility of relief.
2. No jobs are being created in Pagham in connection with all the developments highlighted above. Nor is provision being made for additional schooling, shops or medical facilities. As a result of this, new home owners will be forced to travel to Chichester or Bognor for these services.
 - (i) The only practical way to make such journeys is by car. The B2166 Pagham/ Lagness Road is already creaking under current traffic volumes so much so that any road works which are undertaken using temporary lights which do not flex for the morning and evening flows are causing lengthy queues.
 - (ii) An alternative would be to provide a safe cycling route to Chichester – riding along the B2166 is simply not safe when one sees the queues of cars which build up behind a cyclist. This could be achieved by acquiring or renting land and establishing a hard standing route east west between the end of Summer Lane and Honer Lane. Honer lane gives easy access to Runcton and North Mundham and from there into Chichester.

Providing this link would do more to encourage existing and new residents in Pagham and the surrounding areas to use bicycles than the meaningless 'Cycle Plans' to which developers are currently paying lip service.

3. During the last winter there has been extensive flooding in the Pagham/ Bognor Regis area so much so that for prolonged periods the only road into/ out of Bognor that was not closed due to flooding was the A259. This is not an acceptable state of

affairs. This risk of roads flooding and congestion problems resulting from that flooding will only be exacerbated by building more houses in Pagham.

4. The Collision Data Review, commencing at para 2.36 of the Traffic Assessment, is meaningless because it takes into account few, if any, of the new developments highlighted above. It is a good example of where the Council should review the consequences of existing approved developments being completed before allowing any further development.

A case in point is the junction of Summer Lane and Pagham Road. Turning on to Pagham Road from Summer Lane it is very difficult to see traffic coming from the right owing to the bend in Pagham Road and the position of a garden fence. There have been few incidents to date, despite vehicular use of Summer Lane increasing almost ten-fold with the addition of the Drew Smith developments. However, who is to say what the consequences will be of adding around 600 households to the traffic using the Bear Inn to Church Farm stretch of this road?

5. Access to this proposed new site is through an estate which has yet to be built. Are the access routes/ roads on this site adequate and safe for another 250 plus houses with outline planning permission having been already given for half this number (P/35/24/OUT)?

The final point I need to make as a resident of Summer Lane, is that no vehicular access to the site along Summer Lane should be granted even if the application is approved. This is because:

- Summer Lane is too narrow for current levels of traffic – Drew Smith were allowed to construct roads which are impractically narrow. Cars, let alone vans or lorries, frequently take to the pavement when they meet in the throat of Summer Lane.
- Summer Lane is largely a private road with the residents responsible for the upkeep. My practical experience of these multi-party responsibilities is that it becomes impossibly onerous to get a common view from the parties, and their liability to fund spending, when it is required. As a consequence the relevant asset simply deteriorates.

In the context of the two points above I have identified in paragraph 1.6 of the Transport Assessment the following statement: *"It is proposed that 50 dwellings will be accessed via Summer Lane."* I can see no explanation of why this is necessary and for the reasons set out above this should not be permitted.

Please ensure that this letter is added to the relevant portal.

Yours sincerely

Ian C Brooks

Extract from Arun Council's Direction of Travel document issued in March 2024

"Vision

3.4 *Draft Arun Planning Vision: - By 2053 Arun residents will share in a sustainable, higher quality of life for all. Achieved by living in quality designed places, safe from flooding and resilient to the impacts of a changing climate, all generations will live securely in the years to come. Local people will enjoy rich heritage, diverse culture, and leisure. They will achieve more sustainable, inclusive, healthier lives through access to a range of skilled and higher-paying jobs; modern learning opportunities, convenient, accessible healthcare, transport and secure local food and energy production, with proximity to open rural environments. Arun will have a greener, diverse, and regenerated economy focussed on centres and accessible and sustainable locations, as we progress towards achieving net zero carbon emissions."*

"6.11 To help overcome barriers to delivery, the Housing Absorption Study 2022 delved deeper into the structural profile of Arun's Housing Market: -

- Arun's housing market is principally being sustained by demand from older, more wealthy homeowners moving into the district from other areas (particularly from Horsham, Worthing, and Chichester) where housing is substantially more expensive. This is reflected in Arun's older age group profile (36% of residents aged over 60 compared to other areas);
- Recently, however, there is evidence of in migration from younger families and middle-aged groups drawn in by relatively lower house prices who are seeking to release equity or make lifestyle choices (e.g trading up or seeking larger space).

[Graph excluded from this extract]

- At the same time, Arun's economy is structurally weak (e.g. a greater level of lower paid/skilled jobs) so that younger resident households, with relatively low earnings, are unable to compete;
- In 2021, residents' median weekly gross earnings were 6% (£35 pw) lower than the West Sussex average and 13% (£84 pw) lower than the south east average;
- This has a notable impact on affordability in the district, with lower quartile earnings and median affordability ratios (the ratio of earnings to house prices) being higher in Arun compared to the wider south east and in some instances West Sussex County;
- Significant affordability pressures mean housing in Arun is more unaffordable in Arun (compared to the south east and much of West Sussex) due to substantially lower average earnings for residents and workers in the district;
- Average house prices in Arun are £325,000 compared to £490,000 - £515,000 in London/Surrey. Values are also lower compared to Chichester, Mid-Sussex, Adur, Worthing & Horsham;
- Anticipated growth in the population is expected to be driven principally by domestic migration from other areas (e.g. younger people and those approaching retirement)."

PL- Rep

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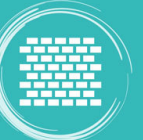
Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations




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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 13 April 2026 10:39
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Applications re P/30/26/OUT and P31/26/OUT

Please add as an objection to both apps.

Kind Regards

Simon

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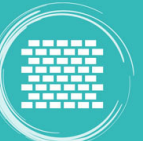
Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations




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From: Ian Brooks [REDACTED]
Sent: 13 April 2026 10:34
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Applications re P/30/26/OUT and P31/26/OUT

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Dear Simon

Please find attached a letter setting out my objections to the above applications. I would be grateful if you would load this letter onto the portal for both applications.

Regards

Ian Brooks