

13th April 2026

Mrs Dina Falcini Onat
5 Water Meadows Way
Pagham
Bognor Regis
PO21 4FD

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/31/26/OUT
Site Address: Land North of Summer Lane Pagham
Description of works: Outline application with some matters reserved, except access, for up to 130 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 11th April 2026 which has been recorded as an objection with the comments as follows:

OWPC82719

Objection for both P/30/26/OUT (120 houses) and P/31/26/OUT (130 houses)

I am already staggered by the excessive amount of approved planned developments in and around Pagham and the potential subsequent adverse impacts on our community and environment, to then look to add yet another 130 or 120 houses is ridiculous - it has to stop. Pagham is supposed to be a village, not a town!

This application follows others South of Summer Lane...

P/15/24/OUT - 120 houses (initially refused but seemingly now allowed with some conditions?) and for which this application relies on and where trees were cut down prior to submission for a PEDESTRIAN access to the footpath section of Summer Lane.

P140/16/OUT - 400 houses

P25/17/OUT - 65 houses

Meaning there are already 585 houses planned to be built South of Summer Lane.

This uncontrolled over development is overwhelming and will impact on the well being and mental health of many current residents.

Drainage is one major concern. The agriculture fields surrounding Pagham serve a crucial role in natural drainage. Pagham is already adversely affected by flooding, winters have been a nightmare for so many residents with flooding experienced on numerous occasions and with the additional houses built on the

current field, which it should be noted has been completely water logged, it will get exceedingly worse for everyone, impacting not only existing houses but also the roads. The developers might have plans for adequate drainage for their houses, but this will just push the water elsewhere and create a general nightmare for Pagham.

There will also be an adverse effect on the environment and all the wildlife which currently are able to enjoy and experience the area. It is also too close to Pagham Harbour and The Rife which would surely be impacted and put immense pressure on our natural surroundings. The field in question directly leads up to The Rife and has been a fully functional agricultural field and while not in farming season we have been privileged to see various wild life including deer and pheasants on walks.

Another major concern is the impact on the safety of local highways and public rights of way. Current traffic is often at a stand still as the current infrastructure is not sufficient or managing to cope with the expansion of Pagham which has already occurred. We already have the Hook Lane developments which are making traffic issues even worse, plus then the additional 585 houses mentioned previously, throwing even more cars on the roads will be catastrophic for the area, you are talking of over 1,000 planned additional cars/vehicles already and now you want to add a couple hundred more...it is insane and I really do not see how you appear to imply that they will unlikely be any significant impact.

Summer Lane IS and SHOULD remain as a footpath.

Even though the current road to serve houses has been rebuilt, it is wholly inadequate to serve ANY additional houses. It is a nightmare at the best of times currently and you are proposing to add access for an additional 50 houses meaning potentially another 100 cars!! It will be an accident just waiting to happen. Additionally, how will you completely 100% ensure that the Barn on Summer Lane and the water treatment works will still have their current access BUT the other planned 70 houses north of Summer Lane will not?

Just also to note, as far as I was led to believe, the original Drew Smith Summer Fields development had to reduce the number of houses built due to a restriction on the number of cars/access to Summer Lane, so how can you now even consider allowing additional houses now??

Please note my objection to 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>