

13th April 2026

Paul Davis & Angela Davis
50 Water Meadows Way
Pagham
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 12th April 2026 which has been recorded as an objection with the comments as follows:

OWPC82732

We object to the above proposed development for the following, soundly-based reasons.

1. The existing Southern Water Summer Lane WWTW require a precautionary Buffer Zone for any development located within 500 meters. This proposed development is within 300 meters.
2. Portsmouth Water who would be supplying water to this new proposed development have not been consulted. At present our water pressure on the Summerfields Development struggles to reach 1 bar - the legal minimum required.
3. The Poplar trees were deliberately removed at the end of Summer Lane to facilitate the new road. TPO/P/224. Why was this action pre-empted when permission was still being sought to develop and not yet agreed or finalised.
4. Pagham is already over-developed compared to central and eastern Arun. The Pagham "Beak" has been hit very hard indeed by comparison with central and eastern Arun. This is the strongest argument against further building adding to OVER-DEVELOPMENT leading to the obvious pressures on local facilities - doctors, dentists, schools, roads and road capacity and drainage.
5. How will Southern Water Lorries access the WWTW at the end of Summer Lane, seeing that vehicles will not be able to turn onto Summer Lane under the proposed traffic plan. Has anyone thought of this moot point? If the Lorries are to have continued access then vehicles from the proposed development will be able to turn onto Summer Lane. This is totally against the proposed traffic plan. If no one has thought of this, then the proposed plan is unworkable. Or, are the developers then going to propose another solution (when the above point is realised) that will be a "free for all" for all kinds of traffic, and then Summer Lane will then become an inappropriate highway, and an unadopted road at that. The developer and future households will then have to contribute to the upkeep of this part of Summer Lane.

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>