

13th April 2026

Paula Hilton & Brian Biermann
Meadowsweet
Summer Lane, Pagham
Pagham, Bognor regis
West Sussex
PO214NG

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:

OWPC82737

This proposal is totally unacceptable. It opens Summer Lane up to be used as a rat run by not only the properties in the proposed development but by other developments that have already been approved that previously were not going to have access to Summer Lane. Summer Lane is partly unadapted and not built to highway standards. If this proposal is allowed to go ahead it will create chaos as the road will be unable to cope with the volume of traffic and it will be extremely dangerous as the public footpath is part of Summer Lane and is currently often mounted by traffic due to width restricts at the pinch point between Farmers Close and Pagham Road. If the volume of traffic significantly increases as it would if this application succeeds there is a high risk to all pedestrians.

Please note the public footpath in Summer Lane is extensively used to access the countryside, peoples homes as well as the children's playground. The junction at the top end of Summer Lane into Pagham Road does not have good visibility splay and increased traffic will heighten the chance of a serious accident. This development constitutes overdevelopment in Pagham and is disproportionate with other areas of the Arun District. There is a lack of infrastructure and this causes a loss of prim agricultural land.

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>