

14th April 2026

Paul Kerr
1 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 14th April 2026 which has been recorded as an objection with the comments as follows:

OWPC82782

Objection to Planning Application P/31/26/OUT

Site: Land at Summer Lane, Pagham

Dear Sir/Madam,

I wish to formally object to planning application P/31/26/OUT.

This objection is not against development in principle, but against a proposal that is excessive in scale and unsuitable for this location, placing further strain on an area that has already experienced significant levels of development.

Overdevelopment (SP1 & DM1)

Pagham has already accommodated a disproportionate level of housing growth since the adoption of the Arun Local Plan (2011-2031). With over 1,300 dwellings approved locally (rising significantly when including West Bersted), the addition of a further 120-130 dwellings (alongside P/30/26/OUT) represents clear overdevelopment.

This conflicts with:

Policy SP1 - requiring sustainable and balanced distribution of development

Policy DM1 - requiring development to respect the character, scale and context of the area

Infrastructure Pressure (SP1, DM1 & T SP1)

Local infrastructure is already under strain, including:

Road capacity, particularly along Summer Lane

Healthcare services (GPs and dentists)

School places

Drainage and sewerage systems

There is no clear evidence these can support development at this scale. This conflicts with SP1, DM1, and T SP1, which require adequate infrastructure and safe access.

Highway Safety & Access (DM1 & T SP1)

It has been suggested that construction traffic will not use Summer Lane; however, there is no enforceable guarantee within the application.

Summer Lane already accommodates regular HGVs accessing the water treatment works

The road is narrow, constrained, and lacks continuous pedestrian provision

It is used frequently by walkers, cyclists and families

Any increase in traffic would worsen an already constrained and potentially unsafe environment. Without enforceable controls, it is reasonable to conclude Summer Lane may still be used.

This conflicts with DM1 and T SP1, which require safe and suitable access for all users.

Environmental Impact (DM1 & ENV Policies)

The proposal would urbanise a semi-rural area and risks further loss of trees, including those protected by TPO/P/2/24. This would harm the character of the area and conflicts with DM1 and environmental protection policies.

Cumulative Impact (SP1 & DM1)

This application must be considered alongside P/30/26/OUT. Together, they could deliver up to 250 dwellings, creating significant cumulative impacts on infrastructure, highways and local character.

Conclusion

For the reasons outlined above, the proposal represents overdevelopment and would result in unacceptable impacts on infrastructure, highway safety and the local environment. It is therefore in conflict with Policies SP1, DM1 and T SP1 of the Arun Local Plan.

I respectfully request that this application be refused.

Yours faithfully,

Paul & Kerry Kerr

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>