

15th April 2026

Nicola Falcini  
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PO21 4FB

**Case Officer:** Mr S Davis  
**Telephone:** 01903 737874  
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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 15th April 2026 which has been recorded as an objection with the comments as follows:

OWPC82836

There already is an excessive amount of approved planned developments in and around Pagham that are having adverse impacts on our community and environment. Now it appears that yet another 130 or 120 houses are being applied for. This needs to stop, we are a village not a town and infrastructure and amenity shortcomings aside there are very real issues that need to be addressed.

**Concerns:**

**Drainage** - Each winter we are seeing more and more flooding from drain off from fields and onto pavements and roads. Both are unsafe for pedestrians and transport (closed roads, pot holes, sewage spewing from drains etc). The agricultural land is used as natural drainage and building more houses will continue to push that water elsewhere causing even more chaos. Whilst the builds plan and offer satisfactory drainage for their builds, no consideration is included for the consequences to the wider area.

All the applications plan to raise the ground level for their drainage and this will put surrounding houses at risk. The current ditch that protects Mill Farm is not adequate and the residents there will not be protected as its much, much lower than all the new developments that surround it.

**Road and Pedestrian Safety** - Summer Lane is a footpath and should remain as such. It was also planned to be part of the whole cycle route across West Sussex- - has this changed ? It is wholly inadequate for more traffic. The safety issue is already there for cars, lorries and water works tankers sharing the small space. Vehicles have to mount pavements, pedestrians have to use the road to pass by and these are children, parents with prams, the elderly, dog walkers etc. For a footpath its already dangerous, so adding 50 more

houses is potentially adding around 100 more cars.

Whilst there is a supposed plan to stop cars from turning right out of the new development south of summer lane, how will that actually 100% work? Summer Lane needs to be kept open for access to the farm and the water works so it can't be a hard block. It would be fascinating to see the proposed option to stop people driving where they want and taking a short cut from a completely different development rather than use their proposed and expected route. That will then also add to the extra traffic on top of the actual development that would have access from Summer Lane.

The access point from Pagham Road into and out of Summer Lane is already dangerous with a blind spot looking south down Pagham Road. When pulling out, a driver is unable to see cars for about 10 seconds to the right and with the speeds people drive along the main road, there have been numerous near misses. When pulling into Summer Lane, with the parked cars for the thatched cottages who have no driveways, it makes the road barely one car wide. If you are driving north to turn left into Summer Lane, the driver is totally unable to see the road. Drivers slow down to a crawl as it's a hard left turn, with cars behind inches from the bumper. If there happens to be a vehicle trying to leave Summer Lane there is a dangerous blockage onto the main road.

Drew Smith, who developed Summer Fields, had to reduce the number of houses due to the number of cars that would need access on Summer Lane. Nothing has changed on this road so how can a proposal of so many more houses even be considered

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](mailto: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>