

17th April 2026

Joanna & Mark Marriott
36 Regis Avenue,
Aldwick Bay Estate
36 Regis Avenue,
PO214HJ

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 17th April 2026 which has been recorded as an objection with the comments as follows:

OWPC82891

We strongly object to this proposal for a significant number of additional residential properties in Pagham. This area has already absorbed substantial recent development, with several large new residential estates being built in a short period. The cumulative impact of continued expansion is now placing unsustainable pressure on local infrastructure.

Road networks in and around Pagham are already operating beyond capacity, with frequent congestion and delays. Any further increase in housing will inevitably exacerbate traffic issues, with no clear or credible plan to mitigate this impact.

Local healthcare services are similarly overstretched. GP surgeries and associated services are struggling to meet current demand, and there is no evidence that adequate provision will be made to support a further influx of residents.

In addition, Pagham is well known for its flood risk. Large parts of the area lie within flood-prone zones, and further development raises serious concerns about increased surface water runoff, drainage capacity, and long-term resilience to climate-related flooding.

Finally, this proposal represents a continued and unnecessary loss of valued countryside. The incremental erosion of green space is changing the character of the area irreversibly, to the detriment of both existing residents and local wildlife.

There seems to be no logic to packing yet more residents into this particular area, apart from meeting targets. For these reasons, we believe this development is inappropriate, unsustainable, and should be refused.

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>