

20th April 2026

Marc Howard
18 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 19th April 2026 which has been recorded as an objection with the comments as follows:

OWPC82922

Dear Sir/Madam,

I am writing to formally object to Planning Application P/31/26/OUT as a resident of Water Meadows Way.

I have serious concerns regarding the apparent disregard for the Tree Preservation Order (TPO) affecting the site, particularly in the area proposed for the access road. Trees subject to this protection may already have been removed, or works undertaken that do not comply with the restrictions of the TPO. This raises significant concerns about compliance with planning regulations and environmental protections.

Under the Town and Country Planning Act 1990, Tree Preservation Orders are legally protected, and any unauthorised works may constitute a breach of planning control. This is directly relevant to Arun Local Plan Policy ECC DM6 (Biodiversity), which seeks to protect and enhance biodiversity and resist harm to important natural features such as trees.

Furthermore, the National Planning Policy Framework (NPPF), particularly Section 15, requires planning decisions to protect and enhance the natural environment. Paragraph 180 specifically requires developments to minimise impacts on biodiversity and provide net gains, which the loss of protected trees would clearly conflict with.

The access currently created appears inadequate for the scale of construction required. Large construction vehicles such as lorries and cranes are unlikely to fit without further damaging protected trees, increasing the risk of environmental harm.

The loss of protected trees would have a substantial negative impact on the character of the area, particularly for residents of Water Meadows Way, as well as on biodiversity and environmental quality. This is contrary to Arun Local Plan Policy D DM1 (Design), which requires development to respect the character of the surrounding area.

Additional concerns include:

Traffic and Highway Safety: Increased traffic on already pressured roads, creating congestion and safety risks (Policy T SP1 & NPPF Section 9).

Pressure on Local Infrastructure: Schools, healthcare services, and public transport are already stretched (Policy INF SP2).

Loss of Green Space and Character: Reduction of valuable open space, harming local character (Policy D DM1 & NPPF principles).

Construction Impacts: Noise, dust, and heavy vehicle movements disrupting nearby residents.

Precedent: Allowing development that risks protected trees undermines both local and national planning policy.

I respectfully request that the council:

Investigate any potential breaches of the Tree Preservation Order

Assess whether the proposed access arrangements are viable without further harm to protected trees

Ensure all environmental and legal protections are strictly enforced

Refuse the application unless full compliance with the NPPF and Arun Local Plan policies can be demonstrated

I strongly urge the council to refuse this application.

Marc Howard

18 Water Meadows Way

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>