

20th April 2026

Maureen Branagan-Freeman
2 Water Meadows Way
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 20th April 2026 which has been recorded as an objection with the comments as follows:

OWPC82931

Dear Sir/Madam

Please see below my objections to the above planning application for the land north of Summer Lane.

RISK OF FLOODING - The risk of flooding in the area will increase greatly due to the raised level of ground proposed in building this development. Mill Farm is at extreme risk! The current ditch that protects Mill Farm is not adequate as the development is considerable lower than the proposed construction.

LOSS OF AGRICULTURAL LAND - The loss of good purposeful agricultural land with an ongoing need for crops to be grown locally thus reducing the overall carbon footprint.

INCREASE IN VOLUMN OF TRAFIC AND CAR POLLUTION - The increased volume of cars using Summer Lane (Drew Smith the builders for Summer Fields were denied further planning for 18 house as it was stated Summer Lane could not cope with the extra volume of traffic) could increase to over 100 cars using an unadopted road. There is also a possibility that the road could be used as a cut through from the other 70 houses - how could this be managed? The lane still has to be accessed by the water treatment plant and any agricultural vehicles.

RESTRICTED ACCESS - Access into Summer Lane and from Summer Lane onto the Pagham road is already dangerous with blind spots and is only the width of one car! At present two cars passing on the adopted and some areas of the unadopted road have to mount the pavement which is extremely dangerous which young children, walkers with dogs and all others.

OVERALL AREA OF PAGHAM - 5 DEVELOPMENTS - At present there are two developments which have been ongoing for the past two years and two further developments about to commence all which will have exits onto the Pagham Road. Pagham is a village not a town and cannot cope with this overall increasing of housing development.

PUBLIC RIGHT OF WAY - Summer Lane is a Right of Way and used by many many families, walkers, bird watchers and dog owners. It is also a very busy route for cyclists. In its present state Summer Lane can be extremely busy; we have tankers using the road from 3am going to the treatment plant, nearly 200 privately owned car users from Water Meadows Way, Jennings Close, Farmers Close and residents of Summer Lane itself. There are also pick ups from WSCC school bus for children with disabilities from Water Meadows Way and Farmers Close using the road; so any increase in traffic would have a detrimental affect on the area.

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>