

22nd April 2026

Mrs Susan J Neller
3 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 21st April 2026 which has been recorded as an objection with the comments as follows:

OWPC82987

I wish to object to this application on the following grounds:

This development is a departure from the local development plan and I understand that it is outside the Built Up Area Boundary as per Arun Local Plan policy C SP1.

Summer Lane is a well-used footpath and cycle path. It is regularly used by walkers and cyclists for recreation and for access to the wider footpath/cycle path network. This development will be detrimental to the character of Summer Lane the cross over from the south of Summer Lane to the north will change the character of the area.

The development constitutes the loss of prime agricultural land that is in regular use by a local farmer. I would argue that the need for the additional 130 houses does not outweigh the need to retain this land as agricultural for the future.

Summer Lane is very narrow with a pedestrian walkway on one side only and none at all to the west of the existing development. The lane is already struggling with the current volume of traffic (farming vehicles, tankers going to and from the water treatment plant, and residents with associated deliveries). The existing pedestrian walkway is particularly narrow at the eastern end and vehicles are frequently forced to mount the kerb to allow larger vehicles to pass.

The junction of Summer Lane with Pagham Road is unsafe due to it being very narrow and having poor visibility for vehicles turning into or out of Summer Lane. I have on many occasions had to reverse back into Pagham Road when turning left into Summer Lane to allow a large vehicle to turn out into Pagham Road before I could get past it to go along Summer Lane. These vehicles have not been visible to me until I had started to turn into Summer Lane. This happened to me only last week and it is dangerous to have to reverse

from a side road into a main road with limited visibility.

The same applies to vehicles turning right into Summer Lane. Many vehicles are being forced to reverse either into Pagham Road or back along Summer Lane to allow other vehicles to pass and this is clearly dangerous to drivers, vehicles and pedestrians.

It is not clear from the plans submitted how the junction from the development south of Summer Lane to the part of the development north of Summer Lane will be controlled to ensure that vehicles from the proposed development do not have access along Summer Lane. This also applies to the development that is already going ahead having had the plans approved to the south of Summer Lane. Those plans were approved with no access granted along Summer Lane and I don't see how that can/will be enforced. As far as I can see there is no clear measure to prevent any of these vehicles accessing Summer Lane. Access will still be required for the water treatment plant and the farm house so there won't be able to be a permanent block across the road and I feel that anything else will be subject to mis-use.

The park that is currently being finished in Summer Lane will also be used by local people, particularly children and traffic from this development will increase the risk to all of these users.

I understand that the land levels on this development will be raised to reduce the flood risk in the development but this will surely increase the flood risk to the Mill Farm Estate and the existing Summer Fields development.

The increased traffic on Summer Lane will cause disturbance to the existing Summer Lane residents. I understand that Drew Smith had to reduce the number of homes on the Summer Fields development for this reason. I don't understand what has changed and why it is now deemed acceptable to increase this traffic disturbance which is what will surely happen if the cross over point cannot be controlled.

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 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>