

Commonmead Barn
Pagham Road
PO21 3PY

Harry Chalk

Case officer

Arun District Council

Planning & Building Control general Enquiries

14th November 2025

Dear Mr Chalk

We would like to object in the strongest terms to the proposed development under the planning application P/124/25/PL. In addition to the issues we noted in response to the previous application ref P/9/24/PL which included the proximity of the proposed dwellings to our property, the issue with additional traffic on our narrow gravel access road and the impact on the value of our property, the biggest concern is that of the increased potential flooding risk.

The survey undertaken by UNDA Consulting Limited for the site appears to be based on the current government guidelines which are now out of date and severely understate the likely issues such as flood risk, rise in sea levels and frequency of extreme weather patterns. The published UK government's targets and environmental plan was drawn up based on the assumption that the global warming would be contained within the 1.5C above pre-industrial averages. The global issues and risks are widely reported and recently António Guterres (Secretary General of the UN) confirmed that the last 10 years has been the hottest on record across the planet, resulting in some devastating consequences. Guterres announced that the 1.5C will be breached and recent reports are suggesting that the warming will continue and reach between 2C and 2.5C within 25 years – please see appendix A for the current view of the impact of higher global temperatures in this area from the International Panel on Climate Change and Met Office.

The proposed plan to build two detached properties, including the associated access road, parking areas and patios appears to cover approximately 50% of the land area, significantly reducing the ability for the land to soakaway excess water. The immediately surrounding properties in Field View, Farm Gate Cottage, Rookery Farm and Commonmead Barn will all be impacted by this significant reduction in soakaway. However, given that Commonmead Barn is around 450mm below the lawn area, including that of the area known as The Paddock, it is probable that the increased risk of flooding will affect Commonmead Barn more than any other property in the immediate vicinity, due both to over-filling drains and increased run off.

In conclusion, this application should be rejected. In addition to the increasing flood risk, the development is unnecessary, it does not help the local ecology, which is under pressure from other larger developments, and permanently removes additional quality agricultural land.

Yours sincerely



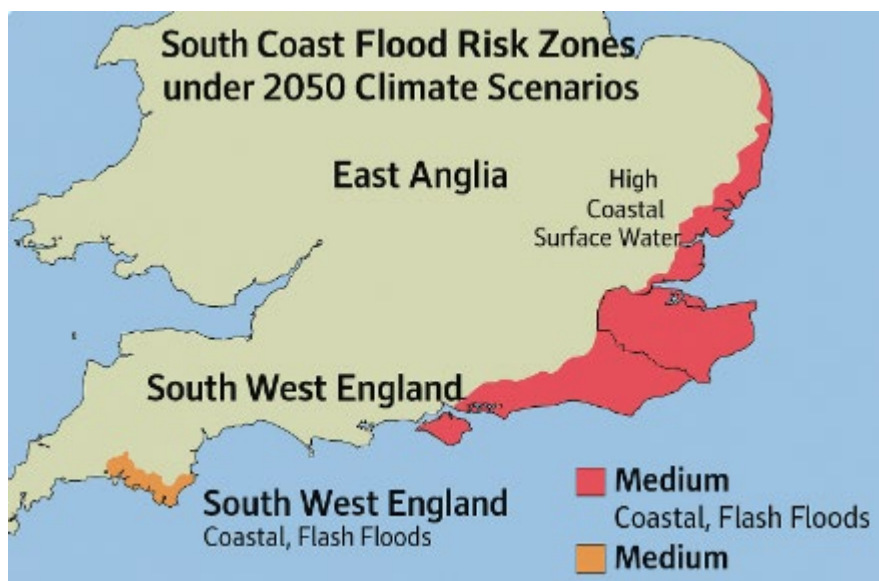
Andrew Geffryes and Fiona Wood

Appendix A

Below is the latest detail from the International Panel on Climate Change (IPCC) and Met Office outlining the impact of global warming on the south east of England over the next 25 year:

IPCC & UK Met Office Projections

- **Global average temperature rise:** Likely to approach **2.0°C** by 2050 if current policies and pledges are not strengthened.
- **Sea level rise:** Expected to increase by **15–30 cm** globally by 2050.
- **Flood events** (especially flash floods and river flooding) are projected to **increase by 20–30%** in frequency and intensity, leading to more surface water flooding.
- **Rainfall Patterns:** Wetter winters with a **15% to 30% increase in rainfall** for the area shown in red in figure 1 below and drier summers, but with more intense downpours, leading to an increasing flash flood risk.
- **Coastal flooding:** Sea level rise (15–30 cm by 2050) combined with storm surges will increase the risk in low-lying areas.



The medium flood risk designation for the West Sussex coast under 2050 climate scenarios generally reflects increased rainfall intensity and frequency, rather than just total annual rainfall. Based on UK Climate Projections (UKCP18) and Environment Agency assessments:

The fields, roads and gardens in the area are already prone to flooding each year but it is almost guaranteed that many areas including West Sussex, in the medium risk zone, will see a marked increase in flooding probability, greater than 1 in 100 chances per year.

From: Nicola Oktay on behalf of Planning.Responses
Sent: 17 November 2025 12:08
To: Planning Scanning
Subject: FW: Land To East Of Commonmead Barn Pagham Road Pagham PO21 3PY P/124/25/PL
Attachments: 3rd Objection to Planning on The Paddock 141125.pdf

REP

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From: andrew geffryes [REDACTED]
Sent: 14 November 2025 10:11
To: Planning <Planning@arun.gov.uk>; Harry Chalk <Harry.Chalk@arun.gov.uk>
Cc: Fiona Wood [REDACTED]
Subject: Land To East Of Commonmead Barn Pagham Road Pagham PO21 3PY

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Dear Mr Chalk

Please find attached our letter of objection to the development of this site under application number P/124/25/PL

Kind regards
Andrew Geffryes