

Breezie Allwright

From: Harry Chalk
Sent: 20 November 2025 10:06
To: Planning.Responses
Subject: FW: Flood Risk Assessment: Land east of Commonmead Barn, Pagham Road, Pagham, PO21 3PY (Our ref: 94368)
Attachments: 94368-VervePln-CommonmeadBrn_FRA-v1.2-181125.pdf

Hello,

Can the attached be uploaded to the P/124/25/PL as a substitute document for the current FRA please?
No re-consultations needed.

Thank you,

Harry Chalk, MSc
Senior Planning Officer, Development Management

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Our priorities...



From: Tania Tindale <[REDACTED]>
Sent: 18 November 2025 12:04
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Cc: Richard Stefanski <[REDACTED]> Caroline Wilberforce <[REDACTED]> Doreen Phillips <[REDACTED]>
Subject: FW: Flood Risk Assessment: Land east of Commonmead Barn, Pagham Road, Pagham, PO21 3PY (Our ref: 94368)

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Dear Harry,

Further to our recent discussions, please find attached an updated FRA from UNDA which includes further explanation as to why the modelled data has been selected, and inclusion of the groundwater information contained within the SuDS and Drainage Report completed by CGS Civils. They have also brought the safe escape analysis up to date with the new EA Risk of Flooding from Surface Water hazard dataset.

In their email below they also explain their approach to the Flood Zones plus climate change extent.

We would be grateful if you could confirm that this addresses your flood risk queries?

We will be sending by separate email our response to the consultation responses and representations received in the next day or so.

Many thanks

Kind regards

Tania

Tania Tindale

Director

www.verveplanning.com



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From: Ellen Webb [REDACTED]
Sent: Tuesday, November 18, 2025 9:45 AM
To: Tania Tindale <[REDACTED]>
Cc: Richard Stefanski <[REDACTED]> | Doreen Phillips <[REDACTED]>
Caroline Wilberforce <[REDACTED]>; Jackie Stone <[REDACTED]>
Subject: RE: Flood Risk Assessment: Land east of Commonmead Barn, Pagham Road, Pagham, PO21 3PY (Our ref: 94368)

Hi Tania,

Further to our phone conversations, please find attached our report updated with further explanation as to why the modelled data has been selected, and inclusion of the groundwater information contained within the SuDS and Drainage Report completed by CGS Civils. We have also brought the safe escape analysis up to date with the new EA Risk of Flooding from Surface Water hazard dataset.

The Flood Zones plus climate change extent has been based on a combined Flood Zones 2 and 3 with an allowance for climate change. The EA have based the climate change extent off detailed modelling outputs, the new national flood model and recorded flood outlines, however location-specific detail on which approach has been utilised is not available at this time. The Arun to East Head (2022, JBA) model provided by the EA

shows that the site is located entirely outside of the 2121 higher central and upper end flood extents for both the undefended and defended scenarios.

The Flood Risk Assessments: climate change allowances guidance sets out cumulative sea level rise between 2000 and 2125 for use where present-day extreme sea levels are being uplifted to a future design year. In this case, however, the Environment Agency model already represents a climate change scenario to 2121. Given the 2121 Higher Central and Upper End tidal extents for the 1:200 year and 1:1000 year events do not reach the site, and the additional rise between 2121 and 2125 is relatively small, the 2121 model results are considered an appropriate and robust proxy for the 2125 allowance.

If we may be of any further assistance, please do not hesitate to contact us.

Kind regards,

Ellen Webb, GradCIWEM | Flood Risk and Drainage Consultant



T: [REDACTED]

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