

23 APR 2026

Mr Graham Ettridge
21 Oaktree Close
Bognor Regis
West Sussex
PO21 3PN

23rd April 2026

Planning Department
Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex,
BN17 5LF

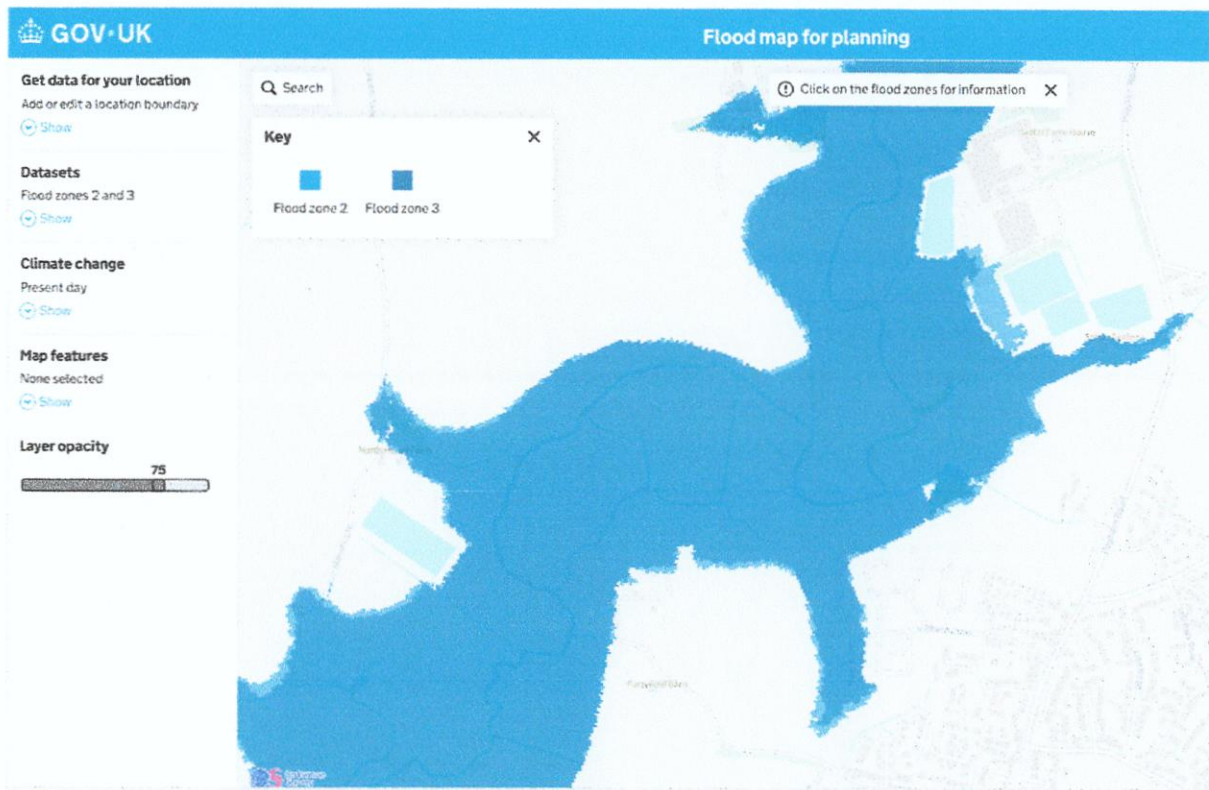
Dear Sir/Madam,

Objection to planning application P/30/26/OUT

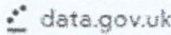
Concerns Over Flooding

The following covers some of the concerns I have regarding the referenced application:

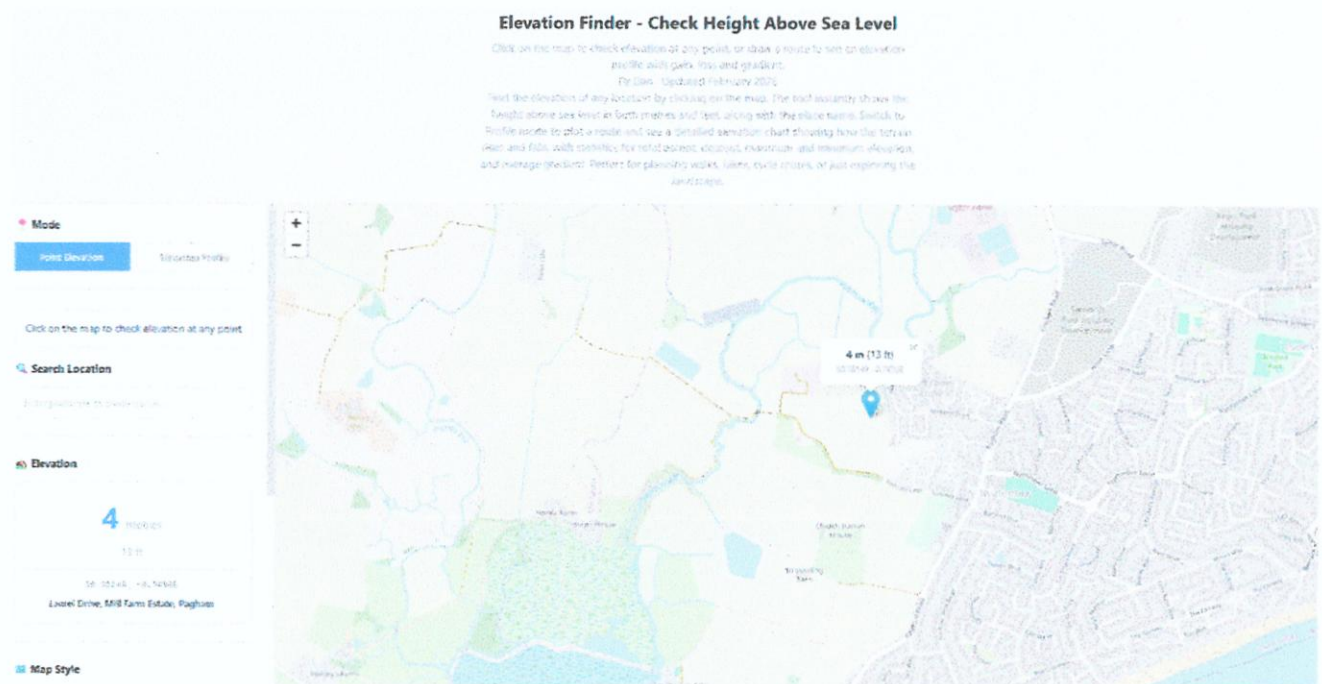
The map below is from GOV UK– the dark blue area is referenced as “Flood Zone 3” and borders the Millfarm development.



[Link to GOV.UK Flood Map for Planning - Millfarm Area](#)

Flood Zone 3 is an area at high risk of flooding, where there is a 1% (1 in 100) or greater chance of flooding each year from rivers, or a 0.5% (1 in 200) or greater chance from the sea. This zone is used in planning to assess flood risk and inform development decisions.  

The map below provides elevation data of the area and can be accessed from the link below it. The elevations within this area are between 1m and 4m above sea level.



[Link to Elevation Finder](#)

The Environment Agency, in their letter dated 8th April 2026, make no objection provided the following conditions are met:

The development shall be carried out in accordance with the submitted flood risk assessment (dated January 2026) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 5.4 metres above Ordnance Datum (AOD). — (AOD = "Above Ordnance Datum," which is used to specify heights above mean sea level in construction projects. Measurements are typically expressed in meters, indicating how high a point is relative to this reference level.)
- Ground level raising shall be limited to development parcels within Flood Zone.

From elevation data, the construction work will require the ground level to be raised by several metres, in places, throughout the site to meet this requirement.

It is not unreasonable for concerns to be raised regarding any impact caused by such elevation increases and the effect increased pressure on the underlying surface – both due to the increased mass of any ground level raising and that of the properties being constructed upon it - affecting the Millfarm development through flooding.

N.B. Historically, the area of Millfarm, running alongside the proposed development, has previously been subjected to floods – the construction of the proposed development can only go to exacerbate the issue.

Flooding, due to increased mass – i.e. raising of ground level and associated property construction, is not an unknown problem - planning approval given for “Ashdown Vale”, Barnham, is one such example of this - here the ground levels were raised and resulted in flooding of the neighbouring development, “Arun Place” – I know this from personal experience as I own a property there which is being badly affected! Arun District Council are aware of this but have not provided a solution, although a number of properties are being flooded during periods of rainfall, a situation being experienced for number of years and still on-going.

It is also not unreasonable for Millfarm residents to be extremely concerned and apprehensive in expecting similar, or even worse problems, to occur should the proposed development be given planning permission – consideration of any property insurance implications this could also involve should also be given.

Further impact should be also considered to other areas, within the village, which might also be affected.

Infrastructure

The infrastructure in the Pagham area is poor for the current population – any increase to the population, brought about by further development will only go to worsen the situation.

West Sussex County Council – Education, raise an objection regarding the capacity available at local schools and their concerns. Should the development be allowed to go ahead, it is extremely likely local education facilities would not be able to handle the increased demands – without transporting pupils to other, out of area, facilities.

Not only is this undesirable, but the poor road infrastructure in the area would be placed under further stress, which it is already struggling to handle – inadequate roads and the majority of roads leading into Pagham being of either extremely poorly quality, but also previous new developments are using roads leading in to the village for overflow parking, creating pinch points.

This has to be viewed under the light of Health and Safety as access for emergency services can be greatly restricted.

Access to dentists is severely limited, with NHS dental facilities being unavailable and waiting lists should anyone be able to afford to take private treatment.

Yours faithfully,

A solid black rectangular box used to redact the signature of Graham Ettridge.

Graham Ettridge (Mr.)

From: Elaine Walby on behalf of Planning.Responses
Sent: 24 April 2026 11:00
To: Planning Scanning
Subject: FW:
Attachments: S021001026_2604231530000.pdf

PL- Rep

Please redact

P/30/26/OUT

Elaine Walby
Technical Support Assistant
Planning Services

T: 01903 737 904
E: elaine.walby@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>

Our priorities...



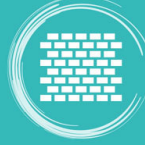
Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations



Connect with us: [Facebook](#) | [X](#) | [Instagram](#)

From: Elaine Walby <Elaine.Walby@arun.gov.uk> **On Behalf Of** Planning
Sent: 23 April 2026 17:14
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW:

Elaine Walby
Technical Support Assistant
Planning Services

T: 01903 737 904
E: elaine.walby@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>

Our priorities...



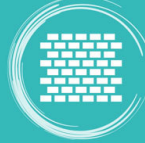
Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations



Connect with us: [Facebook](#) | [X](#) | [Instagram](#)

From: scanfrompostroom <scanfrompostroom@arun.gov.uk>
Sent: 23 April 2026 16:31
To: Planning <Planning@arun.gov.uk>
Subject: