	Our ref:	HA/2010/110654/01-L01
Arun District Council	**Your ref:**	P/91/10/
Development Control		
1, Arun Civic Centre Maltravers Road	**Date:**	20 September 2010
Littlehampton		
West Sussex		
BN17 5LF		

Dear Sir/Madam

NEW BUILDING ADJACENT TO THE EXISTING CENTRAL RECEPTION BUILDING TO PROVIDE AN OWNERS LEISURE AND RELAXATION FACILITY

Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR

Thank you for your consultation regarding the above which was received on the 31st of August 2010.

Environment Agency position

The proposed development will only be acceptable if the following measure(s) as detailed in the Flood Risk Assessment submitted with this application are implemented and secured by way of a planning condition on any planning permission.

The Environment Agency requests that the following condition be attached to any planning permission granted, and that details in relation to this condition (and on which the Environment Agency would wish to comment) be submitted to and approved in writing by the Local Planning Authority.

Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) 28/07/2010, Ref:6806, CoDa Structures Consulting and the following mitigation measures detailed within the FRA:

1. *Finished floor levels are set 150mm above the relative ground level OR at the same floor level of the existing building, whichever is higher.*

[redacted]

ARUN DISTRICT COUNC

Reason

1. *To reduce the risk of flooding to the proposed development and future occupants.*

Advice

The Environment Agency recommends that in areas at risk of flooding consideration be given to the incorporation into the design and construction of the development of flood proofing measures. These include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

Additional guidance can be found in the Environment Agency Flood line Publication 'Damage Limitation'. A free copy of this is available by telephoning 0845 988 1188 or can be found on our website www.environment-agency.gov.uk click on 'flood' in subjects to find out about, and then 'floodline'.

Reference should also be made to the Department for communities and local Government publication 'Preparing for Floods' please email: communities@twoten.com for a copy.

The Agent has been informed of our comments.

A copy of the subsequent decision notice would be appreciated.

Should you require any further assistance, please do not hesitate to contact me on the number shown below.

Yours faithfully

Mr. Rob Sheehan
Development and Flood Risk Officer
On behalf of Miss Catherine Mcleod (Planning Liaison)

[redacted]

cc A & M Architectural Services

End