

Mr S Davis
Planning and Building Control
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

**Lead Local Flood Authority
Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH**

Date 08 October 2026

Dear Simon,

BR/24/26/PL - Tesco Superstore, Shripney Road, Bognor Regis, PO22 9ND

Thank you for reconsulting us on the above site. It relates to the Installation of a single storey raised car park deck together with site alterations, car park reconfiguration, new access into car park, drainage alterations, creation of new drainage outfall, landscaping and other associated works.

We are satisfied that the proposal will not increase flood risk off site. However, the proposal still fails to meet the new technical standards for SuDS, including flooding on-site for the 1 in 30-year event. The applicant has demonstrated that this flooding should only cause minor inconvenience, so should the Local Planning Authority be minded granting planning permission, we suggest suitably worded conditions be applied:

'Prior to commencement of the development, a proportionate surface water drainage scheme construction method statement shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall thereafter be constructed in accordance with the approved construction method statement, approved FRA and Drainage Strategy and remain in perpetuity for the lifetime of the development. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.'

Reason: To ensure drainage provisions meet the National Standards for Sustainable Drainage Systems and do not increase flood risk on or off site, and to comply with NPPF and Local Planning Policies'

'The development hereby approved shall not be first brought into use until a site-specific maintenance and management plan for all elements of the surface water drainage system and any ordinary watercourses/culverts within the development in accordance with National Standards for Sustainable Drainage Systems have been

submitted to and approved in writing by the Local Planning Authority. This shall include the name and contact details of any appointed management company.

Reason: To ensure that the development is maintained and managed to ensure continued effectiveness in accordance with National Standards for Sustainable Drainage Systems and would not increase flood risk on or off site’.

The development hereby approved shall not be brought into use until a verification report has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that the surface water drainage system has been built and is operating in accordance with the approved details. If the verification report indicates that the drainage system is not built and/or operating as intended, within three months, a scheme of modification/rectification shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the modification/rectification scheme shall be implemented in full in accordance with a timetable to be set out in the scheme.

Reason: *To ensure that the development is maintained and managed to ensure continued effectiveness in accordance with National Standards for Sustainable Drainage Systems and would not increase flood risk on or off site.*

Yours sincerely,

Mat Jackson
Flood Risk Management Team
FRM@westsussex.gov.uk

The following documents have been reviewed as part of this response:

- PROPOSED DRAINAGE ALTERATIONS PART 3
- PROPOSED DRAINAGE ALTERATIONS 164842/0211 REVC
- PROPOSED DRAINAGE ALTERATIONS
- PROPOSED DRAINAGE ALTERATIONS PART 2 SUMMARY OF CLASSIFICATION TEST RESULTS
- PROPOSED DRAINAGE ALTERATIONS PART 4 DRAINAGE CALCULATIONS
- PROPOSED DRAINAGE ALTERATIONS PART 6
- PROPOSED DRAINAGE ALTERATIONS PART 7
- PROPOSED DRAINAGE ALTERATIONS PART 7
- PROPOSED DRAINAGE ALTERATIONS PART 8
- PROPOSED DRAINAGE ALTERATIONS PART 9
- PROPOSED DRAINAGE ALTERATIONS PART 9

- DECKED CAR PARK FLOOD RISK MITIGATION SCHEME
- 30268440-ARC-P01-XX-TR-DH-00002_P04 - Flood Risk Assessment
- 30268440-ARC-P01-XX-TO-DH-00010_P02 Response to EA Comments
- LANDSCAPE GENERAL ARRANGEMENT PLAN 30268440-ARC-P01-XX-DR-LA-0004 REV7
- LANDSCAPE PLANTING PLAN 30268440-ARC-P01-XX-DR-LA-00005 REVB
- LANDSCAPE TYPICAL DETAILS 30268440-ARC-P01-XX-DR-LA-0006 REV5
- LANDSCAPE SECTION DETAILS 30268440-ARC-P01-XX-DR-LA-0007 REV5