

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr. S. Davis
FROM:	WSSC – Highway Authority
DATE:	16 March 2026
LOCATION:	Tesco Superstore Shripney Road Bognor Regis PO22 9ND
SUBJECT:	BR/24/26/PL Installation of 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.
DATE OF SITE VISIT:	9 March 2026
RECOMMENDATION:	More Information Required

This is the WSSC Highways response to the above planning application proposing installation of 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.

Response.

The proposal is as described above. Following review of the submitted information, the Highway Authority require the following additional information, please:

1. Internal access road and access proposals - The existing internal access road and accesses off it are such that it would allow a fairly long run-in to the car park which, in turn, would mean that traffic entering and leaving the site would be unlikely to obstruct the public highway (A29) and other access points where general activity and traffic movements are commonplace (petrol station, loading bays and bus stop area excepted). Should planning permission be granted, one of the access points to the new decked car park would be located very close to the public highway, thereby possibly causing backing up and blocking to the public highway and also to other traffic still using the existing access road in and out of the site at busy times, particularly if users decided to emerge from the car park to the access road and block it while waiting for the nearby traffic signals on the A29 to turn to green to let traffic out of the site. As such, traffic data, including queueing data for traffic entering and leaving the site in peak periods and other peak activity periods – e.g. Easter and Christmas – should be provided to demonstrate that no such issues would arise. Also see point 2 below as it is related.
2. Traffic management following installation of car park (temporary and permanent) – Given that access to the petrol station and rest of the car park would still remain, what traffic management is proposed on the access road and at accesses onto it – both permanent and temporary for the site - given the revised access proposals.

3. Access for mobility-impaired users – Access for mobility impaired users does not appear to be demonstrated (e.g. Only steps up and down to and from the raised deck appear to be shown but other than the vehicle access ramps, no bespoke ramps appear on the plans). Applicant to provide plans.
4. Bus access – The existing bus waiting area is shown removed from the site and replaced with temporary 'dot-com' collection and delivery bays. This would be a retrograde step for those users wishing to get to the site by public transport. Therefore, the Highway Authority recommends that it remains and another location found for the temporary 'dot-com' delivery vehicles.

Please re-consult the Highway Authority when the above information is provided, at which time it will review the proposal further.

Thank you.

Tim Townsend
West Sussex County Council – Planning Services

PL- Consultation- WSCC Highways response

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Subject: Response To Application Number BR/24/26/PL at Tesco Superstore Shripney Road Bognor Regis PO22 9ND

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Please could the attached response be distributed to the relevant case officer.

Regards

Tim Townsend

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to

██ but the responding officer can be contacted directly via email if there are any questions relating to this response.

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