

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 14 April 2026

Planning Reference: **BR/24/26/PL**

Site Address: **Tesco Superstore Shripney Road Bognor Regis PO22 9ND**

Planning Description: **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.**

Dear Mr S Davis

Thank you for your consultation on the above site. For this consultation, we have reviewed the following documents submitted:

- Report: Flood Risk Assessment, prepared by Arcadis, date 18 December 2025, Ref: 30268440-ARC-P01-XX-TR-DH-00002, Rev: P02
- Report: Proposed Drainage Alterations, prepared by Fairhurst, dated 12 January 2026, Ref: 16842-FRH-XX-XX-RP-S-02-03, Rev: 03
- Report: Decked Car Park Flood Risk Mitigation Scheme, prepared by Arcadis, dated 19 November 2025, Ref: 30268440-ARC-P01-XX-TS-LA-00008, Rev: V02
- Drawing: Proposed Drainage Alterations, prepared by Fairhurst, dated 12 January 2026, Ref: 164842/0211, Rev: C

There is concern surrounding the risk of fluvial flooding at the site and the impact the proposed works will have on floodplain storage. We note that detailed information has been provided on floodplain compensation and whilst we have no concern related directly to these works, we would advise the LPA that the Environment Agency should review this work and approve any proposed compensatory storage.

The risk of surface water flooding at the site is low and the applicant is proposing drainage improvements to reduce the impact the development will have on the risk. The LLFA agrees with the principles of the proposed drainage works and is encouraged to see a proposed reduction in surface water discharge rate from the site. However, we are concerned by the amount of flooding shown within the

calculations for the 1 in 30 year event. We note that reference to this is made within the main text of the report that states all excess flooding will remain on site and not impact vulnerable infrastructure, but flooding cannot occur during the 1 in 30 year event.

Therefore, we **object** to this planning application in the absence of an acceptable Drainage Strategy relating to:

- the development adversely impacting surface water flood risk at the site.
- the development not complying with NPPF, PPG or local policies.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 181, 182 and 187 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

We will consider reviewing this objection if the following issues are adequately addressed.

1. An updated drainage strategy is required that ensure flooding does not occur in the 1 in 30 year plus climate change event. Evidence that any flooding in the 1 in 100 year plus climate change event is stored safely on site is also required.

Informative:

Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is West Sussex Lead Local Flood Authority. It is advised to discuss proposals for any works at an early stage of proposals.

Yours sincerely

Flood Risk Management Team

PL- Consultation- WSCC Flood Risk response

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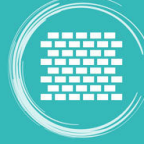
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From: Mat Jackson [redacted]
Sent: 14 April 2026 14:44
To: Planning.Responses <Planning.Responses@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Flood Risk Management [redacted]
Subject: LLFA Issue of Response - BR/24/26/PL - Tesco Superstore, Shripney Road

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Simon,

Please see attached response to your recent consultation. Please ensure this is uploaded to the portal and I will make sure Matstergov is updated at this end. Due to IT issues you will not receive a duplicate response via [redacted]

Kind Regards,

Mat Jackson *FCIWEM C.WEM CEnv CSci LLM MSc BSc (CombHons)*
Senior Flood Risk Management Officer
West Sussex County Council
[redacted]

Certified Carbon Literate



Upcoming Leave:

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