

Arun District Council - Development
Control
Maltravers Road, Littlehampton, BN17
5LF

Reference: HA-2026-127534/03
Customer reference: BR/24/26/PL
17 September 2026

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.

Tesco Superstore, Shripney Road, Bognor Regis, PO22 9ND.

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation BR/24/26/PL.

Environment Agency position

We have **no objection to the proposed development as submitted, provided that the following conditions be attached** to any planning permission granted, and that the details in relation to these conditions be submitted and approved by the Local Planning Authority (LPA).

Flood risk

The proposed development will only meet the National Planning Policy Framework (NPPF) policy to not increase flood risk elsewhere if the following planning condition is included.

Condition 1

The development hereby permitted must not be commenced until such time as a scheme to provide adequate floodplain compensation has been submitted to, and approved in writing by, the LPA. The scheme shall include

- Drawings of the final structural layout of the raised deck including the number, location and dimensions of all supporting posts.
- Drawings and sections showing the pre and post development ground levels.
- Drawings and sections showing volumes lost and gained for each flood level contour inline with level for level compensation guidance.

The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the LPA.

Reason(s)

To ensure that there are no detrimental impacts to flood storage increasing flood risk elsewhere.

Contamination not previously identified

The made ground of the proposed development site presents a medium risk of contamination that could be mobilised during site works and construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site has shallow groundwater which is also in connection with surface waters.

The application's Technical Note: Geo-Environmental Review of Contaminated Land Risks, Tesco, Bognor Regis, Fairhurst, November 2025, Reference: 164842-FRH-90-XX-RP-G-02-01 demonstrates that it will be possible to manage the risks posed to controlled waters by this development. Further detailed information is however required before built development is undertaken. We believe that it would place an unreasonable burden on the developer to ask for more detailed information prior to the granting of planning permission but respect that this is a decision for the LPA.

In light of the above, the proposed development will be acceptable, if a planning condition is included requiring the submission of a detailed land contamination management strategy in the event contamination is identified. This should be carried out by a competent person in line with paragraph P2(1-3) of the NPPF.

Without the following condition we would object to the proposed development in line with paragraph P2(1-2) and P3(1-2) NPPF because it cannot be guaranteed that the development will contribute to and enhance the natural and local environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate or will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.

Condition 2

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until further investigation and a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the LPA. The remediation strategy shall be implemented as approved.

Reason(s)

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph P2(1-2) and P3(1-2) of the NPPF.

Piling/boreholes/tunnel shafts– details to be agreed

Piling and other foundation designs using penetrative methods can result in risks to potable supplies from, for example, pollution/turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways.

Groundwater is particularly sensitive in this location because the proposed development site has shallow groundwater which is also in connection with surface waters and is underlain by a principal aquifer. In light of the above, the proposed development will only be acceptable if a planning condition controlling disturbance of the aquifer is imposed. Without this condition we would object to the proposed development in line with paragraph P3(1-2) of the NPPF because it cannot be guaranteed that the development will not present unacceptable risks to groundwater resources.

Condition 3

The Piling and other foundation designs using penetrative method hereby permitted by the LPA may not commence until such time as a scheme has been submitted to, and approved in writing by, the LPA.

The scheme shall be based on the information submitted as part of the application and, where necessary, supported by:

- Foundation Works Risk Assessment
- A conceptual site model
- Specification of the type, number and depth of proposed piles/ foundations/ dimensions of shaft/tunnel/ design of heating and cooling system

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements contained in the scheme, or any details as may subsequently be agreed, in writing, by the LPA.

Reason(s)

To ensure that the proposed construction, does not harm groundwater resources in line with paragraph P3(1-2) of the NPPF.

Advice to applicant

Waste to be taken off-site

Contaminated soil that is (or must be) disposed of, is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2016
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with [British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan'](#) and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of hazardous waste material produced or taken off site is 500kg or greater in any 12-month period, the developer will need to register with us as a hazardous waste producer. Refer to the [hazardous waste](#) pages on GOV.UK for more information.

Waste on-site

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the environmental permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

We recommend that developers should refer to the [waste management](#) page on GOV.UK.

We will consider any queries in relation to the use of Definition of Waste: Development Industry Code of Practice (DoWCoP) (which is to be updated) through our environmental permitting enhanced pre-application advice service, considering site conditions, the materials that are proposed to be used, and the potential for harm to the environment and to human health. We can also provide advice as to whether an environmental permit is required.

If you have any questions regarding our response, please contact

[REDACTED]

Yours sincerely,

Victoria Hindmarsh,

[REDACTED]

[REDACTED]

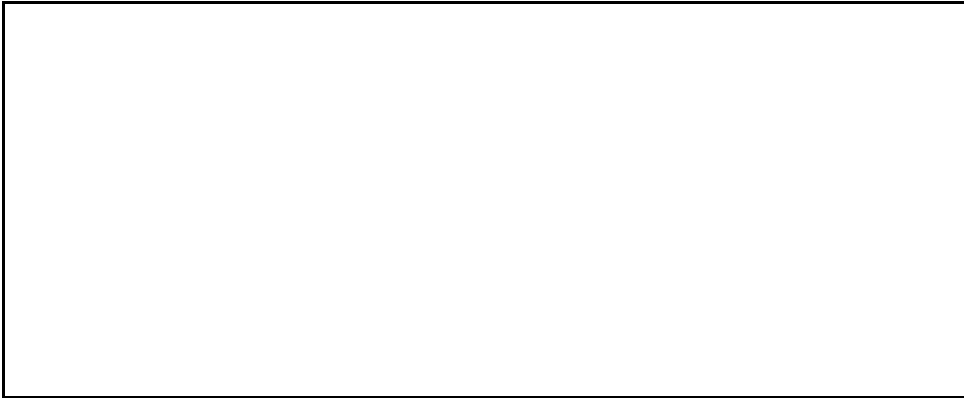
Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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<https://www1.arun.gov.uk/planning-application-finder>



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Tesco Superstore Shripney Road Bognor Regis PO22 9ND

Dear Planning Officer,

Find attached a Planning Application response to your consultation 'BR/24/26/PL'.

We have outlined any objections, conditions or informatives that are necessary for your application. if you have any questions regarding our response, please contact [REDACTED]

Yours sincerely,
Victoria Hindmarsh

[REDACTED]
Teville Gate House, 25 Railway Approach, Worthing, West Sussex BN11 1UR

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