

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

Reference: HA-2026-127534/02
Customer reference: BR/24/26/PL
23 June 2026

New docs - 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

In the absence of an adequate flood risk assessment (FRA) **we object** to this application and recommend that planning permission is refused.

Reasons

We continue to have concerns regarding the information provided as part of this application and are not prepared to remove our objection at this stage.

We would expect any compensation areas to be outside, but connected to, the design flood extent (or the relevant contour for that slice). Drawing 164842/0200 in Appendix C appears to show that with the green hatched areas that lie outside the cyan 1.45 metres above ordnance datum (mAOD) contour. However, the A-A cross section does not appear to match the mapped extents on the plan. The A-A line on the plan shows the green hatched area extending ~3m beyond the 1.45 mAOD contour. Whereas the cross section shows the green hashed area meeting the 1.45 mAOD level line. We request that a drawing is submitted showing the pre and post development contours for the three slices including the area below 1.17 mAOD.

Section 6.2 of the FRA states that a smaller area will be excavated down to 1.00 mAOD to ensure that the compensatory storage is provided for flood levels up to 1.17 mAOD. Also, the cross section insert in the drawing in Appendix C states that a small volume of flood storage displaced by columns between existing levels up to approx. 1.17m AOD (estimated < m3) to be compensated as indicated on the main plan. The area identified appears to be at an existing level of 0.97 0 1.06 mAOD. We request a drawing is submitted showing the pre and post development levels alongside the volume gained.

Drawing 164842/0200 in Appendix C still states that the design is not final and the volume lost is approximate. As stated in our previous response, we would not be able to condition a design that is still subject to change.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above. If this cannot be achieved, we are likely to maintain our objection.

Please re-consult us if a revised FRA is submitted and we will respond within 21 days of re-consultation.

Advice to the Local Planning Authority (LPA)

We are aware that your LPA may currently be subject to the 'presumption in favour of sustainable development'. Given our outstanding objection on flood risk grounds we would like to highlight that in this case, as set out in National Planning Policy Framework (NPPF) footnote 7, the 'presumption in favour of sustainable development' should not apply as our objection provides a clear reason for refusal. If your LPA is not subject to the 'presumption in favour of sustainable development' you can disregard this paragraph. If our objection on flood risk is subsequently withdrawn, you can also disregard this paragraph.

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify us to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

In accordance with Paragraph 019 of the 'Determining a planning application' Guidance (Ref. ID: 21b-019-20190315), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

If you have any questions regarding our response, please contact

[REDACTED]

Yours sincerely,

Victoria Hindmarsh,

[REDACTED]

[REDACTED]

From: Daun Johnson on behalf of Planning.Responses
Sent: 23 June 2026 13:18
To: Planning Scanning
Subject: FW: BR/24/26/PL - EA response
Attachments: Response 23-06-2026.pdf

Please upload attachment to BR/24/26/PL, planning, consultee response, EA

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From: PlanningSSD [REDACTED]
Sent: 23 June 2026 09:25
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BR/24/26/PL - EA response

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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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