

LNT Care Developments Ltd
Helios 47 Isabella Road
Leeds
LS25 2DY

Date: 18th December 2025

Please ask for: Amber Willard

Tel: 01903 737942

Your Ref:

Our Ref: BE/121/25/DOC

Dear Ms Howes,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under reference BE/176/21/PL relating to condition 26 - as-built drawings of surface water drainage scheme (see BE/120/25/DOC for condition 21 - cycle parking spaces).

The Cottage Shripney Road Bognor Regis PO22 9PA

Notification regarding the above application:

Condition Number 26

Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained and in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

The application contained insufficient information to determine whether the drainage scheme has been built in accordance with the approved scheme.

The area, depth and volume together with the product type of the attenuation tank should be evidenced. The flow control device product and completed installation should be evidenced. The completed culverted section of the watercourse and drainage outlet should be evidenced. A report should be provided by an independent engineer with supporting evidence which confirms that the scheme was built in accordance with the approved drawings and is fit for purpose.

We wrote to you on the 21st of November asking for further information to be received by the 12th

December. However, no further details have been provided and as such, the condition cannot be discharged and you will need to make a revised submission.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning