

ECE Planning Limited
64-68 Brighton Road
Worthing
BN11 2EN

Date: 22nd April 2026

Please ask for: Hannah Kersley

Tel: 01903 737856

Your Ref:

Our Ref: AL/105/25/DOC

Dear Mr James,

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 AL/107/21/PL relating to conditions 15-foul drainage, 17-surface water drainage scheme, 18-maintenance and management of surface water system and 21-discharge of flows (please see AL/106/25/DOC for the discharge of conditions 13-waste storage, 14-archaeological works, 28-remediation strategy, 32-hard and soft landscape, 34-protection of existing trees/bushes/hedges, 40-decentralised and renewable energy or low carbon sources, 42-Employment and Skills Plan and 43-location of fire hydrants).

Woodgate Centre Oak Tree Lane Woodgate PO20 3GU

Notification regarding the above application:

Condition Number 17

Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

This application has been reviewed by WSCC LLFA, Southern Water and ADC Drainage Engineers, who have raised no objection to the discharge of condition 17. The following details are therefore acceptable in respect of this condition:

- AAL456-AAL-XX-XX-DR-D-5199-DRAINAGE NOTES-P01
- AAL456-AAL-XX-XX-DR-D-5101-DRAINAGE_SHEET 1-P03
- AAL456-AAL-XX-XX-DR-D-5102-DRAINAGE_SHEET 2-P06
- AAL456-AAL-XX-XX-DR-D-5103-DRAINAGE_SHEET 3-P03
- AAL456-AAL-XX-XX-DR-D-5104-DRAINAGE_SHEET 4-P03
- AAL456-AAL-XX-XX-DR-D-5105-DRAINAGE_SHEET 5-P06

- AAL456-AAL-XX-XX-DR-D-5110-SURFACE WATER MANHOLE SCHEDULE_SHEET 1-P04
- AAL456-AAL-XX-XX-DR-D-5111-SURFACE WATER MANHOLE SCHEDULE_SHEET 2-P04
- AAL456-AAL-XX-XX-DR-D-5112-SURFACE WATER MANHOLE SCHEDULE_SHEET 3-P02
- AAL456-AAL-XX-XX-DR-D-5120-SURFACE WATER LONGITUDINAL SECTIONS_SHEET 1-P02
- AAL456-AAL-XX-XX-DR-D-5121-SURFACE WATER LONGITUDINAL SECTIONS_SHEET 2-P03
- AAL456-AAL-XX-XX-DR-D-5122-SURFACE WATER LONGITUDINAL SECTIONS_SHEET 3-P03
- AAL456-AAL-XX-XX-DR-D-5123-SURFACE WATER LONGITUDINAL SECTIONS_SHEET 4-P02
- AAL456-AAL-XX-XX-DR-D-5124-SURFACE WATER LONGITUDINAL SECTIONS_SHEET 5-P03
- AAL456-AAL-XX-XX-DR-D-5125-SURFACE WATER LONGITUDINAL SECTIONS_SHEET 6-P03
- AAL456-AAL-XX-XX-DR-D-5126-SURFACE WATER LONGITUDINAL SECTIONS_SHEET 7-P02
- AAL456-AAL-XX-XX-DR-D-5127-SURFACE WATER LONGITUDINAL SECTIONS_SHEET 8-P02
- AAL456-AAL-XX-XX-DR-D-5128-SURFACE WATER LONGITUDINAL SECTIONS_SHEET 9-P01

- AAL456-AAL-XX-XX-DR-D-5550-DRAINAGE DETAILS_SHEET 1-P04
- AAL456-AAL-XX-XX-DR-D-5551-DRAINAGE DETAILS_SHEET 2-P04
- AAL456-AAL-XX-XX-DR-D-5552-DRAINAGE DETAILS_SHEET 3-P02
- AAL456-AAL-XX-XX-DR-D-5553-DRAINAGE DETAILS_SHEET 4-P01
- AAL456-AAL-XX-XX-DR-D-5554-DRAINAGE DETAILS_SHEET 5-P02

The development shall be carried out in accordance with these details.

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

Yours sincerely



Neil Crowther
Group Head of Planning