

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 18

Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

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 18. The following details are therefore acceptable in respect of this condition:

- DRAINAGE MAINTENANCE PLAN Rev B dated 10 April 2026

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

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

Neil Crowther
Group Head of Planning