

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

Date: 11th June 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 15

Prior to the commencement of construction works details of a proposed foul drainage system shall be submitted to and approved in writing by the Local Planning Authority (including details of its siting, design and subsequent management / maintenance) and no dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Reason: To ensure the development has a satisfactory means of disposing of foul sewerage in accordance with policies W DM1 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as the foul drainage system goes to the heart of the planning permission.

Decision:

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

The following details are acceptable in respect of this condition:

- Drainage Maintenance Plan Issue B 10.04.2026
- AAL456-AAL-XX-XX-DR-D-5100-DRAINAGE_GENERAL ARRANGEMENT-P02
- 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-5106-DRAINAGE_CATCHMENT PLAN-P02
- AAL456-AAL-XX-XX-DR-D-5107-DRAINAGE_OVERLAND FLOW ROUTE PLAN-P02

- AAL456-AAL-XX-XX-DR-D-5113-FOUL WATER MANHOLE SCHEDULE_SHEET 1-P03
- AAL456-AAL-XX-XX-DR-D-5114-FOUL WATER MANHOLE SCHEDULE_SHEET 2-P02
- AAL456-AAL-XX-XX-DR-D-5115-FOUL WATER MANHOLE SCHEDULE_SHEET 3-P02

- AAL456-AAL-XX-XX-DR-D-5199-DRAINAGE NOTES-P01
- AAL456-AAL-XX-XX-DR-D-5550-DRAINAGE DETAILS_SHEET 1-P01
- 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
- 1 FEL V2 AAL Responses
- Drainage Technical Note
- K480070-LVL-XX-XX-W-1000 ManCo Site Plan Rev A
- AL456 - Floatation Calc - Eastern Basin
- AAL456 Civil Engineering Technical Note - A
- CS-1245_GI-compressed
- AAL456-AAL-XX-XX-DR-C-5000 P01 Site Levels Overview
- AAL456-AAL-XX-XX-DR-C-5013 S38 General Arrangement plan
- AAL456-AAL-XX-XX-DR-C-5031 S38 Road Long sections
- Appendix 1-4 (including Foul Water Strategy and Foul Water Calculations)

This application has been subject to consultation with Southern Water. An objection has been received, due to the completed capacity check resulting in inadequate capacity within the network. This issue was raised at the planning application stage; with Southern Water explaining that they would endeavour to undertake reinforcement works within two years of the planning permission being granted, in order to provide the required capacity. In respect of the requirements of this condition, the lack of capacity and connection to the existing network is not the primary matter for consideration. Condition 15 requires details of the proposed foul drainage system be submitted for approval, and following this, that no dwelling be occupied until the works for the disposal of sewage have been implemented. Therefore, it is only the details of the foul drainage scheme that require approval. Details have been provided, as listed above; with the on-site drainage scheme proposed to be adopted by Independent Water Networks (IWNL).

The developer is in the process of securing a S106 agreement with Southern Water to grant permission for the connection of the site to the wider foul sewer network. As part of this process, it is for Southern Water and the developer to resolve the foul drainage scheme, and the existing capacity issues, and for alternative solutions to be found until reinforcement works have been undertaken (such as tankering). Therefore, as Southern Water are the acting consultee for Condition 15, and in turn Condition 16 (which relates specifically to the connection to the sewer network), it would be unreasonable for the Local Planning Authority to refuse the discharge of this condition, based upon the comments that have been received from SW, and the ongoing works and agreements between SW and the developer. Should there be any changes to the proposed foul drainage scheme following the outcomes of these discussions, the developer will need to submit another application to discharge this condition, with the updated details.

Therefore, the details submitted are approved, and the development shall be carried out in accordance with these.

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

Yours sincerely

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'NC' followed by a small dot.

Neil Crowther
Group Head of Planning