

Arun Civic Centre  
1 Maltravers Road  
Littlehampton  
BN17 5LF

16 October 2025  
Ref: JC/Let/P2274

Dear Sir / Madam

**Application for the Discharge of Conditions 13, 14, 15, 17, 18, 21, 28, 32, 34, 40, 42, and 43 pursuant to application under reference AL/107/21/PL (*Demolition of the Woodgate Centre buildings (including 3 No. residential dwellings) & the construction of 180 No. residential dwellings with the creation of new vehicular access with footways and cycleways, ancillary road infrastructure, emergency access arrangements, associated parking, public open space, including children's play space, landscape planting, surface water attenuation & drainage & other associated infrastructure. This site is in Cil Zone H SP2, BEW Strategic Site and is not CIL Liable.*) at Woodgate Centre, Oak Tree Lane, Woodgate, PO20 3GU.**

This application has been submitted online via the Planning Portal under reference **PP-14413360** and includes the application form, relevant documentation, and this covering letter.

The accompanying information has been submitted to satisfy the discharge of Conditions 13 (Storage of Waste), 14 (Archaeology), 15 (Foul Drainage), 17 (Surface Water Drainage), 18 (Surface Water Management), 21 (Discharge to Watercourses), 28 (Contamination Remediation Strategy), 32 (Landscaping), 34 (Arboricultural), 40 (Sustainability), 42 (Employment Skills Plan), and 43 (Fire Hydrants) pursuant to application reference AL/107/21/PL which received consent for the aforementioned development on 9 October 2023.

All Conditions outlined above are set to be discharged prior to commencement of development and are detailed below.

### Condition 13 (Storage of Waste)

***Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Once approved the waste storage shall be maintained as such at all times thereafter.***

The following documents are being submitted for the discharge of Condition 13:

- **1366-KSA-XX-XX-DR-A-110-C - Overall Site Plan**

Managing Director  
Chris Barker MATP MRTPI  
Directors  
Huw James MRTPI  
Sam Sykes MRTPI  
Adam King ARB  
Adam Staniforth FCCA

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- 1366-KSA-XX-XX-DR-A-283-A - Flat Block A - GA Plans - Ground Floor
- 1366-KSA-XX-XX-DR-A-288-B - Flat Block B - GA Plans - Ground - First Floors
- 1366-KSA-XX-XX-DR-A-291-A - Flat Block C - GA Plans - Ground Floor
- 1366-KSA-XX-XX-DR-A-295-A - Flat Block D - GA Plans - Ground Floor

We trust this is sufficient to discharge Condition 13 in full.

### Condition 14 (Archaeology)

***No development shall commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.***

The following documents are being submitted for the discharge of Condition 14:

- TVAS South\_Project specification for an archaeological evaluation
- WCW23-163evreport

As per the attached reports the archaeological potential of the site is considered to be very low. We understand that a previously submitted discharge of condition for this site was recommended to be discharged by the Archaeology Officer in November 2023.

We trust that the above are similar in nature to the previous submission and are equally sufficient to discharge Condition 14 in full.

### Condition 15 (Foul Drainage)

***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.***

The following documents are being submitted for the discharge of Condition 15:

- AAL456-AAL-XX-XX-DR-D-5126-SURFACE WATER LONGITUDINAL SECTIONS\_SHEET 7-P01
- AAL456-AAL-XX-XX-DR-D-5127-SURFACE WATER LONGITUDINAL SECTIONS\_SHEET 8-P01
- 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-P01
- AAL456-AAL-XX-XX-DR-D-5552-DRAINAGE DETAILS\_SHEET 3-P01
- AAL456-AAL-XX-XX-DR-D-5553-DRAINAGE DETAILS\_SHEET 4-P01
- 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

- AAL456-AAL-XX-XX-DR-D-5100-DRAINAGE\_GENERAL ARRANGEMENT-P01
- AAL456-AAL-XX-XX-DR-D-5101-DRAINAGE\_SHEET 1-P01
- AAL456-AAL-XX-XX-DR-D-5102-DRAINAGE\_SHEET 2-P01
- AAL456-AAL-XX-XX-DR-D-5103-DRAINAGE\_SHEET 3-P01
- AAL456-AAL-XX-XX-DR-D-5104-DRAINAGE\_SHEET 4-P01
- AAL456-AAL-XX-XX-DR-D-5105-DRAINAGE\_SHEET 5-P01
- AAL456-AAL-XX-XX-DR-D-5106-DRAINAGE\_CATCHMENT PLAN-P01
- AAL456-AAL-XX-XX-DR-D-5107-DRAINAGE\_OVERLAND FLOW ROUTE PLAN-P01
- AAL456-AAL-XX-XX-DR-D-5110-SURFACE WATER MANHOLE SCHEDULE\_SHEET 1-P01
- AAL456-AAL-XX-XX-DR-D-5111-SURFACE WATER MANHOLE SCHEDULE\_SHEET 2-P01
- AAL456-AAL-XX-XX-DR-D-5112-SURFACE WATER MANHOLE SCHEDULE\_SHEET 3-P01
- AAL456-AAL-XX-XX-DR-D-5113-FOUL WATER MANHOLE SCHEDULE\_SHEET 1-P01
- AAL456-AAL-XX-XX-DR-D-5114-FOUL WATER MANHOLE SCHEDULE\_SHEET 2-P01
- AAL456-AAL-XX-XX-DR-D-5115-FOUL WATER MANHOLE SCHEDULE\_SHEET 3-P01
- AAL456-AAL-XX-XX-DR-D-5120-SURFACE WATER LONGITUDINAL SECTIONS\_SHEET 1-P01
- AAL456-AAL-XX-XX-DR-D-5121-SURFACE WATER LONGITUDINAL SECTIONS\_SHEET 2-P01
- AAL456-AAL-XX-XX-DR-D-5122-SURFACE WATER LONGITUDINAL SECTIONS\_SHEET 3-P01
- AAL456-AAL-XX-XX-DR-D-5123-SURFACE WATER LONGITUDINAL SECTIONS\_SHEET 4-P01
- AAL456-AAL-XX-XX-DR-D-5124-SURFACE WATER LONGITUDINAL SECTIONS\_SHEET 5-P01
- AAL456-AAL-XX-XX-DR-D-5125-SURFACE WATER LONGITUDINAL SECTIONS\_SHEET 6-P01
- Full-Surface-Water-Drainage-Design-Checklist-May-2025 PDF
- AAL456 - Floatation Calc - Eastern Basin
- AAL456 Civil Engineering Technical Note - A
- CS-1245\_GI-compressed
- \_ocellaweb3ocellawebdocsplanningdv\_pl\_filesAL\_107\_21\_PL3202101\_publicAppendix 1-1
- Appendix 1-2
- Appendix 1-3
- Appendix 1-4
- Appendix 1-5

- Appendix 2-1
- Appendix 2-2
- Appendix 2-3
- Appendix 3
- Appendix 4

We trust this is sufficient to discharge Condition 15 in full.

### Condition 17 (Surface Water Drainage)

***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.***

For details of documents being submitted for discharge of Condition 17, please see above as for Condition 15.

We trust this is sufficient to discharge Condition 17 in full.

### Condition 18 (Surface Water Management)

***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.***

For details of documents being submitted for discharge of Condition 18, please see above as for Condition 15.

We trust this is sufficient to discharge Condition 18 in full.

### 21 (Discharge to Watercourses)

***The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values and in accordance with current policies. No construction is permitted, which will restrict current and future landowners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.***

For details of documents being submitted for discharge of Condition 21, please see above as for Condition 15.

We trust this is sufficient to discharge Condition 21 in full.

### Condition 28 (Contamination)

***Prior to commencement of the development hereby approved (or such other date or stage in the development as may be agreed in writing with the Local Planning Authority), a remediation strategy containing the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:***

- 1. A 'Preliminary Risk Assessment' which has identified: all previous (historical) uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.***
- 2. A 'Site Investigation Scheme', based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.***
- 3. Based on the 'Site Investigation Scheme' and the detailed risk assessment (2), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.***
- 4. A 'Verification Plan' providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.***

The following documents are being submitted for the discharge of Condition 28:

- **A12394 241118\_L1 (Issue 20241206)**
- **A12394-1v1.0 - Woodgate - RMS\_1.1\_compressed**
- **A12394-4 251007 L1 RMS Covering Letter\_Optimized**
- **CS-1245\_GI\_compressed**
- **CS-1245\_RS\_Woodgate 01\_compressed**
- **Ground Investigation Report**

We trust this is sufficient to discharge Condition 28 in full.

### Condition 32 (Landscaping)

***Landscaping (hard and soft) shall be carried out in accordance with the details to be submitted to, and agreed in writing, with the Local Planning Authority, prior to the commencement of development.***

***All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.***

The following documents are being submitted for the discharge of Condition 32:

- **1564-HED-SW-XX-DR-L-1401-P00\_Landscape Section AA**

- 1564-HED-SW-XX-DR-L-1402-P00\_Landscape Section BB
- 1564-HED-SW-XX-DR-L-1403-P00\_Landscape Section CC & DD
- 1564-HED-SW-XX-DR-L-1501-P00\_Paving & Site Furniture Details
- 1564-HED-SW-XX-DR-L-1502-P00\_Typical Planting Details
- 1564-HED-SW-XX-SH-L-1701-P00\_Planting Schedules
- 1564-HED-SW-XX-SH-L-1702-P00\_Paving & Site Furniture Schedules
- 1564-HED-SW-XX-DR-L-1100-P00\_Index Plan
- 1564-HED-SW-XX-DR-L-1101-P00\_General Arrangement
- 1564-HED-SW-XX-DR-L-1201-P00\_Paving & Site Furniture - Sheet 1
- 1564-HED-SW-XX-DR-L-1202-P00\_Paving & Site Furniture - Sheet 2
- 1564-HED-SW-XX-DR-L-1203-P00\_Paving & Site Furniture - Sheet 3
- 1564-HED-SW-XX-DR-L-1204-P00\_Paving & Site Furniture - Sheet 4
- 1564-HED-SW-XX-DR-L-1205-P00\_Paving & Site Furniture - Sheet 5
- 1564-HED-SW-XX-DR-L-1206-P00\_Paving & Site Furniture - Sheet 6
- 1564-HED-SW-XX-DR-L-1301-P00\_Planting Plan - Sheet 1
- 1564-HED-SW-XX-DR-L-1302-P00\_Planting Plan - Sheet 2
- 1564-HED-SW-XX-DR-L-1303-P00\_Planting Plan - Sheet 3
- 1564-HED-SW-XX-DR-L-1304-P00\_Planting Plan - Sheet 4
- 1564-HED-SW-XX-DR-L-1305-P00\_Planting Plan - Sheet 5
- 1564-HED-SW-XX-DR-L-1306-P00\_Planting Plan - Sheet 6

We trust this is sufficient to discharge Condition 32 in full.

#### **Condition 34 (Arboriculture)**

***No development including site access, demolition or associated construction activities shall commence unless and until all the existing trees/bushes/hedges to be retained on the site have been protected in accordance with an Arboricultural Method Statement and Tree Protection Plan (in accordance with the Arboricultural Method Statement Heads of Terms) submitted to and approved by the Local Planning Authority. The development shall be undertaken in accordance with the details so approved. Within the areas so fenced off the existing ground must not be cultivated, nor must it be lowered or raised or added to by the importation and spreading of top soil unless agreed by the Local Planning Authority. There must be no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without prior written approval of the Local Planning Authority.***

***No trenching should occur within the protective fencing surrounding the Root Protection Area. If roots requiring severance to allow for the passage of services is necessary then an arboriculturist would be required to assess and determine whether the loss of the roots would be detrimental to the continued health and stability of the affected tree.***

The following documents are being submitted for the discharge of Condition 34:

- 11966 - AIA - Woodgate Centre Oak Tree Lane
- 11966-D1-AIA - Woodgate Centre Oak Tree Lane
- 11966-D2-AIA - Woodgate Centre Oak Tree Lane

We trust this is sufficient to discharge Condition 34 in full.

### Condition 40 (Sustainability)

***At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources (as described in the glossary at Annex 2 of the National Planning Policy Framework).***

***Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter.***

The following documents are being submitted for the discharge of Condition 40:

- **Statement of Compliance with Local Plan Policy ECC SP2 – Oaktree Lane Woodgate**

We trust this is sufficient to discharge Condition 40 in full.

### Condition 42 (Employment Skills Plan)

***Prior to commencement of development the applicant shall prepare and submit for approval to the Local Planning Authority an Employment and Skills Plan. Following approval of the Employment and Skills Plan the development will implement and promote the objectives of the approved plan.***

The following documents are being submitted for the discharge of Condition 42:

- **Woodgate Centre - Employment Skills Plan**

We trust this is sufficient to discharge Condition 42 in full.

### Condition 43 (Fire Hydrants)

***Prior to the commencement of the development details showing the proposed location and phasing of the required fire hydrants shall be submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service. These approvals shall not be unreasonably withheld or delayed.***

***Prior to the first occupation of any dwelling forming part of the proposed development that they will at their own expense install the required fire hydrants (or in a phased programme if a large development) in the approved location to BS 750 standards or stored water supply and arrange for their connection to a water supply which is appropriate in terms of both pressure and volume for the purposes of firefighting.***

***The fire hydrant shall thereafter be maintained as part of the development by the water undertaker at the expense of the Fire and Rescue Service if adopted as part of the public mains supply (Fire Services Act 2004) or by the owner / occupier if the installation is retained as a private network.***

***As part of the Building Regulations 2004, adequate access for firefighting vehicles and equipment from the public highway must be available and may require additional works on or off site, particularly in very large developments. (BS5588 Part B 5) for further information please contact the Fire and Rescue Service.***

***If a requirement for additional water supply is identified by the Fire and Rescue Service and is subsequently not supplied, there is an increased risk for the Service to control a potential fire. It is therefore recommended that the hydrant condition is implemented.***

The following documents are being submitted for the discharge of Condition 43:

- **E15483-DWG-020-REV1-WSL**

We encourage the Council and any Consultees to pay specific attention to the notes section of drawing E15483-DWG-020-REV1-WSL, in particular the comment that 'wash outs can be used as fire hydrants (subject to confirmation from Fire Authority)'.

The applicant's consultants, Power On, have further confirmed that, within the included plan, the Fire Hydrant icon is only added to the design drawing where the length of mains exceeds the maximum distance allowed radially between 2 washouts. This is not the case for this proposal, and as such only washouts are shown. Nonetheless, 12no. washouts are confirmed to be suitable for use as hydrants

We trust this information is sufficient to discharge Condition 43 in full.

## **Conclusion**

We trust that all submitted documents are sufficient to discharge their respective conditions and that details be approved forthwith, pursuant to application AL/107/21/PL at Woodgate Centre, Oak Tree Lane, Woodgate, PO20 3GU.

If you have any further queries or require further information, please contact me on [REDACTED]

Yours sincerely  
ECE Planning

[REDACTED]  
Huw James MRTPI  
**Director**