

2 December 2025

Arun District Council
Arun Civic Centre
1 Maltravers Rd
Littlehampton
BN17 5LF

JC/Let/P2274

Dear Sir / Madam

Discharge of Section 106 Planning Obligations relating to application under reference AL/107/21/PL at Woodgate Centre, Oak Tree Lane, Woodgate, PO20 3GU.

We are contacting you on behalf of our client, **Lovell Partnerships**, seeking the discharge of Section 106 Planning Obligations relating to application under reference AL/107/21/PL, which received approval on 9 October 2023. The Section 106 agreement was signed on 9 October 2023.

This submission provides the details necessary to discharge the following obligations, each of which requires discharge prior to commencement of development:

- Schedule 1 Paragraph 1.2 (Estate Road Works Scheme)
- Schedule 1 Paragraph 4.2 (Highway Works Scheme)
- Schedule 1 Paragraph 4.4 (Highway Works Agreement)

The documents submitted in support of discharging all three obligations are as follows:

- 251017_J190633_Woodgate_s38_RSA1-2_DRAFT
- 251019_J190633_Woodgate_s278_RSA2_DRAFT
- AAL456 Stage1-2 S38 Road safety audit decision log 14.11.2025
- AAL456 Stage1-2 S278 Road safety audit decision log 14.11.2025
- Classification ARX(1)
- Location
- Northbound
- Southbound
- AAL456-AAL-XX-XX-DR-C-5031 P01 S38 Road sections
- 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

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- AAL456-AAL-XX-XX-DR-D-5104-DRAINAGE_SHEET 4-P01
- AAL456-AAL-XX-XX-DR-D-5105-DRAINAGE_SHEET 5-P01
- s278s38form_Lovell Additions
- Utility Survey
- 1.1 6781-PL-01_Location Plan_A
- 6.2 20-061-028_Rev C- Visibility Splays
- 6.3 20-061-029_Rev C - Refuse Strategy
- 6.4 20-061-030_Rev C - Fire Strategy
- 1564-HED-SW-XX-DR-L-1101-P00_General Arrangement
- AAL456-AAL-XX-XX-DR-C-5000 P02 Site Levels Overview
- AAL456-AAL-XX-XX-DR-C-5010 P02 S278-S38 Location plan
- AAL456-AAL-XX-XX-DR-C-5011 P01 S38 Agreement plan
- AAL456-AAL-XX-XX-DR-C-5013 P02 S38 GA
- AAL456-AAL-XX-XX-DR-C-5020 P02 S278 GA
- AAL456-AAL-XX-XX-DR-C-5021 P02 S278 AGREEMENT PLAN

These documents collectively provide the technical information and evidence required to enable the Council to assess and discharge the relevant obligations.

S1 P1.2 (Estate Road Works Scheme)

(The Owner covenants with the County Council and the District Council) Not to Commence the Development until an Estate Road Works Scheme has been submitted to and approved in writing by the County Council provided that where an Estate Road Works Scheme is submitted to the County Council which is not approved a revised Estate Road Works Scheme shall, within 14 days of receipt of notice in writing from the County Council that the previous Estate Road Works Scheme is not approved, be submitted to the County Council for approval

We trust that the information provided enables the Council to approve the Highway Works Scheme and discharge this obligation in full.

S1 P4.2 (Highway Works Scheme)

(The Owner covenants with the District Council and the County Council) Not to Commence the Development until a Highway Works Scheme has been submitted to and approved in writing by the County Council

We trust that the information provided enables the Council to approve the Highway Works Scheme and discharge this obligation in full.

S1 P4.4 (Highway Works Agreement)

(The Owner covenants with the District Council and the County Council) Not to Commence the Development unless and until a Highway Works Agreement has been entered into with the County Council

A draft Highway Works Agreement has been submitted as part of this application. The Council are advised that the full, signed version of the Highway Works Agreement will be submitted in due course.

We trust that this is sufficient to fully satisfy the requirements of this obligation.

Conclusion

This submission seeks approval of details to satisfy Section 106 Obligations relating to application under reference AL/107/21/PL at Woodgate Centre, Oak Tree Lane, Woodgate, PO20 3GU.

We trust that all details submitted are sufficient to satisfy their respective obligations and that the Council can approve them accordingly.

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

Yours sincerely
ECE Planning



Huw James MRTPI
Director