

Mr S Briggs
Tollbar House
Tollbar Way
Hedge End
SO30 2UH

Date: 8th January 2026

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: AL/129/25/DOC

Dear Mr Briggs,

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/129/21/OUT relating to condition 15 - foul drainage system.
Land Adjacent to Woodgate Nurseries Lidsey Road Aldingbourne

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 in consultation with Southern Water (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 submission of details shall also include a phasing plan drawn up to ensure that occupation of the site aligns with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate waste water network capacity is available to adequately drain the development.

Reason: To ensure that the proposed development has a satisfactory means of disposing of foul sewerage in accordance with policies W DM1 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the foul water drainage system prior to commencing any building works.

Decision:

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

This condition was part discharged under ref AL/70/25/DOC in October 2025. The outstanding issue was that the submission did not respond to the second requirement of the condition namely provision of a phasing plan to ensure the site aligns with the delivery by Southern Water of any sewerage network reinforcements.

You have now provided such a Phasing Plan although it is noted that this refers to the whole of the site area as one phase and states Phase 1 foul drainage will commence in Quarter 1 2026 (Jan-March) and complete in Quarter 3 (April-June). This is not a phasing plan for the purposes of aligning with the delivery by Southern Water of any sewerage network reinforcements.

However, it is noted that Southern Water's comments dated 22 October 2025 (received in respect of AL/70/25/DOC but after the decision had been issued) state that there is currently capacity in the local network to accommodate flows and so there are no need for any network reinforcements. Southern Water have also written in reference this application to refer back to that letter as their position.

On this basis the condition is now discharged in full on the basis of the drawings set out on the decision for AL/70/25/DOC and the newly submitted Foul Drainage Phasing Plan ref 9390-FPP-01 Rev 0.

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