

24 December 2025

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

JC/Let/P2274

Dear Hannah

Application for the Discharge of Conditions 32 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-14568991 and includes the application form, relevant documentation, and this covering letter.

The accompanying information has been submitted to satisfy the discharge of Condition 32 (Landscaping) and Condition 43 (Fire Hydrants) pursuant to application reference AL/107/21/PL which received consent for the aforementioned development on 9 October 2023.

Condition 32 is required to be discharged prior to commencement of development and Condition 43 is required to be discharged prior to damp proof course level as recently amended and approved under reference AL/124/25/NMA. Full details of this submission are outlined below.

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.

Managing Director
Chris Barker MATP MRTPI

Directors
Huw James MRTPI
Sam Sykes MRTPI

ECE Planning Ltd
Registered in England
No 7644833
VAT No 122 2391 54

Registered Office
Amelia House
Crescent Road,
Worthing BN11 1QR

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.

prior to and during construction works and continued liaison during construction works.

This application is accompanied by the following document which has been submitted in support of this condition discharge:

- 1564-HED-SW-XX-DR-L-1100-P01_Index Plan
- 1564-HED-SW-XX-DR-L-1101-P01_General Arrangement
- 1564-HED-SW-XX-DR-L-1201-P00_Paving and Site Furniture Plan
- 1564-HED-SW-XX-DR-L-1202-P00_Paving and Site Furniture Plan
- 1564-HED-SW-XX-DR-L-1203-P01_Paving and Site Furniture Plan
- 1564-HED-SW-XX-DR-L-1204-P00_Paving and Site Furniture Plan
- 1564-HED-SW-XX-DR-L-1205-P00_Paving and Site Furniture Plan
- 1564-HED-SW-XX-DR-L-1206-P01_Paving and Site Furniture Plan
- 1564-HED-SW-XX-DR-L-1301 Planting Plan 1
- 1564-HED-SW-XX-DR-L-1302 Planting Plan 2
- 1564-HED-SW-XX-DR-L-1303 Planting Plan 3
- 1564-HED-SW-XX-DR-L-1304 Planting Plan 4
- 1564-HED-SW-XX-DR-L-1305 Planting Plan 5
- 1564-HED-SW-XX-DR-L-1306 Planting Plan 6
- 1564-HED-SW-XX-DR-L-1307 Planting Plan 7
- 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 and DD
- 1564-HED-SW-XX-DR-L-1501-P00_Paving and Site Furniture Details
- 1564-HED-SW-XX-DR-L-1502-P00_Typical Planting Details
- 1564-HED-SW-XX-SH-L-1702-P01_Paving and Site Furniture Schedules
- 1564-HED-XX-XX-RP-L-0001 Public Open Space and Play Space Report

We trust the accompanying document is sufficient to discharge Condition 32 in full.

Condition 43 (Fire Hydrants)

Prior to damp-proof course level 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

This application is accompanied by the following document which has been submitted in support of this condition discharge:

- F6409 WSFRS Hydrants Design
- F6409 MD01 Mains Design - REV B

We trust the accompanying document is sufficient to discharge Condition 43 in full.

Conclusion

We trust that this document is sufficient to discharge Conditions 32 and 43 in full 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
Encs.