

ECE Planning
64-68 Brighton Road
Worthing
BN11 2EN

Date: 14th April 2026

Please ask for: Hannah Kersley
Tel: 01903 737856

Your Ref:

Our Ref: AL/17/26/AOO

Dear Mr Chan,

Section 106 Town and Country Planning Act 1990
Application for Approval of Details to Satisfy an Obligation

Application for the approval of Public Open Space Scheme of Works (Schedule 3, Paragraph 1.1) and Play Areas Scheme of Works (Schedule 3, Paragraph 3.1(a)) as required under obligations set out in the Section 106 agreement dated 9th October 2023 in relation to planning permission AL/107/21/PL.

Woodgate Centre Oak Tree Lane Woodgate PO20 3GU

Arun District Council hereby APPROVE the detail pursuant to S106 obligations for the following reasons.

This application seeks approval of the Public Open Space Scheme of Works and Play Areas Scheme of Works as required under obligations set out in the Section 106 agreement dated 09/10/23 in relation to planning application AL/107/21/PL, under Schedule 3 Paragraph 1.1 and Schedule 3 Paragraph 3.1(a).

Schedule 3 Paragraph 1.1 requires 'not to Commence Development unless the POS Scheme of Works has been submitted to and approved in writing by the District Council'

POS Scheme of Works means a scheme of works to include the means for the formation, laying out and provision of the POS, which must include:

- (a) specifications and building materials;
- (b) drainage, surfacing and boundary treatment;
- (c) if applicable, any street furniture, signage, lighting, provision of bins and any other proposed structures or sculptures; and
- (d) any other details reasonably required by the District Council.

Schedule 3 Paragraph 3.1(a) requires 'to submit a Play Areas Scheme of Works prior to Commencement of Development and not to Commence Development until that Play Areas Scheme of Works has been approved in writing by the District Council.'

Play Areas Scheme of Works means a scheme of works to include the means for the formation, laying out and provision of the Play Areas, which must include:

- specifications and building materials;
- drainage, surfacing and boundary treatment;
- street furniture, lighting, provision of bins and any other proposed structures or sculptures; and
- details of the play equipment to be located in the Play Areas.

This application has been accompanied by Planting Plans, Landscape Arrangements, Paving and Site Furniture Plans, Landscape Sections, Paving and Site Furniture Details, Planting Details, Play Area Plans, and a Landscape Design Report for Public Open Space and Play. These details align with that submitted to approve Condition 32 (Hard and Soft Landscaping), which was discharged under AL/133/25/DOC.

The plans and details submitted specify the hard landscaping specifications and materials, soft landscaping and planting, boundary treatments, drainage (basins, swales and a pond will be provided on site), play equipment, seating, litter bins, and cycle stands. It is noted that there appears to be no lighting details submitted; however lighting details were approved under AL/107/21/PL. As such, the omission of these details is not material, and does not warrant reason for refusal of these obligations. The documents submitted provide sufficient level of detail to meet the requirements of the POS Scheme of Works and Play Areas Scheme of Works, and provide the required information.

The following details are hereby approved in respect of Schedule 3, Paragraph 1.1 and 3.1(a):

- Landscape Index Plan 1564-HED-SW-XX-DR-L-1100 Rev P02
- Landscape General Arrangement. 1564-HED-SW-XX-DR-L-1101 Rev P02
- Paving & Site Furniture Plan Sheet 1. 1564-HED-SW-XX-DR-L-1201 Rev P01
- Paving & Site Furniture Plan Sheet 2. 1564-HED-SW-XX-DR-L-1202 Rev P01
- Paving & Site Furniture Plan Sheet 3. 1564-HED-SW-XX-DR-L-1203 Rev P02
- Paving & Site Furniture Plan Sheet 4. 1564-HED-SW-XX-DR-L-1204 Rev P01
- Paving & Site Furniture Plan Sheet 5. 1564-HED-SW-XX-DR-L-1205 Rev P01
- Paving & Site Furniture Plan Sheet 6 - 1564-HED-SW-XX-DR-L-1206 P02
- Planting Plan Sheet 1. 1564-HED-SW-XX-DR-L-1301 Rev P03
- Planting Plan Sheet 2. 1564-HED-SW-XX-DR-L-1302 Rev P03
- Planting Plan Sheet 3. 1564-HED-SW-XX-DR-L-1303 Rev P03
- Planting Plan Sheet 4. 1564-HED-SW-XX-DR-L-1304 Rev P03
- Planting Plan Sheet 5. 1564-HED-SW-XX-DR-L-1305 Rev P03
- Planting Plan Sheet 6. 1564-HED-SW-XX-DR-L-1306 Rev P06
- Landscape Section DD. 1564-HED-SW-XX-DR-L-1404 Rev P00
- Landscape Section EE. 1564-HED-SW-XX-DR-L-1405 Rev P00
- Landscape Section FF. 1564-HED-SW-XX-DR-L-1407 Rev P00
- Typical Paving & Site Furniture Details. 1564-HED-SW-XX-DR-L-1501 Rev P01
- Typical Planting Details. 1564-HED-SW-XX-DR-L-1502 Rev P01
- Play Areas- Sheet 1 of 4. 1564-HED-SW-XX-DR-L-1601 Rev P00

- Play Areas- Sheet 2 of 4. 1564-HED-SW-XX-DR-L-1602 Rev P00
- Play Areas- Sheet 3 of 4. 1564-HED-SW-XX-DR-L-1603 Rev P00
- Play Areas- Sheet 4 of 4. 1564-HED-SW-XX-DR-L-1604 Rev P00
- Planting Schedules. 1564-HED-SW-XX-SH-L-1701 Rev P02
- Paving & Site Furniture Schedules. 1564-HED-SW-XX-SH-L-1702 Rev P02
- Landscape Design Report for Public Open Space and Play Space. Ref 1564-HED-XX-XX-RP-L-0001 Rev 01

The information has been reviewed by Hannah Kersley (Principal Planning Officer of Arun District Council) and meets the requirements of Schedule 3 Paragraph 1.1 and 3.1(a) requiring submission and approval of the POS Scheme of Works and Play Areas Scheme of Works. The details submitted are in compliance with the information previously approved in respect of AL/107/21/PL (and subsequent applications).

To fully comply with the obligation(s) the development must be completed in accordance with the above details. If subsequent changes are required, amended details will need to be submitted and approved again before provision.

Please note this letter does not constitute a formal legal deed of discharge under Section 106A of the Town and Country Planning Act 1990 however the obligation status has been noted in the Planning Obligation Monitoring Records for any future enquiries.

If you have any queries please do not hesitate to contact the above case officer.

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