

Lovell Partnership
Suite B
Broadmede House
Farnham Business Park
Farnham
GU9 8QT

Date: 4th September 2026

Please ask for: Hannah Kersley

Tel: 01903 737856

Your Ref:

Our Ref: AL/34/26/DOC

Dear Mr Bayley,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition under AL/107/21/PL relating to conditions 22- Piling and 37- Biodiversity Enhancement Strategy.

Woodgate Centre Oak Tree Lane Woodgate PO20 3GU

Notification regarding the above application:

Condition Number 22

Piling and using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: The Ground Investigation Report (09/08/2021) recommends the uses of piles in some parts of the site and therefore this condition is required to ensure that the proposed piling, does not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework To prevent pollution of groundwater in accordance with Arun Local Plan policy W DM1.

Decision:

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

This condition has been subject to consultation with the EA, who have raised no objection to the discharge of condition 22. An initial holding objection was received, requiring clarification that Condition 28 has been discharged. This was confirmed with the EA (being approved under AL/106/25/DOC), and as such, the EA have withdrawn their objection, and recommended approval. The following details are hereby approved:

- Piling Risk Assessment - Issue 2. 5th May 2026 PO203GU001 (Speedeck)

The development shall be carried out in accordance with these details.

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