

Domusea Ltd
St Johns House
St Johns Street
Chichester
West Sussex
PO191UU

Date: 31st July 2026

Please ask for: Harry Chalk
Tel: 01903 737577

Your Ref:

Our Ref: AL/38/26/DOC

Dear Mr Rees,

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/31/22/PL relating to conditions 5- Surface Water Drainage, 6- Drainage System to Adjacent Land and 7- Maintenance and Management of Surface Water Drainage System.

Land West Of Ryefield Farmhouse Oak Tree Lane Woodgate PO20 3GU

Notification regarding the above application:

Condition Number 6

In the instance that the approved drainage design permitted under condition 5 requires drainage discharge into a nearby approved development (AL/107/21/PL or another approved permission), commencement of this development shall not be allowed until the delivery of the drainage system in the adjacent land is fully implemented and operational.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**
This condition cannot be discharged at this stage. Following the refusal to discharge Condition 5 of this permission, there is no approved surface water drainage scheme.

The proposed surface water drainage scheme submitted under this application also sought to connect to the foul sewerage system temporarily until such a time as the surface water drainage system for the adjacent Woodgate Centre site (AL/107/21/PL) was complete, and then switch its connection to this surface water drainage network.

Where a connection to the surface water drainage system of AL/107/21/PL is required, Condition 6 specifically restricts the commencement of this development until the drainage system is fully implemented and operational. At this time, the surface water drainage system serving AL/107/21/PL has not been fully implemented.

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