

CONSULTEE RESPONSE (Council's arboriculturist)

Date of report: 12th December 2025

Case Officer: Hannah Kersley

Planning Application Ref: AL/106/25/DOC

Location: Woodgate Centre, Oak Tree Lane, Woodgate, PO20 3GU

Proposal: Approval of details reserved by condition imposed under AL107/21/PL relating to 13-waste storage, 14-archaeological works, 28-remediation strategy, 32-hard and soft landscape, 34-protection of existing trees/bushes/hedges, 40-decentralised and renewable energy or low carbon sources, 42-Employment and Skills Plan and 43-location of fire hydrants (please see AL/105/25/DOC for the discharge of conditions 15-foul drainage, 17-surface water drainage scheme, 18-maintenance and management of surface water drainage system and 21-discharge of flows).

Comments on Application:

Condition 34

No development including site access, demolition or associated construction activities shall commence unless and until all the existing trees/bushes/hedges to be retained on the site have been protected in accordance with an Arboricultural Method Statement and Tree Protection Plan (in accordance with the Arboricultural Method Statement Heads of Terms) submitted to and approved by the Local Planning Authority. The development shall be undertaken in accordance with the details so approved. Within the areas so fenced off the existing ground must not be cultivated, nor must it be lowered or raised or added to by the importation and spreading of topsoil unless agreed by the Local Planning Authority. There must be no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without prior written approval of the Local Planning Authority.

No trenching should occur within the protective fencing surrounding the Root Protection Area. If roots requiring severance to allow for the passage of services is necessary then an arboriculturist would be required to assess and determine whether the loss of the roots would be detrimental to the continued health and stability of the affected tree.

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with policy ENV DM4 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as the protection and retention of trees goes to the heart of the planning permission.

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The applicants have employed Hayden's Arboricultural Consultants to prepare a comprehensive report, inclusive of an Arboricultural Method Statement and Tree Protection Plans (in accordance with the Arboricultural Method Statement Heads of Terms) for this project.

Conclusions:

The statement and plans are in accordance with the previously submitted Arboricultural Method Statement Heads of Terms. If strictly adhered to, they will ensure adequate protection of retained trees throughout development of the site.

The applicant has met the requirements of Condition 34.

As of 11th December 2025, there are no tree protection measures installed on site.

Recommendation:

I recommend we approve the following document and plan:

1. Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection Plan, Hayden's Arboricultural Consultants, 25/09/2025, Rev: Original
2. TS & AIA Sheet 2 of 2 (The Tree Protection Plan), dwg. no. 11966-D2-AIA Rev -, Hayden's Hayden's Arboricultural Consultants, 14/09/2025

Mark Warwick

Tree Officer / Parks and Greenspace Team

From: Nicola Spencer on behalf of Planning.Responses
Sent: 12 December 2025 17:37
To: Planning Scanning
Subject: FW: AL/106/25/DOC
Attachments: AL.106.25.pdf

PL- Consultation- Tree officer response

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Supporting our environment to support us



Fulfilling Arun's economic potential



From: Mark Warwick <Mark.Warwick@arun.gov.uk>
Sent: 12 December 2025 17:21
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Subject: AL/106/25/DOC

Please find attached my report for your consideration.

Regards,

Mark Warwick
Tree Officer, Environment and Climate Change

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