

ECE Planning  
64-68 Brighton Road  
Worthing  
BN11 2EN

Date: 15th December 2025

Please ask for: Hannah Kersley

Tel: 01903 737856

Your Ref:

Our Ref: AL/106/25/DOC

Dear Mr James,

**Town & Country Planning Act 1990 (as amended)**

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

**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).**

**Woodgate Centre Oak Tree Lane Woodgate PO20 3GU**

Notification regarding the above application:

**Condition Number 32**

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.

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.

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 and ENV DM4 of the Arun Local Plan. This is required to be a pre-commencement condition to ensure the planting can be agreed with the materials palette of the buildings.

**Decision:**

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

This condition cannot be discharged at this time. The documents submitted have been subject to review by the ADC Greenspace Officer, who has found insufficient information has been provided to

satisfy the requirements of this condition.

Further information to address the Officers objection has not been received within the lifetime of the development, nor with sufficient time to reconsult ADC Parks and Landscapes. As such the discharge of this condition must be determined upon the information submitted to date.

Therefore, in line with the ADC Greenspace Officers objection, the discharge of this condition is refused as a result of insufficient information. The consultation comments have been provided to the Applicant, to address the objection prior to resubmission.

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