

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 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 top soil 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.

Decision:

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

The following details are acceptable with respect to this condition:

- 11966 - AIA - Woodgate Centre Oak Tree Lane
- 11966-D1-AIA - Woodgate Centre Oak Tree Lane
- 11966-D2-AIA - Woodgate Centre Oak Tree Lane

The development must be implemented in accordance with this information.

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 small dot.

Neil Crowther
Group Head of Planning