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[REDACTED] [REDACTED]

From: Harriet Lobacz [REDACTED]
Sent: 08 September 2026 16:15
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Peter Cleveland [REDACTED] Lynn Pack [REDACTED] Sophie Robinson [REDACTED]
Subject: RE: WA/51/26/RES Arb Comments

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Dear Simon,

Thank you for your comments regarding the Arboricultural Method Statement (AMS).

Having reviewed the matters raised with our Arboricultural consultant, we would like to provide the following clarification.

The appeal decision established the principle of development and, during the appeal process, the Council confirmed that the wider benefits of the scheme outweighed any Arboricultural impacts. As a consequence, the Inspector did not identify any conflict with Policy ENV DM4 and the Council did not pursue the Arboricultural Reason for Refusal. Furthermore, the conditions requested by the Council as part of the appeal decision required the submission of an Arboricultural Method Statement to inform the Reserved Matters, rather than the preparation of a new Arboricultural Impact Assessment. The AMS has therefore been prepared in accordance with the requirements of the approved condition.

With regard to tree retention, we note and agree that all Category A trees and trees protected by Tree Preservation Orders are to be retained, with the exception of the two ash trees west of the main access which were approved for removal as part of the outline consent. The proposed tree removals and pruning works remain limited to those necessary to facilitate the approved access and highway improvement works on Wandleys Lane.

In relation to Wandleys Copse Ancient Woodland, whilst an error was present within Paragraph 3.1.5 of the original Arboricultural Impact Assessment, Paragraph 1.3.2 clearly identifies and discusses Wandleys Copse as Ancient Woodland. This matter was considered in detail during the appeal process and is reflected in Paragraph 38 of the Inspector's decision, which confirms that a 15-metre buffer can be achieved and notes that neither Natural England nor the Council's Arboricultural Officer raised objections at that stage.

Regarding the potential veteran status of trees within and adjacent to the site, as defined within the NPPF, a veteran tree is: "A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or

heritage value.” As set out within Woodland Trust guidance, the minimum size threshold for Oak to warrant this consideration requires a stem diameter exceeding 1.5 metres (approximately 4.7 metres girth). None of the trees potentially affected by the proposals meet this threshold and, consequently, cannot satisfy all criteria necessary to be classified as veteran trees. Whilst it is acknowledged that some characteristics cannot always be fully observed, the available evidence does not support veteran status for the trees identified.

The AMS does not specifically discuss the Tree Preservation Order because the protected trees are unaffected by the proposed works. The relevant TPO trees are identified within the Tree Protection Plan and remain outside areas of impact. Equally, the high-value trees identified as T11, T12, T13, T17 and T20 have been afforded specific consideration throughout the design process. Indeed, the drainage layout was amended specifically to ensure that the final scheme avoids adverse impacts on these trees.

The assessment of trees T11, T12, T13, T17, T18, T19 and T20 has been undertaken in accordance with BS5837 guidance. In several cases, stem diameters can only be estimated due to physical constraints, including restricted access and the location of trees on third-party land. This approach accords with accepted Arboricultural practice and the recommendations set out within BS5837.

We also note the concerns raised regarding the relationship between the proposed SuDS infrastructure, the Ancient Woodland buffer and Root Protection Areas. The Ancient Woodland is afforded a minimum 15-metre buffer, with the nearest built development located approximately 18 metres away. This exceeds the buffer distance that was considered acceptable by the Inspector during the appeal. Whilst limited SuDS infrastructure is proposed at the edge of the buffer, it remains approximately 5 metres beyond the nearest Root Protection Areas. The Government guidance referenced within the Arboricultural comments acknowledges that appropriately designed infrastructure may be acceptable within buffer areas where root protection is maintained. The scheme has been designed on this basis and avoids encroachment into the relevant RPAs.

Finally, we note that concerns regarding separation distances between SuDS features and Root Protection Areas were raised during consideration of the outline application. These matters were subsequently addressed through additional information and did not form part of the Council's Reasons for Refusal, nor were they raised as an issue during the appeal proceedings.

In conclusion, we consider that the AMS has been prepared in accordance with the requirements of the appeal condition, reflects the approved outline scheme and demonstrates that appropriate measures are in place to protect retained trees and adjacent Ancient Woodland throughout the construction process.

We trust the above provides the necessary clarification and look forward to your confirmation that the AMS is acceptable.

Kind regards,

Harriet Lobacz MRTPI
Senior Planner
Henry Adams Land, Planning and Development
[REDACTED]

From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 07 September 2026 10:03

To: Harriet Lobacz [REDACTED]

Cc: Peter Cleveland [REDACTED]

Subject: FW: WA/51/26/RES Arb Comments

Dear Harriet,

We received the attached comments on Friday. Please consider and let me know how you wish to respond.

Kind Regards

Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth

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