Development Management – Delegated Officer Report **Date; 12/12/2025**

Application Number	**AWDM/1058/25**
Address	**4 Tarring Gate St Lawrence Avenue Worthing West Sussex BN14 7JT**
Proposal	**Application for consent under Worthing Tree Preservation Order No.11 of 2003 to reduce crown height by up to 4 metres, reduce radial spread by up to 3 metres Horse Chestnut tree T2, and to fell and replace Horse Chestnut tree T1.**

Date of site visit: 27/08/25

Neighbours checked: Y
Additional neighbour notifications: N
Site notice: (wider publicity / conservation area): Y

Proposal, Site and Surroundings

The application refers to a pair of large mature Horse Chestnut trees growing in the northern frontage of Tarring Gate, outside the entrance to number 4. The trees are part of an established group which are prominent in the street scene and make a significant contribution to the character and visual amenities of the area. Both trees are covered by the Worthing Tree Preservation Order No.1 of 1968, which was made prior to the development of Tarring Gate and the later Worthing Tree Preservation Order No.11 of 2003, which identifies the two trees as being within the ground of number 4 Tarring Gate. The trees are a prominent part of the street scene and make a contribution to the character and visual amenities of the area.

Consent is sought to reduce crown height and radial spread Horse Chestnut tree T2, and to fell and replace Horse Chestnut tree T1.

The reasons for the works are primarily in the interests of safety, light issues and amenity value.

Consultations: None.

Representations: None received.

Relevant Planning History

1968: Worthing Tree Preservation order Number 1 of 1968 confirmed on 25/03/1968.

1991: Application to crown lift lower limbs of 3 Horse Chestnuts in front garden to height of property (subject to Worthing Tree Preservation Order No 1/1968). 4 Tarring Gate

1994: Application to crown lift lower limbs of three Horse Chestnut Trees to 30 feet (subject to Worthing Tree Preservation Order No 1/1968) : 4 Tarring Gate

2003: Worthing Tree Preservation order Number 11 of 2003 confirmed on 10/04/2003.

2008: Application for consent under Worthing Tree Preservation Order No. 11 of 2003 to carry out partial crown reduction by up to 3 metres back to growth points over house roof and crown lift to 5 metres two Horse Chestnut trees (T1 and T2)

2014: Application for consent under Worthing Tree Preservation Order No.11 of 2003 to remove epicormic growth and crown lift up to 5 metres two Horse Chestnut Trees T1 and T2.

2018: Application under Worthing Tree Preservation Order No 11 of 2003 to reduce in height by 2.5m and lateral canopy reduction of 2.5m; 10 per cent thin (as part of maintenance plan) of 2no. Horse Chestnut trees T1 and T2

Planning Assessment

The trees are two large mature Horse Chestnut trees growing on a grassed area to the north of the complex of houses; Tarring Gate. The trees are a cohesive group that form one large crown. They are very prominent trees to the area and can be clearly seen from the busy Rectory Road, to the east of the site.

The trees are;

Horse Chestnut T1
This tree is located to the east of the two and has a large diameter single stem that divides into two at 8 metres. The west stem mostly persists to the top, with the east stem terminating at 14 metres, following recent damage. The main crown breaks at 6-7 metres. The lower hanging branches are mostly small secondary limbs.

The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to fell and replace the tree, due to extensive decay and fruiting bodies high in the stem, which has been revealed by the recent limb loss. The works are due to low life expectancy of the tree and for public safety.

Horse Chestnut T2
T2 is to the west of the site, and has a slightly narrower crown and a smaller compound main stem, which divides into two at around 6 metres, with each stem mostly persisting to the top. The branches are less pendulous than T1. The first significant stems emerge from 12 metres. The main crown is dense and moderately wide spread.

The proposed works are to reduce crown height by up to 4 metres, and reduce radial spread by up to 3 metres. The works are to contain the size and spread of the tree, and due to deep cavities found at 8, 10 and 14 metres, to also reduce weight in the crown.

The works to the Horse Chestnut tree T2 in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its contribution to the character of the area.

The felling of the Horse Chestnut tree T1 will be large in relation to the overall number of trees and a significant amount of change will take place. However the effect on the area will be compensated with the provision of a replacement tree.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works to Horse Chestnut tree T2, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority and carried out within two years from the date of consent and in accordance with the British Standard BS 3998: 2010 Tree Work.

   Reason: *In the interest of visual amenity.*

3. The proposed felling of the Horse Chestnut tree T1, and its replacement shall be carried out in full within two years from the date of this consent and in accordance with details of the size, species and position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

   Reason: *In the interest of visual amenity.*

4. If within five years following replanting, the replacement tree dies or becomes seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replacement tree, unless the Local Planning Authority gives written approval to any variation.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 12/12/2025

Authorised by: Jo Morin Date: 15.12.2025