

Application Number **AWDM/1439/25**

Address **Home Haven Court Swiss Gardens Shoreham-by-Sea West Sussex BN43 5WH**

Proposal **Application for consent under Adur Tree Preservation Order No.162/6/72 (SU) of 1972 to reduce crown height and radial spread by up to 2 metres Ash tree T12, prune to allow clearance to roof of building Ash T5, crown lift up to 2.5 Metres Silver Birch T6, and prune to allow clearance to building of up to 1 metre Beech tree T10, all within group G1.**

Date of site visit: 10/12/25

Neighbours checked: Y

Additional neighbour notifications: N

Site notice: (wider publicity / conservation area): Y

Proposal, Site and Surroundings

The application refers to four large mature trees, two located along the eastern boundary, an Ash and a Silver Birch, one Ash on the Southern boundary and a tall Beech tree near the northwest of the main building. The trees are part of group G4 which is prominent in the street scene and makes a significant contribution to the character and visual amenities of the area.

Consent is sought to reduce crown height and radial spread Ash tree T12, prune to allow clearance to roof of building Ash T5, crown lift Silver Birch T6, and prune to allow clearance to building Beech tree T10, all within group G1.

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

1972: Shoreham-by-Sea Urban District Council Tree Preservation order Number 162/6/72(SU) confirmed on 19/12/1972.

1995: Works to trees subject to Tpo. 162/6/72 (su) | Homehaven Court Swiss Gardens Shoreham-By-Sea. Application Permitted.

1996: Works on trees protected under Tpo. 162/6/72 (su) Application Permitted

2004: Works to trees protected under Tpo 162/6/72(su) | Application Permitted

2003: Felling Of 2 Sycamore Trees Subject To Tpo (162/6/72/Su) Application Permitted

- 2003: Crown reduction of ash tree, pollarding of poplar, & crown lifting and removal of limbs of Sycamore (tpo 162/6/72/su): Application Permitted.
- 2004: Works to trees protected under Tpo 162/6/72(Su) Application permitted
- 2006: Crown thin Ash tree (by 20%) and remove 2 lower limbs of Yew tree (subject to TPO 162/6/72/SU) Application Permitted
- 2008: Remove 2 lower limbs of Sycamore T1 overhanging SE boundary (TPO 162/6/72/SU) Application Permitted
- 2010: Works to beech, Sycamore and Poplar trees and felling of Poplar (TPO 162/6/72/SU) Application Permitted
- 2013: Application for consent under Tpo No. 162/6/72 (su) to fell 2 Poplar trees and replant with 2 Silver Birch; and to undertake selective pruning surgery to 12 Sycamore, 4 Ash, 3 Horse Chestnut, 2 Beech, 2 Hawthorn, 1 Cherry, 1 Elder, 1 Hornbeam, 1 Maple and 1 Yew tree. Status: Application Permitted
- 2013: Application to fell one Sycamore tree of group G1 and to crown lift up to 4 metres and reduce radial spread to clear property by up to 2 metres one Ash tree of group G1 Split Decision: Refuse felling of Sycamore tree of group G1.
- 2013: Application for consent under Adur District Council Tree Preservation Order No. 162/6/72(SU) of 1972 to reduce radial spread by up to 3 metres on Eastside to clear neighbouring property, reduce radial spread by up to 2 metres on all other aspects of crown, and reduce height by up to 2 metres on one Sycamore tree of group G1
- 2016: Application for consent under Adur Tree Preservation Order No.162/6/72 (SU) of 1972 to crown lift up to 4 metres one Himalayan Birch T1 and one Hawthorne T10, reduce crown height by up to 7 metres one Ash T24, remove epicormic growth on one Ash T3, to remove selected stem / limb on one Sycamore T15 and one Hawthorn T26 and to fell and replace one Sycamore tree T4, all of group G1.2018: Application for consent under Adur District Council Tree Preservation Order No. 162/6/72(SU) of 1972 to shorten tips of selected stems by up to 3m and lateral growth by up to 2m of four no. Sycamores (T9, T10, T18 & T20), to shorten tips of selected stems by up to 3m and lateral growth by up to 2m and removing central stem of one Sycamore (T14), to shorten tips of selected branches in the upper crown by up to 2m of one Ash (T35) and to remove small diameter branches to raise crown to 3m over pavement of one Birch (T36).
- 2021: Application for consent under Adur Tree Preservation Order No. 162/6/72 of 1972 to crown lift up to 4 metres one Birch tree T1, reduce radial spread by up to 1.5 to 2 metres Sycamore tree T15, remove selected secondary stem at 5 metres on northeast of Sycamore tree T17, remove two lowest limbs of Sycamore tree T21 and to reduce length of three limbs to the northeast by up to 1.5 to 2 metres Sycamore tree T23, all within group G1.
- 2023: Application for consent under Adur Tree Preservation Order No.162/06/72(Su) of 1972 to reduce crown height and radial spread by up to 2 to 2.5 metres one Beech tree T6.
- 2023: Application for consent under Adur Tree Preservation Order No.162/6/72(Su) of 1972 to crown lift to west by up to 1.5 metres Sycamore tree T4, reduce radial spread to west by up to 2 metres Beech T8 and Sycamore T9, and to pollard by reducing crown height by up to 3 to 3.5 metres Ash tree T25, all of group G4.

Planning Assessment

The trees are two large tall matures; Ash T5 and Beech T10, a smaller over mature Ash T12 and a younger Silver Birch T6, that are all part of group G4, that extends from adjacent to the pavement of Swiss Gardens to the Southwestern corner of the main building. The trees are prominent to the area, and can be seen from many views.

The trees are:

Silver Birch T6

This tree is located close to the pedestrian entrance from Swiss Gardens, near the public pavement. The tree has a single stem to 2 metres, where it divides into two slender upright stems, the northwest stem persists to within 1 metre of the top, the southeast stem divides into several stems from 10 metres. of the high low crown, where the stems divide again. There are upright scaffold limbs and some significant sized secondary ascending limbs that emerge from metres. The main crown is moderately dense and wide spread.

The proposed works are to crown lift up to 2.5 metres. The works are to allow access beneath the crown.

Ash tree T12

This is the oldest of the four trees and located to the southwest of group G4. The tree has a large gnarled stem that leans westward to 8 metres, where it then corrects and persists to the top. The tree has foliage from ground level and a large secondary stem from 4 metres. The tree was originally twin stemmed with the remains of the second stem still being visible. The main crown is dense and wide spread with some lower hanging laterals.

The proposed works are to reduce crown height and radial spread by up to 2 metres. The works are to contain the size and spread of the tree.

Ash T5

The Ash tree T5 is located to the northwest of the main building, close to the pavement of Swiss Gardens. The tree has a single straight stem that persists to 12 metres, where it divides into two each dividing again into smaller stems at 12.5 to 13 metres. The first significant laterals emerge from 8 metres, with some epicormic growth from 5 metres. The main crown is dense and wide spread with some slightly lower hanging laterals.

The proposed works are to prune to allow clearance to the roof of the main building.

Beech tree T10

This tree is growing on raised ground to the east of the main building. The tree has a large diameter single stem to a strong "Y" shaped division into two at 7 metres. Both stems are upright and mostly persist to the top. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to prune to allow clearance to building of up to 1 metre, to abate possible future nuisance.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the trees and would not significantly or adversely affect their appearance, amenity value, or contribution to the character of the area.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans
2. The proposed works, 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.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 13/02/2026

Authorised by: PB Date: 13/2/26