Development Management – Delegated Officer Report **Date; 12/01/2026**

Application Number	**AWDM/1131/25**
Address	**Markswood Abbotts Close Worthing West Sussex BN11 1JB**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 1 to 2 metres Gleditsia T3; reduce crown height and radial spread by up to 1 metre Fig T9; re-pollard to previous points Eucalyptus T5, T7 & T8; to reduce lowest limb by up to 2 to 3 metres Gingko T4; remove deadwood Pine T6; and to fell and replace Eucalyptus T1 and Plum T2 in the Richmond Road Conservation Area.**

Date of site visit: 04/09/25

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

Proposal, Site and Surroundings

The application refers to six medium sized early mature trees, five in the rear garden and one Eucalyptus in the front, to the east of the main building. The trees are part of the local landscape and make a contribution to the character and visual amenities of the Richmond Road Conservation Area. Three of the trees: Pine T6 and Eucalyptus T7 & T8, are not within the Conservation Area and do not require Local Planning Authority consent.

Consent is sought to reduce crown height and radial spread Gleditsia T3 and Fig T9; re-pollard to previous points Eucalyptus T5, to reduce lowest limb Gingko T4 and to fell and replace Eucalyptus T1 and Plum T2

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

1997: The property is within the Richmond Road Conservation Area XV designated by the council on 29/04/1997

2025: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread to west by up to 1 metre Silver Birch trees T1 and T2 in the Richmond Road Conservation Area.

Planning Assessment

The trees are four small matures; 2 Eucalyptus T1 & T5, 1 Plum and 1 Fig, plus two larger taller trees, a Glyditisia T3 (Honey Locust) and a Ginko T4. The trees are part of the area, with limited public views. The trees are:

Eucalyptus T1
This is the only tree located to the east of the main building in the open plan front garden. The tree has a single stem to 3 metres where it then divides. The limbs abd stems are all either defoliated or supporting dead leaves. The main crown is open and moderately wide spread and mostly dead.

Plum T2
The Plum tree T2 is located to the Northwest of the main building and consists mostly of long slender stems from ground level that begin to arch over from 2 to 3 metres. The main crown is sparse and compact with only dead brown leaves remaining.

The proposed works for both trees are to fell and replace, due to poor health.

Gleditsia T3
This tree is located close to the Southwest corner of the main building, in the rear garden. Along with the Ginko T4 it is one of the two largest tallest trees. The tree has a single stem to 3 metres, where it then divides into two: one main upright which persists to 8 metres and a more slender side stem that divides from 4 metres, and achieves an equal height in the crown. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height and radial spread by up to 1 to 2 metres. The works are to contain the size and spread of the tree and allow more light and air to pass the crown.

Gingko T4
Growing approximately 2 metres southwest of the Gleditsia T3, this tree has a single that persists to within 2 metres of the top. The main crown is dense and compact and intertwined with T3.

The proposed works are to reduce the lowest limb by up to 2 to 3 metres to reduce weight of the limb and allow access beneath the crown.

Eucalyptus T5 and Fig tree T9
No close inspection was carried out on these two trees, which are both further south of the other trees and have no public views. As such it is considered reasonable that the proposed works to reduce crown height and radial spread by up to 1 metre Fig T9 and re-pollard to previous points Eucalyptus T5 will not affect their contribution to the Conservation Area.

The works to the Eucalyptus T1 and Plum T2 in my opinion, 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 replacement trees.

The works to the Gleditsia T3 Gingko T4, Fig T9 and Eucalyptus T5, 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 Richmond Road Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation? No

Case Officer: JDS Date: 12/01/2026

Authorised by: LPrew Date: 12/01/2026