Development Management – Delegated Officer Report **Date; 12/09/2025**

Application Number	**AWDM/0949/25**
Address	**Oxen Court Oxen Avenue Shoreham-by-Sea West Sussex**
Proposal	**Application for consent under Adur Tree Preservation Order No.13.53/4/94(SU) of 1994 to re-pollard to previous points Lime trees T7, T8, T9, T11, T12, T13 and T14; to reduce crown height and radial spread by up to 1.5 metres Maples T17 and T15 and reduce crown height and radial spread by up to 2 metres Maple T16.**

Date of site visit: 11/09/25

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

Proposal, Site and Surroundings

The application refers to a line of Lime trees, and a group of Maple trees on the northern side of the grounds of Oxen Court. The trees are part of an established group of trees, which are part of the street scene and make a contribution to the character and visual amenities of the area.

Consent is sought to re-pollard Lime trees T7 -T14 and to reduce crown height and radial spread Maple trees T15 T6 and T17.

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

1994: Adur Tree Preservation order Number 13.53/4/94(SU) of 1994 of confirmed on 24/04/1995.

1995: Pollarding Of 7 Lime Trees And One Elm (Subject To T.P.O 13.53/4/94/Su)

1998: Crown Lift (to 3m) 8 Lime Trees & Crown Thin, Lift (2-3m) & Lightly Re-Shape Side Growth Of 3 Maples (Tpo 13.53/4/94/Su)

1999: Re-Pollarding Of 8 Lime Trees and Crown Thinning/Lifting Of 3 Maple Trees (Subject To Tpo 13.53/4/94/Su)

2002: Re-Pollarding Of 7 Lime Trees & One Elm & 30% Crown Reduction/Cleaning Of 3 Maples (Subject To Tpo 13.53/4/94/Su)

2003: Fell Lime Tree at N. end (Tpo 13.53/4/94/Su)

2003: Felling Of 4 Lime Trees Subject To Tpo 13.53/4/94/Su Application Refused 07-03-2003 Appeal Dismissed 30-10-2003.

2006: Pollarding of 5 lime trees and one elm and 30% crown reduction of 3 maples (subject to TPO 13.53/4/94/SU)

2009: Re-pollarding of 8 lime trees (subject to TPO 13.53/4/94/SU)

2011: Crown reduction by 30% of 2 Red and 1 Green Maple trees (subject to TPO 13.53/4/94/SU)

2012: Pollarding of 6 Lime and 1 Elm tree back to original point subject to TPO 13.53/4/94 (SU)

2015: Application for consent under Adur Tree Preservation Order No.13.53/4/94(SU) of 1994 to reduce to previous points eight Lime trees T7 to T14, and to reduce radial spread by 2 metres, and reduce crown height by up to 3 to 4 metres, three Maple trees T15 T16 and T17.

2022: Application for consent under Adur Tree Preservation Order No.13.53/4/94(Su) of 1994 to re-pollard/reduce to previous points Lime trees T7 -T14 and Maple trees T15 -T17.

Planning Assessment

The Lime trees are large stemmed small matures growing in the grounds of Oxen Court adjacent to a low retaining wall to the northern side of the complex. The Maple trees are slightly taller early matures that are in a group on the lawn area closer to the main accommodation block. The trees are a prominent part of the street scene and can be seen from many views.

The trees are;

Lime tree T7 to T14
The Lime are eight trees in a linear group that run along the top of the low retaining wall from outside of No.1 Oxen Court eastward to the side of the steps adjacent to the block of flats numbered 13 – 15. The trees have all been uniformly pollarded several times. This has led to each tree developing large areas of epicormic growth, and large stem clusters around their main stems. One tree T12 has not re-grown as strongly as the rest of the group and is significantly smaller.

The proposed works are to continue with the previous management and re- pollard each tree to its original points. The works are to contain the size and spread of the trees and maintain their appearance.

Maple trees T15 16 and 17
This is a group of three trees in a slightly more formal setting of the small grassed courtyard between the main buildings of Oxen Court. The trees have also been reduced several times but have retained several stems and been maintained as small restricted trees rather than pollarded monoliths. The main crowns are dense and wide spread with low hanging over extended laterals.

The proposed works are to reduce the crown height and radial spread by up to 1.5 metres on trees T15 and T17 and by up to 2 metres on tree T17. The works are to contain the size and spread of the trees and allow more light and air to pass the crowns.

The 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: 12/09/2025

Authorised by: PB Date: 12/9/25