Development Management – Delegated Officer Report **Date; 17/07/2025**

Application Number	**AWDM/0213/25**
Address	**28 Church Lane Southwick West Sussex BN42 4GB**
Proposal	**Application for consent under Adur Tree Preservation Order No.162-1-82 of 1982 to reduce crown height and radial spread by up to 2 to 3 metres, crown lift up to 7 metres and crown thin 10 to 15% one Lime tree T14.**

Date of site visit: 20/03/25

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

Proposal, Site and Surroundings

The dwellings which occupy the site where the large tall mature Lime tree is located, are a backland development of two houses (No's 28 & 30) which are both served by a 50 metre long driveway from Church Lane. The driveway is tree lined with a number of different species which are of different ages. The application refers to Lime tree T14 in the mixed wooded area to the west of the shared entrance drive, 2 to 3 metres South of the remains of the flint boundary wall. The tree is one of the tallest trees of Adur TPO No.162-1-82 of 1982, that is a prominent part of the street scene and makes a contribution to the character and visual amenities of the Southwick Conservation Area.

Consent is sought to reduce crown height and radial spread, crown lift and crown thin.

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

Consultations: Letter sent to ACAAG - Adur Conservation Area Advice Group who did not respond.

Representations: Two representations received both in objection, one stating that no works are required, the other suggesting the existing works should be replaced with "pollarding" for safety reasons.

Relevant Planning History

1976: Southwick Conservation Area designated in June 1976 and included three distinct and separate areas: Manor House, The Green and Church Lane.

1982: Adur Tree Preservation order Number 162-1-82(SW) of 1982 made.

2011: Crown lift Holm Oak to 4.5 metres (T1); cut back branch of Oak over driveway by 2 metres (T6); crown lift Oak to 4.5 metres (T13); and cut back branch of Lime tree over Holly tree (T14) (all subject to Tree Preservation Order No. 162/1/82/(SW) and Section 211 notice under the Town and Country Planning Act 1990 to crown lift to 3.5 metres 1 x Oak; and crown lift to 4.5 metres 1 x Willow (6 weeks prior notice of works to trees in a Conservation Area) (situated along access road serving No's 28 and 30 Church Lane)

2014: Section 211 Notice under the Town and Country Planning Act 1990 to remove one Beech and one Sycamore tree, Reduce one Hazel tree by up to 3 metres, Reduce radial spread by up to 2 metres on selected branches on Holm Oak, Macrocarpa, and Ash trees, and reduce radial spread by up to 4 metres on one Willow tree in the Southwick Conservation Area.

2017: Section 211 Notice under the Town and Country Planning Act 1990 to pollard to a 4m stump 1no. Willow tree T1 in the Southwick Conservation Area.

2019: Section 211 Notice under the Town and Country Planning Act 1990 to reduce height and radial spread by up to 3 to 4 metres, and crown thin up to 10% one Lime tree T1 in the Southwick Conservation Area.

2020: Section 211 Notice under the Town and Country Planning Act 1990 to remove damaged and unsympathetically pruned lower limbs, and reduce radial spread up to 1.5 metres one Ash tree T1, to reduce lower laterals to east by 2-2.5 metres one Holm Oak tree T2, remove 2 low large lateral limbs on east and 1 large lateral limb on south and reduce radial spread up to 1 metre one Ash tree T3 in the Southwick Conservation Area.

Planning Assessment

The tree is a large tall mature Lime growing in the front grounds adjacent to the shared entrance driveway. The tree is prominent to the area, and can be seen from many views.

The tree has a large diameter single stem that has slight lean that corrects at 7 to 8 metres and persists to 10 metres. The first of the wide tall laterals emerge from 4 to 5 metres. The main bole divides into 4 to 5 ascending stems that angle outward from 10 metres. 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 2 to 3 metres, crown lift up to 7 metres and crown thin 10 to 15%. The works are to contain the size and spread of the tree, allow access beneath and allow more light and air to pass through the crown.

These works 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 Southwick Conservation 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?

Yes, one objection recommends that no works of any kind are carried out to the tree. Although this would be acceptable it is considered that the proposed works are “reasonable” and would not be detrimental to the tree’s amenity or its support of wildlife etc. The other objection suggests that more work is carried out and that the tree should be pollarded. This would be detrimental to the tree and it would lose its natural shape, and as such would not be considered.

Case Officer: JDS Date:17/07/2025

Authorised by: PB Date: 17/7/25