**Development Management – Delegated Officer Report** **Date; 30/01/2026**

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| **Application Number** | **AWDM/1352/25** |
| **Address** | **Ripon Court Pevensey Garden Worthing West Sussex BN14 9NY** |
| **Proposal** | **Application for consent under Worthing Tree Preservation Order No.1 of 2005 to reduce radial spread to 1 to 1.5 metres Sycamore T1, to reduce radial spread to 1 to 2 metres lift to 7 metres and crown thin 10% Lime T2, reduce spread to south 1 metre and crown lift up to 5 metres Sycamore T3 and reduce radial spread by up to 1 metre crown lift to 5 metres and crown thin 10% Horse Chestnut tree T4, all of group G2.** |

**Date of site visit:** 28/01/26

**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 located along the northern boundary, to the North of Rippon Court and between Ripon and Coventry Court. 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 radial spread to 1 to 1.5 metres Sycamore T1, to reduce radial spread to 1 to 2 metres lift to 7 metres and crown thin 10% Lime T2, reduce spread to south 1 metre and crown lift up to 5 metres Sycamore T3 and reduce radial spread by up to 1 metre crown lift to 5 metres and crown thin 10% Horse Chestnut tree T4, all of group G2.

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

**Consultations:** None.

**Representations:** None received.

**Relevant Planning History**

2005: Worthing Tree Preservation order Number 1 of 2005 confirmed on 02/02/2005.

2007: Application to reduce and reshape crown by 35% and thin crown by 15% to one Lime tree (T2) refused.

2012: Application to undertake various remedial surgery, including crown lifting, pollarding/crown reduction and lateral pruning, to a total of 16 trees, including 6 Sycamore, 3 Poplar, 3 Horse Chestnut, 2 Lime, 2 Norway Maple and Weeping Willow (T16, T19 and T23 and part of Groups G1, G2, G5 and G6).

2013: Application to crown lift to 5 metres, thin canopy by 15%, remove dead and crossing branches and reduce longest branches by up to 1 metre on one Lime tree (T2) in south-western corner of rear garden.

2013: Application to clear epicormic growth and dead wood, crown lift up to 5 metres crown thin up to 10% and crown reduce by 1 - 1.5 metres one Horse Chestnut one Lime and five Sycamore trees of group G2 (to the rear of Ripon Court, Coventry Court and Rochester Court)

2013: Application to clear epicormic growth and dead wood, crown lift up to 5 metres crown thin up to 10% and crown reduce by 1 - 1.5 metres one Horse Chestnut one Lime and five Sycamore trees of group G2 (to the rear of Ripon Court, Coventry Court and Rochester Court).

2013: Application for consent under Worthing Tree Preservation Order No. 1 of 2005 to reduce height by up to 8 metres on one Sycamore T1 one Lime T2 and all trees of group G2

2017: Application for consent under Worthing Tree Preservation Order No. 1 of 2005 to reduce height of 5 Acers and 1 Lime in Group G2 by 1 - 3.5ms and radial reduction by 0.5-1.5ms.

2019: Application for consent under Worthing Tree Preservation Order No. 1 of 2005 to reduce in height up to 1.5m and radial reduction up to 1m to Lime tree (T1); Height reduction up to 1m, radial reduction up to 1m to Sycamore tree (T2); Height reduction up to 0.5m, radial reduction up to 0.5m to Horse Chestnut (T3); Height reduction up to 2m, radial reduction up to 1m to Sycamore tree (T4); Removal to ground level deceased Lime tree (T5); Height reduction up to 1.5m, radial reduction up to 1.5m to Sycamore tree (T6) all within Group G2 on northern perimeter of Pevensey Gardens.

2022: Application for consent under Worthing Tree Preservation Order No.1 of 2005 to crown lift up to 4 metres and remove deadwood Willow tree T17 and trees of group G1, to reduce north side to allow clearance to building of up to 2 metres Blue Cedar T20, and to fell and replace one Ash tree of group G6

2024: Application for consent under Worthing Tree Preservation Order No.1 of 2005 to crown lift up to 1.5 metres one Blue Atlas Cedar T20 and one Deodar T21, reduce to allow clearance to building of up to 2 metres Sycamore T10 of group G2, remove deadwood Norway Maple T9 of group G2, to remove epicormic and basal growth from trees of groups G5 and G6, and to partially fell and replace Horse Chestnut tree T11 of group G2.

**Planning Assessment**

The trees are part of a linear group G2, running from the north east corner of Rippon Court to the eastern side of Coventry Court, and screening the open space between the two blocks. The trees are prominent to the area and can be seen from many views. The trees from west to east are:

Sycamore T1
This tree is at the western end of the group close to the northwest corner of the block of flats Rippon Court. The tree has a single stem to 5 metres where it then divides into several mostly upright stems that are larger at the centre with the outer stems becoming gradually more slender. The main crown is dense and compact with some slightly protruding laterals.

The proposed works are to reduce radial spread to 1 to 1.5 metres. The works are to contain the spread of the tree and allow more light to pass the crown.

Lime T2
The Lime tree T2 is close to the Northeast corner of Rippon Court and has a single stem to 4 metres where it begins to divide, with a previous pollarding initiated at 6 metres. The re-growth is mostly upright slender stems. The main crown is dense and wide spread.

The proposed works are to reduce radial spread to 1 to 2 metres, crown lift up to 7 metres and crown thin 10%. The works are to contain the spread of the tree, allow access beneath and allow more light and air to pass through the crown.

Sycamore T3
The Sycamore tree is single stemmed to 2 metres, then twin stems with large secondary uprights, many of which have been reduced from 6 metres. The main crown is a less formal shape than T1, with a lower and wider spread.

The proposed works are to reduce spread to south 1 metre and crown lift up to 5 metres. The works are to shape the crown and allow more light and air to pass beneath the crown.

Horse Chestnut T4
This tree has a large diameter single stem to 5 metres, where it becomes twin, each stem dividing from 5.25 metres, and several more times to the top. The main crown is dense and moderately wide spread with some slightly over extended laterals

The proposed works are to reduce radial spread by up to 1 metre crown lift to 5 metres and crown thin 10%. The works are to contain the 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 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: 30/01/2026

Authorised by: Jo Morin Date: 30.01.2026