Development Management – Delegated Officer Report **Date; 25/09/2025**

Application Number	**AWDM/1065/25**
Address	**2 Market Place Worthing West Sussex BN14 7JP**
Proposal	**Application for consent under Worthing Tree Preservation Order No.6 of 2022 to reduce crown height by up to 2 metres and crown thin 10% Oak tree T1 and Maple T2.**

Date of site visit: 04/09/25

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

Proposal, Site and Surroundings

The application refers to two medium sized mature trees located near the southwest corner of the rear garden of 2 Market Place. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the West Tarring Conservation Area.

Consent is sought to reduce crown height and crown thin Oak tree T1 and Maple T2.

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

Consultations: Letter sent to The Worthing Society, who did not respond.

Representations: None received.

Relevant Planning History

1975: The property is included within Conservation Area No.1 (West Tarring) designated by the Council on 6th March 1975.

2022: Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Silver Birch T1, one Maple tree T2 and one Oak T3 in the West Tarring Conservation Area.

2022: Worthing Tree Preservation order Number 6 of 2022 confirmed on 19/12/2022.

2023: Application for consent under Worthing Tree Preservation Order No.6 of 2022 to reduce radial spread by 1 to 2.5 metres, reduce crown height up to 1 metre, crown lift up to 5 metres, and crown thin 15% one Oak T1 and one Sycamore T2.

Planning Assessment

The trees are two matures: one Oak and one Sycamore, growing in the rear garden close to the boundaries with 14 and 15 Priory Close, and adjacent to the shared driveway and car parking area of 1 to 3 Market Place. The trees are prominent to the area and can be seen from many views.

The trees are:

Oak tree T1
This tree is the furthest south and the slightly larger of the two. The tree has a single stem to 5 metres, where it then divides into two, each stem dividing again at 6 to 7 metres. A large equal sized stem emerges at 2.25 metre on the east side that leans outward and achieves an equal height within the crown. The main crown is dense and wide spread with some wider spread laterals, mostly to the east.

Maple T2
The Maple tree T2 is located less than 2 metres north of the Oak T1, close to the northern boundary of the rear garden. The tree has a single stem to 2 metres, where it then divides into two tightly forked upright stems that each mostly persist to within 2 metres of the top. The first laterals emerge from 4.5 metres on both stems. The main crown is dense and wide spread.

The proposed works for both trees are to reduce crown height by up to 2 metres and crown thin 10%. The works are to contain the size of the trees and allow more light and air to pass through the crowns.

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 West Tarring 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?

No

Case Officer: JDS Date: 25/09/2025

Authorised by: Jo Morin Date: 25.09.2025