

Application Number **AWDM/1512/25**

Address **Reflections Nursery 54 Richmond Road Worthing West Sussex BN11 1PS**

Proposal **Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 5 metres, Holm Oak T2 and fell and replace one Monterey Cypress T1 in the Richmond Road Conservation Area.**

Date of site visit: 04/02/26

Neighbours checked: Y

Additional neighbour notifications: N

Site notice: (wider publicity / conservation area): N

Proposal, Site and Surroundings

The application refers to a group of early mature Holm Oaks located near the vehicular entrance from Richmond Road, to the east of the driveway, and a large mature Monterey Cypress tree near the Northeast corner of the rear garden, within the play area. The trees are a prominent part of the street scene and make a contribution to the character and visual amenities of the Richmond Road Conservation Area.

Consent is sought to crown lift Holm Oaks T2 and to fell and replace one Monterey Cypress T1.

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

Consultations: None.

Representations: One representation from a nearby neighbour in objection, concerned that mature and protected trees would be lost or seriously damaged, as the trees “provide a high amenity value to surrounding residents to reduce heat gain, as well as significant environmental value to biodiversity. The trees provide habitat for a diverse range of animals and birds including bats, red spotted woodpeckers and green woodpeckers as well as long tailed tits, sparrows and doves”.

Relevant Planning History

1976: Part 10 Listed Building 21st May 1976.

1995: Worthing Tree Preservation order Number 15 of 1995 confirmed on 09/06/1995.

1996: Application to crown thin three Horse Chestnut Trees (T6, T12 And T13) by a maximum of 20% restricted to the removal of those branches with weak attachments at pollard points.

1997: The property is within the Richmond Road Conservation Area XV designated by the council on 29th April 1997.

2002: Application for consent under Worthing Tree Preservation Order No. 15/1995 to fell four Poplar trees within Group G7 – Refused.

- 2017: Section 211 Notice under the Town and Country Planning Act 1990 to fell a self-seeded Sycamore and pollard an Elder to a height of 3m both on the northern boundary and within the Richmond Road Conservation Area.
- 2017: Application for consent under Worthing Tree Preservation Order No. 15 of 1995 to crown lift to 8m 3 no. Lombardy Poplar in G1 and crown lift to 5m 1 no. Leyland Cypress (T11).
- 2021: Application for consent under Worthing Tree Preservation Order No.12 of 1978 to fell and replace one Horse Chestnut tree and one Yew tree of group G7.
- 2022: Application for consent under Worthing Tree Preservation Order No.15 of 1995 to reduce crown height by up to 6 metres, and remove deadwood one Lombardy Poplar tree of group G1.
- 2023: Application for consent under Worthing Tree Preservation Order No.15 of 1995 to reduce radial spread to West by up to 2.5 metres, two Sycamore trees T7 and T8.

Planning Assessment

The trees are a group of small Holm Oaks (T1) growing in the front grounds adjacent to the crossover from Richmond Road, and a larger older Monterey Cypress in the rear garden. The trees are prominent to the area, and can be seen from many views.

The trees are:

Holm Oaks T1

This is a group of small trees growing in a border adjacent to the vehicular entrance from Richmond Road. The trees are all multi-stemmed from ground level, with the wide angled outward stems combining to form a continuous dense crown. The combined crown is dense and wide spread with some slightly over extended and lower hanging laterals.

The proposed works are to crown lift up to 5 metres. The works are to allow access and allow more light and air to pass beneath the crown.

Monterey Cypress T2

The Monterey Cypress T2 is a large mature tree growing in the rubberised play surface of the rear garden. The tree has multiple stems that emerge from a common source above ground level. The stems are tightly forked, becoming more separated and some dividing from 2 to 3 metres. The slightly larger central stem has severe decay. The main crown is dense and wide spread with stems and branches but more than 75% defoliated. The small amount of foliage remaining is chlorotic and only to the south and west crown perimetres.

The proposed works are to fell and replace the tree, due to its poor health and rapid decline.

The works to the Holm Oaks T1, 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 Richmond Road Conservation Area.

The works to the Monterey Cypress T2 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 Conservation Area, will be compensated with the provision of a replacement tree.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No, as the objection was to the removal or reduction of healthy mature trees, the Holm Oaks will not be reduced in height and the Cypress tree is clearly in decline.

Case Officer: JDS Date: 24/02/2026

Authorised by: LPrew Date: 24/02/2026