Development Management – Delegated Officer Report **Date; 25/04/2025**

Application Number	**AWDM/1607/24**
Address	**Land West of Austin Gate and Sanditon Way Worthing West Sussex**
Proposal	**Application for consent under Worthing Tree Preservation Order No.1 of 1958 to reduce radial spread by up to 2 metres eight Holm Oaks and one Cypress tree of group G3.**

Date of site visit: 16/04/25

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

Proposal, Site and Surroundings

The application refers to a long established linear group of large mature trees that extends from the grounds of Worthing College, to the main car parking area of Hill Barn Golf Club. The trees are a prominent part of the street scene and all make a significant contribution to the character and visual amenities of the area.

Consent is sought to reduce radial spread eight Holm Oaks and one Cypress tree of group G3

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

Consultations: None.

Representations: None received.

Relevant Planning History

1958: Worthing Tree Preservation order Number 1 of 1958 confirmed 14 November 1958.

1983: Application to fell 28 trees including Holm Oak, Scots Pine, Lawson Cypress, False Acacia, Beech, Ash and Sycamore distributed within Groups G1,G2,G3 and G18 and lopping 9 trees including Holm Oak and Sycamore within Groups G3 and G17 The Warren Warren Road.

2016: Application for consent under Worthing Tree Preservation Order No.1 of 1958 to crown thin up to 25% and remove epicormics growth up to main canopy on one Sycamore tree of group G3.

2017: Application for consent under Worthing Tree Preservation Order No. 1 of 1958 to reduce radial spread by 5 to 6 metres to east side six Holm Oak trees, to reduce radial spread on east side by up to 4 metres, crown thin 10 to 15%, remove eastern stem of and brace remaining stems on one Sycamore T2, to remove two lowest limbs on south stem and remove northern stem on one Sycamore T3 and to fell and replace one Sycamore T4 and one Monterey Cypress T5 all of group G3.

2018: Application for consent under Worthing Tree Preservation Order No.1 of 1958 to reduce overhanging limb by up to 2 metres and crown lift overhanging limbs by up to 5 metres of one Pine tree, to remove one major stem overhanging into garden of 61 Hillside Avenue from one

Holm Oak tree and to reduce height and radial spread by up to 2 metres, and crown thin regrowth up to 10 to 15% all Oak and Holm Oak trees from between the properties of 65 Hillside Avenue and 3 Austen Gate to properties 53 Hillside Avenue and 8 Sanditon Way all of group G3.

2022: Application for consent under Worthing Tree Preservation Order No.1 of 1958 to reduce radial spread to previous points Holm Oak trees T1 T2 and T3 of group G3.

Planning Assessment

The area is a former footpath to Hill Barn Golf Course, and access to the Downs. The land is referred to as a Wild Life Area, and encompasses most of group G2 and the southern end of group G3. Access to the land is restricted by locked gates at the northern and southern ends.

The trees within group G3 are mostly large tall mature Holm Oaks and one Cypress which are subject of this application, along with some deciduous Oaks, Sycamore Ash and a very large Pine tree. The trees form a tall green screen between properties of the recently developed Austen Gate, and Sanditon Way to the east and the properties in Hillside Avenue, to the western side of the group.

The proposed works are to reduce radial spread by up to 2 metres 8 Holm Oaks and one Cypress tree of group G3. The works are to contain the spread of the trees, allow access and allow more light and air to pass 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 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: 25/04/2025

Authorised by: Louise Prew Date: 25/04/2025