Development Management – Delegated Officer Report **Date; 06/04/22**

Application Number	**AWDM/0067/22**
Address	**Land at and to the South and South West of Southlands Way Shoreham-by-Sea West Sussex**
Proposal	**Application for consent under Adur Tree Preservation Order No. 13.53/2/93 (SU) of 1993 to prune to allow clearance to building of up to 2 metres, and deadwood one Horse Chestnut Tree T20; prune to allow clearance to building of up to 1 metre one Norway Maple Tree T32; reduce radial spread by 0.5 metre one Norway Maple Tree T31; to re-pollard to previous points and associated works 9 Poplar trees T28 to T36; and to remove deadwood Norway Maple trees T29, T30, T31, T32 & T33.**

Date of site visit: 22/02/22

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

Proposal, Site and Surroundings

The application refers to several trees at the Southlands Way development: five medium sized Norway Maples at the eastern end of Amber Close, a row of tall mature Poplars along the southern boundary wall between Amber Close and St Giles Close and a large mature Horse Chestnut tree in the Southlands Conservation Area at the southern end of Coral Close. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the area, and with the Horse Chestnut the Southlands Conservation Area.

Consent is sought to prune to allow clearance to building and deadwood one Horse Chestnut tree T20; prune to allow clearance to building one Norway Maple T32; reduce radial spread one Norway Maple Tree T31, to remove deadwood Norway Maple trees T29, T30, T31, T32 & T33 and to re-pollard to previous points and associated works 9 Poplar trees T28 to T36.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1993: Adur District Council Tree Preservation order 13.53-2-93 (SU) of 1993 confirmed on 22/12/1993

1993: The Southlands Conservation Area was designated in 1993 and encompasses 1.4 hectares of the north-west corner of the Southlands Hospital site.

2017: Application for consent under Adur Tree Preservation Order No.13.53/2/93(SU) of 1993 to reduce radial spread on west side by up to 2 metres on one Norway Maple T33, to fell and replace one Norway Maple T34 and to fell without replacement one Hawthorn T6.

2018: Application for consent under Adur Tree Preservation Order 13.53/2/93 (SU) to reduce by up to 4m to create framework for future growth to 9 Poplar trees.

Planning Assessment

The Maple and Poplar trees are large matures growing in grass verges leading to the southeast corner of the site, the Horse Chestnut is a larger more mature tree within the Southlands Conservation Area at the Southwest end of Coral Close. All of the trees are intrinsic components of the Southland development and are part of the area's landscape and street scene and can be seen from many views. The trees are:

Norway Maples T29 to T33
The two Norway Maple trees are growing as part of a line of 16 trees leading into the South east corner of the development. The trees are individually listed on the TPO, and consist of 9 Poplar along the southern boundary and 7 Norway Maple near the east boundary. The trees T32 and T31 are growing within a small area between the boundary wall to the east and a connecting footpath from Rainbow Square. T32 is the larger of the two and close to the eastern wall of 27 Amber Close. The tree has a single stem that persists to within 2 to 3 metres of the top, with a large secondary that emerges from 1.8 metres on the northeast side. Maple tree T31 is a smaller tree to the south of T32. The tree has a single stem to 2.25 metres, where it then divides into two main stems with a wide “Y” shaped union. The first limbs emerge from 1.75 metres, and are wide and low hanging.

The proposed works are to prune to allow clearance to building of up to 1 metre Norway Maple Tree T32, and to reduce radial spread by 0.5 metre Norway Maple Tree T31. The works to the other Norway Maples T29, T30, T31, T32 & T33 are to remove deadwood. The works are to abate nuisance for safety and for amenity value.

Horse Chestnut T20
This tree has a large diameter single stem to 4 metres, where it then divides into a large tightly forked array supported on 2 to 3 main stems. The secondary stems and laterals divide again from 10 metres into smaller tertiary branches. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to prune to allow clearance to the building to the north of up to 2 metres, and remove deadwood. The works are to contain the spread of the tree, abate possible future nuisance, and for safety and amenity.

Poplar trees T28 to T36
The Poplar trees T28 to T36 form a linear group that runs from the Southeast corner toward the entrance to Amber Close. The nine trees are growing on a wide grass verge adjacent to the southern boundary, and form a tall screen between the properties of Amber Close and St Giles Close.

The trees are mostly single stemmed to 8-9 metres, where they have been formatively pruned. This has resulted in an array of tall slender stems that each support the main crowns, and some of the outer stems have begun to arch over. The main crowns are mostly upright, moderately dense and occasionally wider spread.

The proposed works for all nine trees (T28 to T36) are to re-pollard to previous points and associated works. The works are to contain the size and spread of the trees, and continue with their established management.

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 Southlands 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: 11/04/2022

Authorised by: PB Date: 11/4/22