**Development Management – Delegated Officer Report** **Date; 26/08/2025**

| | |
|---|---|
| **Application Number** | **AWDM/0752/25** |
| **Address** | **19 Vicarage Fields Worthing West Sussex BN13 3SF** |
| **Proposal** | **Application for consent under Worthing Tree Preservation Order No.20 of 2001 to reduce crown height by up to 2 metre, reduce radial spread on south and southwest sides by up to 3 metres, reduce radial spread overall by up to 1 metre, and crown thin up to 15% Holm Oak T4 of group G3 and to fell and replace Holm Oak tree T1 of group G3.** |

**Date of site visit:** 26/06/25

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

**Proposal, Site and Surroundings**

The application refers to two mature Holm Oak trees on the Western boundary of the rear garden. The trees are part of a long established feature of the area, and provide a screen between properties of Vicarage Fields, a comparatively recent development and houses in Bramble Lane, including the original Vicarage. The trees can be seen from the public road.

Consent is sought to reduce crown height and radial spread and crown thin Holm Oak T4 of group G3 and to fell and replace Holm Oak tree T1 of group G3.

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

**Consultations:** None.

**Representations:** None received.

**Relevant Planning History**

2001: Worthing Tree Preservation order Number 20 of 2001 confirmed on 12/06/2001.

2009: Application for consent under Worthing Tree Preservation Order No. 20/2001 to crown lift to 5 metres, remove broken limb, crown thin and clean out, and minor reduction to 'tidy up' crowns of 5 Holm Oak in rear garden (Part of Group G3)

2011: Application for consent under Worthing Tree Preservation Order No. 20 of 2001 to crown lift to 5 metres, thin by 20% and minor reduction (to improve shape) to five Holm Oak trees in rear garden (Part of Group G3)

2015: Application for consent under Worthing Tree Preservation Order No. 20 of 2001 to reduce radial spread on south side by up to 6 to 7 metres, reduce radial spread on north side by up to 1 to 2 metres, crown lift up to 5 metres and crown thin up to 30% four Holm Oak trees of group G3 and to fell and replace one Holm Oak tree of group G3

2021: Application for consent under Worthing Tree Preservation Order No. 20 of 2001 to reduce radial spread by up to 2 metres, and crown thin 15% Holm Oak trees T1, T2 and T3 of group G3 and to reduce crown height and radial spread by up to 2 metres and crown thin up to 15% Holm tree T4 of group G3.

**Planning Assessment**
The trees are two large mature Holm Oaks that are visible as part of a linear group from many views around Vicarage Fields, Bramble Lane and Bramble Close, and are part of group G3 of TPO 20 of 2001 which consists of 43 Holm Oak. The property No.21 Vicarage Fields is part of an 80s cul-de-sac of 22 detached houses, of which nos.15 to 22 run parallel to the linear group of mature trees group G3.

The trees are;

Holm Oak T4
This tree is located close to the Northwest corner of the rear garden. The tree has a large diameter single stem to 4.5 metres, where it then divides into two equal stems both of which are heavily laden with foliage and smaller limbs, and remain entire to within 2 metres of the top of the tree. The crown is dense and wide spread, with an imbalance to the South and Southwest.

The proposed works are to reduce crown height by up to 2 metres, reduce radial spread on south and southwest sides by up to 3 metres, reduce radial spread overall by up to 1 metre, and crown thin up to 15%. The works are to contain the size and spread of the tree, abate nuisance allow access beneath and allow more light and air to pass through the crown.

Holm Oak T1
The Holm Oak tree T1 of group G3 is close to the southwest corner of the rear garden. The tree's crown is intertwined with the adjacent Holm Oak T2, with the wider spread to the west over the garage compounds of Ivydor Close and Bramble Close. The tree has a west leaning stem that begins to correct from 5 to 6 metres and persists to 10 metres, where it divides. The first limbs emerge from 3 metres. The base of the tree is mostly upright to 1 metre, where the tree originally split into two main stems, the southern stem having been lost or removed prior to the Tree preservation Order being made. The main crown is dense and moderately wide spread with some slightly over extended laterals.

The proposed works are to fell and replace Holm Oak tree T1 of group G3. The tree has a large cavity with minimal callousing, where the stump of the southern stem protrudes. Below the cavity the stem is hollow to the East and south with signs of cracking bark and splintered wood on the southside.

The works to the Holm Oak T4 of group G3, in my opinion, would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or contribution to the character of the area. The felling of the Holm Oak T1 of group G3, 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 area will be compensated with the provision of a replacement tree.

**Recommendation**

**APPROVE**

**Grant Consent, subject to the following Conditions:**

1. Approved plans

2. The proposed works, hereby permitted to the Holm Oak tree T4 of group G3, shall be restricted to those specified in the description 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.*

3. The Proposed felling of the Holm Oak tree of group G3 identified on the applicants plan as T1 and its replacement shall be carried out in full within two years from the date of this consent and in accordance with details of the size species and position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

   **Reason:** *In the interest of visual amenity.*

5. If within five years following replanting, the replacement tree dies or becomes seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replacement tree, unless the Local Planning Authority gives written approval to any variation.

   **Reason:** *In the interest of visual amenity.*

**Is recommendation contrary to letter(s) of representation?**

No

Case Officer: JDS Date: 26/08/2025

Authorised by: Jo Morin Date: 26.08.2025