Development Management – Delegated Officer Report **Date; 07/11/2025**

Application Number	**AWDM/1124/25**
Address	**22 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 metres, reduce radial spread by up to 0.5 metres Holly trees T1 T2 T3 and T4 of group G3, and reduce crown height and radial spread by up to 3 metres one Holm Oak tree T4 of group G3.**

Date of site visit: 25/09/25

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

Proposal, Site and Surroundings

The application refers to one Holm Oak tree growing in the southwest corner of the rear garden and four Holly trees near the southwest 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 and houses in Bramble Close. The trees can be seen from the public road

Consent is sought to reduce crown height and radial spread Holly trees T1 T2 T3 and T4 of group G3, and one Holm Oak tree T4 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

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

2004: Application to crown lift Holm Oak and Holly trees by 5 metres and reduce the upper crowns by 3 metres away from the property (Group G3).

2006: Application to reduce spread by between 1.5 metres and 2.7 metres of 3 Holm Oaks in rear garden of No. 21 Vicarage Fields; reduce spread of Holm Oak in the grounds of No. 22 Vicarage Fields overhanging No. 21; and reduce height of all 4 Holm Oaks (all in Group 3). Split Decision – REFUSED = Application to reduce spread by up to 5 metres of Holm Oak in the grounds of No. 22 Vicarage Fields overhanging No. 21; and reduce height of all 4 Holm Oaks by 3 metres (all in Group 3).

2008: Application to prune back branches of one Holm Oak in side garden by up to two metres (part of Group G3). Split Decision - Approved with Conditions, REFUSED = Application to fell six Holly trees in rear garden (part of Group G3).

2009: Application to prune back by approximately 1 metre Holm Oak (No.5), remove one low limb on Holm Oak (No. 6) towards house and prune back low branches on Holm Oak (No. 9) towards house by up to 2 metres, all adjacent to northern boundary. (within Group G3). **Split Decision Approved with Conditions Split Decision – REFUSED = Application to reduce height by 3-4 metres and spread by 2-3 metres to 5 Holm Oaks (Numbered 1, 2, 3, 4 and 9), and to fell one Holm Oak (Numbered 8) on northern boundary (within Group G3).

2009: Application to fell one Holm Oak tree and two Holly trees, and to selectively crown reduce six Holm Oak and six Holly trees (Part of Group G3)

2009 Application to fell one twin-stemmed Holm Oak tree (numbered 3 - part of Group G3) in north-western corner of rear garden.

2012: Application to crown lift to 5 metres and crown reduce by 2 metres three Holm Oak trees in rear garden; and to crown lift to 5 metres and crown reduce by 2 metres one Holm Oak in south-western corner of rear garden of 22 Vicarage Fields (Part of Group G3).

2012: Application to crown reduce by approximately 2 metres and crown lift to 5 metres five Holm oak trees (Part of Group G3) along northern side of rear garden application refused.

2014: Application for consent under Worthing Tree Preservation Order No. 20 of 2001 to crown thin by up to 10 – 15% one Holm Oak tree T1 of group G3, and to reduce radial spread by up to 2 metres on east side of crown to balance / re-shape one Holm Oak tree T2 of group G3.

2016: Application for consent under Worthing Tree Preservation Order No.20 of 2001 in respect of G3 in rear garden by west and north boundaries to pollard six Holm Oak trees: fell one Holm Oak: reduce height of four Holly trees by 2 metres and fell two Holly trees. Split Decision. Refused felling 1 Holm Oak T7 and one Holly T9.

2017: Application for consent under Worthing Tree Preservation Order No.20 of 2001 to initiate pollard at 6 to 7 metres on one Holm Oak tree T3, to reduce eastern stem by up to 3 to 4 metres one Holm Oak T5, reduce crown height by up to 2 metres and crown thin up to 20% one Holm Oak T6, to crown thin up to 20% Holm Oak T7, to reduce crown height up to 1 metre and crown lift up to 5 metres two Holly trees T8 & T9 and to fell one Holly tree T10 all of group G3, and to reduce crown height by up to 2 metres and reduce radial spread by up to 1 metre one Silver Birch T14 and reduce crown height and radial spread by up to 1 metre one Silver Birch tree T15, both of group G2.

2020: Application for consent under Worthing Tree Preservation Order No. 20 of 2001 to fell and replace 1 Holly and fell and replace one Holm Oak part of group G3. Refused.

2020: Application for consent under Worthing Tree Preservation Order No. 20 of 2001 to fell and replace one small Silver Birch part of Group G2 and reduce radial spread and height by 1-1.5 metres to large Silver Birch in Group G2.

2021: Application for consent under Worthing Tree Preservation Order No. 20 of 2001 to reduce crown height and radial spread by up to 1.5 to 3 metres 7 Holm Oaks of group G3; to reduce crown height by up to 2 metres and reduce radial spread by up to 1.5 metres 4 Holly trees of group G3 and to reduce crown height and radial spread by up to 1.5 metres two Silver Birch trees of group G2. Split Decision. Refused works to Holm Oaks of group G3 and Silver Birch of group G2.

2022: Application for consent under Worthing Tree Preservation Order No.20 of 2001 to reduce crown height and radial spread by up to 1 metre Holm Oak tree (T4), reduce radial spread to north 2 metres Holm Oaks (T5 and T6), reduce lower limbs to north 3 to 4 metres, reduce radial spread all other aspects up to 1.5 metres, and reduce crown height up to 1 metre Holm Oak (T7), all of group G3; to reduce crown height by up to 1 metres and reduce radial spread by up to 0.5 to 1 metre, and crown lift up to 4 metres 4 Holly trees of group G3 and to reduce radial spread by up to 0.5 metres, crown thin 20% and crown lift up to 3 metres Silver Birch tree (T2) of group G2.

2024: Application for consent under Worthing Tree Preservation Order No.20 of 2001 to fell and replace one Silver Birch tree T1 of group G2.

2025: Application for consent under Worthing Tree Preservation Order No.20 of 2001 to reduce crown height and radial spread by up to 2 to 3 metres, Holm Oak trees T1 T2 T3 and T4 of group G3, and to re-pollard to previous points Holm Oak tree T5 of group G3.

Planning Assessment

The building 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 rear garden trees are part of group G3 of TPO 20 of 2001 which consists of 43 Holm Oak and 13 Holly trees. The large mature Holm Oaks that are visible as part of a group from many views around Vicarage Field Bramble Lane and Bramble Close, with the three Holly trees contributing to screening between properties. The trees are prominent to the area, and can be seen from many views.

The trees are:

<u>Holly trees T1 to T4 of group G3</u>
This is a linear group of trees which are east of the Holm Oaks near the rear boundary fencing, slightly deeper into the rear garden. Three of the trees have straight single stems of varying girth and one tree T1 on the southern end divides into two straight parallel stems from 1.25 metres. The main stems are mostly clear to 4 to 5 metres, and extend to compact dense crowns with trees T3 and T4 having a combined crown.

The proposed works are to reduce crown height by up to 2 metres, and reduce radial spread by up to 0.5 metres. The works are to contain the size and spread of the trees and maintain the shape of their crowns.

<u>Holm Oak T4 of group G3</u>
This is the first tree near the southwest corner of the rear garden. The tree is a large mature Holm Oak with a single stem to 1.5 metres where it then divides into two: The smaller south stem that persists to 6 metres where the stems divide again. The larger northern stem divides into 2 from 2.25 metres that each angle to the west. The main crown is dense and moderately wide spread, formed mostly of small bushy branches.

The proposed works are to reduce crown height and radial spread by up to 3 metres. The works are to contain the size and spread of the tree and allow more light and air to pass the crown.

These works 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 its 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: 07/11/2025

Authorised by: Jo Morin Date: 07.11.2025