Development Management – Delegated Officer Report **Date; 04/08/2025**

Application Number	**AWDM/0660/25**
Address	**172 Heene Road Worthing West Sussex BN11 4PA**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to crown thin by up to 20% one Holly tree T5, and to fell and replace five Cypress trees and five Holly trees in the Shakespeare Road Conservation Area.**

Date of site visit: 16/07/25

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

Proposal, Site and Surroundings

The application refers to five large mature Cypress trees located near the northeast corner of the front garden, and five Holly trees along the Northern boundary of the front garden. The trees are a prominent part of the street scene and make a contribution to the character and visual amenities of the Shakespeare Road Conservation Area.

Consent is sought to crown thin one Holly and to fell and replace all five Cypress and five other Holly trees.

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

Consultations: Letter sent to The Worthing Society, who did not respond.

Representations: One representation received, which is in objection to the proposals suggesting that other works could be considered to alleviate problems with overhanging or light issues, and that more information should be provided.

Relevant Planning History

1989: The property is included within the Shakespeare Road Conservation Area X designated by the Council on 25th April 1989.

Planning Assessment

The trees are five large tall Leyland Cypress located either side of the Northwest corner of the front garden, close to the junction of Chauser Road and Heene Road, five smaller Holly trees along the Northern boundary adjacent to the pavement of Chauser Road and one Holly on the Southern boundary of the front garden. The trees are prominent to the area and can be seen from many views. The trees are listed in the report as T1 to T10, running from the South to Northeast of the property.

<u>Holly T5</u>
This is a tall mature Holly to the Southwest of the front garden, separated from the other trees on the proposal. The tree has a single stem to 4 metres with a secondary stem emerging from 2.25 metres

that was also reduced at 4 metres. The resulting re-growth from both stems is mostly slender straight upright poles that combine to form a distinctly pointed top. The main crown is dense and wide spread.

The proposed works are to crown thin the tree by up to 20%, retaining its height and spread.
The works are to contain the spread of the tree crown and allow more light and air to pass through the crown.

Cypress T1
This tree is located the furthest North of the five and has a single stem to 4 metres where it then divides into 3 main uprights. The first laterals emerge from 3.75 metres, with sparse foliage to 5 to 6 metres. The main crown is dense and wide spread, becoming open to the centre.

Cypress T1a
The Cypress T1a is growing directly adjacent to T1 and has a slightly slender stem to 4 metres, then twin stems that each persist to the top. The branches are mostly dead up to 7 to 8 metres. The main crown is dense and mostly compact being slightly wider spread to the west.

Cypress T2
This is a larger tree with a single stem to 1.8 metres, where it begins to divide into two, becoming fully separated from 3.5 metres, where several smaller stems and laterals begin to emerge. There is also a cluster of limbs from 2.5 metres, that extend across the road. The main crown is dense and wide spread to the North and West with mostly deadwood to the South and East.

Cypress T3
The Cypress tree T3 has a small diameter single stem to 2 metres, where it then becomes twin stemmed, the North stem divides again from 3 to 4 metres, the South stem mostly persisting to top. The tree has foliage on the North and West sides only.

Cypress T4
This tree is single stemmed to 1.5 metres where a smaller secondary stem begins to emerge becoming fully separate from 2 metres (included bark) and divides from 2.5 metres. The main stem begins to divide from 3 metres. The main crown is dense and wide spread.

Holly T6 and T7
The next tree is the T6, as the Holly tree T5 is to be retained and has been removed from the proposal. The Holly trees T6 and T7 are growing in close proximity along the boundary with Chaucer Road between the Cypress T4 and the vehicular entrance. T6 has a gnarled stem to 4 metres where it becomes twin, each dividing again from 5 metres into clusters of smaller stems. T7 is a smaller more slender stemmed tree with laterals from 2 metres and divides at 4 metres. The two trees have a combined crown that is moderately dense and wide spread.

Holly T8 and T9
These are two Holly trees growing in the small border between the vehicular and pedestrian entrances from Chauser Road to the south of the property. The trees are both early mature Holly trees with mostly slender stems. T8 is single to 1.75 metres where it divides into two, the west stem arches outward with the east stem dividing again at 5 metres. The Holly T9 has a slender single stem that persists to the top with limbs from 1.8 metres. The trees have a combined crown that is dense and widespread.

Holly T10
The Holly tree T10 is located in the Southeast corner of the front garden adjacent to the boundary with 15 Chauser Road and the pavement of Chauser Road. The tree has two stems from a common source above ground level, The main older stem to the South is a larger diameter and gnarled with

many pruning wounds. The North stem is younger and more slender. Both stems divide from 5 metres. The main crown is sparse and moderately wide spread with several sections of defoliation and damage.

The proposed works for the five Cypress and five Holly are to fell and replace the trees. The Cypress trees are dense and wide spread to the North and West, across the adjacent carriageways and pavements, and mostly either dead or very sparse to the South and East. This makes reducing their spread unfeasible as it would make the trees unbalanced and the crowns thin and patchy. The Holly trees are mostly distorted by either unsympathetic pruning or suppression. The trees as species or features are not important or of particular merit to the Shakespeare Road Conservation Area and do not meet the standard required for a Tree Preservation Order. Therefore approval to fell and replace the five Cypress and five Holly is recommended.

The works to the Holly tree T5, 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 Shakespeare Road Conservation Area.

The works to fell the five Cypress and five Holly 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 replacement trees.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

Yes an objection has been made to felling of the ten trees, requesting more information and justification for their removal, suggesting other works could be carried out, and that the trees have significant amenity value. The objection also requests that details of the replacement trees are made available, as a condition of felling (if approved). As the application is a S211 / Trees in a Conservation Area application the applicant is not required to give any reason for the works. It is considered that due to the condition of the trees, normal reduction works would not be possible, and that the trees are not sustainable for retention. Although there is a duty on the applicant to replace the trees, (as part of the proposal) conditions cannot be added to S211 / Trees in a Conservation Area application.

Case Officer: JDS Date: 04/08/2025

Authorised by: Jo Morin Date: 04.08.2025