Development Management – Delegated Officer Report **Date; 25/09/2025**

Application Number	**AWDM/0907/25**
Address	**11 Berkeley Square Worthing West Sussex BN11 5AF**
Proposal	**Application for consent under Worthing Tree Preservation Order No.9 of 1990 to reduce crown height and radial spread by up to 2 metres, crown lift up to 5 metres, and crown thin 20% one Holm Oak tree T4, and crown thin 15% and remove epicormic and deadwood three Holly trees of group G1.**

Date of site visit: 04/09/25

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

Proposal, Site and Surroundings

The application refers to one large Holm Oak tree, and three smaller Holly trees growing in the frontage of 1 Berkeley Square, adjacent to Grand Avenue. The trees are part of an established group of trees, which are prominent in the street scene and make a significant contribution to the character and visual amenities of the area.

Consent is sought to reduce height and radial spread, crown lift and crown thin Holm Oak T4 and to crown thin and remove epicormic and deadwood three Holly trees of group G1.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1990: Worthing Tree Preservation order Number 9 of 1990 confirmed on 17/10/1990.

1990: Application to crown lift one Holm Oak to an approximate height of 10-12 feet and remove dead wood 1-12 Berkeley Square

1994: Application for works to one Holm Oak (T4) to crown lift to 3 metres above pavement level: Berkeley Square Grand Avenue.

2008: Application for a minor crown reduction to one Ilex Oak (T4) and minor crown reduction, crown lift and dead wood group of three Hollies (G1) (fronting Grand Avenue).

2014: Application for consent under Worthing Tree Preservation Order No.9 of 1990 to reduce radial spread of crown by up to 2 metres, and crown lift up to 6 metres one Holm Oak tree T4

2020: Application for consent under Worthing Tree Preservation Order No.9 of 1990 to reduce radial spread by up to 3m on building side and by 1m on road side, reduce height by 3m, crown lift

up to 5m and crown thin up to 15% one Holm Oak (T4) and to reduce radial spread by up to 1m Holly trees of group G1.

2023: Application for consent under Worthing Tree Preservation Order No.9 of 1990 to reduce crown height and radial spread by up to 2 metres, crown lift up to 5 metres, and crown thin 25% one Holm Oak tree T4 and to reduce crown height and radial spread by up to 1 metre three Holly trees of group G1.

Planning Assessment

The trees are a mature Holm Oak T4, growing adjacent to the public footpath, and three smaller Holly trees (group G1) which are slightly to its east. The trees are prominent to the area and can be seen from many views. The trees are:

Holm Oak T4
The Holm tree has a single stem to 4 metres where it divides into two main stems. These stems have been historically pollarded or lopped at 5-6 metres creating a rather crowded centre to the crown. The stems are clear to around 7 - 8 metres, with many arching over secondary branches which hang lower to the outer edges of the crown. The tree has a deep cavity near the nase with gamoderma fruiting bodies present. The main crown is dense and moderately wide spread with some lower hanging laterals.

The proposed works are to reduce crown height and radial spread by up to 2 metres, crown lift up to 5 metres, and crown thin 20%. The works are to contain the size and spread of the tree, allow access beneath and more light and air to pass through the crown.

Holly T1 of group G1 (North)
This tree has a slender eastward leaning single stem that persists to the top, with the first significant sized laterals emerging from 3 metres. The main crown is slightly open and mostly compact.

Holly T2 of group G1 (Central)
The middle tree of the group has a more upright slender single stem to 5 metres, where it then divides into multiple smaller stems and laterals. The first branches emerge from 2.5 metres, with the main crown being moderately dense.

Holly T3 of group G1 (South)
The Holly tree T3 of group G1 is the furthest east of the three and closest to the main building. The tree has a larger diameter stem that extends to 3 metres, where it becomes twin to 4 metres where both stems divide and the dense crown develops. The main crown has limbs that are mostly windswept to the east and southeast.

The proposed works to all three Holly trees of group G1 are to crown thin 15% and remove epicormic and deadwood. The works are to allow more light and air to pass through 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: 25/09/2025

Authorised by: Jo Morin Date: 26.09.2025