Development Management – Delegated Officer Report **Date; 16/07/2025**

Application Number	**AWDM/0603/25**
Address	**The Roost 13 Church Lane Southwick West Sussex BN42 4GD**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace three Cypress trees T1 T2 and T3, one Damson tree T4 and one Holly T5 in the Southwick Conservation Area.**

Date of site visit: 11/06/25

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

Proposal, Site and Surroundings

The application refers to five medium to large mature trees in the rear garden of the property; four along the Eastern boundary and one near the Southwest. The trees are mostly prominent to the street scene and make a contribution to the character and visual amenities of the Southwick Conservation Area.

Consent is sought to fell and replace all five trees.

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

Consultations: Letter sent to sent to ACAAG - Adur Conservation Area Advice Group who did not respond.

Representations: None received.

Relevant Planning History

1976: The Southwick Conservation Area was first designated in June 1976 and included three distinct and separate areas: Manor House, The Green and Church Lane.

Planning Assessment

The trees are a three large mature Cypress and one Damson growing in along the Eastern boundary of the rear garden adjacent to the carriageway of Albert Road, and one Holly to the southwest of the rear garden. The Cypress and one Damson trees are prominent to the area, with the Holly T5 being more secluded.

The trees are:

<u>Cypress T1 and T2</u>
These are two large mature Cypress trees that are both single stemmed to 3.75 metres, where they each divide with some overarching limbs. There are also additional smaller stems from ground level. The Western side of both trees is mostly dead with a small section of live branches at 2 to 4 metres.The main crowns are combined and are moderately dense and wide spread over extended laterals to the East.

Cypress T3
This is a much smaller, younger, suppressed tree to the South of the Cypress T2. The tree has a single stem to 2 metres where it then divides into several slender stems that mostly achieve an equal height with Cypress T1 and T2 in the combined crown.

Damson tree T4
The Damson tree T4 is the furthest North of the trees along Albert Road, and is more of a fruit bush that has been allowed to grow, with multiple stems from ground level and no distinct shape or form. The tree has dead and decaying stems and several fruiting bodies present. The main crown is dense and wide spread.

Holly T5
This tree is located to the southwest of the rear garden close to a garden pond and the Western boundary with 15 Church Lane. The tree has a single stem to 1 metre, where it then divides into several smaller stems, some with distorted growth, and one main larger stem that leans to the south. The tree has an insurgence of thick Ivy. The main crown is dense and wide spread.

The proposed works for all five trees is to fell and replace. Two of the three Cypress trees; T1 and T2 and the Damson tree T4 are in decline. The remaining Cypress is also in poor condition as without the adjacent tree the slender stems are unlikely to survive. The Holly tree is also in poor condition and would not be considered of sufficient public amenity or value to justify a Tree Preservation Order.

Therefore it is recommended that consent to fell and replace the five trees is given consent.

These works in my opinion 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 Southwick Conservation 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?

No

Case Officer: JDS Date: 16/07/2025

Authorised by: Peter Barnett Date: 17 July 2025