Development Management – Delegated Officer Report **Date; 09/06/2025**

Application Number	**AWDM/0534/25**
Address	**Lancing College Preparatory School at Worthing 122 Broadwater Road Worthing West Sussex BN14 8HU**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce to a height of 1.8 metres one group of Bays G1 and to prune back inline with boundary Lawson Cypress and Bay H1, in the Broadwater Conservation Area.**

Date of site visit: 28/05/25

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

Proposal, Site and Surroundings

The application refers to several small to medium early mature Bays (G1 and H1) and a Lawson Cypress H1) located near the Western boundary wall, adjacent to the Southwest wing of the main building. The trees are a part of the local landscape and make a contribution to the character and visual amenities of the Broadwater Conservation Area.

Consent is sought to reduce to the same height of the maintained hedge one group of Bays G1 and to prune back in line with boundary one Lawson Cypress and a group of Bay trees H1.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1949: The property is included in the List of Buildings dated 11th October 1949 compiled by the Minister of Housing and Local Government under sec.30(1) of the Town and Country Planning Act 1947.

1975: The property is included within Conservation Area II (Broadwater), designated by the Council on 6th March 1975.

1995: Worthing Tree Preservation order Number 46 of 1995 confirmed on 01/12/1995.

1995: Selective crown lifting, back ending of lower branches and removal of dead wood of three False Acacia, one Sycamore and one Lime (subject to Worthing Tree Preservation Order No 7/1976) : Broadwater Manor School Broadwater Road.

1995: Application to fell two Lime trees and crown reduce by 30% one Lime tree, part of group g4, subject to Worthing Tree Preservation Order No 7/1976 : Broadwater Manor School Broadwater Road

1998: Application under Worthing Tree Preservation Order No 46/1995 to crown reduce by five metres one Holm Oak (Quercus ilex) T5 : Broadwater Manor School Broadwater Road.

2001: Application for consent under Worthing Tree Preservation Order No. 46/1995 to crown lift to 3 metres on south side Holm Oak (within Group G8) including lowest branch and pendulous growth above

2001: Application for consent under Worthing Tree Preservation Order No. 46/1995 to carry out various remedial lopping and cleaning out works to Holm Oak and Ash trees on eastern and southern perimeters of playing field

2003: Application for consent under Worthing Tree Preservation Order No. 46 of 1995 to reduce by up to 1 metre, 20% crown thin of the eastern crown and clean out of 2 Holm Oaks where overhanging Broadwater Mews to the east. Reduction of low crown on east side by up to 0.5 metre of Pine and clean out 3 further Pines. Group G8.

2004: Application for consent under Worthing Tree Preservation Order No. 46 of 1995 to fell to ground level and stumps treated, two Ash trees within Group G7 - REFUSED

2007: Application for consent under Worthing Tree Preservation Order No. 46 of 1995 to crown lift 9 Ash trees (Group G7) to 4 metres to South side (over the boundaries with numbers 23 - 29 Sompting Avenue) and clean out the crowns

2007: Application for consent under Worthing Tree Preservation Order No. 46 of 1995 to fell one Corsican Pine (adjacent to 7 Broadwater Mews within Group G8). Split Decision - Approved with Conditions. REFUSED - Application for consent under Worthing Tree Preservation Order No. 46 of 1995 to fell one Ash (adjacent to 27 Sompting Avenue within Group G7).

2008: Application under Worthing Tree Preservation Order No. 46/1995 to crown lift to 5 metres all round and crown reduction on the Sompting Avenue side sufficient to remove branches overhanging the road to one Holm Oak (Quercus Ilex) within Group G6

2009: Application under Worthing Tree Preservation Order No. 46 of 1995 to Crown lift one Larch tree (T11) on Northern side by removal of lower branches to two metres above ground level (including removal of two small pendulous branches over shed to main limb and reduction of this limb by up to one metre).

2009: Application for consent under Worthing Tree Preservation Order No. 46 of 1995 to crown lift to 5 metres and remove right hand main section to one Holm Oak (T3) on southern boundary adjacent to 116 Broadwater Road; and to crown lift one Holm Oak in south-eastern corner of grounds by removal of lower branches over garages in Manor View Court (part of Group G8).

2011: Application for consent under Worthing Tree Preservation Order No.46 of 1995 to raise the lower crown on east and south sides of one Holm Oak tree in the south-eastern corner of grounds (Part of Group G8), to give a clearance of 1.5 metres above the garage roofs of Manor View Court (and an additional 0.5 metre crown lift to the works approved under application WB/09/0961/TPO dated 21.12.09)

2015: Application for consent under Worthing Tree Preservation Order No.46 of 1995 to crown lift by up to 1.5 to 5.5 metres, clear buildings by up to 1-2 metres on individual trees T1 to T4 and T7

to T13 and selected trees of groups G1, G2 and G4 to G8, to thin by up to 20% 1 Holm Oak of G6 2 Ash of G7 and two Holm Oaks of G8, to reduce radial spread by up to 3 metres on east side one Corsican Pine of group G8 and remove major dead wood and sever Ivy where required.

2015: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift by up to 2.5 to 3.5 metres, clear services by up to 1.5 metres one Horse Chestnut T143, one Beech T125, one Pear T126, two Field Maple T127 & T149 and two Whitebeam T142 & T148. To clear services by up to 1.5 metres one Norway Maple T132, crown lift to 3.5 metres and remove reversion growth one Norway Maple T151, to remove reversion growth from two Norway Maple T152 & T153, to crown reduce height and spread by up to 0.5 metres one Pear T141 and to remove major dead wood and sever Ivy where required, to trees in the Broadwater Conservation Area.

2018: Application for consent under Worthing Tree Preservation Order No.46 of 1995 to reduce height and radial spread by up to 2.5 metres one Ash of group G7; Prune to clear adjacent pole by up to 2 metres one Poplar of group G5; Fell and replace two Corsican Pine of group G8, two False Acacia of group G3 and one Ash tree of group G7.

2020: Application for consent under Worthing Tree Preservation Order No.46 of 1995 to Pollard to 12.5 metres five Ash trees, to pollard to 11.5 metres one Ash tree and crown lift to 5.5 metres and reduce height and spread 2.5 metres of one Ash tree all group G7, to reduce radial spread 2.5 metres lift to 5.5 metres one Holm, reduce select low limbs to east and Southeast by up to 5 metres one Holm Oak, and reduce radial spread to East by up to 4 metres one Holm Oak all of group G8, and to crown lift up to 5.5 metres Beech tree T7.

2021: Section 211 Notice under the Town and Country Planning Act 1990 to reduce to ground level Bay tree T1, and to fell and replace one Ash T4 one Sycamore T5 and two Elm T7 and T8 in the Broadwater Conservation Area.

2021: Application for consent under Worthing Tree Preservation Order No. 46 of 1995 to reduce to northern boundary and crown lift up to 3.5 metres one Holly T2 of group G1, reduce radial spread to south one Holly T3 of group G2, reduce crown height by up to 4.5 metres and reduce radial spread by up to 3.5 metres one Holm Oak T4 (T6 on applicant's plan), crown lift up to 6 metres, remove epicormic growth, prune to clear pole and cables by up to 2 to 3.5 metres and reduce low branch to Southeast by up to 4 metres one Aspen tree of group G9, and to crown lift up to 5.5 metres and reduce northeast limb by up to 3 metres one Holm Oak T10 of group G6.

2021: Application for consent under Worthing Tree Preservation Order No. 46 of 1995 to reduce Beech (T7) - Crown by up to 2.5m of existing branch length, to appropriate growth points.

2022: Application for consent under Worthing Tree Preservation Order No.46 of 1995 to fell and replace one Douglas Fir tree T9. Refused.

2022: Application for consent under Worthing Tree Preservation Order No.46 of 1995 to reduce radial spread by up to 2 metres, and crown lift up to 4 metres, one Holm Oak tree T4.

2023: Application for consent under Worthing Tree Preservation Order No.46 of 1995 to reduce radial spread by up 1 to 2 metres, and crown lift up to 2.5 metres, Holm Oak tree T3 of group G6, and to reduce radial spread by 1.5 to 2.5 metres, Douglas Fir tree T9.

2024: Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Ash tree T2 in the Broadwater Conservation Area.

2025: Application for consent under Worthing Tree Preservation Order No.46 of 1995 to prune back to source two large branches to north of upper crown one Ash tree T2 of group G7, remove deadwood from Lime tree T7 of group G2, and to fell and replace Goat Willow T13.

Planning Assessment

The trees are two groups of small to medium sized trees; which are Bays growing in the front grounds adjacent to the entrance from Broadwater Road (G1) and a line of trees and tall hedge (Lawson Cypress and Bay trees) in the rear garden of 120 Broadwater Road. The trees have mostly limited public views. The two groups are:

Bay trees of group G1
This is a group of Bay trees that have been maintained as a large hedge from ground level to approximately 1.8 metres. Some of the Bays have been allowed to grow into standard trees with clear sections of trunk between the top of the hedge and the base of the crowns. The higher crowns are dense and wide spread and mostly obscured by the adjacent larger taller Holm Oak and Sycamore trees.

The proposed works are to reduce to a height of 1.8 metres one group of Bays. The works are to contain the size and spread of the taller sections of the trees.

Bay trees and Lawson Cypress of group H1
These trees are a group of mostly single stemmed Bays and a slightly taller Lawson Cypress. The Cypress tree has a clear stem to 3 metres where the A-symmetrical crown begins to break, the Bays are mostly clear to 1 metre. The row of trees are directly adjacent to the building and roof of the Lancing College Prep School.

The proposed works are to prune back the crowns in line with the boundary wall. The works are to maintain clearance to the main building.

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 Broadwater Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 09/06/2025

Authorised by: Louise Prew Date: 09/06/2025