Development Management – Delegated Officer Report **Date; 14/01/2026**

Application Number	**AWDM/1177/25**
Address	**2 Southdown Road Southwick West Sussex BN42 4FT**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 1.2 metres Winter Cherry T2, reduce crown height and radial spread by up to 3 metres Cherry Laurel T3 and to fell and replace Walnut T1 Apples T4 & T6 and Cherry T5 in the Southwick Conservation Area.**

Date of site visit: 26/09/25

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

Proposal, Site and Surroundings

The application refers to six small early mature trees in the side garden of 2 Southdown Road to the rear of the Dental Practice 46 The Green. The trees are a part of the local landscape and make a contribution to the character and visual amenities of the Southwick Conservation Area.

Consent is sought to reduce crown height and radial spread Winter Cherry T2,and Cherry Laurel T3 and to fell and replace Walnut T1 Apples T4 & T6 and Cherry T5.

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

Consultations: Letter 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.

Planning Assessment

The trees are a small to medium sized Walnut T1, and five smaller trees 2 Apple 2 Cherry and a Cherry Laurel. The trees are growing in the western half of what was the rear garden of 46 The Green, which is within the Southwick Conservation Area. The trees have a low prominence, with limited public views.

The trees are:

<u>Winter Cherry T2</u>
This tree is on the northern boundary close to the neighbouring properties garage. The tree has a slender main stem that persists to 1.8 metres, where it divides and the crown breaks. A smaller secondary stem emerges from 0.75 metres and archives an equal height in the crown. The main crown is sparse and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height and radial spread by up to 1.2 metres The works are to contain the size and spread of the tree.

Cherry Laurel T3
The Cherry Laurel is growing in a deep border to the western end of the garden, and is more of a bush or large shrub than a formal tree. It has multiple stems from ground level that form a dense wide spread crown.

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.

Walnut T1
The Walnut tree T1 is the largest and tallest of the six trees and located near the centre of the garden. The tree has a single straight stem to 2.5 metres where it divides into several stems and limbs. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to fell and replace the tree, due to a large deep cavity on the main stem and the presence of fruiting bodies.

Cherry T5
This tree is growing close to the southeast corner of the garden. The tree has twin stems that each persist to 2.5 metres, where each divides into several stems and limbs. The main crown is sparse and compact with mostly brown foliage.

The proposed works are to fell and replace the tree that appears to have died earlier in the season.

Apple T6
The Apple tree T6 is growing close to the dead Cherry T5, near the southeast corner of the side garden. The tree has a single stem that persists to 0.75 metres where it then divides into two. The tree was recently planted, being 2 to 3 years old. The main crown is sparse and open with many fruits present.

The proposed works are to fell and replace the tree, as although abundant the fruits are not wanted. This tree is healthy and growing vigorously, however it could not be considered to be contributing to the Conservation Area, as it has no public views and as a young sampling it would not be considered as suitable for a Tree Preservation Order.

Apple T5
This is a larger and much more mature Apple tree growing close to the center of the south boundary. The tree has a large diameter single stem to 1.5 metres, where it then divides into two, each stem dividing again at 2.25 metres. The main crown is dense, with many “watershoots” and wide spread with some slightly over extended laterals.

The proposed works are to fell and replace the tree. The works are due to the severe decay in the main stem and the presence of large fruiting bodies.

The works to the Cherry T2 and Cherry Laurel T3, 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 Southwick Conservation Area.

The felling of the Apple trees T4 and T6, Cherry T5 and Walnut T1, 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 Conservation Area, will be compensated with the provision of a replacement trees.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 14/01/2026

Authorised by: PB Date: 14/1/26