Development Management – Delegated Officer Report **Date; 08/12/2025**

Application Number	**AWDM/0461/25**
Address	**Goring Hall Hospital Bodiam Avenue Worthing West Sussex BN12 5AT**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 3 metres one Beech tree T39 and to fell and replace one Box tree T51 in the Goring Hall Conservation Area.**

Date of site visit: 02/10/25

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

Proposal, Site and Surroundings

The application refers to two trees: a large, tall mature Beech tree located to the South of the recently created car parking area off of the main entrance road, and a smaller Box tree to the east of the former walled garden. The tree T39 is a prominent part of the street scene and makes a significant contribution to the character and visual amenities of the Goring Hall Conservation Area, the Box is less prominent and appears to have died in a previous season.

Consent is sought to reduce crown height Beech tree T39 and to fell and replace one Box tree T51.

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: None received.

Relevant Planning History

1980: Worthing Tree Preservation order Number 18 of 1980 confirmed on 18/11/1980.

1991: The property is included within Conservation Area XII (Goring Hall) designated by the Council on 31st January 1991.

2000: Worthing Tree Preservation order Number 7 of 2000 confirmed on 23/10/2000.

2003: Application for consent under Worthing Tree Preservation Order No. 7 of 2000 for the lopping of a limb from a Eucalyptus (T1).

2012: Application for consent under Worthing Tree Preservation Order No. 18 of 1980 to tidy and crown thin one Magnolia (T9) on eastern side of building; and for consent under Worthing Tree Preservation Order No. 7 of 2000 to crown thin and remove branches over the garden of 73 Aldsworth Avenue on one Eucalyptus (T1) on eastern perimeter, south-east of building.

2014: Application for consent under Worthing Tree Preservation Order No.18 of 1980 to crown lift up to 3 metres, reduce radial spread by up to 2 metres, and to reduce crown height by up to 3 metres, on one Lime tree of group G2.

2017: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 3 metres one Leyland Cypress tree (T33) and to fell and replace one Hybrid Black Poplar (T21) in the Goring Hall Conservation Area.

2017: Application for consent under Worthing Tree Preservation Order No.18 of 1980 to Pollard at 4 metres one Lime tree (T4) of group G9, to re-pollard two Lime trees (T5 &T6) of group G9, and to fell and replace one Holm Oak (T9) and one dead tree (T2) of group G18, and one dead tree (T7) of group G9.

2020: Application for consent under Worthing Tree Preservation Order No.18 of 1980 to crown lift up to 2 metres, and reduce radial spread by up to 1 metre, selected trees of group G18.

2021: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 2.5 metres, one Eucalyptus tree T2 in the Goring Hall Conservation Area.

2021: Application for consent under Worthing Tree Preservation Order No.18 of 1980 to fell and replace one Magnolia tree T9. Refused.

2022: Section 211 Notice under the Town and Country Planning Act 1990 to remove back to source low limb on the southern side, and remove deadwood one Eucalyptus tree in the Goring Hall Conservation Area.

2022: Section 211 Notice under the Town and Country Planning Act 1990 to remove back to source low limb on the southern side, and remove deadwood one Eucalyptus tree in the Goring Hall Conservation Area.

2022: Section 211 Notice under the Town and Country Planning Act 1990 to remove selected limb over car parking area one Chamaecyparis lawsoniana tree in the Ilex Way Conservation Area.

2022: Application for consent under Worthing Tree Preservation Order No.18 of 1980 to reduce crown height and radial spread by up to 2 metres, allow clearance to windows of up to 1 metre, remove deadwood and crown thin up to 10% Magnolia tree T1.

2023: Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Leyland Cypress T11, Sycamore T15, Goat Willow T18, and two Ash T14 & T13 in the Goring Hall Conservation Area.

2023: Application for consent under Worthing Tree Preservation Order No.18 of 1980 to fell and replace two Yew trees of group G9.

2023: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2 metres, clear epicormic growth up to 2 metres and remove deadwood one Prunus Avium (Bird Cherry) tree in the Goring Hall Conservation Area.

2023: Application for consent under Worthing Tree Preservation Order No.7 of 2000 to reduce crown height by up to 5 metres, reduce radial spread by up to 5 to 6 metres, clear epicormic growth up to 2 metres and remove deadwood one Eucalyptus tree T1.

2024: Application for consent under Worthing Tree Preservation Order No.18 of 1980 to fell and replace two Yew trees T1 and T2 of group G9.

2024: Application for consent under Worthing Tree Preservation Order No.18 of 1980 to reduce crown height by up to 5 metres, and reduce radial spread by up to 1 metre one Holm T48 of group G18, to reduce radial spread by up to 4 metres Holm Oak T53 of group G18, and to fell and replace Yew trees T1 & T16 of group G9, Sycamores T4 T10 of group G9 and T47 of group G18, and Monterey Cypress T44 of G3.

2024: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 1 to 2 metres one Cherry tree T22 and to fell and replace Ash trees T14, T49 and T1 of group G13, one Box (Buxus) T51, Elm T52, and Lawson Cypress T11 in the Goring Hall Conservation Area.

2024: Section 211 Notice under the Town and Country Planning Act 1990 to initiate pollard at 4 metres one Lime Tree T1, and to prune to allow clearance of up to 1 -1.5 metres to roof of utility building Holly tree T3 in the Goring Hall Conservation Area.

2024: Application for consent under Worthing Tree Preservation Order No.18 of 1980 to crown lift up to 4 metres, trees on Western side of group G18.

2024: Application for consent under Worthing Tree Preservation Order No.18 of 1980 to crown lift up to 5 metres, Yew trees of group G9.

2025: Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace two Sycamore T10 & T15; Leylandii T11; Yew T16; Goat Willow T18; Cherry T41; and Elm T52; and to prune to clear cables and buildings by up to 0.5 metres one Cherry Plum T21 and remove broken branch from Leylandii T54 in the Goring Hall Conservation Area.

Planning Assessment

The Beech T39 is a large mature tree growing in a wooded area to the South of the new car park, where it is prominent to the area, and can be seen from many views. The Box T51 is more secluded and as it has died has a far lower impact on the area.

Beech tree T39
This tree has a large diameter straight single stem to 10 metres, where it divides into several mostly upright stems that mostly persist to the top. The main crown is high dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height by up to 3 metres to contain the spread of the tree.

Box tree T51
The Box tree is one of several small slender stemmed trees growing close to the archway in the wall of the main car park. The tree has a single thin stem and is completely defoliated having died more than a year ago.

The proposed works are to fell and replace the tree.

The works to the Beech tree T39, 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 Goring Hall Conservation Area.

The felling of the Box tree T51 will be large in relation to the overall number of trees and an amount of change will take place. However, the effect on the area will be compensated with the provision of a replacement tree.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 08/12/2025

Authorised by: Jo Morin Date: 09.12.2025