Development Management – Delegated Officer Report **Date; 31/07/2025**

Application Number	**AWDM/0620/25**
Address	**The Channings The Green Southwick West Sussex BN42 4FS**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace three Leylandii trees T1 T2 and T3 in the Southwick Conservation Area.**

Date of site visit: 29/07/25

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

Proposal, Site and Surroundings

The application referred to three small to medium early mature Leylandii trees located to the front and rear of the main building. The trees had no public views and made a limited contribution to the character and visual amenities of the Southwick Conservation Area.

Consent was sought to fell and replace three Leylandii trees T1 T2 and T3 in the Southwick Conservation Area.

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 and included three distinct and separate areas:The Green and Church Lane area covered all buildings surrounding The Green.

2008: Felling of 10 conifer trees (6 weeks prior notification of works to trees in Conservation Area)

Planning Assessment

The trees were three small early mature Leylandii growing in the front and rear garden close to the Southern and Eastern aspects of the main building. The trees were not prominent to the area, and had no public views.

The trees were no longer present at the time of the site visit, however the photos provided by the applicant showed the trees prior to being felled.

The trees were:

Leylandii T1
This was a small leylandii tree with a 45 degree lean to the west, growing directly adjacent to the slightly raised front porch. The main crown was dense and wide spread.
Leylandii tree T2
The Leylandii tree T2 was located near the Northeast corner of the main building, growing in close proximity to the Leylandii tree T3. The tree had an off centre stem, with the main bole emerging at an angle for 0.5 metres where it then divided into three main stems approximately 0.2 to 0.6 metres east of the main root buttresses. The main crown was dense and moderately widespread.

Leylandii treeT3
The image of this tree was less clear but it appeared to be a slightly smaller suppressed tree growing in close proximity to the larger T2. The tree had a single stem that persisted to within 1 metre of the top. The main crown was slightly open and wide spread.

The proposed works were to fell and replace all three trees, works that were carried out within 4 to 5 weeks of the time of the site visit, and after the six weeks notice given for works to trees in a Conservation Area

These works were in my opinion, large in relation to the overall number of trees and an amount of change has taken place. However the effect on the 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: 31/07/2025

Authorised by: Peter Barnett Date: 31 July 2025