Development Management – Delegated Officer Report **Date; 27/08/2025**

Application Number	**AWDM/0709/25**
Address	**Sussex Police Authority Custody Suite Centenary House Durrington Lane Worthing West Sussex BN13 2PQ**
Proposal	**Application for consent under Worthing Tree Preservation Order No.15 of 1992 to reduce radial spread by up to 3 metres to the rear of 21 to 26 Hilden Close and 21 to 25 Hilden Park, Hybrid Black Poplar trees and Leyland Cypress trees of group G4, and to reduce selected Southern limb 4 metres from ground level by up to 3 metres of Hybrid Poplar of group G4 to the rear of 21 Hildon Park.**

Date of site visit: 06/03/25

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

Proposal, Site and Surroundings

The application refers to two rows of trees in the linear group G4, on the western boundary, between properties in Hildon Park, and the compound of the Sussex Police Custody Suite. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the area.

Consent is sought to reduce radial spread Hybrid Black Poplar trees and Leyland Cypress trees of group G4, and to reduce selected Southern limb of Hybrid Poplar of group G4 to the rear of 21 Hildon Park

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

Consultations: None.

Representations: None received.

Relevant Planning History

1992: Worthing Tree Preservation order Number 15 of 1992 confirmed on 23/09/1992.

1996: Application to crown reduce to a height of 5.5 metres all of the Leyland Cypress trees within group G3 and G4 sited along the western boundary. Centenary House Durrington Lane Application Number 95/0839/T Refused.

1996: Application for works comprising crown reduction of seven Leyland Cypress (G3) by 2 metres; remove lower broken and dead branches from a group of thirty five Leyland Cypress (G4) and remove the branch stubs from one Weeping Willow (T5) : Centenary House Durrington Lane

2008: Application to fell 7 trees, remove low and large branches to 4 trees projecting towards 21 Hildon Park and crown lift to 5 metres and cut Ivy; crown reduce 5 remaining trees by 10% - 15% (up to 2.5 metres). (A total of 12 Black Poplar trees within group G4).

2013: Application for consent under Worthing Tree Preservation Order No.15 of 1992 to crown reduce radial spread by up to 2 – 3 metres on Western aspect to a height of up to 10 metres on 33 Poplar trees and 40 Leyland Cypress trees of group G4.

2018: Application for consent under Worthing Tree Preservation Order No.15 of 1992 to crown lift up to 6 metres one Willow tree T4, to prune to clear Bike Store by up to 1 metre trees of group A1, to re-pollard to original points one Poplar of group G4, and to fell one large Poplar tree of group G4 (to the rear of 28 Hilden Park), and to fell 10 Poplar trees to the northern end of group G4.

2020: Application for consent under Worthing Tree Preservation Order No.15 of 1992 to reduce radial spread by up to 1 to 2 metres, trees of group G4 that are adjacent to the compound of the Sussex Police Authority Custody Suite.

2024: Application for consent under Worthing Tree Preservation Order No.15 of 1992 to remove selected longest limbs back to main stems, lift along boundary of Parking Area up to 3 metres and remove dead wood Hybrid Black Poplar trees and Leyland Cypress trees of group G4

2025: Application for consent under Worthing Tree Preservation Order No.15 of 1992 to reduce radial spread by up to 3 metres to the rear of 21 to 26 Hilden Close and 21 to 25 Hilden Park, Hybrid Black Poplar trees and Leyland Cypress trees of group G4, and to reduce selected Southern limb 4 metres from ground level by up to 3 metres of Hybrid Poplar of group G4 to the rear of 21 Hildon Park. - Withdrawn

Planning Assessment

The trees of group G4 are tall mature Poplars with a lower storey of Lawson Cypress, on the western boundary of the Centenary House site Durrington Lane. The trees are prominent to the area and can be seen from many views.

The Poplar trees are 22 to 24 metres tall, growing to the eastern side of the lower Lawson Cypress, and are the more prominent trees, with relatively slender stems supporting wide slightly open crowns, and some wider spreading laterals that extend over the properties of Hildon Park. The Lawson Cypress trees are around 10 metres tall and have foliage from ground level, with a combined dense wide spread crown that does not extend as widely across the boundary wall. A single Poplar tree to the South of the group has a slightly larger lower limb that extends into the rear of 21 Hildon Park.

The proposed works are to reduce radial spread by up to 3 metres to the rear of 21 to 26 Hilden Close and 21 to 25 Hilden Park, Hybrid Black Poplar trees and Leyland Cypress trees of group G4, and to reduce selected Southern limb 4 metres from ground level by up to 3 metres of Hybrid Poplar of group G4 to the rear of 21 Hildon Park. The works are to contain the spread of the trees, allow access beneath the crowns and abate possible future nuisance.

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 area.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority and carried out within two years from the date of consent and in accordance with the British Standard BS 3998: 2010 Tree Work.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 27/06/2025

Authorised by: Jo Morin Date: 27.08.2025