Development Management – Delegated Officer Report **Date; 09/10/2025**

Application Number	**AWDM/1067/25**
Address	**48 Oldfield Crescent Southwick West Sussex BN42 4FZ**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard to previous points (approximately 5 metres) one Willow tree T1 in the Southwick Conservation Area.**

Date of site visit: 28/08/25

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

Proposal, Site and Surroundings

The application refers to a single Willow tree on the western boundary of the rear garden, adjacent to the entrance road to the Glebe School, Church Lane Southwick. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the Southwick Conservation Area.

Consent is sought to re-pollard to previous points Willow tree T1.

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

1976: Southwick Conservation Area was designated in June 1976 and included three distinct and separate areas: Manor House, The Green and Church Lane.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to reduce height by 2-3m, reduce radial growth by 3-4m and crown thin by 10% one Oak tree T1; reduce height by 3-4m, reduce radial growth by 2-3m and thin by 10% one Willow tree T2; reduce height and radial growth by 1-2m of one Indian Bean T3; reduce height and radial growth by 1-2m of one Silver Birch T4; reduce height by 2-3m and trim sides of two Bay trees T5 and T6 and to reduce height and radial growth by 1-2m and thin by 10% one Cherry tree T7 all of which lie within the Southwick Conservation Area.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to fell Silver Birch T1; re-pollard to previous points Willow T2, both in rear garden.

2024: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2 to 3 metres, to previous points, and crown thin 10% one Oak tree T1 in the Southwick Conservation Area.

Planning Assessment

The trees are two small to medium sized trees growing close to the West boundary of the rear garden, which are a part of an established group which is prominent to the area, can be seen from many views, and are part of the street scene. The trees as part of a group make a contribution to the character and visual amenities of the Southwick Conservation Area. The trees are;

The Willow tree is in the southwest corner of the rear garden adjacent to the entrance roadway to Glebe School from Church Lane Southwick. The tree is single stemmed to 2 metres, where it then divides into 3 main stems. The central stem has been pollarded at 6 metres, with the South and Northeast stems being pollarded at 3.75 to 4 metres, and other secondary stems from 3 metres. The resulting re-growth is a dense mass of long slender poles forming a dense wide spread crown.

The proposed works are to re-pollard to previous points (approximately 5 metres). The works are to contain the size and spread of the tree, allow access beneath and allow more light and air to pass the crown.

These works in my opinion will be relatively large in relation to the overall size, spread and crown form of the tree. However, in time it will not have significantly or adversely affected its appearance, amenity value, or its contribution to the character of the Southwick Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 09/10/2025

Authorised by: PB Date: 9/10/25