Development Management – Delegated Officer Report **Date; 02/12/2025**

Application Number	**AWDM/0284/25**
Address	**Goring Hall Hospital Bodiam Avenue Worthing West Sussex BN12 5AT**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to 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.**

Date of site visit: 25/11/25

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

Proposal, Site and Surroundings

The application refers to nine trees, seven large matures: 2 Sycamore 2 Leylandii 1 Yew 1 Cherry 1 Elm and two younger medium sized trees: a Goat Willow and a Cherry Plum. The trees are part of the landscape and make a contribution to the character and visual amenities of the Goring Hall Conservation Area.

Consent is sought 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 one Cherry Plum T21 and remove broken branch from Leylandii T54.

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.

Planning Assessment

The trees are mostly low prominence, with limited public views outside of the Hospital grounds. The two trees to be retained: the Cherry Plum T21 and the Leylandii T54 both make a contribution to the character of the area

The trees are:

Cherry Plum T21
This tree is located within the Courtyard to the south of the main buildings east of the entrance gate. The tree is one of several cherries planted within the walled garden. The tree has a single stem to 1 metre where it then divides into two main upright that divide several times to the top. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to prune to clear cables and buildings by up to 0.5 metres. The works are to contain the size and spread of the tree.

Leylandii T54
This is a large tall mature Leylandii located within a tree lined walkway to the South of the site. The proposed works are to remove one broken branch, which does not require Local Planning Authority consent. The proposal can be considered as prior notice of works.

Goat Willow T18
The Goat Willow T18, is located to the east of the walled car parking area, growing in close proximity to a pitched roofed utility building. The tree has a single stem to 3.5 metres, where it then divides into

several stems and laterals that form the main crown. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to fell and replace the tree, the works are to abate possible future nuisance.

Cherry T41
This is a relatively large mature ornamental Cherry tree growing as part of a linear group alongside the lawn area to the south of the main building. The tree has a single stem to a graft at 0.75 metres. The main crown is dense with branches and twigs and is completely defoliated, having died up to 2 seasons ago.

The proposed works are to fell and replace.

Sycamore T10 & T15 Leylandii T11 Yew T16 Elm T52
These trees could not be located from the plans given, and may have already been felled as the information was that each tree was either dead or in poor condition.These works 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 area.

The works to the Cherry T21 and Laylandii T41, 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 Goring Hall Conservation Area.

The felling of the Sycamore T10 & T15; Leylandii T11; Yew T16; Goat Willow T18; Cherry T41; and Elm T52,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 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: 02/12/2025

Authorised by: Jo Morin Date: 02.12.2025