

Application Number **AWDM/0126/26**

Address **Lindfield Place 22 Lyndhurst Road Worthing West Sussex**

Proposal **Application for consent under Worthing Tree Preservation Order No.3 of 2015 to reduce radial spread by up to 3 metres, and to crown lift up to 6 metres, and remove deadwood one Monterey Cypress tree T1.**

Date of site visit: 19/02/26

Neighbours checked: Y

Additional neighbour notifications: N

Site notice: (wider publicity / conservation area): Y

Proposal, Site and Surroundings

The application refers to a large mature Monterey Cypress located to the North east of 22 Lyndhurst Road, adjacent to an Electricity Substation and close to the pavement and carriage way of Lyndhurst Road. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the Farncombe Road Conservation Area.

Consent is sought to reduce radial spread, crown lift and remove deadwood Monterey Cypress 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

1985: The property is included within Conservation Area VII (Farncombe Road) designated by the Council on 7th November 1985.

2015: Worthing Tree Preservation order Number 3 of 2015 confirmed on 30/07/2015.

2020: Application for consent under Worthing Tree Preservation Order No.3 of 2015 to reduce radial spread from 9 metres on south side, and from building by up to 2.5 metres, and to reduce damaged limb on south side by up to 2.5 metres one Monterey Cypress tree T1.

2025: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread up to boundary wall of property (o/s 22 Lyndhurst Road) Street trees Oak T1 and Lime tree T2 in the Farncombe Road Conservation Area.

Planning Assessment

The tree is a large mature Monterey Cypress growing on the eastern side of the front grounds, where it is close to the main and neighbouring buildings as well as the public highway. The tree is prominent to the area, and can be seen from many views.

The tree has a large diameter single stem that persists to 10 metres, where it then divides into two large stems that each divide again at 11 metres into several smaller uprights. Large laterals emerge from 8 metres, some of which are lower hanging. The main crown is dense and wide spread being clear of the main building but partially across the road and the adjacent Electricity Sub Station. There are areas of storm damage that have made the crown slightly sparse to the northeast, and left some damaged branches.

The proposed works are to reduce radial spread by up to 3 metres, crown lift up to 6 metres, and remove deadwood. The works are to contain the spread of the tree and allow access and allow more light and air to pass beneath the crown.

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 Farncombe Road Conservation 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: 24/03/2026

Authorised by: LPrew Date: 24/03/2026