**Development Management – Delegated Officer Report** **Date; 14/02/2025**

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| **Application Number** | **AWDM/1535/24** |
| **Address** | **Longcroft Southdown Road Shoreham-by-Sea West Sussex BN43 5AY** |
| **Proposal** | **Application for consent under Adur Tree Preservation Order No.162/1/72 (SU) of 1972 to reduce radial spread to west by up to 1 metre Ash T1, reduce radial spread to west by up to 1.5 metre Sycamore T4 and to fell and replace Sycamore T7.** |

**Date of site visit:** 27/01/25

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

**Proposal, Site and Surroundings**

The application refers to two Sycamore and one Ash tree on the eastern side of the grounds of Longcroft, adjacent to the public footpath of Southdown Road Shoreham-by-Sea. The trees are part of an established group of trees, which are part of the street scene and make a significant contribution to the character and visual amenities of the adjacent Shoreham Conservation Area.

Consent is sought to reduce radial spread to west Ash T1, and Sycamore T4 and to fell and replace Sycamore T7.

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**

1972: Adur Tree Preservation Order 162-1-72 (SU) of 1972 confirmed on 24/04/72.

1985: Pruning and Removal Of Lower Branches Of Four Sycamore Trees Subject To Tree Preservation Order 162/1/72/Su

1995: Crown Reduction by 10 5 Sycamore, Ash & Sorbus Trees Subject To T.P.O 162/1/72 (Su)

2001: Crown Thinning (30%) Of Sycamore, Elm and Sorbus Trees (Subject To Tpo 162/2/72/Su)

2004: 30% Crown-Thinning Of Sycamore Tree (Subject To Tpo 162/72/Su)

2015: Application for consent under Adur Tree Preservation Order 162-1-72 (SU) of 1972 to reduce radial spread on west side by up to 1 metre to give clearance to building one tree Ash tree T1 and two Sycamore Trees T3 and T4

2018: Application for consent under Adur Tree Preservation Order No.1 of 1972 to reduce radial crown spread to east by up to 2m to give clearance from streetlight one Sycamore tree T4 and to re-pollard back to previous pruning points one Sycamore tree T7

**Planning Assessment**

The trees are three large matures: two Sycamore and one Ash, growing in the grounds of Longcroft 3 Southdown Road adjacent to the block of flats numbered 1 to 16. The trees provide some breaking up of the view of the flats from the adjacent road and properties of Southdown Road that are within the Shoreham Conservation Area. The trees are;

Ash T1
This tree is the furthest North of the 7 protected trees, located close to the vehicular entrance. The tree has a single stem to 6 metres, where it then divides into several upright stems that each divide several more times to the top of the crown. The first laterals emerge at 2 metres. The main crown is dense and wide spread.

The proposed works are to reduce radial spread to west by up to 1 metre. The works are to maintain the spread of the tree and its clearance to the main building.

Sycamore T4
The Sycamore tree T4 has a slightly Northeast leaning single stemmed to 5 metres, where it then divides into two main stems; one central that is upright and divides again at 6.5 metres and one to the east that is angled outwards and divides from 8 metres. The first branches emerge from 5 metres. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce radial spread to west by up to 1.5 metre to maintain the clearance to the building.

Sycamore T7
T7 is a slightly older Sycamore tree with a single stem to 6 metres, where it was heavily reduced. The crown is formed of tall slender re-growths that emerge from in a cluster around the large reduction point which have been pollarded several times. The main stem has a deep long cavity and signs of other damage.

The proposed works are to fell and replace the tree, due to concerns that the rate of hollowing in the main stem will affect the stability of the remaining stems.

The works to the Ash tree T1 and the Sycamore T4, 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.

The felling of the Sycamore T7 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 a replacement tree.

**Recommendation**

**APPROVE**

**Grant Consent, subject to the following Conditions:**

1. Approved plans

2. The proposed works to the Ash tree T1 and Sycamore tree T4, 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.*

3. The proposed felling of the Sycamore tree T7 and its replacement shall be carried out in full within two years from the date of this consent and in accordance with details of the size, species and position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

   **Reason:** *In the interest of visual amenity.*

4. If within five years following replanting, the replacement tree dies or becomes seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replacement tree, unless the Local Planning Authority gives written approval to any variation.

   **Reason:** *In the interest of visual amenity.*

**Is recommendation contrary to letter(s) of representation?**

No

Case Officer: JDS Date:14/02/2025

Authorised by: PB Date: 14/2/25