Development Management – Delegated Officer Report **Date; 03/10/2025**

Application Number	**AWDM/0996/25**
Address	**Caxton Court Broadwater Road Worthing West Sussex**
Proposal	**Application for consent under Worthing Tree Preservation Order No.35 of 2001 to reduce radial spread to previous points approximately 1.5 to 2 metres Norway Maple T9 of G2 T12 & T13 of G3, T21 of G4 T16 & T17 of G5, Cotoneaster T20 of G6, reduce radial spread to previous points approximately 2.5 metres Norway Maple T4, to crown lift up to 2 to 5 metres and prune to clear signage by up to 0.4 metres Pittosporum T7 and to fell and replace one Flowering Cherry tree T15 of group G5.**

Date of site visit: 30/09/25

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

Proposal, Site and Surroundings

The application refers to ten trees in the grounds of Caxton Court, five directly adjacent to Broadwater Road, one at the junction of Broadwater Road and Langton Road, near Bridge Road and three others within the main complex of Caxton Court. The trees are part of an established group which are prominent in the street scene and make a contribution to the character and visual amenities of the area.

Consent is sought to reduce radial spread to previous points Norway Maple T9 of G2, T12 & T13 of G3, T21 of G4, T16 & T17 of G5, Cotoneaster T20 of G6, and Norway Maple T4, to crown lift up and prune to clear signage Pittosporum T7 and to fell and replace one Flowering Cherry tree T15 of group G5

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

2001: Worthing Tree Preservation order Number 35 of 2001 confirmed on 06/08/2001.

2001: Application for consent under Worthing Tree Preservation Order No. 35/2001 for various selective pruning, crown reduction and crown lifting to 9 Norway Maple, 2 Silver Birch, 2 Goat Willow, 2 Cotoneaster, 1 Cherry and 1 Fir and felling of 1 Norway Maple.

2007: Application for consent under Worthing Tree Preservation Order No. 35 of 2001 to fell one Pine (T3), one Goat Willow and one Tree Cotoneaster (within Group G6) and to carry out selective remedial works to various Norway Maple, Silver Maple and Wild Cherry (within

Groups G2, G3, G4, G5), Norway Maple (T4), Pittosporum (T7), Sycamore and further Tree Cotoneaster (G6).

2011: Application for consent under Worthing Tree Preservation Order No. 35 of 2001 to crown thin by 20% six various Norway Maple and reduce spread towards building by 2 to 3 metres four Norway Maple and one Cherry (T4 and trees in Groups G3 and G5); crown lift on Pittosporum (T7) and two Birch trees (Group G1) to 3 metres; and clean out the crown of one Sycamore (Part of Group G6).

2015: Application for consent under Worthing Tree Preservation Order No. 35 of 2001 to reduce to clear building by up to 2 metres on two Maples: one of group G2 and one of group G3, to reduce to clear building by up to 2 metres and crown thin by up to 20% two Maples of group G5, reduce to clear building by up to 2 metres and crown thin by up to 25% one Maple of group G3, reduce northern limb by up to 3 to 4 metres on one Maple tree of group G2, reduce radial spread by up to 2 metres one Maple tree T4, and to reduce radial spread by up to 1.5 metres one Pittosporum T7.

2018: Application under Worthing Tree Preservation Order No. 35 of 2001 to fell Norway Maple and replace with Norway Maple (G2); Prune up to 2.5m away from flats to north and south Norway Maple (G4); Prune up to 2.5m away from flats to south Silver Maple (G4).

Planning Assessment

The trees are seven large mature Norway Maple, a mature Flowering Cherry, and two younger trees, a Pittosporum and Cottoneaster. Most of the trees can be seen from the A24 Broadwater Road, which is a main artery route into Worthing town. As such these trees provide an important contribution to the street scene and can be seen from many views.

The trees are;

<u>Norway Maple T4</u>
This tree is close to the southeast corner of flat block 18 – 41, opposite the car parking area for the complex. The tree is less visible from the highway, but still contributes to the area. The tree has a single stem to 4 metres where it then divides into 2 main stems and several medium sized secondary stems, most of which are upright. The main crown is dense, with smaller secondary limbs forming the wider spreading branches of the canopy.

The proposed works are to reduce radial spread to previous points (approximately 2.5 metres) to contain size and clear away from the main building.

<u>Pittosporum T7</u>
The Pittosporum is in the south west corner of the complex adjacent to the pedestrian access from Bridge Road. The tree is twin stemmed from ground level, each dividing several times to the top of the tree with some tightly forked. The two main stems are partially fused. The main crown is a dense ball shape that is wide spread.

The proposed works are to crown lift up to 2 to 5 metres and prune to clear signage by up to 0.4 metres. The works are to contain the spread of the tree, and allow clearance beneath the crown both for access and to clear the public road sign.

<u>Norway Maple T9 of group G2</u>
This is a large Purple leaved Maple tree on the western end of the group, adjacent to the main entrance. The tree is a high crowned tall tree that is close to the main building. It has a single stem to 4 metres which then splits into two very upright stems, that each persist to the top of the crown. The

tree has some wider spreading small secondary limbs that are close to the main building. The main crown is dense and wide spread.

The proposed works are to reduce radial spread to previous points (approximately 1.5 to 2 metres) to contain the spread of the tree and maintain a clearance of up to 2 metres from the main block.

Norway Maple T12 of group G3
This is the standard Maple to the north of the group. The tree is single stemmed to 5 metres, with a large secondary stem at 2 metres. The central stem divides into multiple stems at 5 metres with some wide spreading branches. The main crown is dense with foliage from 4 metres.

The proposed works are to reduce radial spread to previous points (approximately 1.5 to 2 metres) to contain the spread of the tree.

Norway Maple T13 of group G3
T13 is a dark leaf Maple to the south of group G3. The tree is single stemmed to 4 metres, where a tight fork splits the stem into two main stems. The Northern stem divides again at 7 metres into two equal sized upright stems. The crown on this tree is very high at 6-7 metres.

The proposed works are to reduce radial spread to previous points (approximately 1.5 to 2 metres) to contain the spread of the tree and allow more light to pass the crown.

Norway Maple T16 of group G5
This is the centre tree of group G5, which is the southern group of trees adjacent to the Broadwater Road. The tree is single stemmed to 4 metres, where a tight fork splits the stem into two main stems. The Northern stem divides again at 7 metres into two equal sized upright stems. The crown on this tree is very high at 6-7 metres.

The proposed works are to reduce radial spread to previous points (approximately 1.5 to 2 metres) to contain the spread of the tree.

Norway Maple T17 of group G5
The dark leaved Maple T17 is to the Southern end of group G5. The tree has a clear single stem to 6 metres, which then divides into two large upright stems. The crown is high and dense, with some wider spreading secondary stems.

The proposed works are to reduce radial spread to previous points (approximately 1.5 to 2 metres) to contain the spread of the tree and maintain the clearance to the main building.

Norway Maple T21 of group G4
The Norway Maple T21 of G4 is located to the east of the group G4, between the two main blocks. The tree has a single stem to 3.5 metres where it becomes twin stemmed, each stem dividing several times to the top of the crown. The main crown is dense and wide spread, mostly on slightly over extended secondary laterals.

The proposed works are to reduce radial spread to previous points (approximately 1.5 to 2 metres) to contain the spread of the tree.

Cotoneaster T20 of group G6
Group G6 is in the Southwest corner of the complex, adjacent to Bridge Road. The Cotoneaster T20 is located to the North of the group. The tree has several stems from ground level, with three older larger main stems that each persist to between 1 to 4 metres before dividing. In addition to the multiple smaller stems are several larger grown “watershoots”. The main crown is tall for the species, dense and wide spread.

The proposed works are to reduce radial spread to previous points (approximately 1.5 to 2 metres) to contain the spread of the tree.

Flowering Cherry T15 of group G5
This tree is located at the Northern end of group G5, close to the utility building and brick wall that links the two blocks. The tree has a leaning single stem to 1 metre where it then divides into several stems that support the wider laterals to form a small array. The secondary stems mostly persist to within 1 metre of the top, and many have damage such as deep cavities and missing bark. The main crown is sparse and wide spread.

The proposed works are to fell and replace the tree, due to concerns regarding its health and longevity.

The works to the Norway Maples T9 of G2 T12 & T13 of G3, T21 of G4 T16 & T17 of G5, and T4, Cotoneaster T20 of G6, and Pittosporum T7 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 works to fell the Flowering Cherry T15 of group G5, 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 Norway Maples T9 of G2 T12 & T13 of G3, T21 of G4 T16 & T17 of G5, and T4, Cotoneaster T20 of G6, and Pittosporum T7, 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. Proposed felling of the Flowering Cherry tree T15 of group G5, identified on the applicants plan as CAX15 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: 03/10/2025
Authorised by:	Louise Prew	Date: 06/10/2025