Development Management – Delegated Officer Report **Date; 07/11/2025**

Application Number	**AWDM/0871/25**
Address	**2 Cradock Place Worthing West Sussex BN13 2QA**
Proposal	**Application for consent under Worthing Tree Preservation Order No.9 of 1998 to reduce crown height and radial spread by up to 3 metres and crown lift up to 3.5 metres, one Holm Oak tree T1.**

Date of site visit: 25/09/25

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 Holm Oak tree near the southwest corner of the rear garden adjacent to the footpath entrance to the properties Fryston and Four Trees to the south. The tree is a prominent part of the street scene and makes a significant contribution to the character and visual amenities of the area.

Consent is sought to reduce crown height and radial spread and crown to lift up to 3.5 metres.

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

1998: Worthing Tree Preservation order Number 9 of 1998 confirmed on 09/07/1998.

2002: Application for consent under Worthing Tree Preservation Order No.9 of 1998 to crown lift to 4 metres and crown reduce on south and south-east side (adjacent to property) by up to 2 metres to one Holm Oak (T1)

2003: Application for consent under Worthing Tree Preservation Order No. 9/1998 to crown reduce by 50% one Holm Oak (Ilex) (T1). Conditioned to 2 metres, Appeal Dismissed.

2004: Application for consent under Tree Preservation Order No 9 of 1998 to trim crown overall to reduce crown and a four metre crown lift (as previously agreed) to the Holm Oak (T1).

2018: Application for consent under Worthing Tree Preservation Order No.9 of 1998 to crown lift up to 6 to 7 metres, on east side one Holm Oak tree T1.

Planning Assessment

The tree is a large mature Holm Oak growing to the west of the side garden. The tree is a large part of the row of tall mature trees that line the side of Durrington Hill and contributes highly to the rural character of the area.

Holm Oak tree T1
The tree has three to four large diameter stems that emerge from a large wide base at 1 metre above ground level. Each of the stems are large and angle outwards forming a wide array. The stems divide at 4 to 5 metres with some large secondary also emerging. The laterals form the dense lower section of the overall crown. The main crown is dense at the base becoming more open as the large tall stems spread outwards and separate from each over.

The proposed works are to reduce crown height and radial spread by up to 3 metres and crown lift up to 3.5 metres. The works are to contain the size and spread of the tree, allow access and allow more light and air to pass 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 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: 07/11/2025

Authorised by: Jo Morin Date: 05.12.2025