Development Management – Delegated Officer Report **Date; 23/10/2025**

Application Number	**AWDM/1144/25**
Address	**Land At Montague Place Worthing West Sussex**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace Acer pseudoplatanus T2, Tilia cordata T3, Quercus ilex T4 and Cupressus macrocarpa 'Goldcrest' T5, in the South Street Conservation Area.**

Date of site visit: 24/09/25

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

Proposal, Site and Surroundings

The application refers to four medium to large sized mature trees located to the east and west of the public open square of Montague Place. The trees are a prominent part of the street scene and make a contribution to the character and visual amenities of the South Street Conservation Area.

Consent is sought to fell and replace four trees; a Acer pseudoplatanus T2, Tilia cordata T3, Quercus ilex T4 and a Cupressus macrocarpa 'Goldcrest' T5.

The reasons for the works are primarily in the interests of safety, light issues and amenity value.

Consultations: None.

Representations: Two representations received, one from a local resident and one on behalf of The Worthing Society, both are in objection, suggesting the trees are retained, with particular emphasis on the Macrocarpa 'Goldcrest' T5.

Relevant Planning History

2000: The area is included within Conservation Area South Street (XXIII) (formerly Seafront and Hinterland), designated by the Council on 14th March 2000.

Planning Assessment

The four trees are two large matures, one Holm Oak and one Macrocarpa growing on the Eastern side of the square, and a slightly smaller Sycamore and Lime to the West. The trees are prominent to the area, and can be seen from many views.

The trees are:

<u>Acer pseudoplatanus T2</u>
This tree is located to the Southwest of the site close to the frontages of 11 to 12 Montague Place. The tree has a single stem to 3 metres, where it then divides into two main stems with most of the growth to the western side, and some deadwood to the east. The tree has clear stems to 4 metres where the first laterals emerge. The main crown is compact, dense and asymmetrical.

Tilia cordata T3
The Lime tree T3 is further North close to 8 to 9 Montague Place. This tree has a leaning single stem to 3 metres where it divides into 2 to 3 west arching secondary stems, with the first live branches emerging from 3 metres. The main crown is dense on its west side with sparse foliage and mostly dead limbs to the east.

The proposed works are to fell and replace the Sycamore T2 and Lime T3, as part of a larger landscaping scheme for the area. The trees are not considered to be of a sufficient quality or amenity value to the area to be considered for retention by means of a Tree Preservation Order.

Quercus ilex T4
This tree is growing to the Northeast of the site directly in front of the relatively recent development of Oceanview Heights. The tree has a single stem to 1 metre, where it divides into four stems that each divide again several times from 1.8 to 2.75 metres. There is some epicormic growth from 2.5 to 4 metres with the crown developing from 8 metres. The main crown is dense and wide spread with some severe reduction to the east side having been carried out to allow for the development of Oceanview Heights.

The proposed works are to fell and replace the tree as part of a larger landscaping scheme for the area. It is considered that given the size and spread of the tree and the somewhat unsympathetic works already carried out, retaining this tree is unsustainable and therefore would not be considered for a Tree Preservation Order.

Cupressus macrocarpa 'Goldcrest' T5
The Cupressus macrocarpa 'Goldcrest' tree is located in a previous border to the Southeast of the site. The tree has twin stems from ground level, with the main central stem supporting most of the crown and persists to 6 metres, where several other stems emerge. The smaller stem to the northwest terminates at 2 metres, and supports several stems or ascending limbs to the west of the crown. The tree has formed mostly as intended with regularly patterned limbs creating a wide conical shape, and does not appear to have been reduced or lifted. The main crown is dense and wide spread with some slightly over extended laterals, some of which are spreading into the adjacent Electricity Sub Station, west of 12 Bath Place.

The proposed works are to fell and replace the tree. Unlike the other trees this would appear to be a reasonable specimen that could be considered for retention. The tree has been allowed to develop without recourse for formative pruning or reduction, as with the Holm Oak this may not be sustainable as the tree grows, overhanging the pavement to the west and coming into contact with the Sub Station and blocking light to the east. On balance it is not recommended that this tree is protected as its presence would not be complementary to the intended development and the removal of this tree and the other 3 trees will be more than compensated by the provision of replacement trees.

These works in my opinion 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?

Yes, there have been two objections suggesting that all four trees are retained, with particular emphasis on the Cupressus macrocarpa 'Goldcrest' T5. It is considered that the condition and

proximity of the Sycamore Lime and Holm Oak, make them fall short of the standard required for a Tree Preservation Order. The Cupressus macrocarpa 'Goldcrest' is possibly a better tree and could be worth preserving, however this is a rather specialist tree having the bright foliage and a need to be allowed to develop naturally, which would not be consistent with the proposed landscaping for the area. Therefore it is reluctantly agreed that the tree can be felled and replaced.

Case Officer: JDS Date: 23/10/2025

Agreed by: Stephen Cantwell Date: 23rd October 2025