Development Management – Delegated Officer Report **Date; 27/10/2025**

Application Number	**AWDM/0821/25**
Address	**Old Shoreham Farm House The Street Shoreham-by-Sea West Sussex BN43 5NJ**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by 2 to 3 metres row of Leylandii trees T1 and reduce back to "Face" protruding limbs of adjacent Whitebeam and Maple; reduce crown height and radial spread by up to 3 to 4 metres Sycamore T2; reduce crown height and radial spread by up to 2 metres Sycamore T3; reduce crown height and radial spread by up to 2.5 to 3 metres Walnut T4; reduce crown height up to 3 metres Silver Birch T5; reduce crown height and radial spread by up to 2.5 metres Sycamores of group T8, to reduce to previous points Sycamore T6 and Goat Willow T7; and to fell and replace Silver Birch tree T9.**

Date of site visit: 22/09/25

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

Proposal, Site and Surroundings

The application refers to twenty large mature trees located along the West South and East boundaries of the rear garden. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the Old Shoreham Conservation Area.

Consent is sought to reduce crown height and radial row of Leylandii trees T1 and reduce back to "Face" protruding limbs of adjacent Whitebeam and Maple; reduce crown height and radial spread Sycamore T2, T3 two Sycamores of group T8 and Walnut T4, reduce crown height Silver Birch T5 reduce to previous points Sycamore T6 and Goat Willow T7, and to fell and replace Silver Birch tree T9.

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

Consultations: Letter sent to ACAAG - Adur Conservation Area Advice Group who did not respond.

Representations: None received.

Relevant Planning History

1975: The Old Shoreham Conservation Area designated under section 277 of the Town and Country Planning Act 1971, as amended by the Town and Country Amenities Act 1974 by the Adur District Council on the 17th November 1975 - Old Shoreham (area centred around St. Nicholas Church and including certain houses and their grounds adjoining parts of the Street, Adur Avenue, St. Nicholas Lane, Steyning Road, Upper Shoreham Road, Connaught Avenue and

Old Shoreham Road, Shoreham-By-Sea). Amendment to Old Shoreham Conservation Area passed by Adur District Council 14th September 1993 - registered 23rd November 1993.

2009: Reduce height of row of leylandii by 30% and light thin 2 laurels (6 weeks prior notice of works to trees in Conservation Area).

2011: Crown reduction by 30% of Sycamore tree fronting St Nicolas Lane (6 weeks prior notice of works to a tree in a Conservation Area)

2022: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height 2 to 3 metres and reduce radial spread 1 metre to north and south row of mostly Leylandii trees T1; reduce crown height and radial spread by up to 2 to 2.5 metres Sycamore trees T2 & T3; reduce lowest limb by up to 2.5 to 3 metres Walnut tree T4; reduce crown height by up to 1.5 metres Silver Birch T5; to reduce crown height and radial spread by 1 to 2 metres Sycamore tree T6; initiate pollard at approximately 6 metres one Goat Willow T7 and to crown lift up to 2 metres two Maple trees T8 in the North Shoreham Conservation Area.

2023: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2 to 3 metres and crown lift up to 3 metres one Holm Oak tree in the Old Shoreham Conservation Area.

Planning Assessment

The trees are mostly large matures growing in the rear garden adjacent to the junction of The Street and St Nicolas Lane. The trees are prominent to the area, and can be seen from many views.

The trees are:

Leylandii Whitebeam and Maple trees of group T1
Group T1 is a linear group of trees that extends along the Southern boundary of the rear garden adjacent to the pavement of St Nicolas Lane, that includes nine Leylandii trees, one Whitebeam and one Sycamore. The leylandii are mostly multistemmed from ground level, with clear stems to 2 to 3 metres, and have been previously maintained as a hedge. The Whitebeam and Maple both exceed the uniform height of the Leylandii, and are larger older trees. The combined main crown is dense and wide spread with some protruding laterals from the Whitebeam and Maple trees.

The proposed works are to reduce crown height and radial spread by 2 to 3 metres the Leylandii trees and reduce back to "Face" protruding limbs of the Whitebeam and Maple. The works are to contain the size and spread of the trees.

Sycamore T2
This tree is located southwest within the group T1, the tree has a large diameter single stem to 5 metres where it divides into two large secondary stems that each persist to within 3 to 4 metres of the top. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height and radial spread by up to 3 to 4 metres. The works are to contain the size and spread of the tree and allow more light and air to pass the crown.

Sycamore T3
The Sycamore tree T3 is growing in a raised border in the driveway accessed from St Nicolas Lane, outside and to the southeast of the rear garden. The tree has a large diameter single stem to 4 metres, where it becomes twin with large limbs emerging from each stem from 6 metres. The two

main upright stems each persist to within 2 to 3 metres of the top. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height and radial spread by up to 2 metres. The works are to contain the size and spread of the tree.

Walnut T4
This tree is growing to the north of the group T1, close to the eastern boundary of the rear garden. The tree has a single stem that mostly persists to within 2 to 3 metres of the top, with large near horizontal limbs emerging from 2.5 metres. The main crown is dense and wide spread with some over extended laterals.

The proposed works are to reduce crown height and radial spread by up to 2.5 to 3 metres, with the greater reduction being on the spread. The works are to contain the size and spread of the tree.

Silver Birch T5
The Silver Birch tree T5 is located 2 to 3 metres west of the Walnut T4. The tree has a curving single stem that persists to within 2 to 3 metres of the top. The first limbs are ascending and emerge from 3 metres. The main crown is dense and wide spread.

The proposed works are to reduce crown height up to 3 metres. The works are to contain the size of the tree crown, and balance the crown.

Sycamore T6
This tree is located at the centre of the Western boundary of the rear garden within the tall hedge. The tree has a single stem to 5 metres then divides into several. The first limbs are isolated at 4 metres with the majority of the limbs emerging from 5.5 metres. The main crown is dense and moderately wide spread.

The proposed works are to reduce to previous points, to contain the size and spread of the tree crown.

Goat Willow T7
The Goat Willow tree T7 is located in the Southwest corner close to an ornamental pond. The tree has a northward leaning single stem to 1.2 metres where it then divides into two with both stems having been reduced at 5 metres and pollarded at 5.5 to 6 metres. The main crown is dense and mostly to the North.

The proposed works are to re-pollard to previous points. The works are to contain the size and spread of the tree and continue previous maintence.

Sycamore x2 of group T8
This is a group of two trees located either side of the large Western boundary hedge near the Southwest corner of the rear garden. The tree inside the garden has a large diameter single stem to 6 metres and then divides into 2 to 3 main scaffold stems that each persist to the top. The first limbs emerge from 2 metres. The tree to the outside of the rear garden has a single stem to 5 metres where it then divides into several stems with limbs from 3 metres. The main crowns of both trees are dense and wide spread.

The proposed works for the two trees are to reduce crown height and radial spread by up to 2.5 metres. The works are to contain the size and spread of the trees.

Silver Birch tree T9

The Silver Birch tree T9 is located near the Southwest corner of the rear garden. The tree has a slender single stem that persists to the top and has the first limbs emerging from 12 metres. The tree has no foliage and very few smaller branches or twigs, and appears to have died either early this year or late last season.

The proposed works are to fell and replace the tree.

The works to trees T1 to T8, 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 Shoreham Conservation Area.

The works to fell the Silver Birch will be large in relation to the overall number of trees and an amount of change will take place. However the effect on the Conservation Area will be compensated with the provision of a replacement tree.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 27/10/2025

Authorised by: PB Date: 27/10/25