Development Management – Delegated Officer Report **Date; 06/02/2025**

Application Number	**AWDM/1538/24**
Address	**Street Record Coral Close Shoreham-by-Sea West Sussex**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 2.5 metres two Lime trees T43 and T44, reduce crown height and radial spread by up to 1.5 metres Bird Cherry T12, remove epicormic growth from Bird Cherry trees T25, T27 and T28, and to fell and replace Horse Chestnut tree T23 in the Southlands Conservation Area.**

Date of site visit: 05/02/25

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

Proposal, Site and Surroundings

The application refers to seven small immature trees: three Cherry and a Horse Chestnut located near the Northwest Corner, two Limes on the main entrance road of Southlands Way, and a single Cherry near the Northeast corner of 6 Southlands Way. The trees are a prominent part of the street scene and make a contribution to the character and visual amenities of the Southlands Conservation Area.

Consent is sought to crown lift two Lime trees T43 and T42, reduce crown height and radial Bird Cherry T12, remove epicormic growth from Bird Cherry trees T25, T27 and T28, and to fell and replace Horse Chestnut tree T23 in the Southlands Conservation Area.

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

1993: Adur District Council Tree Preservation order 13.53-2-93 (SU) of 1993 confirmed on 22/12/1993.

1993: The Southlands Conservation Area was designated in 1993 and encompasses 1.4 hectares of the north-west corner of the Southlands Hospital site.

2015: Application for consent under Adur Tree Preservation Order 2 of 1993: 13.53/2/93 (SU) to fell and replace one Horse Chestnut tree T14 and to pollard at 6 metres one Horse Chestnut tree T15.

2017: Application for consent under Adur Tree Preservation Order No.2 of 1993: 13.53/2/93 (SU) to crown lift up to 4 metres, reduce radial spread by 1.5 to 2.5 metres and remove epicormic growth on two Horse Chestnut trees T17 & T18, to crown lift up to 4 metres two Horse

Chestnut trees T9 & T19 to crown lift up to 4 metres, reduce crown height 3 to 4 metres, reduce radial spread by 1.5 to 2.5 metres remove epicormic growth and prune to clear lamp by up to 0.5 metres one Horse Chestnut tree T10, to reduce crown height 2.5 to 3.5 metres reduce radial spread by 1.5 to 2.5 metres and remove epicormic growth two Horse Chestnut trees T11 & T13, and to crown lift up to 3 metres and remove epicormic growth on one Horse Chestnut tree T16.

2017: Application for consent under Adur Tree Preservation Order No.2 of 1993: 13.53/2/93 (SU) to reduce height and radial spread by 3 metres crown thin up to 15% and remove dead and dying wood from one Horse Chestnut tree T23.

Planning Assessment

The trees are all small immatures that were planted as part of the landscaping of the development approximately 15 years ago. The trees are prominent to the area, and can be seen from many views.

The trees are:

Lime trees T42
This tree has a single stem to 3 metres where it then divides into several tall slender stems, with additional co-dominant stems from 2 metres. The main crown is dense and wide spread.

Lime trees T43
The Lime tree T43 is slightly further north of the two, in a small border between parking spaces and the Open Space. The tree has a single stem that persists to within 2 metres of the top. The first limbs are slightly ascending and emerge from 2 metres. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works to both Lime trees are to crown lift up to 2.5 metres. These works are to allow access and more light and air to pass beneath their crowns.

Bird Cherry T12
This tree is growing close to the Northeast corner of the building of 6 Southlands Way and is part of a boundary between the property and the adjacent car parking area. The tree has a single stem to 4 metres where it becomes twin, with the first branches emerging from 2 metres. The main crown is dense and mostly compact with some slightly protruding laterals.

The proposed works are to reduce crown height and radial spread by up to 1.5 metres. The works are to contain the size and spread of the tree and allow a clearance to the adjacent building.

Bird Cherry T25, T27 T28
These three trees are growing in a small open space between West Lodge and the pedestrian accesses to the Upper Shoreham Road and the grounds of St Giles Church. The trees are all single stemmed to 2 metres where they divide into thin ascending stems. The main crowns are dense and wide, and remain separate.

The proposed works are to remove epicormic and basal growth from all three trees.

Horse Chestnut tree T23

The Horse Chestnut tree T23 is located in the Northwest corner of the same Open Space as the Cherry trees T25, T27 and T28. The tree has a single stem to 4 metres, where it then divides into several stems. The main stem has some flaking and blown bark with small patches of exposed wood. The normally large buds are small and distorted, indicating that the tree is in decline. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to fell and replace the tree due to poor condition.

The works to the two Lime trees T43 and T42, Bird Cherry T12, and Bird Cherry trees T25, T27 and T28, 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 Southlands Conservation Area.

The works to the Horse Chestnut T23, will be larger 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:06/02/2025

Authorised by: PB Date: 7/2/25