Development Management – Delegated Officer Report **Date; 27/03/2025**

Application Number	**AWDM/0053/25**
Address	**Meadowfield Hospital 85 Arundel Road Worthing West Sussex BN13 3EP**
Proposal	**Application for consent under Worthing Tree Preservation Order No.14 of 1994 to fell and replace eight Sycamore trees of area A1.**

Date of site visit: 06/02/25

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

Proposal, Site and Surroundings

The application refers to eight trees of Area A1 that consists of more than 60 tall mature trees in a linear group from the Southwest car park to the Northwest corner of the site. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the area.

Consent is sought to fell and replace eight Sycamore trees of Area A1.

The reasons for the works are to provide storage space.

Consultations: Letter sent to The Development Manager of the South Downs National Park who responded “no comment”.

Representations: None received.

Relevant Planning History

1994: Worthing Tree Preservation order Number 14 of 1994confirmed on 09/11/1994.

2012: Application for felling of 9 no. Elms (one three stemmed) and 1 no. Hawthorn subject to Tree Preservation Order No. 14 of 1994 (Area 1)

2021: Application for consent under Worthing Tree Preservation Order No. 14 of 1994 to reduce crown height and radial spread by up to 3 metres to two Sycamore trees of group G3 and Sycamore T21, to crown lift up to 3 metres Sycamore tree T20, reduce radial spread by up to 2 metres prune to allow clearance to cables and deadwood Leyland Cypress trees of group G2, reduce spread to allow clearance to building of up to 3 metres one Monterey Cypress tree T6, to reduce crown height and radial spread by up to 2 metres and remove deadwood Sycamore tree T11, to crown lift up to 3 metres Atlantic Blue Cedar tree T3, reduce radial spread to allow clearance to building of up to 2 metres one Sycamore tree (multi-stemmed) T1, crown lift up to 3 metres 5 Sycamore trees of group G4, and to fell and replace Sycamore tree T19 and one Cherry of area A1.

Planning Assessment

The trees are mostly large mature Sycamores on the perimeter of the Swandean Hospital complex, that are prominent to the area and can be seen from many views.

Area A1 runs along the western boundary of the site to approximately a quarter of the way along its northern boundary. The linear group of trees connects to hedge rows and other trees to form a complex of nature corridors leading to the South Downs. The trees are near the centre of the Western boundary close to the roadway that leads to the Meadowfield Mental Health Hospital. The selected trees include young specimens of up to 6 to 7 metres tall and mature trees in excess of 14 metres. The trees are single stemmed with the taller older trees dividing at 3 to 4 metres. The trees are part of a line of trees, with some small gaps but mainly a continuous combination of crowns that provide a screen to the Hospital complex from the adjacent fields and countryside.

The proposed works are to fell and replace eight trees to create an open gap in the line to be used for storage. The replacement trees, although not specified, would presumably not continue the line of area A1 as unbroken.

Therefore it is recommended that the proposal is refused.

REFUSE for the reason(s):-

1. The trees of area A1 are a prominent and established feature, which contributes positively to local character and landscape of the area, and their removal would be detrimental to the visual amenity of the group and the valuable wildlife corridor that it provides. Having regard to the maturity and stature of the trees and their prominence, there is no arboricultural or other acceptable reason provided which would justify their loss.

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 27/03/2025

Authorised by: Jo Morin Date: 27.03.2025