Development Management – Delegated Officer Report **Date; 11/04/2025**

Application Number	**AWDM/1569/24**
Address	**Reflections Nursery and Forest School Tudor Court 52 Richmond Road Worthing West Sussex BN11 1PS**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread by up to 1.5 metres one Elder T1, reduce radial spread by up to 2 metres Sycamore T2, to reduce radial spread to East by up to 2.5 metres and crown lift up to 5 metres Beech tree T3, to crown lift up to 5 metres Holm Oak T4 and to crown lift up to 6 metres Holm Oaks and Bays of group G1 in the Richmond Road Conservation Area.**

Date of site visit: 10/04/25

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

Proposal, Site and Surroundings

The application refers to two medium sized mature trees: one Sycamore and one Beech located either side of the footpath that links Tudor Court to 54 Richmond Road, a single Holm Oak and several Holm Oaks and Bays along the southern boundary, and adjacent to the entrance driveway and a small young Elder to the East of the main building. The trees are mostly prominent to the street scene and makes a contribution to the character and visual amenities of the Richmond Road Conservation Area.

Consent is sought to reduce radial spread Elder T1 and Sycamore T2, to crown lift Holm Oak T4 and Holm Oaks and Bays of group G1, and to reduce radial spread to East and crown lift Beech tree Beech T3.

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

1976: Part 10 Listed Building 21st May 1976.

1995: Worthing Tree Preservation order Number 41 of 1995 confirmed on 04/12/1995.

1997: The property is within the Richmond Road Conservation Area XV designated by the council on 29th April 1997.

2023: Application for consent under Worthing Tree Preservation Order No.41 of 1995 to reduce radial spread by up to 2.5 metres, one Yew tree T5.

2023: Application for consent under Worthing Tree Preservation Order No.41 of 1995 to reduce crown height by up to 2.5 metres, and reduce radial spread by 1 metres to 2.5 metres, one Magnolia tree T1.

Planning Assessment

The trees are a small immature Elder growing in the hedgerow between 52 Richmond Road and Cadogan Court in Christchurch Road, and three larger more prominent trees: Sycamore T2 Holm Oak T4 and Beech T3 in the front grounds and a number of various sized Holm Oak and Bay trees along the boundary with Richmond Road. The trees are prominent to the area, and can be seen from many views. The trees are:

Elder T1
This tree is multi-stemmed from ground level, with the main stems dividing and supporting foliage from 2 metres. The stems begin to arch over the hard standing and are close to the main building. The main crown is dense and wide spread with some over extended laterals.

The proposed works are to reduce radial spread by up to 1.5 metres to contain the spread of the tree.

Sycamore T2
The Sycamore tree T2 is a larger taller tree that has a single stem 7 metres and an equal height secondary stem on the Northside from 1 metre. Both stems begin to divide from 7 metres. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce radial spread by up to 2 metres Sycamore T2. The works are to contain the spread of the tree and allow more light and air to pass the crown.

Beech tree T3
This is the most mature tree of the four, located 3 to 4 metres North of the Sycamore on the other side of the linking footpath. The tree has a single stem to 1 metre, where it divides into multiple stems, that each support several long thin laterals, with a mass of limbs extending east across the parking area. The main crown is squat, being wider than it is tall, dense and wide spread with over extended laterals.

The proposed works are to reduce radial spread to East by up to 2.5 metres and crown lift up to 5 metres. The works are to contain the spread of the tree, balance the crown and to allow access beneath and more light and air to pass the crown.

Holm Oak T4
This tree is part of the tall hedge that extends along the Western side of the entrance driveway. The tree appears to have several stems from ground level, some of which have been “faced” to form the hedge. The main larger stems have been allowed to grow above the hedge line to form a dense broadly domed tree. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to crown lift up to 5 metres to allow vehicular access and allow more light and air to pass beneath the crown.

Holm Oaks and Bays of group G1
Group G1 is a group of mostly Holm Oak and Bay trees that run along the front of the property adjacent to the pavement of Richmond Road. The trees have a combined crown that is dense and wide spread with some slightly over extended laterals.

The proposed works are to crown lift up to 6 metres. The works are to allow access and allow more light and air to pass beneath the combined crown.

These works 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 Richmond Road Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 17/04/2025

Authorised by: Louise Prew Date: 17/04/2025