**Development Management – Delegated Officer Report** **Date; 06/11/2025**

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| **Application Number** | **AWDM/1052/25** |
| **Address** | **STREET RECORD Farncombe Road Worthing West Sussex** |
| **Proposal** | **Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread up to boundary wall of property (o/s 22 Lyndhurst Road) Street trees Oak T1 and Lime tree T2 in the Farncombe Road Conservation Area.** |

**Date of site visit:** 27/08/25

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

**Proposal, Site and Surroundings**

The application refers to two large tall mature Street trees at the northeast of Farncombe Road. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the Farncombe Road Conservation Area.

Consent is sought to reduce radial spread up to boundary wall of property (22 Lyndhurst Road) Street trees Oak T1 and Lime tree T2

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**

1985: The property is included within Conservation Area Vii (Farncombe Road) Designated by the Council on 7th November 1985.

2022: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 4 metres and remove deadwood and basal growth, one Field Maple, two Oak and five Lime trees; to crown lift up to 6 to 8 metres and remove deadwood and basal growth, one Ash, four Oak and eight Lime trees; to crown lift up to 2 metres over pavement and reduce selected limb to clear carriageway, one Cherry tree; and to fell and replace one Lime tree in the Farncombe Road Conservation Area.

**Planning Assessment**

The trees are a large mature Lime T2 and a slightly smaller mature Oak T1 growing in the grass verge on the east side of Farncombe Road close to its junction with Lyndhurst Road. The spread of both trees are close to the current development of 18 Linfield Place (formerly 22 Lyndhurst Road) who are the applicants. The trees are prominent to the area, and can be seen from many views.

The trees are:

Oak tree T1
The tree has a small diameter single stem to 4 metres, where it then becomes twin, with additional secondary stems that emerge from 2.25 metres that also divide from 4 metres. The first limbs emerge from 4.5 metres. The main crown is moderately dense and wide spread with some slightly over extended laterals.

Lime tree T2
This tree is the further North of the two, and closer to Lyndhurst Road. The tree has a larger diameter single stem that persists to the top, becoming more slender from 6 metres. The stem has some epicormic growth from 2.5 metres with the first significant sized laterals emerging from 5 metres. The main crown is dense and wide spread with some over extended laterals.

The proposed works for both trees are to reduce radial spread up to the pre-existing boundary wall of Linfield Place, which is currently being developed. The works are to contain the spread of the trees and allow clearance to the new build and scaffolding.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its contribution to the character of the Farncombe Road Conservation Area.

**Recommendation**

**Grant Consent,** Not subject to Conditions:

**Is recommendation contrary to letter(s) of representation?**

No

Case Officer: JDS Date: 06/11/2025

Authorised by: Louise Prew Date: 06/11/2025