Development Management – Delegated Officer Report **Date; 07/10/2025**

Application Number	**AWDM/0975/25**
Address	**Little Ravens Mill Lane Shoreham-by-Sea West Sussex BN43 5AG**
Proposal	**Application for consent under Adur Tree Preservation Order No.13.53/1/93 of 1993 to reduce crown height by up to 1 to 2 metres, reduce radial spread by up to 1 metre, and reduce to boundary alongside access driveway four Holly trees T8 T9 T10 and T11.**

Date of site visit: 11/09/25

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

Proposal, Site and Surroundings

The application refers to four Holly trees in the side garden area that runs from the front of Little Ravens on Mill Lane, alongside an access roadway to the southwest. The Hollys are visible as part of a group of trees. All of the trees contribute to the character of this section of Mill Lane, which is adjacent to the Shoreham Conservation Area.

Consent is sought to reduce crown height and radial spread and reduce to boundary alongside access driveway.

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 Tree Preservation order Number 13.53/1/93(SU) confirmed on 22/12/1993.

1998: Application to cut back 3 branches of Acer, cut off one branch of Cotoneaster and fell dead Elm Tree (TPO 13.53/1/93/SU)

2005: Application for crown reduction and thinning of trees subject to TPO 13.53/1/93(SU).

2014: Application for consent under Adur Tree Preservation Order 13.53/1/93(SU) of 1993 to reduce radial spread of crown and height of crown by up to 1.2 metres on one Walnut tree T1, reduce radial spread of crown by up to 1 metre and reduce height by up to 1.2 metres on four Holly trees T8 -T11, reduce radial spread of crown and height of crown by up to 1.5 metres on one Sycamore tree T6, one Prunus T7 and one Acer T12, reduce radial spread of crown and height of crown by up to 1 metre on one Yew tree T13

2022: Application for consent under Adur Tree Preservation Order No.162/2/66(SU) of 1966 to reduce crown height and radial spread by up to 2 metres Walnut tree T1, reduce to previous pollard points Sycamore T6, to reduce crown height by up to 2 metres, reduce radial spread by up to 2 metres, Holly trees T8 T9 T10 & T11, and to fell and replace one Yew tree T13.

2023: Application for consent under Adur Tree Preservation Order No.13.53/1/93 (SU) of 1993 to fell and replace one Yew tree T13. Refused.

Planning Assessment

The four Holly trees are growing along the western boundary of the side garden, adjacent to the boundary wall, and the access lane to the property Mill Warbler, and the rear gardens of properties in Ravens Road and Southdown Road. The trees form a screen from Mill Lane to the relatively recent developments of Little Ravens and St Judes, which are outside the Shoreham Conservation. The trees are prominent to the area, and can be seen from many views.

The trees are:

Holly trees T8 and T9
The trees T8 and T9 are the largest and tallest of the four. Holly T8 has a single stem to 1 metre where it divides with some distorted growth, and two large main stems that mostly persist. The Holly tree T9 has a large diameter single stem that persists to 2 metres where it then divides into two: the West stem mostly persists, and the east stem divides again at 3.75 metres. The combined main crown is dense and wide spread.

Holly trees T10 & T11
The Holly trees T10 and T11 are two smaller younger trees growing further South, between T9 and the rear entrance gate from the adjacent access lane. T10 has a slightly leaning single stem to 2.5 metres, where it then divides into several stems. T11 has a straight single stem to 3 metres where it then divides into a cluster of slender tightly forked upright stems. The main crowns of both trees are dense and wide spread.

The proposed works are to reduce crown height by up to 1 to 2 metres, reduce radial spread by up to 1 metre, and reduce to the boundary alongside access driveway four Holly trees T8 T9 T10 and T11. The works are to contain the size and spread of the trees, allow more light and air to pass the crowns and to maintain access (to West)

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 area.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority and carried out within two years from the date of consent and in accordance with the British Standard BS 3998: 2010 Tree Work.

Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 07/10/2025

Authorised by: PB Date: 7/10/25