Development Management – Delegated Officer Report **Date; 05/08/2025**

Application Number	**AWDM/0678/25**
Address	**22 Vicarage Fields Worthing West Sussex BN13 3SF**
Proposal	**Application for consent under Worthing Tree Preservation Order No.20 of 2001 to reduce crown height and radial spread by up to 2 to 3 metres, Holm Oak trees T1 T2 T3 and T4 of group G3, and to re-pollard to previous points Holm Oak tree T5 of group G3.**

Date of site visit: n/a

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

Proposal, Site and Surroundings

The application refers to five Holm Oak trees growing along the west and northern boundaries of the rear and side gardens of 22 Vicarage Fields. The trees are part of a long-established feature of the area, and provide a screen between properties of Vicarage Fields, a comparatively recent development and houses in Bramble Close and Bramble Lane, including the original Vicarage. The trees are a part of the street scene and make a contribution to the character and visual amenities of the area.

Consent is sought to reduce crown height and radial spread Holm Oak trees T1 T2 T3 and T4 of group G3, and to re-pollard to previous points Holm Oak tree T5 of group G3

The reasons for the works are primarily in the interests of light issues and amenity value.

Consultations: None.

Representations: None received.

Relevant Planning History

2001: Worthing Tree Preservation order Number 20 of 2001 confirmed on 12/06/2001.

2004: Application to crown lift Holm Oak and Holly trees by 5 metres and reduce the upper crowns by 3 metres away from the property (Group G3).

2006: Application to reduce spread by between 1.5 metres and 2.7 metres of 3 Holm Oaks in rear garden of No. 21 Vicarage Fields; reduce spread of Holm Oak in the grounds of No. 22 Vicarage Fields overhanging No. 21; and reduce height of all 4 Holm Oaks (all in Group 3). Split Decision – REFUSED = Application to reduce spread by up to 5 metres of Holm Oak in the grounds of No. 22 Vicarage Fields overhanging No. 21; and reduce height of all 4 Holm Oaks by 3 metres (all in Group 3).

2008: Application to prune back branches of one Holm Oak in side garden by up to two metres (part of Group G3). Split Decision - Approved with Conditions, REFUSED = Application to fell six Holly trees in rear garden (part of Group G3).

2009: Application to prune back by approximately 1 metre Holm Oak (No.5), remove one low limb on Holm Oak (No. 6) towards house and prune back low branches on Holm Oak (No. 9) towards house by up to 2 metres, all adjacent to northern boundary. (within Group G3). **Split Decision Approved with Conditions Split Decision – REFUSED = Application to reduce height by 3-4 metres and spread by 2-3 metres to 5 Holm Oaks (Numbered 1, 2, 3, 4 and 9), and to fell one Holm Oak (Numbered 8) on northern boundary (within Group G3).

2009: Application to fell one Holm Oak tree and two Holly trees, and to selectively crown reduce six Holm Oak and six Holly trees (Part of Group G3)

2009 Application to fell one twin-stemmed Holm Oak tree (numbered 3 - part of Group G3) in north-western corner of rear garden.

2012: Application to crown lift to 5 metres and crown reduce by 2 metres three Holm Oak trees in rear garden; and to crown lift to 5 metres and crown reduce by 2 metres one Holm Oak in south-western corner of rear garden of 22 Vicarage Fields (Part of Group G3).

2012: Application to crown reduce by approximately 2 metres and crown lift to 5 metres five Holm oak trees (Part of Group G3) along northern side of rear garden application refused.

2014: Application for consent under Worthing Tree Preservation Order No. 20 of 2001 to crown thin by up to 10 – 15% one Holm Oak tree T1 of group G3, and to reduce radial spread by up to 2 metres on east side of crown to balance / re-shape one Holm Oak tree T2 of group G3.

2016: Application for consent under Worthing Tree Preservation Order No.20 of 2001 in respect of G3 in rear garden by west and north boundaries to pollard six Holm Oak trees: fell one Holm Oak: reduce height of four Holly trees by 2 metres and fell two Holly trees. Split Decision. Refused felling 1 Holm Oak T7 and one Holly T9.

2017: Application for consent under Worthing Tree Preservation Order No.20 of 2001 to initiate pollard at 6 to 7 metres on one Holm Oak tree T3, to reduce eastern stem by up to 3 to 4 metres one Holm Oak T5, reduce crown height by up to 2 metres and crown thin up to 20% one Holm Oak T6, to crown thin up to 20% Holm Oak T7, to reduce crown height up to 1 metre and crown lift up to 5 metres two Holly trees T8 & T9 and to fell one Holly tree T10 all of group G3, and to reduce crown height by up to 2 metres and reduce radial spread by up to 1 metre one Silver Birch T14 and reduce crown height and radial spread by up to 1 metre one Silver Birch tree T15, both of group G2.

2020: Application for consent under Worthing Tree Preservation Order No. 20 of 2001 to fell and replace 1 Holly and fell and replace one Holm Oak part of group G3. Refused.

2020: Application for consent under Worthing Tree Preservation Order No. 20 of 2001 to fell and replace one small Silver Birch part of Group G2 and reduce radial spread and height by 1-1.5 metres to large Silver Birch in Group G2.

2021: Application for consent under Worthing Tree Preservation Order No. 20 of 2001 to reduce crown height and radial spread by up to 1.5 to 3 metres 7 Holm Oaks of group G3; to reduce crown height by up to 2 metres and reduce radial spread by up to 1.5 metres 4 Holly trees of group G3 and to reduce crown height and radial spread by up to 1.5 metres two Silver Birch trees of group G2. Split Decision. Refused works to Holm Oaks of group G3 and Silver Birch of group G2.

2022: Application for consent under Worthing Tree Preservation Order No.20 of 2001 to reduce crown height and radial spread by up to 1 metre Holm Oak tree (T4), reduce radial spread to north 2 metres Holm Oaks (T5 and T6), reduce lower limbs to north 3 to 4 metres, reduce radial spread all other aspects up to 1.5 metres, and reduce crown height up to 1 metre Holm Oak (T7), all of group G3; to reduce crown height by up to 1 metres and reduce radial spread by up to 0.5 to 1 metre, and crown lift up to 4 metres 4 Holly trees of group G3 and to reduce radial spread by up to 0.5 metres, crown thin 20% and crown lift up to 3 metres Silver Birch tree (T2) of group G2.

2024: Application for consent under Worthing Tree Preservation Order No.20 of 2001 to fell and replace one Silver Birch tree T1 of group G2.

Planning Assessment

The building is part of an 80s cul-de-sac of 22 detached houses, of which nos. 15 to 22 run parallel to the linear group of mature trees group G3. The rear garden trees are part of group G3 of TPO 20 of 2001 which consists of 43 Holm Oak. The large mature Holm Oaks that are visible as part of a group from many views around Vicarage Field Bramble Lane and Bramble Close. The trees are prominent to the area, and can be seen from many views.

The trees are:

Holm Oak tree T1 of group G3
The Holm Oak T1 is the furthest east of the five trees close to the Northeast corner of the side garden. The tree is a large slightly contorted mature Holm Oak that is around 12 metres tall with a reduced and reshaped crown to the south, and wider and lower to the north

Holm Oak tree T2 of group G3
T6 is a large mature tree, with a straight upright stem that is clear to 4 metres, and persists up to 8 metres. The main crown is dense and wide spread, with some slightly lower hanging outer secondary laterals.

Holm Oak tree T3 of group G3
Holm Oak T3 is a large mature tree of around 15 metres in height growing along the northern boundary of the rear / side garden. The tree is twin stemmed from base, with fused stems up to 1 metre. Most of the crown consists of low hanging thin heavily laden secondary branches, which are to the north of the tree. The southern side is dense and more compact.G3

Holm Oak tree T4 of group G3
The last Holm Oak tree to the west on the northern boundary of the side garden is the slightly smaller T4. This tree has a distinct lean to the north and divides into two from 2 metres. The main crown is moderately dense and wide spread.

The proposed works for Holm Oak trees T1 T2 T3 and T4 of group G3, are to reduce crown height and radial spread by up to 2 to 3 metres. The works are to contain the size and spread of the trees and allow more light and air to pass the crowns.

Holm Oak tree T5 of group G3
Holm Oak T5 is a large mature tree of around 15 metres in height growing along the northern boundary of the rear / side garden, where the line of group G3 changes direction. The tree is twin stemmed from base, with fused stems up to 1 metre. Most of the crown consists of low hanging thin

heavily laden secondary branches, which are to the north of the tree. The southern side is dense and more compact.

The proposed works are to re-pollard to previous points Holm Oak tree T5 of group G3. The works are to contain the size and spread of the tree and maintain its shape.

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: 05/08/2025

Authorised by: Jo Morin Date: 05.08.2025