

Planning Officer: Amber Willard

Planning Application Ref: WA/22/18/TC

Location: The Old Bakery, The Street, Walberton

Description of works: Fell 1No. Eucalyptus tree within Walberton Village Conservation Area.

Reasons Given: Tree has grown too big for its location and ongoing retention risks further damage to a boundary wall.

Comments on Application:

Eucalyptus	<i>Eucalyptus sp.</i>	Approx. Height: 16m	Average spread: 5m	Age: Mature
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- I was unable to gain access to the rear garden of this property nor view the tree at sufficient proximity to be sure of its; structural integrity, implication in past episode of damage to built structure, determine likelihood of a recurrence and/or whether its main stem or any 'problematic' root material could be accommodated within the wall structure during reconstruction/repair, in such an event.
- I was able to view the tree from alongside the Village Hall, looking due west towards the tree. It appeared to be in a fine physiological state with a well-structured full crown. From a distance it presents as a fine example of its type and I saw no obvious damage to the wall along its North-facing aspect.
- It is especially prominent in the landscape, bordering a number of rear gardens and highly visible to village through-traffic and from surrounding properties.
- No evidence has been submitted to support the assertion that this tree is in such a condition as to justify its removal.

Conclusions:

- It has not been satisfactorily demonstrated that this tree needs to be removed for reasons of safety nor evidence submitted that such action is required to facilitate a repair of the rear boundary wall or preserve integrity of the property's rear boundary.
- This tree makes a notable contribution to the character of the surrounding area. The work proposed will diminish the same.

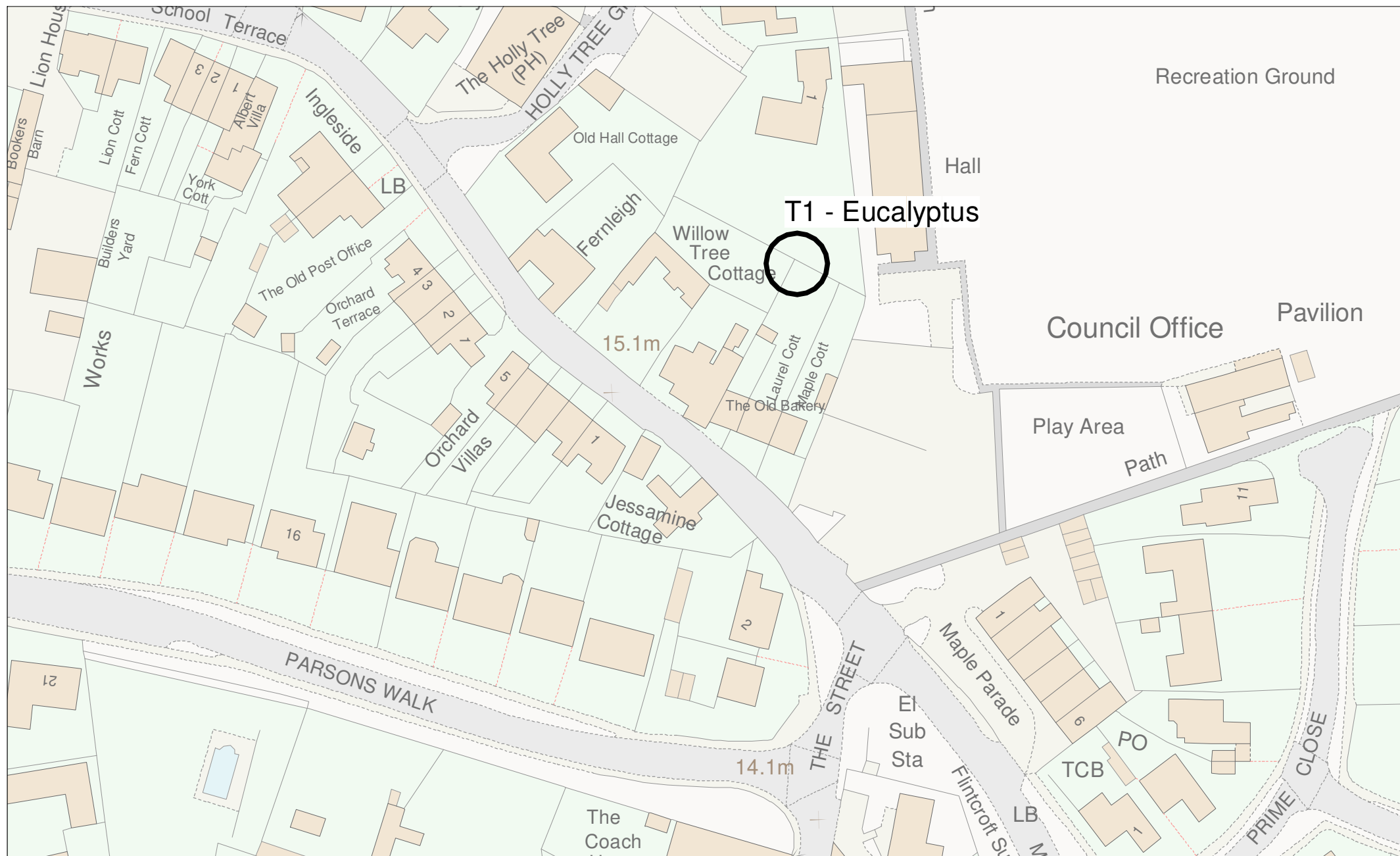
Recommendations:

- Under these circumstances I do not see the justification for this trees removal at this time and would recommend that a TPO is made to preserve the tree in the landscape and prevent the owners from felling it. I attach a TEMPO form and GIS plan for this purpose.

Mark Warwick

Tree Officer / Parks and Greenspace Team

Rear of The Old Bakery, The Street, Walberton



Scale 1:1000 @ A4

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Production Date: 17 April 2018

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TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 17th April 2018

Surveyor: Mark Warwick / Tree Officer, Parks and Greenspace Team

Tree details

Tree/Group No: T1

Species: Eucalyptus (*Eucalyptus* sp.)

Location: Rear of The Old Bakery, The Street, Walberton

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO; where trees in good or fair condition have poor form, deduct 1 point

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes **5**

* Relates to existing context and is intended to apply to severe irremediable defects only

b) Retention span (in years) & suitability for TPO

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 2) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10* | Unsuitable |

Score & Notes **2**

*Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- | | |
|---|---------------------|
| 5) Very large trees with some visibility, or prominent large trees | Highly suitable |
| 4) Large trees, or medium trees clearly visible to the public | Suitable |
| 3) Medium trees, or large trees with limited view only | Suitable |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable |
| 1) Trees not visible to the public, regardless of size | Probably unsuitable |

Score & Notes

4

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- | |
|--|
| 5) Principal components of arboricultural features, or veteran trees |
| 4) Tree groups, or members of groups important for their cohesion |
| 3) Trees with identifiable historic, commemorative or habitat importance |
| 2) Trees of particularly good form, especially if rare or unusual |
| 1) Trees with none of the above additional redeeming features (inc. those of indifferent form) |

Score & Notes

1

Part 2: Expediency assessment

Trees must have accrued 9 or more points to qualify

- | |
|-------------------------------|
| 5) Immediate threat to tree |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes

5

Part 3: Decision guide

- | | |
|-------|-----------------------|
| Any 0 | Do not apply TPO |
| 1-6 | TPO indefensible |
| 7-11 | Does not merit TPO |
| 12-15 | TPO defensible |
| 16+ | Definitely merits TPO |

Add Scores for Total:

17

Decision:

Definitely merits TPO