

## CONSULTEE RESPONSE (Council's Arboriculturist)

Date of inspection: 30<sup>th</sup> April 2026

**Case Officer:** Rhiannon Lloyd  
**Reference:** WA/25/26/T  
**Location:** Myrtle Cottage, The Street, Walberton, BN18 0PJ  
**Proposal:** Fell 1no. Corsican pine (*Pinus nigra*) (T1).  
**Reason:** Tree is contributing to wall damage

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### Comments on Application:

T1 is the subject of a preservation order – TPO/WA/1/91 and grows within a conservation area.

**Monterey pine / *Pinus radiata***                      Height: 20-25m                      Radial spread: 5-10m                      Age class: Mature

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T1 is a tall, large and prominent tree, highly visible from the main village through road and surrounding properties. It appears to be in a fair physiological state and stable, displaying moderate crown density and localised dieback. Remaining safe and useful life expectancy is less than 20 years.

The wall is a recognised heritage feature and has to function as both a garden retaining wall and boundary feature.

The applicant has employed Sloane and Brown Ltd. as agent, who have submitted a tree report of their own. It focuses on the state of the affected wall and directly implicates the tree in the damage event, proposing tree removal as the only option. The heritage section (brick and flint) of the boundary wall is largely affected, with pronounced damage adjacent the tree. The application form describes the high garden level (<300mm from top of wall) to be a contributory factor in the damage event.

It seems the priority now is to remove the risk of harm to highway users from the collapse of the wall. This could be achieved without destabilising the tree. Reconstruction would need to occur shortly after, as a reduction in soil cohesion following erosion around the tree's stem base and root-plate could be problematic. The wall itself is unlikely to be providing much direct support (if any) to the tree.

The true boundary line from which the newly built section of wall will be erected, is likely to demand some excavation into the exposed ground, further reducing capacity for accommodation of root growth with any new structure and potentially incurring damage to structurally important roots. Such a situation would be intolerable in terms of risk management.

After much consideration, it is my settled view that an engineered solution permitting tree retention and satisfying the requirements of highway authority and heritage asset and conservation management is not available.

**Conclusions:**

T1 is a major contributory factor in damage to a heritage feature although not exclusively so.

The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. It is pre-dated by the affected boundary wall, a recognised heritage asset in the conservation area and which takes precedence in what is an unfortunate conflict of interest.

The tree must be removed to facilitate an effective and satisfactory reconstruction of the wall.

**Recommendation:**

We grant consent for this application subject to the following condition:

Condition 1

Once the tree has been felled then a replacement tree is to be planted nearby and to within ten metres, free from the interference of established and developing tree canopy so that it may develop an upright and uniform crown towards maturity.

This is to be of Selected Standard Nursery Stock proportions (10-12cm girth & 2m to 3m overall height) supported on a 'short stake' system with appropriate securing ties and pads.

It is to be planted within 12 months of the removal of the Monterey pine tree.

The species shall be selected from the following:-

Hornbeam *Carpinus betulus*

Hop hornbeam *Ostrya carpinifolia*

Field maple *Acer campestre*

Wild Service *Sorbus torminalis*

The selected tree(s) must be viable for long-term retention in the landscape after a period of five years from the date of this decision notice. Any tree dead, dying or considered unviable for long-term retention by the council's tree officer, will need to be replaced to the satisfaction of the local planning authority within 12 months of that determination.

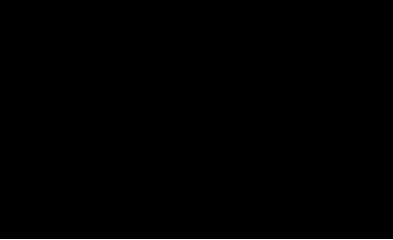
**Reasons:** To accord with current industry guidelines and sound arboricultural practice in general.

Mark Warwick

Principal Tree Officer

Environment and Climate Change

PL- Consultation- Tree Officers response



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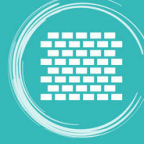
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**From:** Mark Warwick <Mark.Warwick@arun.gov.uk>  
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**Subject:** WA/25/26/T - Myrtle Cottage, The Street, Walberton

Please find attached my report for your consideration.

Regards,

Mark Warwick  
Principal Tree Officer, Environment and Climate Change

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