

Application Number **AWDM/0066/26**

Address **26 St Michaels Road Worthing West Sussex BN11 4RY**

Proposal **Application for consent under Worthing Tree Preservation Order No.8 of 2005 to fell and replace one Corsican Pine tree T1.**

Date of site visit: 18/03/26

Neighbours checked: Y

Additional neighbour notifications: N

Site notice: (wider publicity / conservation area): Y

Proposal, Site and Surroundings

The application refers to a large mature Corsican Pine tree located near the centre of the Southern boundary wall adjacent to the footpath of St Michaels Road. The tree is a prominent part of the street scene and makes a significant contribution to the character and visual amenities of the Heene Conservation Area.

Consent is sought to fell and replace one Corsican Pine tree T1.

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

Consultations: Letter sent to The Worthing Society, who did not respond.

Representations: None received.

Relevant Planning History

1985: The property is included within Conservation Area VI (Heene), designated by the Council on 31st January 1985, pursuant to section 277 of the Town and Country Planning Act 1971.

2005: Worthing Tree Preservation order Number 8 of 2005 confirmed on 14/04/2005.

2015: Application for consent under Worthing Tree Preservation Order No.26 of 2005 to fell and replace one Yew tree T2.

2016: Application for consent under Worthing Tree Preservation Order No.8 of 2005 to reduce to a height 4 metres, reduce radial spread by up to 1 to 1.5 metres one Yew tree T2, and to remove deadwood from one Pine tree T1.

Planning Assessment

The tree is a large mature Pine growing in the front garden adjacent to the tall flint built garden wall. The tree is prominent to the area and can be seen from many views.

The Corsican Pine T1 is a large mature tree that has a single stem with a natural lean away from the wall, which corrects from 3 metres, where it then divides into several stems including a tall straight central stem, with secondary stems emerging from 2.5 metres. All of the stems mostly persist to

within 2 to 3 metres of the top. The first limbs emerge at 3 metres with larger limbs emerging from 4 metres. The main crown is dense and wide spread with some dead wood present.

The proposed works are to fell and replace the tree, claiming that it has moved at the root plate, and is damaging the tall flint wall. Upon inspection there were no signs of root heave, such as loose or fissured ground to the north of the tree, and the upper stems are not at an angle, having grown from the slightly northward leaning stem, which does not indicate any movement. There is damage to the flint-built wall with long cracks between the brick pillars and the wall sections. These can be observed all along the wall, from the entrance gate where a protected Yew tree is located, in front of the Pine tree T1 and at the furthest end within the boundaries of the original building number 28, where there are no trees. Therefore, it is recommended that the felling of this tree is refused, and that the situation be monitored to assess if any movement of the tree or the wall occurs over the next two to three years.

Recommendation

REFUSE for the reason(s):-

1. The Corsican Pine tree T1 is a prominent and established feature, which contributes positively to the local character and landscape of the Heene Conservation Area. There is no evidence to support the reasons provided which would justify the loss of this tree. Having regard to the maturity and stature of the tree and its prominence within the street scene, these tree works would be detrimental to the visual amenities of the area.

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 20/04/2026

Authorised by: Jo Morin Date: 20.04.2026