

PLANNING DEVELOPMENT CONTROL COMMITTEE

18 NOVEMBER 2010

TREE PRESERVATION ORDER 2006 – LAND AT NEWLANDS, HILL POUND,  
SWANMORE

REPORT OF THE HEAD OF LANDSCAPE AND OPEN SPACE

Contact Officer : Thomas Gregory (Tel 01962 848 317) [tgregory@winchester.gov.uk](mailto:tgregory@winchester.gov.uk)

RECENT REFERENCES

None

EXECUTIVE SUMMARY:

To consider the confirmation of Tree Preservation Order 2006 to which objections have been raised.

RECOMMENDATION:

That having taken into consideration the representations received, Tree Preservation Order 2006 is confirmed with amendments as shown on the attached plan.

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DETAIL:

1. TPO 2006 – Land adjacent to Newlands, Hill Pound, Swanmore
  - 1.1 Winchester City Council received a call from a member of public stating that they believed these trees to be under threat from development.
  - 1.2 In the arboricultural officer's absence, an area TPO was made and served on 23rd June 2010.
  - 1.3 The grounds for making the order were that these were: *"Significant trees that contribute to the visual amenity of the area."*
  - 1.4 There have been two objections on the grounds that:
    - *Poor quality trees included in the order – the majority of the trees within the area are either small in size, with limited visual amenity and/or in poor condition with little prospect of long term retention as useful trees.*
    - *Use of the area order designation – area order should be used only in emergencies and amended where appropriate.*
    - *Tree related health and safety issues – a number of trees within the area have clear structural defects and other arboricultural deficiencies.*
  - 1.5 There have been 43 letters of support for making the TPO from local residents on the grounds that:
    - *The loss of these trees may open opportunities for neighbouring properties to do the same, resulting in significant tree loss in the area.*
    - *The trees provide local wildlife with food source, particularly bats.*
    - *The trees to the rear are of great importance and contribute to the character of the area.*
    - *The trees provide significant noise and windbreak protection.*

Officer Comments

- 1.6 The trees have been assessed using a combination of the arboricultural officer's experience and visual observations and the Tree Evaluation Method for Tree Preservation Orders (TEMPO). TEMPO is a nationally recognised tool for assessing trees for suitability for TPO and is recommended for use by the Winchester City Council Tree Strategy – consultation draft.

- 1.7 It was decided that the most suitable course of action to be taken would be to confirm the order with amendments to include just the Hawthorn, Cherry and Holly trees to the rear of the site. This would remove the area order designation and those that are not considered worthy of protection.
- 1.8 These trees scored highly given their visual amenity value and prominence in the landscape, which placed them in the category 'TPO Defensible' on the survey data sheet and decision guide.
- 1.9 In response to the objection, the arboricultural officer's report stated that:
- *By amending the TPO to include just the native trees to the rear of the garden, the poor quality trees and those with health and safety issues would no longer be protected.*
- 1.10 The tree officer would be happy to meet with an applicant onsite to discuss appropriate work to the trees and to provide guidance on submitting a formal application.

#### OTHER CONSIDERATIONS:

#### 2. SUSTAINABLE COMMUNITY STRATEGY AND CORPORATE BUSINESS PLAN (RELEVANCE TO):

The confirmation of this Tree Preservation Order will contribute to the High Quality Environment outcome of the Sustainable Community Strategy.

#### 3. RESOURCE IMPLICATIONS:

There are no financial implications for the City Council.

#### 4. RISK MANAGEMENT ISSUES

There are no risk management issues for the City Council.

#### BACKGROUND DOCUMENTS:

Tree Preservation Order 2006 – Land adjacent to Newlands, Hill Pound, Swanmore

Winchester City Council Tree Strategy consultation draft 2007. Policy TPO 1

Tree Evaluation Method for Preservation Orders (TEMPO)

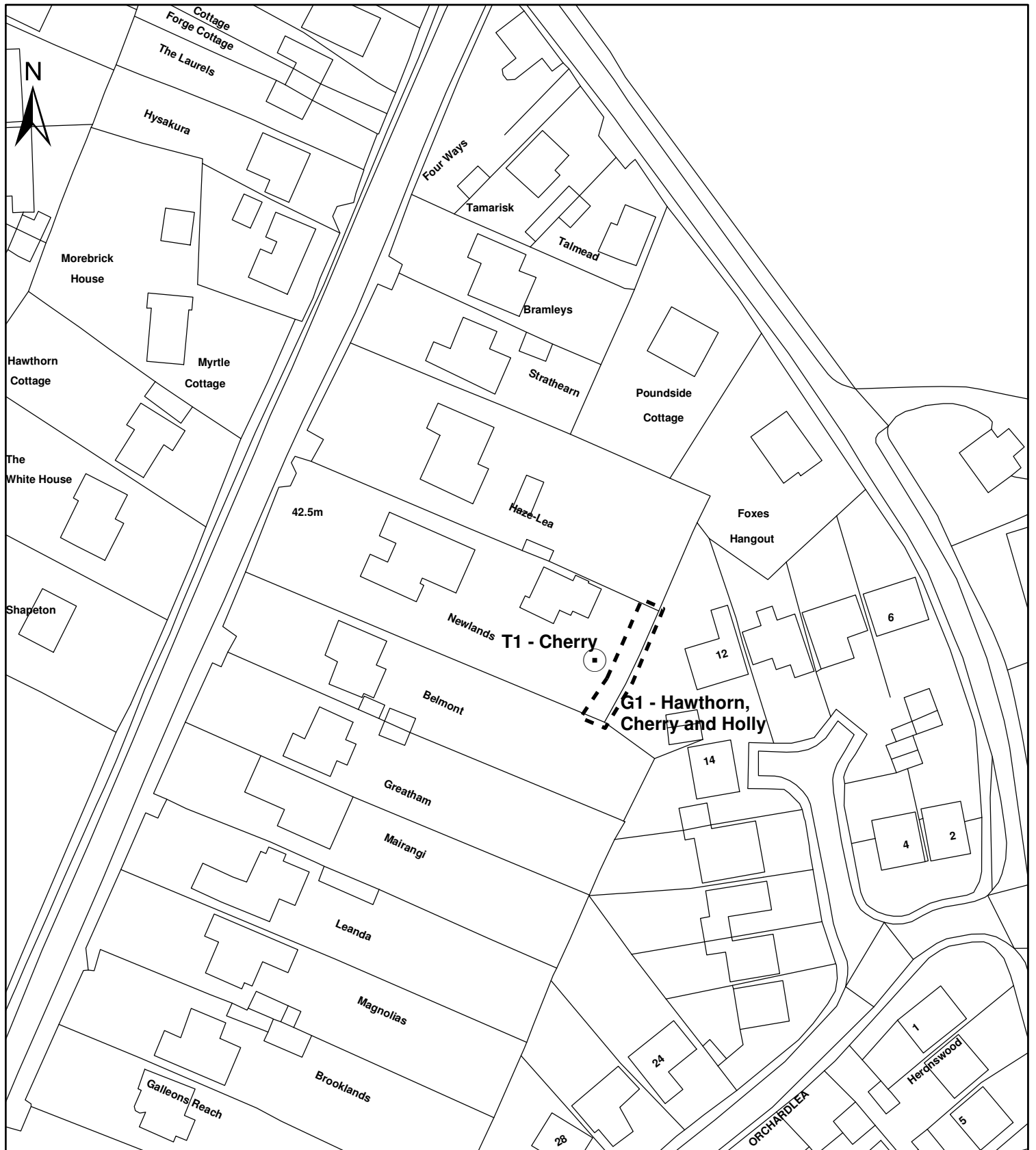
Quantified Tree Risk Assessment (QTRA)

Tree Preservation Orders: a guide to the law and good practice

Winchester District Local Plan Review (July 2006)

#### APPENDICES:

Map



⋯ A1 ⋯ Area

⋯ G1 ⋯ Group

W1 Woodland

T1 Tree

**TOWN AND COUNTRY PLANNING ACT 1990**  
Section 198 - 201

**Tree Preservation Order No. 2006**

Location: **Newlands, Hill Pound, Swanmore**

OS Grid: 5715 Scale: 1:1,000@ A4 Date: 09/11/2010



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