

PLANNING DEVELOPMENT CONTROL COMMITTEE

21 April 2011

CONFIRMATION OF TREE PRESERVATION ORDER 2022 – The Spinney, Grange Road, Wonston

REPORT OF THE HEAD OF LANDSCAPE AND OPEN SPACES

Contact Officer : Andrew Giles (Tel 01962 848 428) agiles@winchester.gov.uk

RECENT REFERENCES

None

EXECUTIVE SUMMARY:

To consider the confirmation of Tree Preservation Order 2022, to which one objection has been raised.

RECOMMENDATION:

That, having taken into consideration the representations received, Tree Preservation Order 2022 be confirmed.

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DETAIL:

1. TPO 2022 – The Spinney, Grange Road, Wonston
- 1.1 Winchester City Council received a notification that the site was going up for auction.
- 1.2 The arboricultural officer attended the site to assess the trees and considered that, due to their high visual amenity, the trees satisfied the criteria for a Woodland Tree Preservation Order (TPO) to be made.
- 1.3 A TPO was therefore made on 27 October 2010.
- 1.4 The grounds for making the order were that these are: *“Significant trees that contribute to the visual amenity of the area.”*

Formal Objections

- 1.5 One letter of objection have been received from the owner:
- 1.6 The objection is summarised as:
 - The TPO makes the land essentially worthless so we are unable to sell it. We cannot maintain the site as we do not live in the county so the land will become derelict which will spoil the environment
 - Lack of consistency. Bordering properties have embarked on the unhindered felling of mature trees over the last three years.
 - Enquiries were made by us in 2007 - at the time none of the trees were covered by a TPO. Nothing has changed significantly in the 3 years prior to going to the auction.
 - With the exception of several mature trees close to the edge of the plot the majority are young trees and scrub of low environmental and amenity value.

Support for the TPO

- 1.7 Correspondence has been received from two people in support of the Tree Preservation Order being served; the main points from which are recorded below:

- The numerous mature trees on this land are an integral tree-lined approach to this small rural community, forming an extensive natural avenue.
- The Spinney is an important feature of Grange Road, Critical to the unspoilt Grade 2 thatched cottages opposite.

Officer Comments

- 1.8 The trees have been assessed using the Tree Evaluation Method for Tree Preservation Orders (TEMPO) and the visual observations of the arboricultural officer. 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. It is based on five factors: amenity assessment, retention span, relative public visibility and suitability for TPO, other factors and expediency assessment.
- 1.9 The trees scored highly given their condition and suitability, retention span, public visibility and expediency assessment and on the decision guide under part 3 of the assessment the score received of 17/25: ‘Definitely merits a TPO.’
- 1.10 In response to the objection, the Arboricultural Officer has observed that:
- This is a small wooded rectangular piece of land which is adjacent the main road which is tree lined, which forms part of the character of the area.
 - The auction particulars had a guide price of this wood as £18,000 for 0.22 acres of land, current woodland prices in the south of England range between £6,000 - £10,000 pounds per acre, dependant on the location and the age of the trees. The price of this woodland multiplied to a per acre basis is in excess of £81,000 pounds.
 - The uneven age of the trees on this site make it more valuable for the wildlife, than an even age mono-culture structure.
 - In general terms, making a Tree Preservation Order does not prevent works being carried out to a tree – it provides a mechanism for controlling future works.
- 1.11 The Arboricultural Officer has spoken with one of the owners and discussed appropriate management of the trees. To apply to the Forestry Commission for a felling licence (as part of this process the Council would be notified by the Forestry Commission), or submit a Tree works notification to the council. The officer also offered to meet on site to discuss possible works.

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:

TPO 2022 – The Spinney, Grange Road Wonston

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

Tree Evaluation Method for Preservation Orders (TEMPO)

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

Winchester District Local Plan Review (July 2006)

APPENDICES:

Map



Beech Cottage

The Limes

Wonston Grange

2022 W1

Cherry Tree Cottage

Pear Tree Cottage

Brook House

Grange Cottage

Dever Cottage

Briar Cottage

GP

Sluice

Schedule:

2022 W1 - Woodland of mixed tree species

A1 Area

G1 Group

W1 Woodland

T1 Tree

TOWN AND COUNTRY PLANNING ACT 1990
Section 198 - 201

Tree Preservation Order No.2022

Location: **The Spinney,
Grange Road,
Wonston**

OS Grid: 4739 Scale: 1:1,250 @ A4 Date: 22/10/10



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