

PLANNING DEVELOPMENT CONTROL COMMITTEE

12 January 2012

CONFIRMATION OF TREE PRESERVATION ORDER 2040 – Suncroft Lower Road
South Wonston Winchester

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 2040, to which one objection has been raised.

RECOMMENDATION:

That, having taken into consideration the representations received, Tree Preservation Order 2040 be confirmed.

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DETAIL:

1. TPO 2040 - Suncroft Lower Road South Wonston Winchester
- 1.1 The objector raised concerns about the validation of the original TPO 2015 due to whether it was served correctly. Consequently, the decision was taken to revoke the original and serve the current TPO 2040.
- 1.2 The Arboricultural Officer attended the site to assess the trees and determined:
 - That the trees provided significant visual amenity; and
 - That the removal of the trees or undertaking of works may result in unnecessary and avoidable damage to the trees and amenity
- 1.3 Thus, the criteria for a Tree Preservation Order was met and a TPO was served on 03 August 2011.
- 1.4 The grounds for making the order were that these were: *“Significant trees that contribute to the visual amenity of the area.”*

Formal Objection

- 1.5 An objection has been received on behalf of the land owner
- 1.6 The objection stated:
 - We wish to object to the TPO as we do not believe the trees indicated warrant a TPO, as also stated by one of the councillors in the committee meeting discussing the last TPO on Suncroft.

Officer Comments

- 1.7 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 by the Winchester City Council Tree Strategy – consultation draft. It is based on 5 factors: amenity assessment, retention span, relative public visibility and suitability for TPO, other factors and expediency assessment.

- 1.8 The trees scored well for condition and suitability, retention span, public visibility and expediency assessment. On the decision guide under part 3 of the assessment it states for the score received of 14/25 'TPO Defensible'.
- 1.9 In response to the objection, the Arboricultural Officer has observed that:
- These are significant trees in full view from a public open space at Pine Close and Lower Road Track, which is a well-used Restricted Bridleway.

Any potential future development of this site would require an arboricultural impact assessment and method statement in accordance with BS5837:2005.

- With regard to the concerns that the trees do not warrant a TPO. The trees have been assessed individually on their own merits and trees worthy of protection have been TPO'd individually or as a group. Those considered of being of poor grade/condition have not been TPO'd.
- The original TPO, TPO 2015 was an area order and the objector raised concerns over the validity of the original order, saying it was not served correctly, the order has now been revoked and the current TPO 2040 is in place.
- In the South Wonston Village Plan it states:

Under section 9.5. "Features to be Preserved" 73% of the people surveyed wanted Trees and Hedges protected

- 2.0 In light of the assessment of the arboricultural officer it is recommended that the Tree Preservation Order 2040 is confirmed.

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 2040 - Suncroft Lower Road South Wonston Winchester

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

Tree Evaluation Method for Preservation Orders (TEMPO)

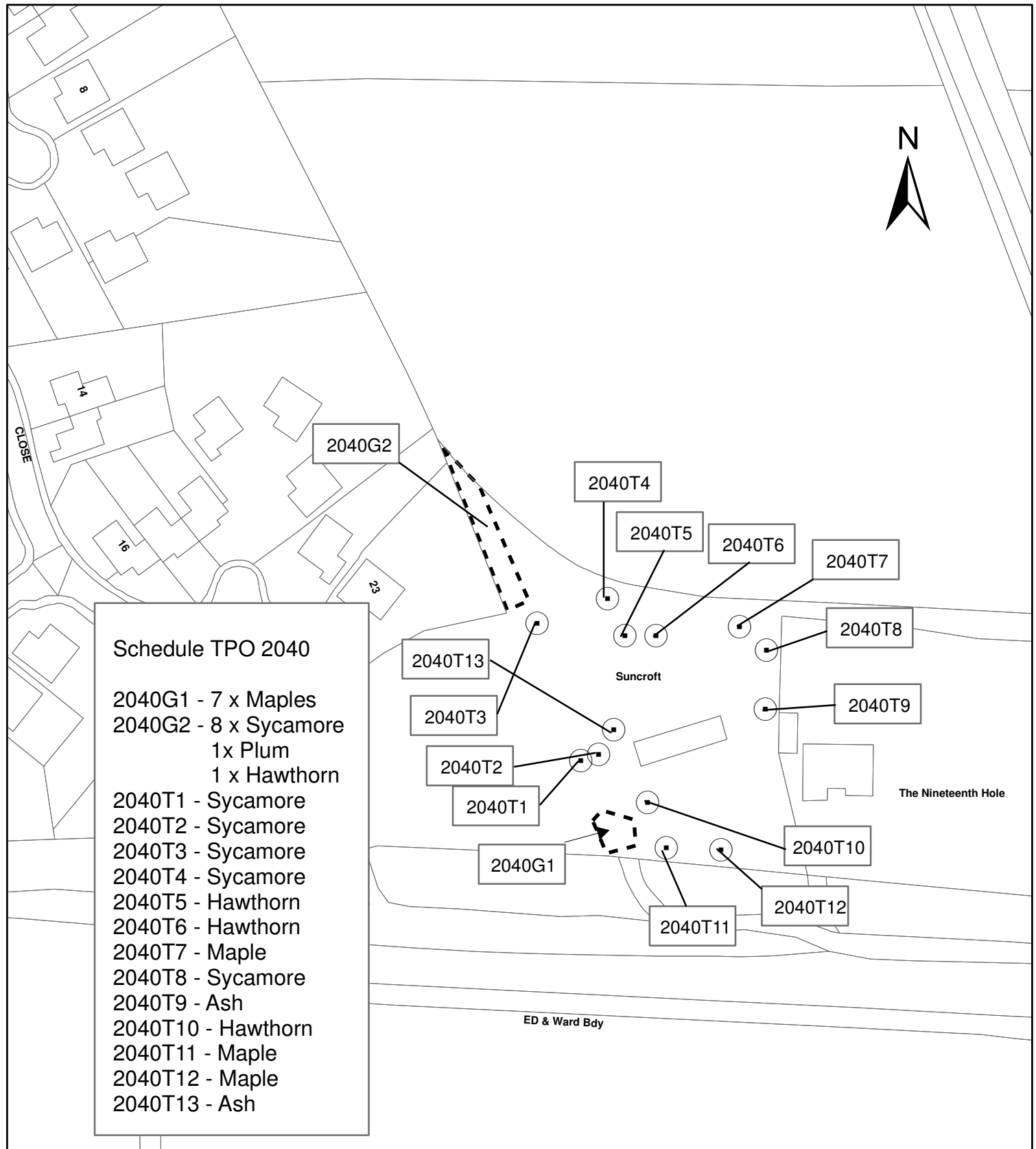
Tree Preservation Orders: a guide to the law and good practice

Winchester District Local Plan Review (July 2006)

South Wonston Village Plan 2008

APPENDICES:

Map



Schedule TPO 2040

2040G1 - 7 x Maples
 2040G2 - 8 x Sycamore
 1 x Plum
 1 x Hawthorn

2040T1 - Sycamore
 2040T2 - Sycamore
 2040T3 - Sycamore
 2040T4 - Sycamore
 2040T5 - Hawthorn
 2040T6 - Hawthorn
 2040T7 - Maple
 2040T8 - Sycamore
 2040T9 - Ash
 2040T10 - Hawthorn
 2040T11 - Maple
 2040T12 - Maple
 2040T13 - Ash

- ⋯ A1 ⋯ Area
- ⋯ G1 ⋯ Group
- W1 Woodland
- T1 Tree

TOWN AND COUNTRY PLANNING ACT 1990
 Section 198 - 201

Tree Preservation Order No. 2040

Location: **Suncroft**
Lower Road
South Wonston
Winchester, Hampshire
SO21 3HR

OS Grid: 4735 Scale: 1:1000@ A4 Date: 26/07/2011



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 City Council

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