




# Confirmation of TPO 2300 Land at Gravel Pit Copse Wickham









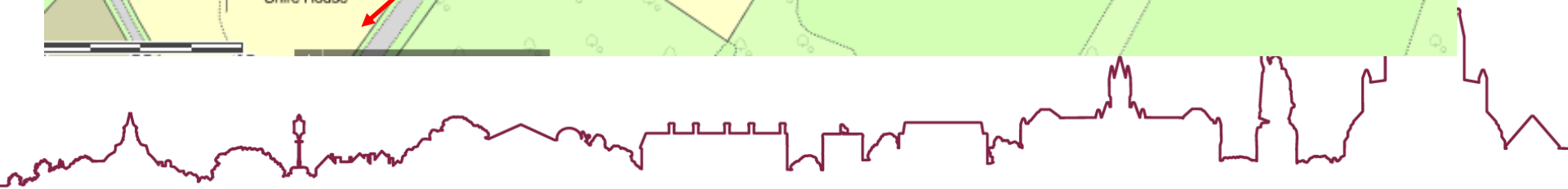
# GRAVEL PIT COPSE

-  Gravel Pit Copse is a semi ancient woodland
-  Mature Copse of Oak and Ash with Hazel understory
-  The Copse is in full public view from the public highway and adjacent golf course giving it high visual public amenity.




# WHAT IS AN SEMI ANCIENT WOODLAND


-  Ancient woodland takes hundreds of years to establish and is defined as an irreplaceable habitat. It's important for its:
  -  wildlife (which include rare and threatened species)
  -  soils
  -  cultural, historical and landscape value
-  It's any area that's been wooded continuously since at least 1600 AD. It includes:
  -  ancient semi-natural woodland mainly made up of trees and shrubs native to the site, usually arising from natural regeneration



# HISTORY

 Gravel Pit Copse was put up for sale in May 2021

 The estate agent's web page advertising the sale of the Copse stated "The site abuts Titchfield Lane and is flanked by Wickham Park Golf Course to the north-east and a row of detached houses to the southwest. Largely left to nature in more recent times it is considered that the site may offer scope and potential for a variety of future uses".

 Principal Tree Officer received requests from a ward member and local residents for the Copse to be protected by a TPO.







12:51 28/MAY/2021



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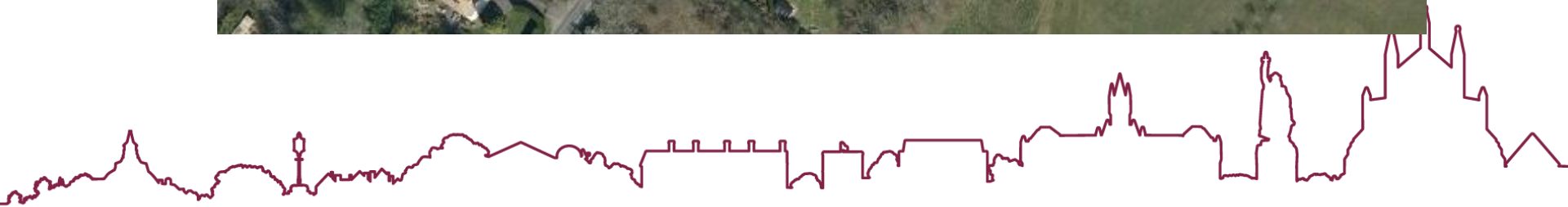








Gravel Pit Copse






# SUMMARY OF OBJECTION.

- 🏰 The trees are not under threat as the Forestry Act prevents unlawful felling.
- 🏰 The trees are not under threat as the land is outside any settlement boundary and within countryside policy therefore development potential is negligible.
- 🏰 No tree works have been carried out recently that present a direct threat to the woodland.
- 🏰 Some ash specimens close to the road have symptoms consistent with ash dieback meaning the TPO could delay important works for safety


# SUMMARY OF OBJECTION CONTINUED.

 The perceived threat from the sale of the land is unwarranted as the proposed auction of the land was as a woodland plot and the land was not sold.






# TREE OFFICERS RESPONSE

 The Forestry Act permits the felling of 5cm<sup>3</sup> of wood per quarter calendar year without prior permission from the Forestry Commission or LPA. The Forestry Act does not take into account the age or species of tree that can be removed without prior permission. This equates to approximately 20-25 trees that could be removed per year without the need for prior permissions from the Forestry Commission or the Local Planning Authority



## TREE OFFICER RESPONSE CONTINUED



 The Copse is located outside the settlement boundary, however, if the trees are not protected and the Copse is sold there is a risk that some or all trees may be felled prior to an application being submitted for development within the Copse.



# TREE OFFICER RESPONSE CONTINUED

- At the time of the Principal Tree Officer's visit there was no indication of tree works within the Copse or that the woodland management plan has been implemented.
- No Indication that the Copse is under good arboricultural or silvicultural management.
- Garden waste dumped within the Copse.
- This is confirmed by the estate agents comment on their web site "the Copse has been left to nature in recent times"




# TREE OFFICER RESPONSE CONTINUED

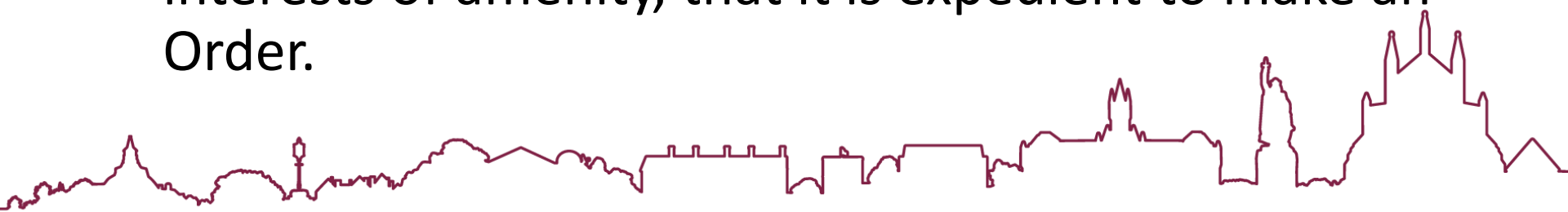
-  The TPO will not prevent the removal of the ash trees that have been colonised with ash dieback, or delay or hinder any future maintenance of the Copse
-  The perceived threat to the Copse is warranted as the Copse was sold at auction. The new owners defaulted on the sale of the Copse and the Copse is still owned by its original owners. There is no guarantee that the Copse will not be marketed and sold in the future.






# GOVERNMENT GUIDANCE

-  It may be expedient to make a TPO if the authority believes there is a risk of trees being felled, pruned or damaged in ways which would have a significant impact on the amenity of the area.
-  It is not necessary for there to be immediate risk for there to be a need to protect trees.
-  In some cases the authority may believe that certain trees are at risk as a result of development pressures and may consider, where this is in the interests of amenity, that it is expedient to make an Order.



# GOVERNMENT GUIDANCE CONTINUED

 Authorities can also consider other sources of risks to trees with significant amenity value. For example, changes in property ownership and intentions to fell trees are not always known in advance, so it may sometimes be appropriate to proactively make Orders as a precaution.





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**Legend**

- Area
- Group
- Woodland
- Tree

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

Tree Preservation Order No. 2300

Location: Land at Gravel Pit Copse  
Titchfield Lane  
Wickham  
Hants



Winchester City Council  
City Offices  
Colebrook Street  
Winchester  
Hampshire  
SO23 9LJ

OS Grid: 428253

Scale @A4: 1:1,500

Date: 03 June 2021

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