

MID SUSSEX DISTRICT COUNCIL

PLANNING COMMITTEE A

29 MAR 2018

INDEX TO ITEMS REPORTED

PART I – RECOMMENDED FOR APPROVAL

ITEM	REFERENCE	LOCATION	PAGE
None	N/A		7

PART II – RECOMMENDED FOR REFUSAL

ITEM	REFERENCE	LOCATION	PAGE
None	N/A		8

PART III – OTHER MATTERS

ITEM	REFERENCE	LOCATION	PAGE
1	TP/17/0005	Land at Foresters, Copthorne Road, Copthorne, RH10 3PD	9 - 11

MID SUSSEX DISTRICT COUNCIL

PLANNING COMMITTEE A

29 MAR 2018

PART I – RECOMMENDED FOR APPROVAL

No applications recommended for approval being heard at this Committee.

MID SUSSEX DISTRICT COUNCIL

PLANNING COMMITTEE A

29 MAR 2018

PART II – RECOMMENDED FOR REFUSAL

No applications recommended for refusal being heard at this Committee.

MID SUSSEX DISTRICT COUNCIL

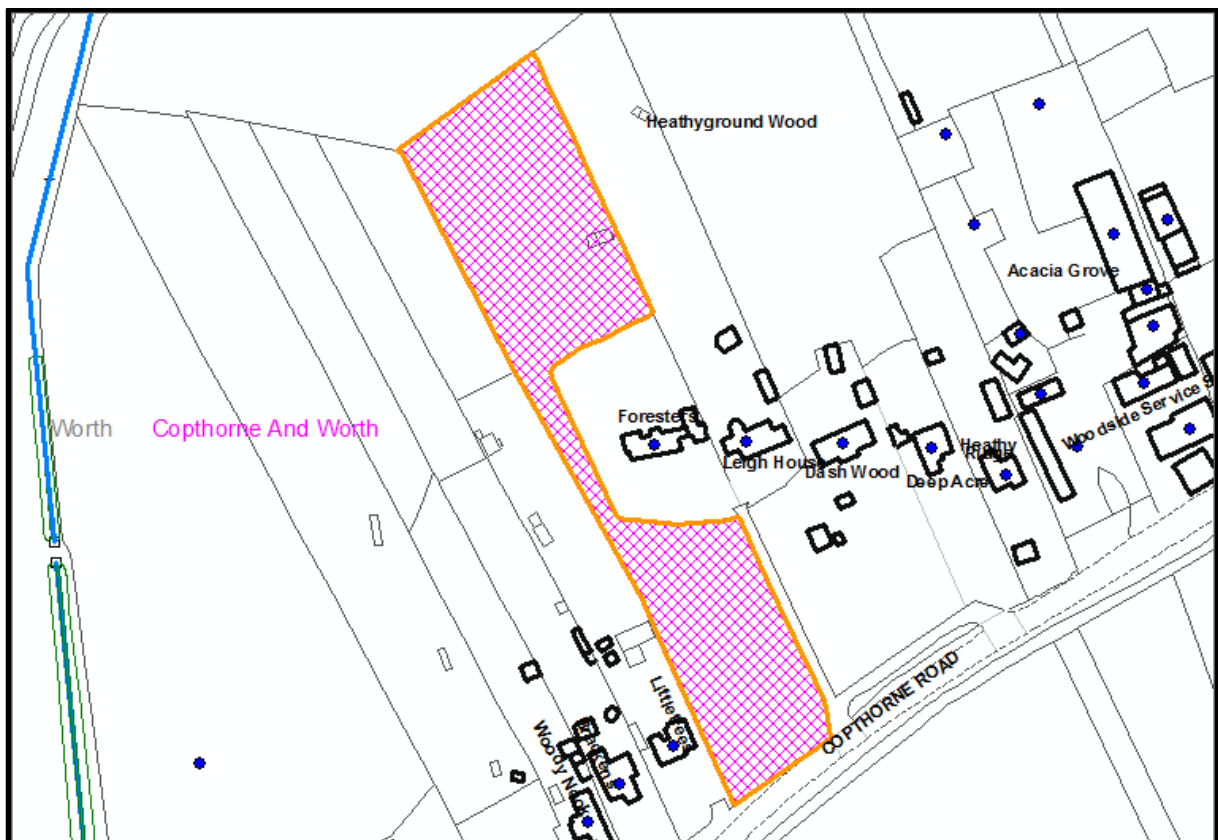
PLANNING COMMITTEE A

29 MAR 2018

PART III – OTHER MATTERS

Worth

1. TP/17/0005 – Land at Foresters, Copthorne Road, Copthorne



REPORT

Members are being requested to consider whether or not to confirm a new Tree Preservation Order (TPO), TP/17/0005 refers, for a woodland Order covering an area of Ancient Woodland on land at Foresters, Copthorne Road, Copthorne.

The trees are a mix of mature specimens and younger natives and make a significant contribution to the quality of the locality which is characterised by

properties in spacious plots, set back from the road. Properties in the vicinity are surrounded by large areas of Ancient Woodland to the rear. This also forms a valuable buffer between these properties and those fronting Copthorne Way.

Due to their maturity, many of the trees are visible from some distance away and undoubtedly make a contribution to both the character of the road and wider views of the locality. The trees also provide a high level of biodiversity.

BACKGROUND

The trees are considered to be in danger of felling. A pre application enquiry has been received which suggests that the trees could be under threat. Further, the plot of land containing the house has now been sold, with the objector retaining ownership of an area to the front and rear, subject of this Order.

The trees scored 17 on the TEMPO assessment, definitely meriting protection by TPO.

THE OBJECTION

An objection has been submitted on behalf of the owner of the woodland. The grounds of objection may be summarised as follows:

- the area of woodland was purchased in 1950 by the objector's father and he strongly resisted plans to develop the area
- the objector's father has planted approx. 100 - 200 trees during his period of ownership.
- the aim is to continue the preservation of an area of woodland, including the removal of an area of *Rhododendron ponticum* to facilitate regeneration.
- seedlings appear every year and these are destroyed by deer, these have been occasionally transplanted into a small secure area to protect them but this would be illegal under the TPO.
- consider the TPO to be too restrictive to planned woodland management

ASSESSMENT

Having regard for the above objection, Government advice on TPOs and Conservation Areas state *"the woodland category should not hinder beneficial woodland management"*, it continues *"authorities can still encourage applications to*

manage the trees in ways which would benefit the woodland without making a serious impact on local amenity, for example, by making a single application for regularly repeated operations.”

Furthermore, the removal of *Rhododendron ponticum* and other non-native shrubs would not be prohibited under the Order, as these are not classed as trees. There are also woodland grants obtainable from the Forestry Commission which would not be in breach of the Order and would be beneficial to the trees.

As an area of Ancient Woodland, it is considered that the trees are extremely valuable and worthy of protection in their own right. The high amenity value of the frontage trees also makes them suitable for protection by TPO.

It is considered that trees have significant public amenity value and a high level of biodiversity, meriting their classification as Ancient Woodland, and that it was expedient to issue an Order in accordance with government advice.

Officers are content that the trees meet the relevant criteria for inclusion in the Order and that their protection is justified, and it is considered that the Order should be confirmed.

RECOMMENDATION

It is recommended that the Order is confirmed.