
Tree Preservation Order 024/2015

Land to The South of Wells Lane And Land To The North of Coombe Lane Ascot

1. Background:

Current operations at the Oakfield Farm, Well Lane, have resulted in the gradual erosion of surrounding woodland.

This Tree Preservation Order (TPO) has been served to protect the woodland located to the south of Wells Lane and north of Coombe Lane owing to pressure for proposed housing development at Oakfield Farm, Wells Lane, relating to the current planning application 15/02727. There is also pressure for other land use changes which could also adversely affect the woodland.

This woodland is located within the Wells Local Wildlife Site (LWS). This LWS comprises of wet woodland predominantly populated by silver birch trees, interspaced with semi mature oak, sweet chestnut, and willow scrub. Natural England has recorded this woodland as priority deciduous woodland habitat and therefore it is regionally and nationally important. Thames Valley Environmental Records Centre (TVERC) indicates this woodland maybe ancient semi natural woodland.

The woodland to the west, south, and south west of Oakfield Farm provides an important haven for flora and fauna, and wildlife corridor into surrounding woodland. It's inclusion within the Order will preserve this important woodland priority habitat for future generations, and maintain the sylvan character and appearance of the area.

Due to growing development pressure in Wells Lane, several individual mature trees have been protected by individual, group and area designations within the Order.

TPO 024/2014 relates to trees as per the specification below:

TREE PRESERVATION ORDER SCHEDULE		
NO ON MAP	DESCRIPTION	SITUATION
W1	Woodland - Protecting all trees of all species	Queen's Hill Lodge St George's School and land on the south side of Wells Lane Sunninghill, Nutfield wells lane ascot SL5 7DY, Oakfield Farm Wells Lane Ascot SL5 7DY, Land on the north-west side of Coombe Lane, Sunninghill, Land on the north east side of Coombe Lane, Sunninghill Berks SL5 7QD, Oak Lea, Coombe Lane, Ascot, Berkshire SL5 7AT.
A1	Area 1 - Protecting all trees of all	Land on the South East side of Wells

	species	Lane, The Paddock Oakfield Farm Wells Lane Ascot SL5 7DY
G1	6 x Oak	Nutfield wells lane ascot SL5 7DY Wells Cottage ,Wells lane , Ascot SL5 7DY
T1	1 x Cedar	Nutfield wells lane ascot sl5 7dy
T2	1 x Oak	St George's School and land on the south side of Wells Lane Sunninghill
T3	1 x Oak	St George's School and land on the south side of Wells Lane Sunninghill
T4	1 x Oak	St George's School and land on the south side of Wells Lane Sunninghill

TPO plan: refer to appendix A

2. Objections:

1 letter of objection were received from Paul Butt agent for the landowner at Oakfield Farm . His objections are summarised below:

1. A site visit had not been carried out prior to the serving of the Order.
2. The area of W1 shown within the order is inappropriate as it contains sections that are clearly not part of the existing woodland, including an area known as The Mound, with no potential to form or be considered as woodland
3. Trees and the impact of development on trees are a material consideration in any planning application. It is clear that the required works to achieve the decontamination of the site will involve an impact on boundary trees and therefore would be considered within the planning application.

3. Response to the objection and justification for the order:

The duty of the Council to protect trees within the planning process is contained within:

- Part VIII [Special Controls] of the Town and Country Planning Act 1990 (TCPA), and in the [Town and Country Planning \(Tree Preservation\) \(England\) Regulations 2012](#) (which came into force on 6 April 2012).
- Section 118 of the National Planning Policy Framework (NPPF) for ancient tree(s)/woodland and veteran trees.

Under the TCPA Regulations 2012, Local Authorities may make a TPO if it appears to them to be expedient in the interests of amenity to make provision for the preservation of trees or woodland in their area. The Act does not define amenity, nor does it prescribe the circumstances in which it is in the interests of amenity to make a TPO. In the Secretary of State's view, a TPO should be used to protect selected trees and woodlands if their removal would have a significant impact upon the local environment and its enjoyment by the public. Local Planning Authorities should be able to show that a reasonable degree of public benefit would accrue before the TPO is made or confirmed.

The trees, or at least part of them, should therefore normally be visible from a public place, such as a road or footpath. Trees may be worthy of preservation, amongst other reasons, for their intrinsic beauty or for their contribution to the landscape or because they serve to screen an eyesore or future development; the value of the trees may be enhanced by their scarcity; and the value of a group of trees or woodland may be collective only. Other factors such as importance as a wildlife habitat may be taken into account which alone would not be sufficient to warrant a TPO

The trees subject to this preservation order are landscape features within the local and wider landscape and can be viewed from the following vantage points:

- Wells Lane
- London Road
- St Georges Lane
- Coombe Lane
- Lower Village Road
- Oliver Road
- Ascot railway line

The woodland and trees do not currently benefit from any legal protection, and the Local authority deems it expedient to serve a preservation order to ensure only the principal trees, within these sites, are retained.

Response to the above objections:

1. A site visit was conducted on the 16 November 2015 to assess the ecological and arboricultural impact of planning application 15/02431/SHLAA. Dated photograph shown below.



2. The extent of the woodland designation of the Order was formed from site photos taken on the 16 November 2015, historic mapping records and aerial photos. Following receipt of the RPS tree survey data on the 23 February 2016, the extent of the Woodland designation was modified accordingly to include trees present within the site and woodland beyond. The proposed modified Woodland designation was sent to the objector on the 1 March 2016.

The trees located within the southern section of the site (up to and including the gully on the west boundary) and woodland beyond are located within the Wells Local Wildlife Site (LWS). This LWS comprises of wet woodland predominantly populated by silver birch trees, interspaced with semi mature oak, sweet chestnut trees and willow scrub. Natural England has recorded this woodland as priority deciduous woodland habitat and therefore it is regionally and nationally important. Thames Valley Environmental Records Centre (TVERC) indicates this woodland maybe ancient semi natural woodland.

The Forestry Commission defines woodland in United Kingdom forestry statistics as '*land under stands of trees with a canopy cover of at least 20% (or having the potential to achieve this), including integral open space, and including felled areas that are awaiting restocking*'. Therefore the Woodland designation within and adjacent to the site is entirely appropriate. The removal of compacted waste materials from the site will allow for natural succession and repopulation of trees.

3. The arboricultural impact of the proposed development upon on and offsite trees (including tree loss and scheme of mitigation planting etc.) will be assessed and addressed through the planning application process. Continuing the protection afforded by the Order will assist the Council in controlling what trees may be removed.
-

4. Modified Order

Following a site visit with the landowner of Nutfield and receipt of the RPS tree survey data, the Order is to be amended accordingly:

Modified schedule:

TREE PRESERVATION ORDER SCHEDULE		
NO ON MAP	DESCRIPTION	SITUATION
W1	Woodland - Protecting all trees of all species	Queen's Hill Lodge St George's School and land on the south side of Wells Lane Sunninghill, Nutfield wells lane ascot SL5 7DY, Oakfield Farm Wells Lane Ascot SL5 7DY, Land on the north-west side of Coombe Lane, Sunninghill, Land on the north east side of Coombe Lane, Sunninghill Berks SL5 7QD, Oak Lea, Coombe Lane, Ascot, Berkshire SL5 7AT.
A1	Area - Protecting all trees of all species	Land on the South East side of Wells Lane, The Paddock Oakfield Farm Wells Lane Ascot SL5 7DY
G1	5 x Oak	Nutfield wells lane ascot SL5 7DY Wells Cottage ,Wells lane , Ascot SL5 7DY
T1	1 x Cedar	Nutfield wells lane ascot sl5 7DY
T2	1 x Oak	St George's School and land on the south side of Wells Lane Sunninghill
T3	1 x Oak	St George's School and land on the south side of Wells Lane Sunninghill
T4	1 x Oak	St George's School and land on the south side of Wells Lane Sunninghill

Modified plan: refer to appendix B

The condition of trees can change over time and it is recommended they are inspected by a competent person, such as an arboriculturist, on a regular basis. The Arboricultural Association <http://www.trees.org.uk/> and Institute of Chartered Foresters <http://www.charteredforesters.org/> have an on-line directory of arboricultural consultants.

A TPO should not hinder the appropriate management of the trees, nor is it intended to prevent development. The Order is to ensure any that future development activity is sympathetic to the character and appearance of the area and in accordance with the provisions of the National Planning Policy Framework and Ascot Neighbourhood Plan. The Council's Tree Team can provide arboricultural advice and discuss any works with interested parties. Any application to undertake work would be judged against good arboricultural practice and the Council would not withhold consent for appropriate works. Not all work

requires the consent of the Council, the removal of dead/dangerous branches can be carried out under an exemption in the legislation and there are other exemptions that may apply in particular circumstances.

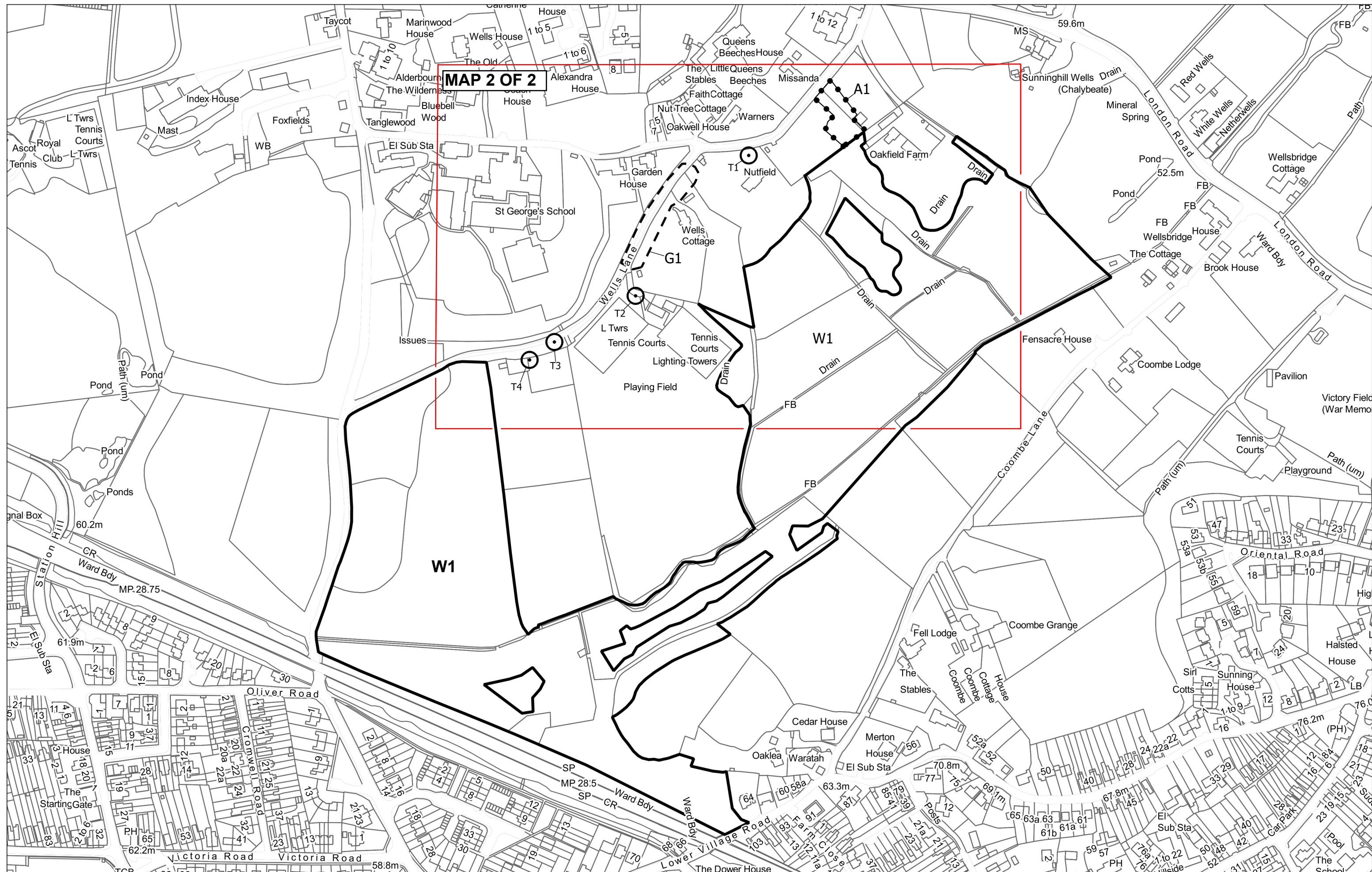
4. Sustainable Development Implications:

In terms of the sustainable development policy the recommendation contained in the report will have the following significant beneficial sustainable development implications: A positive impact on the natural environment by retaining the tree stock.

RECOMMENDATION that Tree Preservation Order 024/2015 is confirmed with modification(s)

APPENDIX A

TPO 024/2015



MAP 2 OF 2

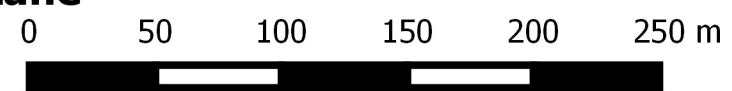
TPO 024 OF 2015

Date: 18/12/2015
Scale: 1:3,000

© Crown copyright and database right 2015.
Ordnance Survey 100018817

Land to the south of Wells Lane and land to the north of Coombe Lane

MAP 1 OF 2





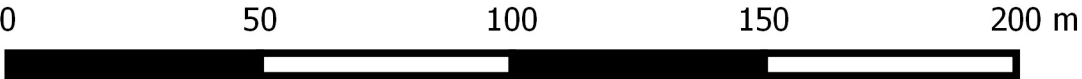
TPO 024 OF 2015

Date: 18/12/2015
 Scale: 1:1,500

© Crown copyright and database right 2015.
 Ordnance Survey 100018817

Land to the south of Wells Lane and land to the north of Coombe Lane

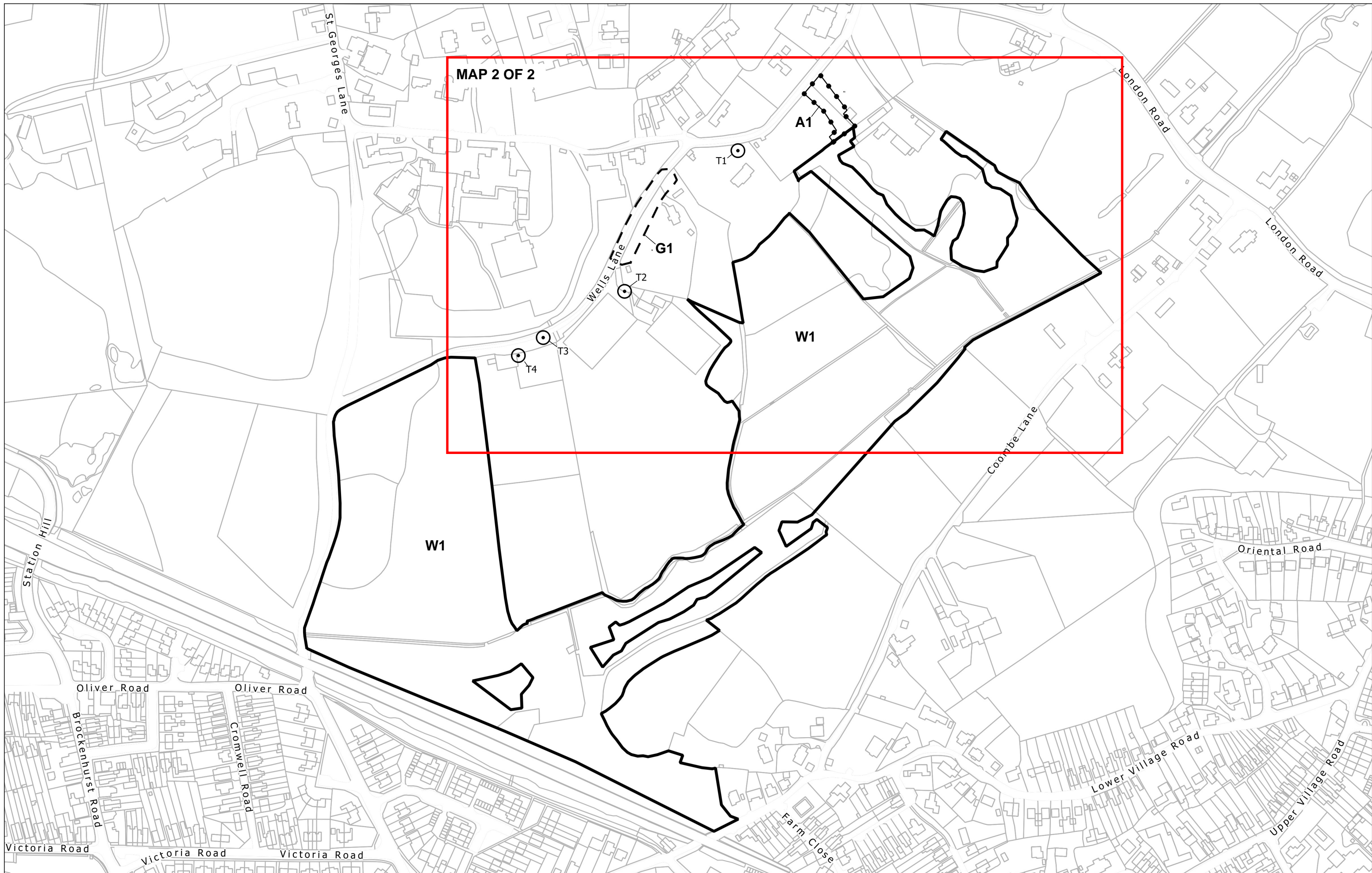
MAP 2 OF 2



APPENDIX B

MODIFIED TPO

024/2015



MAP 2 OF 2

A1

G1

W1

W1

T2

T3

T4

T1

Wells Lane

Coombe Lane

London Road

London Road

Oriental Road

Lower Village Road

Upper Village Road

Oliver Road

Oliver Road

Brockenhurst Road

Cromwell Road

Victoria Road

Victoria Road

Victoria Road

Farm Close

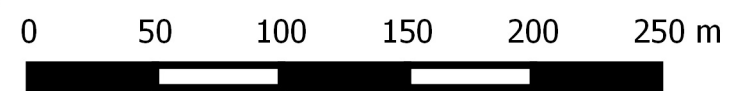
TPO 024 OF 2015

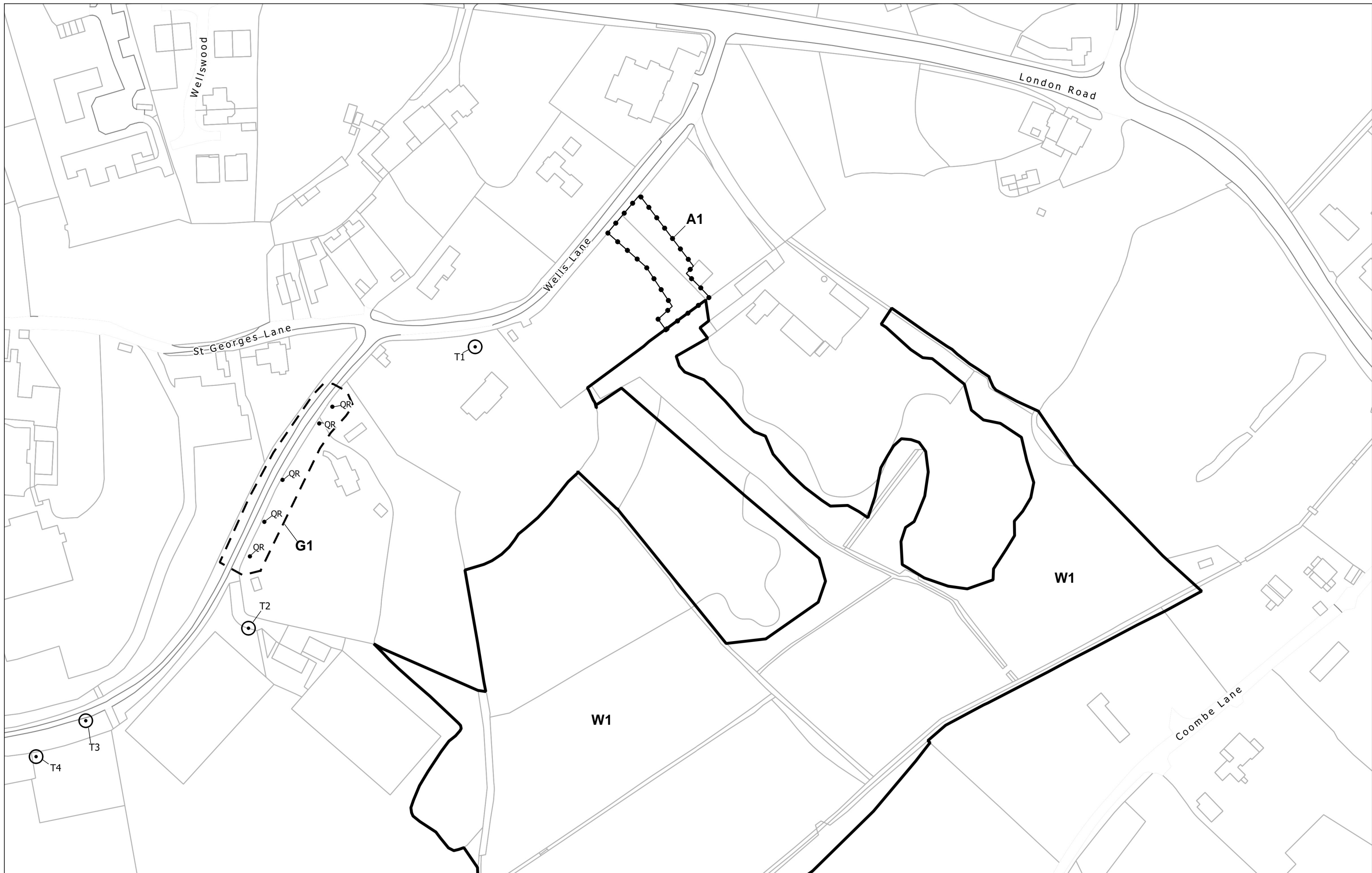
Land to the south of Wells Lane and land to the north of Coombe Lane

Date:
Scale: 1:3,000

© Crown copyright and database right 2016.
Ordnance Survey 100018817

MAP 1 OF 2





TPO 024 OF 2015

Date:
Scale: 1:1,500



© Crown copyright and database right 2016.
Ordnance Survey 100018817

Land to the south of Wells Lane and land to the north of Coombe Lane

MAP 2 OF 2

