

**REFERENCE NO: CR/2019/0619/TPO**

**LOCATION:** [WOLDHURSTLEA WOOD \(INCLUDING WOLDHURSTLEA CLOSE\), BUCKSWOOD DRIVE, GOSSOPS GREEN, CRAWLEY](#)

**WARD:** Gossops Green and North East Broadfield

**PROPOSAL:** TREE WORKS AS DETAILED IN ATTACHED SCHEDULE.  
AREA AMW1 – 17 TREES – WORKS TO IMPROVE FOOTPATH/ SAFETY, COMPRISING COPPING, CROWN REDUCTION, FELLING, THINNING SELF SEEDER TREES.  
AREA AMW2 – 9 TREES – WORKS TO IMPROVE FOOTPATH /SAFETY COMPRISING SECTIONAL FELLING, COPPING, REDUCTION OF BRANCH WEIGHT AND THINNING SELF SEEDER TREES.  
AREA HSG – 70 TREES – WORKS TO IMPROVE FOOTPATH/ SAFETY/ CLEARANCE TO BUILDINGS COMPRISING SECTIONAL FELLING, CROWN LIFTING, CROWN REDUCTION, REMOVAL OF INDIVIDUAL BRANCHES AND EPICORMIC GROWTH

**TARGET DECISION DATE:** 18 October 2019

**CASE OFFICER:** Mr R. Spurrell

**APPLICANTS NAME:** Mr James Ireland  
**AGENTS NAME:**

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**PLANS & DRAWINGS CONSIDERED:**

Drawing Number	Revision	Drawing Title
CBC 0001		Area HSG Woldhurstlea Close
CBC 0002		Area AMW2 Woldhurstlea Close
CBC 0003		Area AMW1 Woldhurstlea Close

**REASON FOR REPORTING TO COMMITTEE:-**

CBC is the applicant

**PUBLICITY / NOTIFICATIONS:**

The application was advertised by way of a site notice.

No responses have been received.

**THE APPLICATION SITE:**

- 1.1 The application relates to an area of woodland known as 'Woldhurstlea Wood' located on the southern side of Buckswood Drive in Gossops Green. The woodland is an extensive area bounded by Wold Close on the western side and Tintern Road to the east. Woldhurstlea Close has been developed within the woodland.
- 1.2 The woodland is protected under Tree Preservation Order Reference Number: P16.03.05 which protects all the trees.

**PLANNING HISTORY:-**

2.1 Previous works to trees in woodland include:

- CR/2013/0345/TPO – T1, T3, T5, T6, T7 OAKS, T2 HORNBEAM & TG1 MIXED SPECIES OF CHERRY X 1, HORNBEAM X 3 & ASH X 2 - FELL. T4 MAPLE - REDUCE HEIGHT TO 5M. T8 HAZEL - REDUCE HEIGHT TO 4.5M
- CR/2019/0286/TPO – OAK T1 - CUT BACK BRANCHES GROWING TOWARDS ROOFLINE BY UP TO 2 METRES

### **PLANNING POLICY:-**

- 3.1 This application must be considered in the context of Part VIII of the Town and Country Planning Act 1990 and The Town and Country Planning (Tree Preservation) (England) Regulation 2012.
- 3.2 National Planning Practice Guidance – Tree Preservation Orders and trees in conservation areas.
- 3.3 The Council's Green Infrastructure Supplementary Planning Document (2016) is a non-statutory document.

### **PLANNING CONSIDERATIONS:-**

4.1 The determining issues in this application are the effect of the proposal on the health, character and appearance of the trees and the level of amenity that they provide within the surrounding area. The assessment has been described in 3 broad areas as set out below:

4.2 **AREA AMW1 – 17 TREES – WORKS TO IMPROVE FOOTPATH/ SAFETY, COMPRISING COPPICING, CROWN REDUCTION, FELLING, THINNING SELF SEEDED TREES.**

Contribution to public visual amenity	Good – the trees contribute to the overall amenity of the group as a whole
Estimated remaining contribution	40-100 yrs
Are works justified?	Yes

The group to which these trees belong are located on amenity land between Woldhurstlea Close and Tintern Road on the eastern side of the woodland.

6 of the 17 trees require removal due to either being in poor condition or having an excessive lean towards the public roads/footpaths and is required for safety reasons, 4 are young self-seeded specimens and are to be removed in line with good general maintenance. The remainder require pruning back from the roads/footpaths as they are currently causing an obstruction.

It is considered that the removal of the trees will not significantly impact the amenity or cohesive strength of the group as a whole and replacements in this instance are not required.

4.3 **AREA AMW2 – 9 TREES – WORKS TO IMPROVE FOOTPATH /SAFETY COMPRISING SECTIONAL FELLING, COPPICING, REDUCTION OF BRANCH WEIGHT AND THINNING SELF SEEDED TREES.**

Contribution to public visual amenity	Good – the trees contribute to the overall amenity of the group as a whole
Estimated remaining contribution	40-100 yrs
Are works justified?	Yes

The group to which these trees belong are located to the west of Woldhurstlea Close and adjacent to Buckswood Drive.

5 of the 9 trees require removal due to very poor condition, these are large trees which are within falling distance of roads/footpaths and pose a significant risk to the public and their removal is therefore required for safety reasons. There is a large Ash tree with a heavy over-extended limb overhanging the public footpath, this limb requires pruning back by 2m in order to reduce end-weight and mitigate the risk of limb failure and this is also required for safety reasons.

A mature Hazel coppice requires re-coppicing in line with good management and 2 no. young Ash trees are to be removed as they are of low quality and are also leaning towards the footpath.

The removal of the 5 large trees will have a significant impact on the amenity and cohesive strength of the group as a whole and should therefore be replaced with similar native broadleaved species.

4.4 AREA HSG – 70 TREES – WORKS TO IMPROVE FOOTPATH/ SAFETY/ CLEARANCE TO BUILDINGS COMPRISING SECTIONAL FELLING, CROWN LIFTING, CROWN REDUCTION, REMOVAL OF INDIVIDUAL BRANCHES AND EPICORMIC GROWTH

Contribution to public visual amenity	Good – the trees contribute to the overall amenity of the group as a whole
Estimated remaining contribution	40-100 yrs
Are works justified?	Yes

The group to which these trees belong are located between Buckswood Drive and Woldhurstlea Close. 12 of the 70 trees require removal due to poor condition such as fungal infection/basal decay, dieback or a lean towards the adjacent public roads/footpaths, these works are required for safety reasons.

The remainder of the works involve mainly crown lifting, lateral pruning and basal growth removal in order to clear footpaths and allow sufficient clearances over the highway.

Due to the woodland setting and the comparatively small number of trees to be removed, it is not considered necessary to replant since the tree removal will have a negligible impact on the amenity and cohesive strength of the group as a whole.

**RECOMMENDATION RE: CR/2019/0619/TPO**

CONSENT - Subject to the following condition(s):-

1. This consent is valid for a period of two years from the date of this notice and shall only be carried out once.  
REASON: To enable the Local Planning Authority to control the works in the interests of good tree management in accordance with Regulation 17 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
2. All works should be carried out in accordance with BS3998: 2010 'Tree Work Recommendations'.  
REASON: In the interests of visual amenity and to ensure the continuing health of the tree(s) in accordance with The Town & Country Planning (Tree Preservation) (England) Regulations 2012.
3. Within 12 months of the felling of the 5 no. trees from AMW2, the owner of the land shall plant 5 no. trees of a similar native species, in a location as close to the felled trees as practical. The trees shall be of nursery standard size and conform to British Standard 3936: Nursery Stock Specification. In the event that the trees die within five years following such planting, they shall be replaced with similar trees in a similar position during the next planting season.  
REASON: In the interests of the amenity of environment of the locality in accordance with The Town & Country Planning (Tree Preservation) (England) Regulations 2012.





# ArcGIS Web Map

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