



Report to Planning Committee



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Report to the Planning Committee

Location: Ramper Covert Wood, Mansfield Road, Arnold,
Nottinghamshire

Proposal: Protection of a Woodland by a Tree Preservation Order
(TPO)

Case Officer: Lewis Widdowson

1.0 Site Description

- 1.1 The site is located on the eastern side of the A60 Mansfield Road north of an existing lay bay. It is located approximately 1.5 miles from the northern edge of the urban area of Redhill. The site area measures approx. 10 hectares.
- 1.2 A broadleaf woodland, consisting mainly of silver birch, covers the site and is set back from the adjacent highway approx. 30 metres. Other species including Scots Pine, Corsican Pine, English Oak, Common Hawthorn, Common Beech and European Lime can be identified within the woodland.
- 1.3 The woodland is situated in close proximity to two neighbouring woodlands which are under the protection of existing TPOs, N0028 and N0032, to the northwest and northeast respectively.

2.0 Relevant History

- 2.1 A Planning Application, 2018/1172, was submitted on the 19th December 2018 seeking permission for "Change of use to site 15 log cabin holiday homes (mobile homes) and one reception/staff accommodation cabin. All to comply with the definition "caravan" in planning terms.". This application was refused planning permission on the 2nd August 2019.
- 2.2 The decision to refuse permission by the Borough Council was appealed by the applicant. The resulting appeal was dismissed by the Planning Inspectorate and the Borough Council's decision was therefore upheld.
- 2.3 An amended Planning Application, 2019/0785, was submitted on the 8th August 2019 seeking permission for "Change of use to site 5no. log cabin holiday homes (mobile homes) and formation of vehicular access.". This application was again refused planning permission on the 10th October 2019.

3.0 Proposed Action

- 3.1 Authorisation is sought to make a provisional TPO in relation to the woodland covering the site at Ramper Covert.

4.0 Consultations

- 4.1 Should authorisation be granted to make the Order, a statutory consultation will be undertaken, in accordance with Regulation 5, Part 2 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012. All persons with an interest in the land affected by the order will be given 28 days within which to submit objections or representations to Gedling Borough Council.
- 4.2 The Council must then, within six months of making the Order, consider objections and representations and decide whether to confirm the Order, with or without modifications.

5.0 Planning Considerations

- 5.1 The site has been inspected by the Forestry Officer and an evaluation of the trees to assess the suitability of a TPO has been undertaken using the Tree Evaluation Method for Preservation Orders (TEMPO) which is a guide to assist in the decision-making of local authorities. The process includes a systematic assessment of a number of different attributes, ranking them from one to five and an assessment of any immediate threat.
- 5.2 Part 1 of a TEMPO assessment assesses the attributes below. The higher the attribute scores the more weight that is given to the protection of the trees.
- I. Condition & suitability for TPO: **3/5**
 - II. Retention span (in years) & suitability for TPO: **4/5**
 - III. Relative public visibility & suitability for TPO: **3/5**
 - IV. Other factors: **4/5**
- 5.3 Part 2 of the assessment measures the likely threat of any immediate danger to the tree with a higher score indicating a more imminent danger. In this instance it was judged that the Order would be Precautionary only and as such a score of **1/5** was deemed appropriate.
- 5.4 In order for a TPO to be recommended a cumulative score of 12 or more is required. Should a TEMPO assessment generate a score greater than 16 it is considered that a TPO is definitely merited. In this instance the trees scored a total of **15/25**.
- 5.5 In my opinion, the woodland identified is situated in an important location, providing a significant level of visual amenity to the locality and connectivity to

the adjacent protected woodlands. For these reasons it is considered expedient in the interests of the amenity of the area to protect the trees by a TPO pursuant to section 198 of the Town and Country Planning Act 1990.

- 6.0 Recommendation: – That the Service Manager, Development Services, be authorised to make a Tree Preservation Order in respect of the woodland located at Ramper Covert, Mansfield Road, Arnold, Nottinghamshire.**