

Paper For Consideration by Plumpton Parish Council
For December 2007 Meeting

Possible Applications for Tree Preservation Orders

1. The Local Planning Authority considers applications for making tree preservation orders (TPO) under the following laws: Part VIII of the Town & Country Planning Act 1990 ('the Act') and in the Town and Planning (Trees) Regulations 1999 ('the 1999 Regulations').
2. LPAs 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 woodlands in their area*".
3. In the Secretary of State's view:
 - TPOs should be used to protect selected trees and woodlands if their removal would have a significant impact on the local environment and its enjoyment by the public. LPAs should be able to show that a reasonable degree of public benefit would accrue before TPOs are made or confirmed.
4. The criteria for adoption are fairly limited in scope as follows:
 - i) The trees, or at least part of them, should normally be visible from a public place, such as a road or footpath, although, exceptionally, the inclusion of other trees may be justified. The LPA should also assess the tree's particular importance by reference to its size and form, its future potential as an amenity, taking into account any special factors such as its rarity, value as a screen or contribution to the character or appearance of a conservation area;
 - ii) The benefit may be present or future;
 - iii) Trees may be worthy of preservation for their intrinsic beauty or for their contribution to the landscape or because they serve to screen an eyesore or future development;
 - iv) The value of trees may be enhanced by their scarcity;
 - v) The value of a group of trees or woodland may be collective only.
 - vi) Other factors, such as importance as a wildlife habitat, may be taken into account, which alone would not be sufficient to warrant a TPO.

5. Plumpton Parish Habitat Survey Group has recently completed a Habitat Survey in which trees, woodlands, hedges, meadows, etc were recorded with 'target notes' made where something of special wildlife or scientific interest was noted. As a result of this work, representation is now being made to the Plumpton Parish Council to assess whether it may be advisable to seek TPOs or other protection for certain trees and/or woodlands in the parish. It is the Survey Group's view that, even if specific TPO orders cannot be granted, that Plumpton Parish and Lewes District Council should be mindful of the list attached, of trees or pieces of woodland that should be protected, should future development planning applications/change of use applications be made. This would be a direct and very tangible outcome of the work of the Habitat Survey Group.

Carole Nicholson and Tony Hutson
On behalf of the Plumpton Parish Habitat Survey Group

December 2007

Attachment: Potential Trees and Woodlands for TPO Application

Possible Trees and Woodlands for TPO Applications

Annex A

<u>Site</u>	<u>OS Map Grid Ref</u>	<u>Description as per Habitat Survey Target Note</u>	<u>Criteria for Possible TPO</u>
<u>a) Single Trees/ Group of Trees</u>			
Ashurst Organic Farm	TQ355148	Single large healthy pedunculate oak (possibly hybrid with sessile). Girth 5.9m at 1.3m height. (ref 03.08)	Large specimen tree – one of largest healthy oaks in Parish. Located in marshy, pastoral surroundings. Can be seen (at a distance) from footpath. This tree is approximately 386 years old, estimated by applying the formula given in White, J. 1998. <i>Estimating the age of large and veteran trees in Britain</i> . Information Note, Forestry Commission (Forestry Practice). November 1998. 8pp
Reed Bed, Plumpton College	TQ363147	Large alders, one particular with girth 3.3 m at 1.3m. (ref 03.13)	Large specimen tree – one of largest alders in Parish and in Sussex. Close to Plumpton Lane and visible from nearby footpath/bridleway.
Village Green	TQ363166	Large pedunculate oak on village green. Girth 2.4m at 1.3m. (ref 05.11)	Large specimen tree. Very visible from many aspects in village. Known and loved by many villagers – therefore of significant amenity value.
North of St Helena Lane and West of South Road	TQ358181	Very old pedunculate oak tree on boundary ditch. Girth 5.6 m at 1.3m. (ref 07.02)	Large multi-stemmed specimen tree. Possibly layered at some time. Measured below lowest trunks. Landmark position on parish boundary – historical interest. Known to villagers and on footpath.
Boundary of Plumpton Place adjacent to Plumpton College	TQ359133	Plumpton Place. Lying to the south west of the main buildings is a small clump of c.20 fine Holm oaks. (ref 03.27)	Large specimen trees. Frequently noted by wildlife experts in the Parish. In open position next to public footpath/route to college carpark. Known to many people. Nesting site of large rookery.
Rylands, Plumpton Lane	TQ365156	Very large well-formed oak tree Possibly pollarded at some time. Large girth. Not able to gain access to measure – but very substantial size.	Very large specimen tree. Visible from two footpaths and partly from the road

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<u>Site</u>	<u>OS Map Grid Reference</u>	<u>Description as per Habitat Survey Target Note</u>	<u>Criteria for Possible TPO</u>
<u>b) Woodlands of Historic Interest</u>			
To east of Plumpton Lane near The Ferrings.	TQ366153	A mixed woodland, which appears to have remained undisturbed since the October 1987 storm, containing many fallen trees in various states of decomposition. Bordered on the South side by a stream and marshy dell. (ref 02.07)	An area close to road and footpaths. Largely unspoilt and rich in habitat variety. Broad diversity of tree species, including large oak trees. Rich diverse ground flora, including indicators of ancient woodland. A favourite patch of woodland for local walkers
Plumpton Wood (south)	TQ355145	Plumpton Wood. The majority of the vegetation is oak with hazel coppicing. Near the centre is an area of Thuja. Several years ago the College planted a variety of conifers – Thuja was found to be the most suited to the habitat. Managed by Plumpton College. (ref 03.16)	High amenity value – known to many in Parish. Known for its historical interest. Marked on the 1790 Jeckyll and Gardner map and identified as ancient woodland in the 1989 East Sussex Ancient Woodland Inventory (Whitbread, A.Barton, J and Sutton D. <i>East Sussex Inventory of Ancient Woodlands, 1989 (Provisional)</i>). Nature Conservancy Council. It was known as New Wood on the 1841 Tithe Map. Known to be rich in wildlife – plants (eg bluebells), fungi and extensive birdlife. Historically well-managed through coppicing.
Pigs' Wood	TQ357144	Pigs' Wood. Once used by Plumpton College to rear pigs. It is really a very wide shaw of broadleaved woodland, which may well have once been joined to Plumpton Wood [to the north and Grannies wood to the south]. It is predominantly ash and oak, with understorey of sycamore and honeysuckle. Managed by Plumpton College. (ref 03.18)	High amenity value – known to many in Parish. Known for its historical interest. Outline of area shown on 1790 Jeckyll and Gardner map but not crossed to denote woodland. Known to be rich in wildlife – plants (especially bluebells), fungi and extensive birdlife.

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<u>b) Woodlands of Historic Interest (continued)</u>			
Grannies' Wood		Area of woodland lying to North of College sewage works. Roughly L-shaped. Mainly oak and ash with hazel coppice and holly and bramble under-storey. (ref 03.20)	High amenity value – known to many in Parish. Known for its historical interest. Marked on the 1790 Jeckyll and Gardner map as ancient woodland and in the 1989 East Sussex Inventory of Ancient Woodland. Known to be rich in wildlife – plants (eg bluebells), fungi and extensive birdlife. Historically well-managed through coppicing.
Riddens Wood	TQ359170	Riddens Wood. Old hornbeam coppice. Also holly, occasional wild cherry and crab apple. Oak standards. Towards southern end there are wild service trees, sessile oak, yew, coppiced ash, field maple and woodland hawthorn. (ref 05.09)	High amenity value. Known to many in Parish. Of historical interest. Included in the 1989 East Sussex Inventory of Ancient Woodland. Rich in variety of native tree species and bluebells, wood anemones and moschatel in ground flora. thus providing diverse habitat for wildlife.
West of South Road at Longford Stream (north of Melbourne Farm)	TQ359191	Mixed deciduous woodland with stream. Mainly hornbeam and oak plus two mature (fruiting) wild service trees with other suckers/saplings, plus willow, hazel, holly, hawthorn, Midland hawthorn, yew, elder, ash. Wood boundaries also rich in variety. (ref 07.03)	Small area of roadside woodland either side of Longford Stream. Eastern end of larger area (including Cottage Wood in parish of Streat) of woodland included in 1989 East Sussex Inventory of Ancient Woodland.

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<u>b) Woodlands of Historic Interest (continued)</u>			
Polecat Wood	TQ368183	Mixed deciduous woodland. Mainly old coppiced hornbeam with oak standards. Wide range of other woodland flora including small wild service tree (planted) on western edge. Bluebells and early purple orchids covering on southern arm. Large pond in middle (ditch-fed). Common spotted orchid also present. (ref 08.01)	High amenity value – known to many in Parish. Known for its historical interest, listed in 1989 East Sussex Inventory of Ancient Woodland. Known to be rich in wildlife – plants (eg bluebells), fungi and extensive birdlife. Historically well-managed through coppicing
East of Beresford Lane and North of South Road	TQ367181	Mixed deciduous woodland with steep-sided ditch and ditch-fed pond. Wide range of native deciduous trees and shrubs. Bluebell wood in spring. Area between this and Polecat Wood being grown up to make the two woods continuous. (ref 08.02)	Small rich old mixed woodland visible from roads and footpaths/bridleway. Similar historic and wildlife interest to Polecat wood, but probably omitted through small area. Steep deep ditch banks provide ghyll-like features, very rare in the parish.
Plumpton Wood (north)	TQ366185	Plumpton Wood. Listed in 1989 East Sussex Inventory of Ancient Woodland. Robin Lang's survey in 1986 pointed out the following: mostly old hornbeam coppice with mature oak and ash. A wide range of ground flora. The wood has the largest vascular plant list of the parish (100+) including 22 ancient woodland indicator species.(ref 09.04)	High amenity value. Prided by the Parish for its historic interest and an exceptionally diverse plant list unrivalled in the area.

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<u>c) Shaws</u>			
Area at bottom of Plumpton Bostal	TQ 362130	Vestigial mixed deciduous woodland fringing Plumpton Bostal, an ancient trackway, including some old beech trees and ancient woodland indicators. (ref 01.01)	Plumpton Bostal is an ancient trackway (now footpath and bridleway) of historical interest and treasured by local people as a local amenity. It is on the north-facing slopes of the Downs within the Clayton to Offham SSSI.
Woodland fringes from north end of Riddens Wood to St Helena Lane	TQ 361180	This ancient drove road is bordered by woodland (mainly hornbeam and oak) along its length in the parish. Near the grid reference there is a large yew tree, a group of wild service suckers and some sessile oak. The driveway is sunken in parts with steep banks on either side. (ref 05.01)	An amenity area used by walkers and riders locally. Spoken of regularly and links the north and south of the village – of great historical interest including through the sunken nature of the habitat. An important wildlife corridor.
Ancient shaws near Riddens Wood	TQ359172	Broad mixed deciduous shaws bordering important field adjacent to Riddens Wood (see above) (cf. ref 05.08)	Crossed by or adjacent to footpaths. Ancient shaws that are historic landscape features of local significance. Contain ancient woodland indicator species and are important corridors for wildlife.
Ancient shaws bordering Longford Stream and its tributaries	TQ364192 TQ365192 TQ365195	Broad mixed deciduous shaws of mature trees bordering important meadows and streams and ditches. Diverse tree species including wild pear, and rich ground flora. Protecting good gravelly clay streams and iron-rich issues. The proposal is to designate woodland bordering the Longford Stream from TQ362191 to the Parish boundary at TQ366193 and the first c.150m of the shaws running north from there at 364192 and 366193. (ref 10.02, 10.04, 10.05)	Crossed by or adjacent to footpaths. Ancient shaws that are historic landscape features of local significance. Contain ancient woodland indicator species and are important corridors for wildlife.

