

BROADCLYST  
(Rockbeare & Broadclyst)

18/2006

Target Date: 18.06.2007

Owner Multiple land owners

Location: Land to the north and west of Stillwoods, Tilwoods Farm, Rockbeare and land outlined for the new community, Cranbrook.

Proposal: Confirmation of a Modified Tree Preservation Order

### **CONSULTATIONS**

Copies of order have been sent to Ward Member, Parish Council, land owners and neighbouring properties.

### **TOWN/PARISH COUNCIL**

None Received

### **WARD MEMBER(S)**

None Received

### **REPRESENTATIONS**

Objections have been received from Forbes-Laird Arboricultural Consultancy Ltd acting on behalf of the Cooper Partnership. The reasons for objecting to the order can be summarised as follows:

**T12 (1577):** The condition of this tree is in dispute and should be viewed in leaf prior to protection with a TPO and is incorrectly identified as a Goat Willow in the order.

**T33 (1396):** The tree is designated as R category in BS5837:2005 and should not be protected on the grounds that it is dead, dying or dangerous.

### **RELEVANT PLANNING HISTORY**

<b>Appl. No.</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
17/2006	Provisional Tree Preservation Order	N/A	18.12.2006
19/2006	Provisional Tree Preservation Order	N/A	18.12.2006
20/2006	Provisional Tree Preservation Order	N/A	18.12.2006
1/2007	Provisional Tree Preservation Order	N/A	16.01.2007
17/2006	Tree Preservation Order	Confirmed	04.04.2007

### **PLANNING POLICIES**

Town and Country Planning (Trees) Regulations 1999

East Devon Local Plan (1995-2011)

Policy D5 – Trees on Development Site

## Government Guidance

PPS 9

## **SITE LOCATION AND DESCRIPTION**

### Details of the site:

The site is open farmland broken by field boundaries with woodland to the north, bordered by road to the east, south and west. This land forms part of the new community known as Cranbrook.

### Details of trees:

Individual details of trees covered by the order can be found in the tree survey produced by Forbes Laird Arboricultural Consultants. The trees covered by this order can be summarised as follows:

**Individual Trees:** Including 32 Oak, 2 Goat Willow and 2 Ash

**Seven Groups:** Comprising of 43 Oak, 11 Ash, 8 Scots Pine, 4 Elm, 2 Larch, 6 Hawthorn, 7 Goat Willow, 3 Cherry, 3 Apple, 2 Hornbeam, 7 Beech and 13 Field Maple.

**One Woodland:** Comprising of Oak, Ash, Elm, and Hawthorn.

In responses to specific objections raised:

**T12 (1577):** Until it can be proven that the tree is in a dangerous condition it should be included in the order by virtue of its size, maturity and prominence in the landscape. This tree is detailed in our schedule one of the TPO as a Goat Willow this should actually be Oak and this error will be corrected when the order is confirmed.

**T33 (1396):** It is unclear on what grounds the objection is made. The extent to which the area of visibility dead and damaged wood is affecting the stability of the tree has not been demonstrated. Given the trees near veteran status crown reduction is considered more appropriate management and the tree should be considered a category B tree and should have statutory protection.

**G1:** It is unclear on the map that the border of this group is made with a dashed line due to the line following the underlying OS boundary. This will be amended when the order is confirmed.

**G2:** One Hawthorn will be removed from this group as it does not contribute to the cohesion of the group.

**G6:** One Ash and one Field Maple will be removed from this group as they do not merit individual protection and contribute little to group cohesion

## **CONSIDERATIONS AND ASSESSMENT**

### Background

Following consultation with the EDDC Planning Department all A and B category trees on the site of the new community have been protected with Tree Preservation Orders.

## History

Not applicable

## Impact on Landscape

These trees are important for their visual amenity, their contribution to the character and biodiversity of the area.

## **CONCLUSIONS**

The trees are important and are considered under threat from development and require protection.

## **RECOMMENDATION**

To confirm a modified Tree Preservation Order

## List of Background Papers

TPO file (18/2006)

Tree Survey forming part of the Cranbrook Landscape, Biodiversity and Drainage Strategy