

TOWN AND COUNTRY PLANNING ACT 1990

The Tree Preservation Order DFTPO234 – Land Off Bradfords Lane, Newent

The Forest of Dean District Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

1. Citation

This Order may be cited as The Tree Preservation Order DFTPO234, Land Off Bradfords Lane, Newent

Interpretation

1.1. In this Order “the authority” means the Forest of Dean District Council.

1.2. In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

2. Effect

2.1. Subject to article 4, this Order takes effect provisionally on the date on which it is made.

2.2. Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

- (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

3. Application to trees to be planted pursuant to a condition

In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

CONFIRMATION OF ORDER

This Order was confirmed by the FOREST OF DEAN DISTRICT COUNCIL
without modification on the day of

OR

**This Order was confirmed by the FOREST OF DEAN DISTRICT COUNCIL,
subject to the modifications indicated on the modified map and schedule 1,
on the 8 day of May 2018**

Signed on behalf of the FOREST OF DEAN DISTRICT COUNCIL

.....


Authorised by the Council to sign in that behalf

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by the FOREST OF DEAN
DISTRICT COUNCIL on the day

Signed on behalf of the FOREST OF DEAN DISTRICT COUNCIL

.....

Authorised by the Council to sign in that behalf

VARIATION OF ORDER

This Order was varied by the FOREST OF DEAN DISTRICT COUNCIL on the
day of by a variation order under reference number a copy of which
is attached

Signed on behalf of the FOREST OF DEAN DISTRICT COUNCIL

.....

Authorised by the Council to sign in that behalf

REVOCATION OF ORDER

This Order was revoked by the FOREST OF DEAN DISTRICT COUNCIL on the
day of

Signed on behalf of the FOREST OF DEAN DISTRICT COUNCIL

.....

Authorised by the Council to sign in that behalf

Dated this 11 day of January 2018

The Common Seal of the FOREST OF DEAN DISTRICT COUNCIL was hereunto

Affixed in the presence of

A handwritten signature in black ink, consisting of a large initial 'C' followed by a series of loops and a horizontal line extending to the right.

**SCHEDULE 1
SPECIFICATION OF TREES**

**Trees specified individually
(Encircled in black on the map)**

Reference on Map	Description	Situation
T1	Horse Chestnut	SO 371519, 226074
T2	Horse Chestnut	SO 371530, 226062

**Trees specified by reference to an area
(within a dotted black line on the map)**

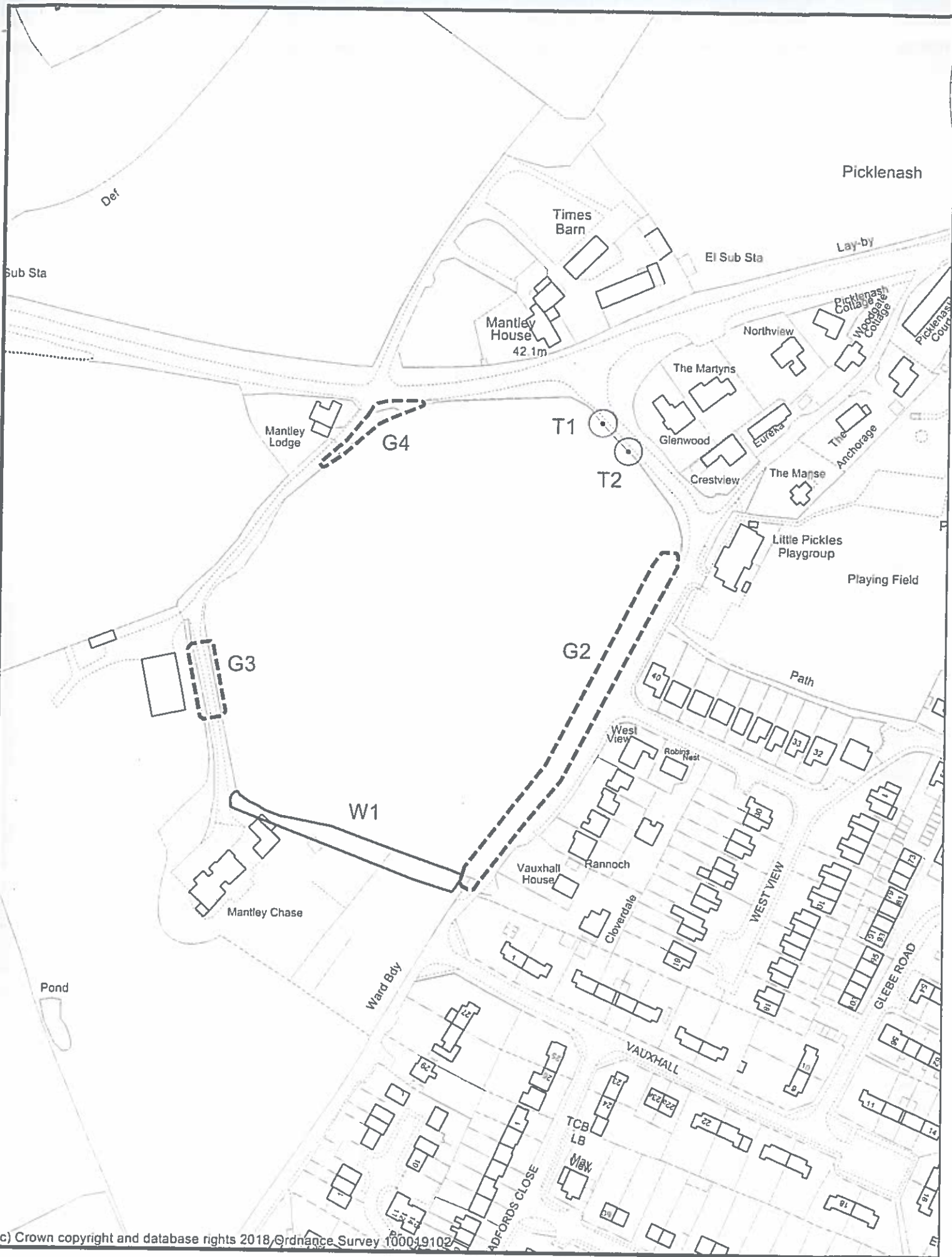
Reference on Map	Description	Situation
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**Groups of trees
(within a broken line on the map)**

Reference on map	Description	Situation
G1	3 Horse Chestnut	SO 371525, 226065
G2	8 Horse Chestnut	SO 371512, 225947
G3	2 Oak 1 Ash	SO 371352, 225965
G4	5 Ash	SO 371423, 226074

**Woodlands
(within a continuous black line on the map)**

Reference on map	Description	Situation
W1	Corsican Pine, Scots Pine, Ash, Oak, Hazel, Holly, Western Red Cedar	SO 371412, 225897



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**Tree Preservation Order
DFTPO234
Land Off Bradfords Lane**

Scale: 1:2000



Report for a Tree Preservation Order

DFTPO234 Land Off Bradfords Lane

Introduction

A Tree Preservation Order is recommended for one woodland and four groups of trees at Bradfords Lane (see Appendix A – B for TPO plan and photographs). The trees should be referred to as:

W1 – Corsican pine, scots pine, ash, oak, holly, hazel, western red cedar

G1 – 3 horse chestnut

G2 – 8 horse chestnut

G3 – 2 oak 1 ash

G4 – 5 ash

Application P1564/17/OUT is currently pending consideration. The application seeks permission for up to 50 dwellings, new planting and landscaping, informal open spaces, car parking, vehicular access point from Bradfords Lane and associated ancillary works. All matters are reserved with the exception of the main vehicular site access.

Trees are present around the perimeter of the application site.

Desk Based Assessment

The proposed site access requires the removal of three horse chestnut trees on Bradfords Lane. One further horse chestnut tree may require removal for pedestrian access to the site.

Two horse chestnut trees on Bradfords Lane, near to the proposed access are recommended for removal within the submitted tree report further to their poor structural condition.

A line of horse chestnut trees continues southwest along Bradfords Lane.

A band of off-site trees is present along the southern boundary, and are highly regarded within the submitted tree report. These trees cast shade into the proposed development site.

A number of other trees have been surveyed around the perimeter of the site.

Site Based Assessment

Two groups of horse chestnut trees are visible in lines on Bradfords Lane. The first group includes the three trees proposed for removal to facilitate the site access, and two trees of poor quality. This tree group is prominent at the junction between Bradfords Lane and Ross Road.

A second line of chestnut trees further south along Bradfords Lane presents itself as a separate group of trees. These are of varying quality individually, but work together to form an important feature along the lane.

Trees to the south of the application site include large pine trees and act as a woodland belt which is considered important within the local landscape.

Trees along the southwest and northwest site boundaries also help form a green perimeter to the application site. A group of ash are visible from Ross Road. These are also visible across the site from Bradfords Lane, as are a number of other trees along the western boundaries, including a number of smaller species and specimens but also a group of oak and ash.

A Hawthorn hedge is present along the northern site boundary adjacent to Ross Road. Under Part VIII of the Town and Country Planning Act 1990, a TPO doesn't allow provision for the protection of hedgerows and therefore this hedge is not recommended for inclusion in the TPO.

Consultation Responses

No consultations have been made regarding the making of a TPO in this location.

Discussion

Visibility: G1-G4 and W1 identified above and in annex A are visible from Bradfords Lane and Ross Road to varying degrees, G1 and G2 being prominent features of Bradfords lane, whilst G1 is also prominent from Ross Road. The trees also act as backdrops to an open field.

Individual Impact: Trees within groups G1 and G2, consisting of horse chestnut vary in quality individually however they are considered to have significant amenity value through their contribution as groups of trees. Group G1 does not include the two trees recommended for removal due to poor quality in the arboricultural report accompanying application P1564/17/OUT. The majority of W1 has been categorised 'A' in the arboricultural report's BS5837:2012 survey, whilst remaining trees recommended for protection have been categorised 'B'.

Though individually, many of the trees are not outstanding specimens, they are considered to have considerable value as groups.

Wider Impact: The trees are significant mature features of the local landscape. G1 and G2 are particularly prominent features of Bradfords Lane. The trees contribute to strong treed boundaries surrounding an open rounded field, the subject of application P1564/17/OUT.

Expediency: Application P1564/17/OUT seeks permission for up to 50 dwellings on land at Bradfords Lane. The proposed access, which is not a reserved matter, requires the removal of trees whilst trees bounding the site provide constraints on development, including shading from a significant tree belt to the south.

A TPO is considered expedient.

Conclusion of Discussion: One woodland area and four groups of trees considered to be of high amenity value are recommended for protection. W1 will protect existing and new trees of the species listed within its boundaries. G1-G4 will protect existing trees as listed.

Alternatives to placing a Tree Preservation Order

Do nothing. The Council's permission will not be required prior to works to or the removal of trees. A felling license would be required for the removal of larger quantities of timber.

In the event of planning consent on the site, conditions may be imposed to safe guard retaining trees during construction and include them within a landscaping scheme. These may ensure short term protection of trees identified for retention within the application site only, upon implementation of permission.

Recommendation

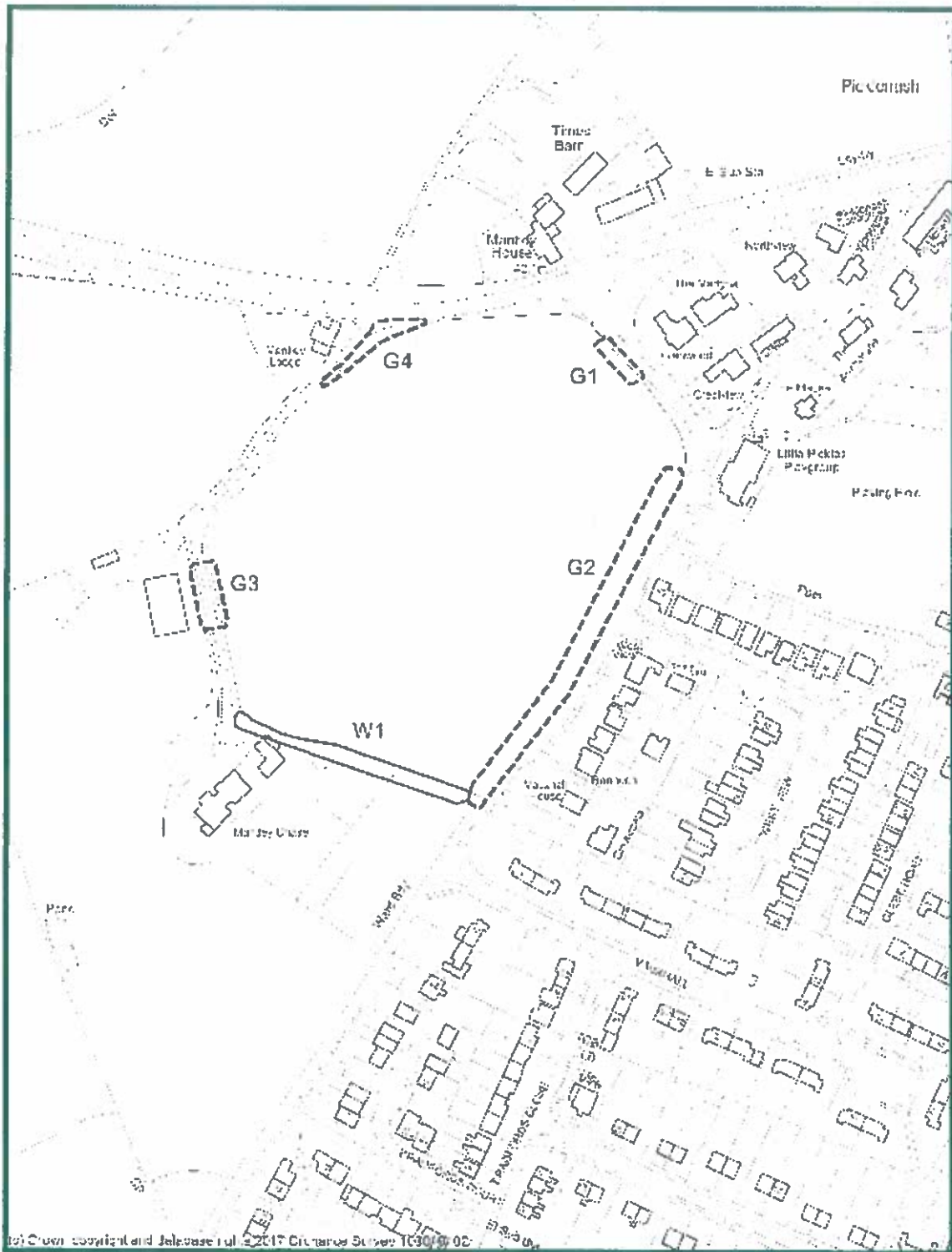
That provisional Tree Preservation Order DFTPO234 Land at Bradfords Lane is made.

Signed: 

Printed: CLIVE REYNOLDS

Agreed ~~Disagree~~ Date: 5/1/18

Appendix A – TPO Plan



**Tree Preservation Order
DFTPO234
Land at Bradfords Lane, Newent**

Scale: 1:2000



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Appendix B – Photographs

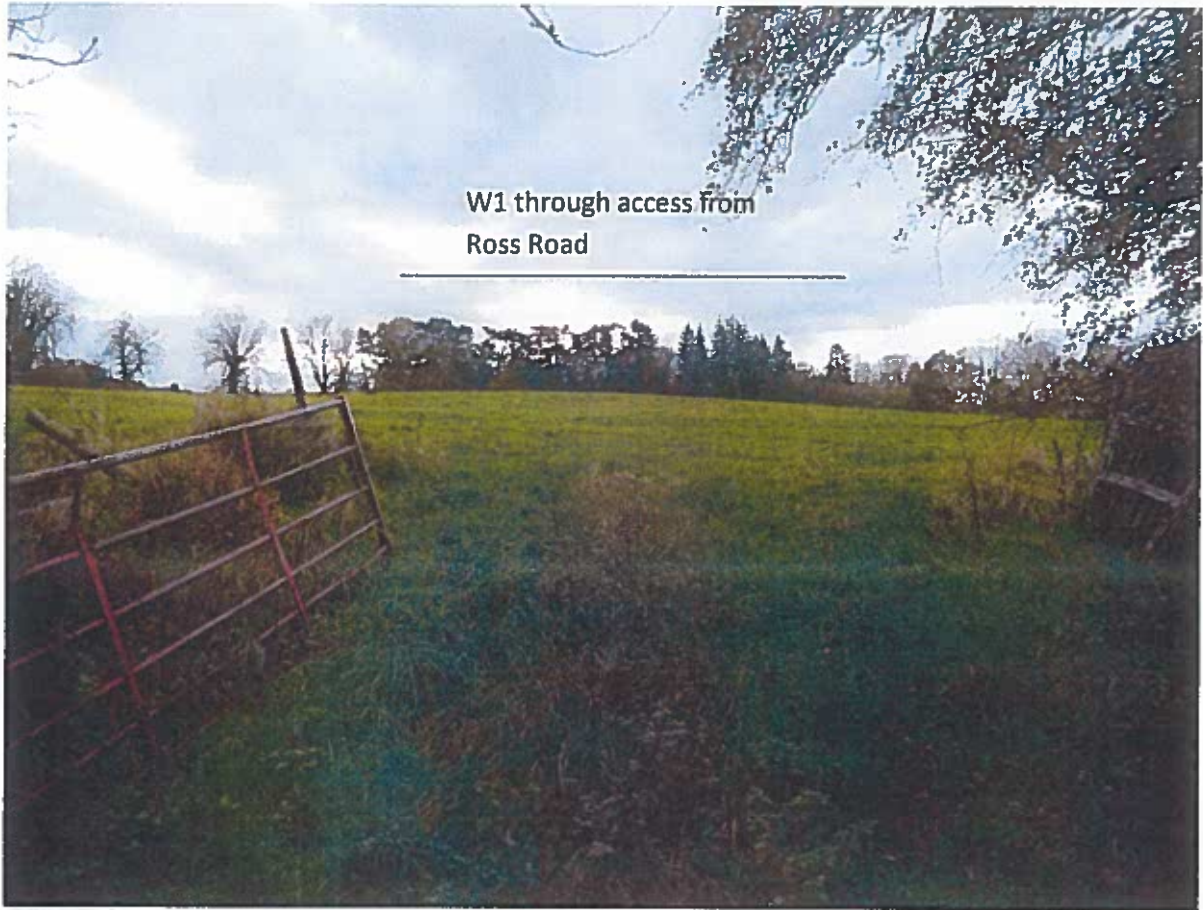
Appendix B – Photographs

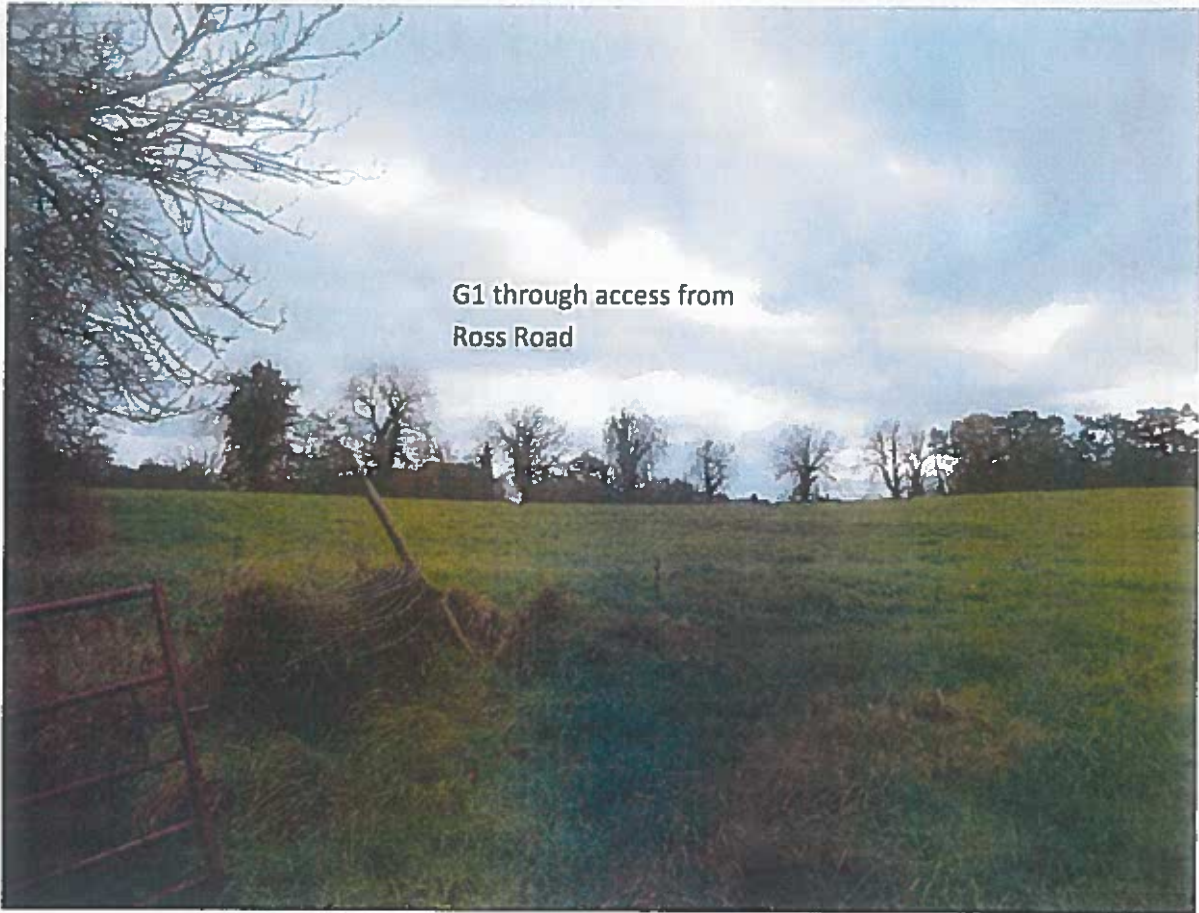
G1



G1





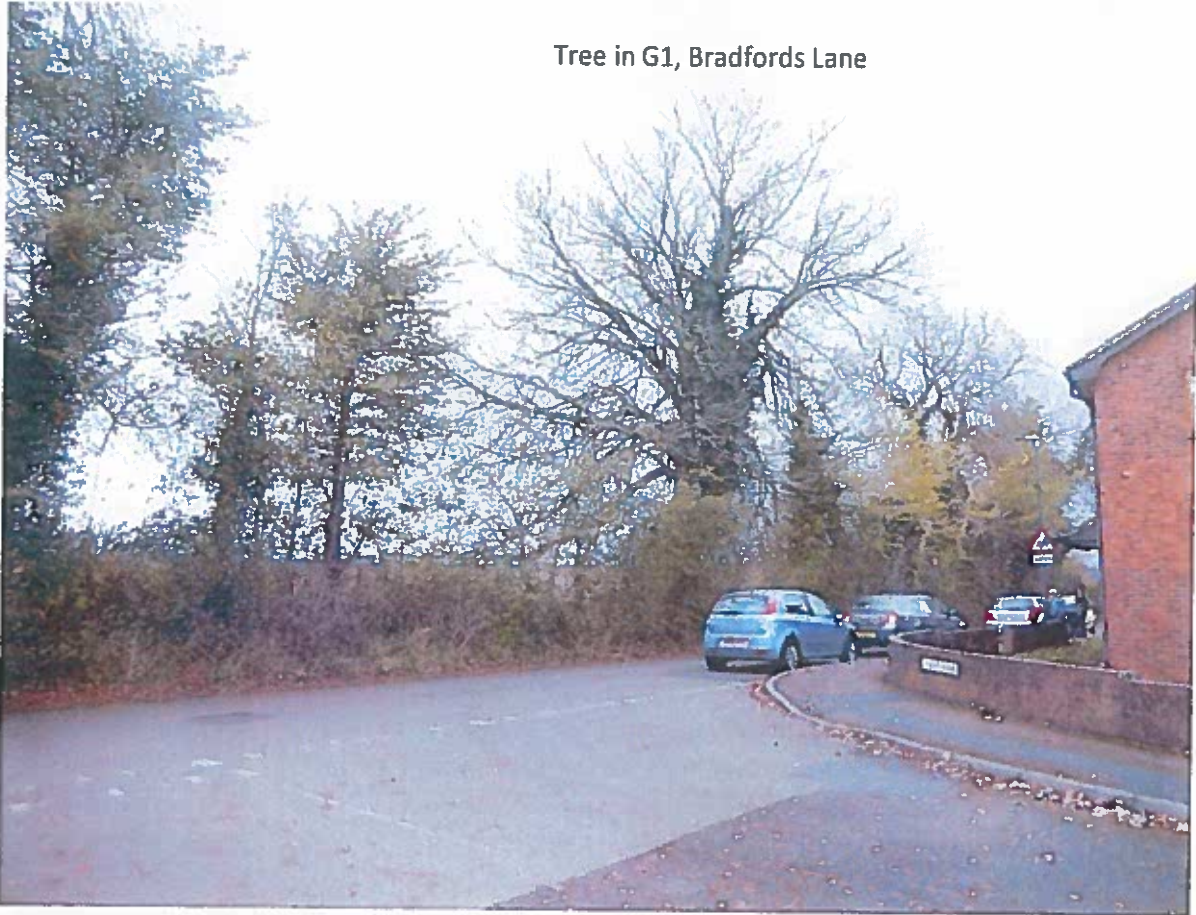


G1 through access from
Ross Road



Tree in G1, Bradfords Lane

Tree in G1, Bradfords Lane



Trees in G1, Bradfords Lane



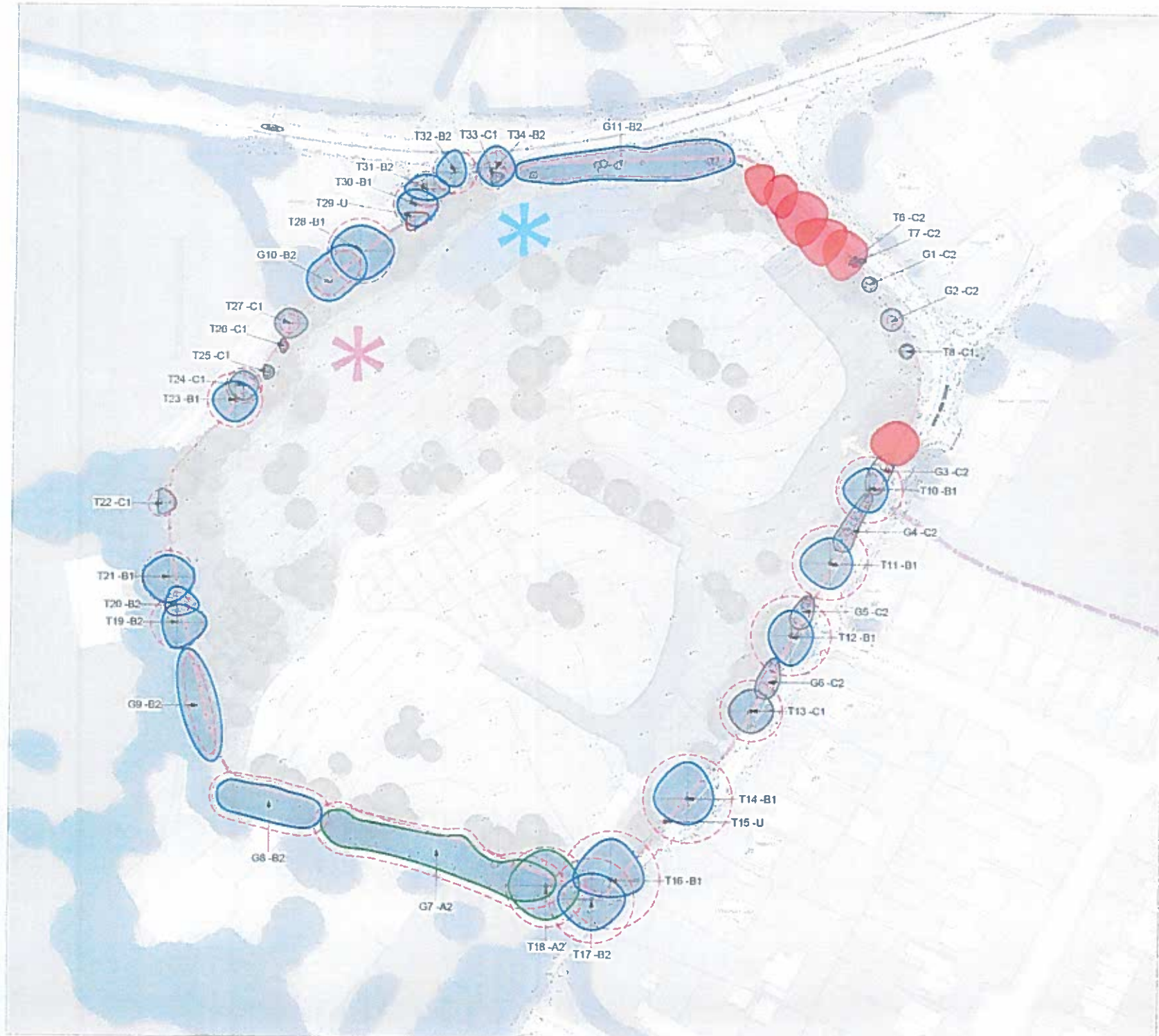
G4



G4



Appendix C – Tree Retention and Removal Plan P1564/17/OUT



- KEY BS 5837 2012 Categories**
- Tree Category A - High Quality
 - A Category - Hedgerow, Group, Woodland
 - Tree Category B - Moderate Quality
 - B Category - Hedgerow, Group, Woodland
 - Tree Category C - Low Quality
 - C Category - Hedgerow, Group, Woodland
 - Tree Category U - Unsuitable for Retention
 - Hedg Protection Area to BS 5837 2012
 - Tree / Hedgerow to be Removed

Approximate canopy cover of the site from both on and off site trees - 5100 sqm

Tree No.	Species	DBH (cm)	PPA Rating (1-5)	PPA Area (sqm)	Category
11	Small deciduous	10.0	1	77.0	A2
12	Small deciduous	10.0	1	77.0	A2
13	Small deciduous	10.0	1	77.0	A2
14	Small deciduous	10.0	1	77.0	A2
15	Small deciduous	10.0	1	77.0	A2
16	Small deciduous	10.0	1	77.0	A2
17	Small deciduous	10.0	1	77.0	A2
18	Small deciduous	10.0	1	77.0	A2
19	Small deciduous	10.0	1	77.0	A2
20	Small deciduous	10.0	1	77.0	A2
21	Small deciduous	10.0	1	77.0	A2
22	Small deciduous	10.0	1	77.0	A2
23	Small deciduous	10.0	1	77.0	A2
24	Small deciduous	10.0	1	77.0	A2
25	Small deciduous	10.0	1	77.0	A2
26	Small deciduous	10.0	1	77.0	A2
27	Small deciduous	10.0	1	77.0	A2
28	Small deciduous	10.0	1	77.0	A2
29	Small deciduous	10.0	1	77.0	A2
30	Small deciduous	10.0	1	77.0	A2
31	Small deciduous	10.0	1	77.0	A2
32	Small deciduous	10.0	1	77.0	A2
33	Small deciduous	10.0	1	77.0	A2
34	Small deciduous	10.0	1	77.0	A2
35	Small deciduous	10.0	1	77.0	A2
36	Small deciduous	10.0	1	77.0	A2
37	Small deciduous	10.0	1	77.0	A2
38	Small deciduous	10.0	1	77.0	A2
39	Small deciduous	10.0	1	77.0	A2
40	Small deciduous	10.0	1	77.0	A2
41	Small deciduous	10.0	1	77.0	A2
42	Small deciduous	10.0	1	77.0	A2
43	Small deciduous	10.0	1	77.0	A2
44	Small deciduous	10.0	1	77.0	A2
45	Small deciduous	10.0	1	77.0	A2
46	Small deciduous	10.0	1	77.0	A2
47	Small deciduous	10.0	1	77.0	A2
48	Small deciduous	10.0	1	77.0	A2
49	Small deciduous	10.0	1	77.0	A2
50	Small deciduous	10.0	1	77.0	A2
51	Small deciduous	10.0	1	77.0	A2
52	Small deciduous	10.0	1	77.0	A2
53	Small deciduous	10.0	1	77.0	A2
54	Small deciduous	10.0	1	77.0	A2
55	Small deciduous	10.0	1	77.0	A2
56	Small deciduous	10.0	1	77.0	A2
57	Small deciduous	10.0	1	77.0	A2
58	Small deciduous	10.0	1	77.0	A2
59	Small deciduous	10.0	1	77.0	A2
60	Small deciduous	10.0	1	77.0	A2
61	Small deciduous	10.0	1	77.0	A2
62	Small deciduous	10.0	1	77.0	A2
63	Small deciduous	10.0	1	77.0	A2
64	Small deciduous	10.0	1	77.0	A2
65	Small deciduous	10.0	1	77.0	A2
66	Small deciduous	10.0	1	77.0	A2
67	Small deciduous	10.0	1	77.0	A2
68	Small deciduous	10.0	1	77.0	A2
69	Small deciduous	10.0	1	77.0	A2
70	Small deciduous	10.0	1	77.0	A2
71	Small deciduous	10.0	1	77.0	A2
72	Small deciduous	10.0	1	77.0	A2
73	Small deciduous	10.0	1	77.0	A2
74	Small deciduous	10.0	1	77.0	A2
75	Small deciduous	10.0	1	77.0	A2
76	Small deciduous	10.0	1	77.0	A2
77	Small deciduous	10.0	1	77.0	A2
78	Small deciduous	10.0	1	77.0	A2
79	Small deciduous	10.0	1	77.0	A2
80	Small deciduous	10.0	1	77.0	A2
81	Small deciduous	10.0	1	77.0	A2
82	Small deciduous	10.0	1	77.0	A2
83	Small deciduous	10.0	1	77.0	A2
84	Small deciduous	10.0	1	77.0	A2
85	Small deciduous	10.0	1	77.0	A2
86	Small deciduous	10.0	1	77.0	A2
87	Small deciduous	10.0	1	77.0	A2
88	Small deciduous	10.0	1	77.0	A2
89	Small deciduous	10.0	1	77.0	A2
90	Small deciduous	10.0	1	77.0	A2
91	Small deciduous	10.0	1	77.0	A2
92	Small deciduous	10.0	1	77.0	A2
93	Small deciduous	10.0	1	77.0	A2
94	Small deciduous	10.0	1	77.0	A2
95	Small deciduous	10.0	1	77.0	A2
96	Small deciduous	10.0	1	77.0	A2
97	Small deciduous	10.0	1	77.0	A2
98	Small deciduous	10.0	1	77.0	A2
99	Small deciduous	10.0	1	77.0	A2
100	Small deciduous	10.0	1	77.0	A2



PROJECT TITLE
Bradfords Lane, Newent (CSA/3202/03)

DRAWING TITLE
Tree Retention & Removal

SCALE
1:1,000 @ A3

DRAWING NUMBER
BHA_117_02

DRAWN BY
DB

APPROVED BY
PB

REVISION
-

SHEET
1

DATE
21/09/2017

CLIENT
Gladman

COORDINATE SYSTEM (DATUM)
British National Grid / Newlyn Datum (AOD)

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CSA environmental
Suite 1, Deer Park Business Centre, Eckington, Parashore, Worcs WR10 3DN
01356 751100 - www.environmental.co.uk

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