PLANNING COMMITTEE REPORT

CHAIRMAN: Cllr Colin Parker



SUBJECT: The District of Teignbridge (Land centred on and

surrounding Bradmore Woods, Newton Abbot) Tree

Preservation Order 2023.

E2/09/21

WARD COUNCILLORS CIIr Robert Steemson Haytor

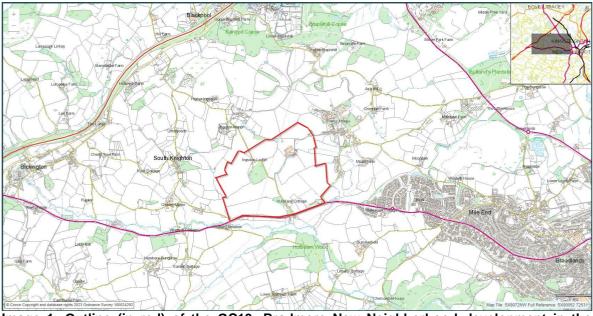


Image 1: Outline (in red) of the GC13: Bradmore New Neighborhood development in the proposed submission (Regulation 19) version of the Teignbridge Local Plan 2020-2040.

RECOMMENDATION

The Planning Committee is recommended to resolve that:

The District of Teignbridge (Land centred on and surrounding Bradmore Woods, Newton Abbot) Tree Preservation Order 2023 is confirmed subject to the modifications listed in this report.

1. PURPOSE

The District of Teignbridge (Land centred on and surrounding Bradmore Woods, Newton Abbot) Tree Preservation Order 2023, protects trees growing at Bradmore Woods NGR 281937 72461, Ingsdon.

The provisional tree preservation order (TPO) was served on 3 March 2023. The provisional protection will cease on 3 September 2023, if the TPO is not confirmed.

An objection was received to the making of the TPO and the Planning Committee are now required to determine the matters relating to the confirmation of the TPO.

The Planning Committee is asked to confirm this TPO subject to the modifications listed within this report.

2. BACKGROUND

The provisional TPO was made following the publication of the proposed submission (Regulation 19) version of the Teignbridge Local Plan 2020-2040.

This trees within this TPO are within the Local Plan allocation GC13: Bradmore New Neighbourhood, Newton Abbot. Which is a 70 hectare site of 1050 new homes. As is our standard procedure at Teighbridge District Council a precautionary TPO has been made to protected trees on the allocation site.

Local Planning Authorities (LPAs) have a duty under Part VIII Section 197 of the Town and Country Planning Act 1990 (TCPA) to ensure the protection of trees by making TPOs where it is considered necessary. Section 198 of the TCPA states 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"

Further guidance may be found in National Planning Policy Guidance "Tree Preservation Orders and trees in conservation areas"

3. REASON

The trees grow within a site allocated within the emerging local plan for future development. There is a threat to the trees prior to, during and post development.

The trees contribute to the current and future visual amenity of the area. The loss of these trees would have a detrimental impact upon the visual amenity of the area and any tree removal should be considered as part of the overall planning for the site and should not be undertaken before plans are developed. In due course, the granting of planning permission may overtake the protection provided through this Preservation Order, but retained trees would continue to be protected.

Amenity assessments have been undertaken based on small/medium trees and large trees and their amenity ratings were 20 and 21 respectively. The suitable benchmark rating for inclusion within a tree preservation order is 15 (Appendix I).

Owing to the importance of the trees within the current and future local landscape a provisional TPO was made.

One letter of objection has been received. Full details of the objection received can be viewed in the Aspect Tree Consultancy Objection dated 13/04/2023.

The objections can be summarised as follows:

- The trees are of poor, and declining quality with limited life expectancy.
- The trees have limited significance and/ or visual amenity.
- There is an inherent conflict with the emerging proposed allocation of land for development at Bradmore (Draft Policy – GC13).
- Objection to the inclusion of Ash trees within the TPO.
- The TPO plan is difficult to read.
- Objection is raised to the inclusion of 23 tree records (details listed within the objection letter dated 13.04.2023).

Ilsington Parish Council has commented on the making of the TPO, as follows:

The Parish Council Support an order and would welcome more trees to be preserved and protected in that area.

Officer Comments:

Objection: The trees are of poor, and declining quality with limited life expectancy.

This tree preservation order has been made to capture a site currently used for agriculture and recreational provision. It captures a tree population at single point in time, capturing trees with a diverse age and condition classes.

The appropriateness of individual tree retention and removal needs to be considered holistically at the time of the formal planning application and the planning process is sufficiently robust to allow this to occur. The TPO ensures the trees remain, to allow this process to take place.

If works are required to trees in the meantime, a process exists where this active management can take place via an exempt works notification or tree works application and we would encourage the tree owners to do this in order that the trees that are on site are in the best health / form.

The trees have limited significance and/ or visual amenity.

Within the current land use, it could be argued that some of the trees within this TPO have limited significance in the landscape. However, by the inclusion of this site within the proposed local plan allocation for housing, it is also reasonable to argue the future amenity value of the trees will be elevated.

The TPO amenity assessment supports the inclusion of even the smaller trees within the TPO.

There is an inherent conflict with the emerging proposed allocation of land for development at Bradmore (Draft Policy – GC13).

The TPO does not conflict with the emerging local plan, on the contrary the TPO is part of Teignbridge Council's standard procedures with respect of land allocation within the local plan. The TPO prevents ad-hoc removal of trees prior to the determining the respective allocations and subsequent applications. The TPO will also provide protection to the trees during the construction phase and post occupation.

The appropriateness of individual tree retentions and removals should be considered during the planning application process or in advance through tree works applications as required.

Objection to the inclusion of Ash trees within the TPO.

The development of Ash dieback disease in more established trees is difficult to predict, with the symptoms varying considerably from year to year. Those trees included within the TPO are considered to be of sufficiently good vitality and structural condition for inclusion within the order.

If works are required to trees a process exists where this can take place either via an exempt works notification or tree works application.

The TPO plan is difficult to read.

This is agreed. The provisional TPO is accompanied by a plan at a scale of 1:4250 and this is difficult to read. If the TPO is confirmed it should include a modified plan, at a more appropriate scale, so that the tree symbols and tree numbers can be easily seen.

Objection is raised to the inclusion of 23 tree records (details listed within the objection letter dated 13.04.2023).

The submitted comments have been reviewed and the following modifications have been made to the TPO schedule and plan:

Tree	Species	Modification	
Number			
T29	Maple	Species changed to Whitebeam in the schedule.	
T31	Oak	Species changed to Ash in the schedule.	
T41	Monkey puzzle	Species changed to Maple in the schedule.	
T49	Oak	Tree number updated to read T49 within the first schedule.	
T62	Oak	Location on the plan has been amended.	
G7	Alder	This group has been removed from the TPO Plan and schedule.	

4. SUSTAINABILITY IMPLICATIONS

Trees in urban areas are a vital component of a sustainable future, serving to absorb CO², create oxygen and filter pollutants that exacerbate conditions such as eczema and asthma, as well as providing shade and screening and a softening of the built environment. Trees provide a sense of place, habitat for fauna and flora, as well as uplifting the spirits of many people.

5. FINANCIAL IMPLICATIONS

None.

6. OPTIONS

The Planning Committee can decide to:

- Confirm the Tree Preservation Order in a modified form as shown in Appendix II.
- Confirm the Tree Preservation Order in a modified form as considered appropriate by the Planning Committee.
- Not to confirm the Tree Preservation Order and allow it to lapse.

Rosalyn Eastman

Business Manager – Strategic Place

APPENDIX I

AMENITY EVALUATION RATING FOR TPOS (Small / Medium sized trees)

TPO No:	E2/09/21	Site Visit Date:	6 February 2023
TPO Name:	The District of Teignbridge (Land centred on and surrounding Bradmore Woods, Newton Abbot) Tree Preservation Order 2023.	Effective Date:	3 March 2023
Address	Land At Bradmores Wood NGR 281937 72461, Ingsdon, Devon, ,	TPO Designation	Small / Medium sized trees
Rating	20	Surveyed by:	Stuart Baker
Reason for TPO	The trees collectively contribute to the amenity and character of the area by providing a setting to and screening of a Site allocated in the Regulation 19 draft of the Teignbridge Local Plan 2020 to 2040. Trees are considered under threat from future development pressure.		

1. Size – height x spread	Score	6. Suitability to area	Score
1 very small 2-5m ²		1 Just suitable	
2 small 5-10m ²	2	2 Fairly suitable	4
3 small 10-25 ²		3 Very suitable	
4 medium 25-50m ²		4 Particularly suitable	
5 medium 50-100m ²			
6 large 100-200m ²			
7 very large 200m ² +			
2. Life expectancy		7. Future amenity value	
1 5-15 yrs	3	Potential already recognised	3
2 15-40 yrs		1 Some potential	
3 40-100yrs		2 Medium potential	
4 100yrs +		3 High potential	
3. Form		8. Tree influence	
-1 Trees which are of poor form	1	-1 Significant	1
0 Trees of not very good form		0 Slight	
1 Trees of average form		1 Insignificant	
2 Trees of good form			
3 Trees of especially good form			
4. <u>Visibility</u>		9. Added factors	
1 Trees only seen with difficulty or by	3	If more than one factor relevant	1
a very small number of people		maximum score can still only be 2	
2 Back garden trees, or trees slightly		1 Screening unpleasant view	
blocked by other features		1 Relevant to the Local Plan	
3 Prominent trees in well frequented		1 Historical association	
places (Future value)		1 Considerably good for wildlife	
		1 Veteran tree status	
5. Other trees in the area		10. Notes and total score	
0.5 Wooded surrounding	2		20
1 Many		Not/Reasonable for inclusion	
2 Some		within the TPO	
3 Few			
4 None			

AMENITY EVALUATION RATING FOR TPOS

(Large trees)

TPO No:	E2/09/21	Site Visit Date:	6 February 2023
TPO Name:	The District of Teignbridge (Land centred on and surrounding Bradmore Woods, Newton Abbot) Tree Preservation Order 2023.	Effective Date:	3 March 2023
Address	Land At Bradmores Wood NGR 281937 72461, Ingsdon, Devon, ,	TPO Designation	Large trees
Rating	21	Surveyed by:	Stuart Baker
Reason for TPO	The trees collectively contribute to the amenity and character of the area by providing a setting to and screening of a Site allocated in the Regulation 19 draft of the Teignbridge Local Plan 2020 to 2040. Trees are considered under threat from future development pressure.		

3. Size – height x spread	Score	7. Suitability to area	Score
1 very small 2-5m ²		1 Just suitable	
2 small 5-10m ²	5+	2 Fairly suitable	4
3 small 10-25 ²		3 Very suitable	
4 medium 25-50m ²		4 Particularly suitable	
5 medium 50-100m ²			
6 large 100-200m ²			
7 very large 200m ² +			
4. Life expectancy		8. Future amenity value	
1 5-1 5 yrs	2	0 Potential already recognised	2
2 15-40 yrs		1 Some potential	
3 40-100yrs		Medium potential	
4 100yrs +		3 High potential	
4. <u>Form</u>		9. <u>Tree influence</u>	
-1 Trees which are of poor form	1	-1 Significant	1
0 Trees of not very good form		0 Slight	
1 Trees of average form		1 Insignificant	
2 Trees of good form			
3 Trees of especially good form			
5. <u>Visibility</u>		10. Added factors	
1 Trees only seen with difficulty or by	3	If more than one factor relevant	1
a very small number of people		maximum score can still only be 2	
2 Back garden trees, or trees slightly		1 Screening unpleasant view	
blocked by other features		1 Relevant to the Local Plan	
3 Prominent trees in well frequented		1 Historical association	
places (Future value)		1 Considerably good for wildlife	
6 Other trees in the area		1 Veteran tree status	
6. Other trees in the area]	11. Notes and total score	21
0.5 Wooded surrounding	2	Not/Reasonable for inclusion	∠
1 Many 2 Some		within the TPO	
3 Few		within the IPO	
4 None			
T 110110			

APPENDIX II

TREE PRESERVATION ORDER

Town and Country Planning Act 1990

The District of Teignbridge (Land centred on and surrounding Bradmore Woods, Newton Abbot) Tree Preservation Order 2023.

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

Citation

1. This Order may be cited as The District of Teignbridge (Land centred on and surrounding Bradmore Woods, Newton Abbot) Tree Preservation Order 2023.

Interpretation

- 2. (1) In this Order "the authority" means the Teignbridge District Council
 - (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.

Effect

- 3. (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
 - (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, uprooting, 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

Application to trees to be planted pursuant to a condition

4. 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.

Dated this 3 March 2023

Signed on behalf of the Teignbridge District Council

Authorised by the Council to sign in that behalf

CONFIRMATION OF ORDER

This Order was confirmed by the Teignbridge District Council without modification on the
Date:
OR
 This Order was confirmed by the Teignbridge District Council, subject to the modifications indicated by: the substitution of the original Schedule 1 (which is shown deleted by a black line) with the new substituted Schedule 1, which is marked "Substituted Schedule 1" the substitution of the original Plan (which is shown deleted by a black line) with the new substituted Plan, which is marked "Substituted Plan"
Date:
Signed on behalf of the Teignbridge District Council
And having a laboratory Comment to a first in the table of
Authorised by the Council to sign in that behalf

DECISION NOT TO CONFIRM ORDER
A decision not to confirm this Order was taken by Teignbridge District Council on:
Date:
Signed on behalf of the Teignbridge District Council
Authorised by the Council to sign in that behalf
VARIATION OF ORDER
This Order was varied by the Teignbridge District Council on the [INSERT DATE] by a variation order under reference number [INSERT REFERENCE NUMBER TO THE VARIATION ORDER] a copy of which is attached:
Signed on behalf of the Teignbridge District Council
Authorised by the Council to sign in that behalf
REVOCATION OF ORDER
This Order was revoked by the Teignbridge District Council on the:
Date:
Signed on behalf of the Teignbridge District Council
Authorised by the Council to sign in that behalf

FIRST SCHEDULE

SPECIFICATION OF TREES

TREES SPECIFIED INDIVIDUALLY

	(Encircled in black on the map)	
REFERENCE ON MAP T1	DESCRIPTION Oak	GRID REFERENCE SITUATION 282126/72451
REFERENCE ON MAP T2	DESCRIPTION Ash	GRID REFERENCE SITUATION 282135/72454
REFERENCE ON MAP T3	DESCRIPTION	GRID REFERENCE SITUATION 282291/72120
REFERENCE ON MAP T4	DESCRIPTION Beech	GRID REFERENCE SITUATION 282331/72031
REFERENCE ON MAP T5	DESCRIPTION Beech	GRID REFERENCE SITUATION 282367/72046
REFERENCE ON MAP T6	DESCRIPTION Oak	GRID REFERENCE SITUATION 282613/72227
REFERENCE ON MAP T7	DESCRIPTION Oak	GRID REFERENCE SITUATION 282623/72239
REFERENCE ON MAP T8	DESCRIPTION Oak	GRID REFERENCE SITUATION 282680/72304
REFERENCE ON MAP T9	DESCRIPTION Cherry	GRID REFERENCE SITUATION 282432/72514
REFERENCE ON MAP	DESCRIPTION Cherry	GRID REFERENCE SITUATION 282414/72543

 	DESCRIPTION	GRID REFERENCE
ON MAP	Oak	SITUATION 282387/72585
	Oak	202301112303
REFERENCE	DESCRIPTION	GRID REFERENCE
ON MAP T12	Cherry	SITUATION 282379/72597
112	Offerry	2020/01/2001
REFERENCE	DESCRIPTION	GRID REFERENCE
ON MAP	Chorry	SITUATION 282367/72616
113	Cherry	202307772010
REFERENCE	DESCRIPTION	GRID REFERENCE
ON MAP		SITUATION 282344/72678
T14	Oak	202344/12070
REFERENCE	DESCRIPTION	GRID REFERENCE
ON MAP		SITUATION 282345/72692
T15	Ash	202343/12092
REFERENCE	DESCRIPTION	GRID REFERENCE
ON MAP		SITUATION
T16	Oak	282394/72693
REFERENCE	DESCRIPTION	GRID REFERENCE
ON MAP		SITUATION 282468/72668
T17	Ash	202400/12000
REFERENCE	DESCRIPTION	GRID REFERENCE
ON MAP		SITUATION 282467/72676
T18	Oak /	202407772070
REFERENCE	DESCRIPTION	GRID REFERENCE
ON MAP		SITUATION 282491/72703
T19	∕ Oak	202491112103
REFERENCE	DESCRIPTION	GRID REFERENCE
ON MAP		SITUATION 282491/72835
T20	Willow	202491/1/2033
REFERENCE	DESCRIPTION	GRID REFERENCE
ØN MAP		SITUATION 282460/72834
-121	Maple	202400/12034

\	REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
	T22	Oak	282445/72836
	REFERENCE	DESCRIPTION	GRID REFERENCE
	ON MAP T23	Maple	SITUAT/ON 282404 / 72804
	REFERENCE	DESCRIPTION	GRID REFERENCE
	ON MAP	Oak	SITUATION 282396/72814
			/ 202000112011
	REFERENCE	DESCRIPTION	GRID REFERENCE
	ON MAP T25	Horse Chestnut	SITUATION 282379/72796
	120	The Griedwick	202013112130
	REFERENCE	DESCRIPTION	GRID REFERENCE
	ON MAP T26	Maple	SITUATION 282365/72796
	120	Wapie	202303/12/190
	REFERENCE	DESCRIPTION	GRID REFERENCE
	ON MAP T27	Oak	SITUATION 282341/72805
	121	Can	202341/72003
	REFERENCE	DESCRIPTION	GRID REFERENCE
	ON MAP T28	Maple	SITUATION 282327/72806
	120	Wapie	202321112000
	REFERENCE	DESCRIPTION	GRID REFERENCE
	ON MAP T29	Maple	SITUATION 282322/72733
	123	Mapie	202322112133
	REFERENCE	DESCRIPTION	GRID REFERENCE
	ON MAP T30	Horse Chestnut	SITUATION 282314/72742
	/) lorde endamat	202014/12142
	REFERENCE	DESCRIPTION	GRID REFERENCE
	ON MAP	Oak	SITUATION 282188/72815
	101	Cuk	202100/72013
	REFERENCE	DESCRIPTION	GRID REFERENCE
	ON MAP	Ash	SITUATION 282210/72552
	102/	١٠٥١١	2022 10/1/2002
)	REFERENCE	DESCRIPTION	GRID REFERENCE
	ON MAP	Oak	SITUATION \
	ufm4 Tree Preservation Ord		282204/72542

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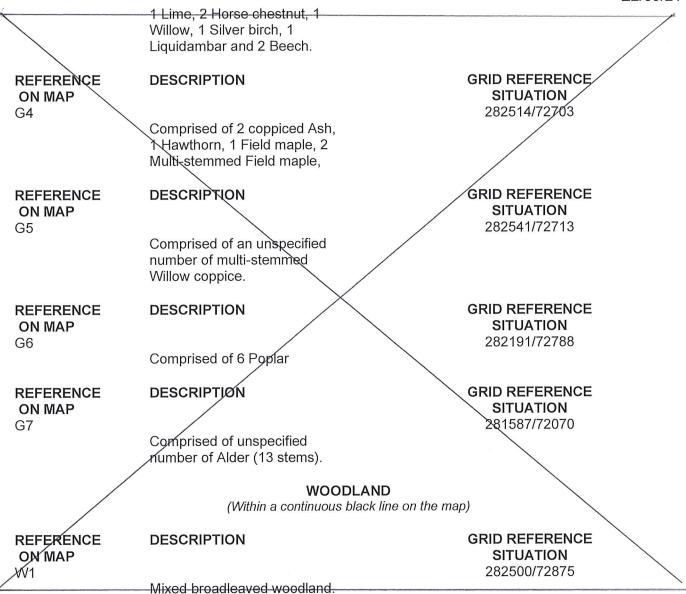
REFERENCE ON MAP T35 Oak SITUATION T35 Oak SITUATION T36 DESCRIPTION GRID REFERENCE ON MAP T36 Oak SITUATION T36 Oak SITUATION T36 Oak SITUATION T37 GRID REFERENCE ON MAP T37 Maple GRID REFERENCE SITUATION SITUATION T37 SITUATION T38 GRID REFERENCE SITUATION SITUATION T37 SITUATION T38 GRID REFERENCE SITUATION T38 GRID REFERENCE SITUATION T38 SITUATI	REFERENCE ON MAP T34	DESCRIPTION Cherry	GRID REFERENCE SITUATION 282302/72431
ON MAP T35 Oak REFERENCE ON MAP T36 REFERENCE ON MAP T37 REFERENCE ON MAP T37 REFERENCE ON MAP T37 REFERENCE ON MAP T38 REFERENCE ON MAP T37 Maple REFERENCE ON MAP T38 Maple SITUATION SITUATION SITUATION 282286/72415 GRID REFERENCE SITUATION 282117/72457 GRID REFERENCE SITUATION 282117/72457	134	Cherry	202302/1243/
REFERENCE ON MAP T36 REFERENCE DESCRIPTION T36 REFERENCE DESCRIPTION T37 REFERENCE DESCRIPTION T37 REFERENCE DESCRIPTION T37 REFERENCE DESCRIPTION T37 REFERENCE DESCRIPTION T38		DESCRIPTION	GRID REFERENCE SITUATION
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T36 REFERENCE ON MAP T37 REFERENCE ON MAP T37 REFERENCE ON MAP T38 DESCRIPTION GRID REFERENCE SITUATION 282117/72457 GRID REFERENCE SITUATION 282102/72444	,	DESCRIPTION	GRID REFERENCE
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T37 Maple 282117/72457 REFERENCE ON MAP T38 Maple GRID REFERENCE SITUATION 282102/72444	REFERENCE	DESCRIPTION	GRID REFERENCE
ON MAP T38 Maple SITUATION 282102/72444		Maple	
T38 Maple 282102/72444		DESCRIPTION	GRID REFERENCE
		Maple	
112. 2.12.102		DESCRIPTION	GRID REFERENCE
ON MAP T39 Maple SITUATION 282103/72426		Maple	
REFERENCE DESCRIPTION GRID REFERENCE ON MAP SITUATION		DESCRIPTION	GRID REFERENCE
T40 Maple 282103/72409		Maple	
REFERENCE BESSIA TION		DESCRIPTION	GRID REFERENCE
ON MAP T41 Monkey Puzzle SITUATION 282106/72399		Monkey Puzzle	
		DESCRIPTION	GRID REFERENCE
ON MAP T42 Oak SITUATION 282097/72394		Oak	
		DESCRIPTION	GRID REFERENCE
ON MAP T43 Oak SITUATION 282007/72503		Oak	
		DESCRIPTION	GRID REFERENÇE
ON MAP SITUATION #44 Oak 282004/72510		-Oak	

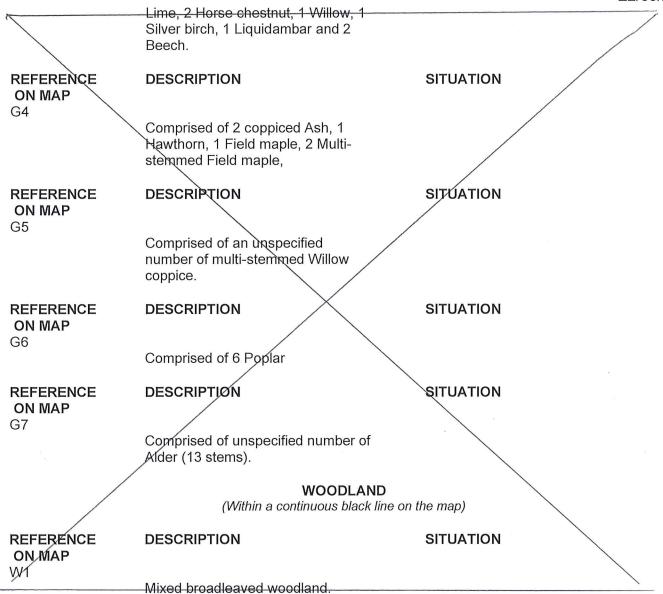
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			E2/08
REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION	7
T45	Oak	281991/72543	
			1
REFERENCE	DESCRIPTION	GRID REFERENCE	
ON MAP T46	Oak	SITUATIÓN 281996/72550	
REFERENCE	DESCRIPTION	GRID REFERENCE	
ON MAP		Ş ÍTUATION	
T47 \	Oak	281982/72569	
		/	
REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION	
T48	Oak	281987/72596	
REFERENCE	DESCRIPTION	GRID REFERENCE	
ON MAP T48	Oak	SITUATION 281987/72606	
REFERENCE	DESCRIPTION	GRID REFERENCE	
ON MAP		SITUATION	
T50	Oak	282075/72621	
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ON MAP	DESCRIPTION	GRID REFERENCE SITUATION	
T51	Ash	281952/72583	
REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION	
T52	Oak	281861/72610	
REFERENCE	DESCRIPTION	GRID REFERENCE	
ON MAP T53	Oak	SITUATION 281579/72480	
	Newly planted Oak	\	
REFERENCE /	/ DESCRIPTION	GRID REFERENCE	
ON MAP	0-1	SITUATION	
T54	Oak	281574/72429	
REFERENCE	DESCRIPTION	GRID REFERENCE	
ON MAP	DESCRIPTION	SITUATION	
T55 /	Oak	281531/72415	
REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION	
/T56	Ash	281514/72411	
ufm4_Tree_Preservation_Or	der 8	`	

		İ
	Multi-stemmed Ash (comprised of 7 stems).	
REFERENCE	DESCRIPTION	GRID REFERENCE
ON MAP T57	Ash	SITUATION / 281498/72407
REFERENCE	DESCRIPTION	GRID REFERENCE
ON MAP T58	Oak	SITUÁTION 281 <i>8</i> 05/72327
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REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T59	Oak	/ 281831/72340
REFERENCE ON MAP T60	DESCRIPTION	GRID REFERENCE SITUATION
	Oak	281856/72351
REFERENCE ON MAP T61	DESCRIPTION	GRID REFERENCE
	Oak	SITUATION 281559/72182
REFERENCE	DESCRIPTION	GRID REFERENCE
ON MAP T62	Oak	SITUATION 281580/72131
REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T63	Oak	281585/72110
REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T64	Alder Multi-stemmed Alder	281612/72007
REFERENCE	DESCRIPTION	GRID REFERENCE
ON MAP	Alder	SITUATION 281617/71995
		25.7
REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T66	Oak	282036/72194
REFERENCE	DESCRIPTION	GRID REFERENCE
ØN MAP √T67	Oak	SITUATION 282065/72185

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REFERENCE	DESCRIPTION	GRID REFERENCE			
`QN MAP T68	Ook	SITUATION 282168/72209			
100	Oak	202100/12209			
REFERENCE	DESCRIPTION	GRID REFERENCE			
ON MAP		SITUATION			
T69	Oak	282158/72223			
REFERENCE	DESCRIPTION	GRID REFERENCE			
ON MAP		SITUATION			
T70	Q ak	2821/36/72275			
REFERENCE	DESCRIPTION	GRID REFERENCE			
ON MAP	DESCRIPTION	SITUATION			
T71	Ash	282134/72288			
REFERENCE	DESCRIPTION	GRID REFERENCE			
ON MAP		SITUATION			
T72	Ash	/ 282127/72318			
DEEEDENCE	DESCRIPTION	GRID REFERENCE			
REFERENCE ON MAP	DESCRIPTION	SITUATION			
T73	Ash	282120/72344			
170	X	202120772017			
REFERENCE	DESCRIPTION	GRID REFERENCE			
ON MAP		SITUATION			
T74	Ash /	282116/72359			
	TREES SPECIFIED BY REFEI	RENCE TO AN AREA			
TREES SPÉCIFIED BY REFERENCE TO AN AREA Within a dotted black line on the map)					
	GROUP OF TI				
(Within a broken black line on the map)					
REFERENCE	DESCRIPTION	GRID REFERENCE			
ON MAP	DESCRIPTION	SITUATION			
G1		282115/72391			
01	Ash Four stems	202,1011,2001			
REFERENCE /	DESCRIPTION	GRID REFERENCE			
ON MAP		SITUATIÒN			
G2 /	0	282520/72109			
	Comprised of 12 Maple, 12	Southern boundary or sports ground.			
	Ash, 1 Fir, 2 Poplar, 4				
	Monterey cypress and 3 Lime.				
REFERENCE	DESCRIPTION	GRID REFERENCE			
ON MAP	DECORAL HOR	SITUATION			
G/3		282431/72236			
	Comprised of 7 maple, 4 Oak,	Northern boundary of sports ground.			





SUBSTITUTED FIRST SCHEDULE

SPECIFICATION OF TREES

TREES SPECIFIED INDIVIDUALLY

(Encircled in black on the map)

REFERENCE ON MAP T1

DESCRIPTION

Oak

GRID REFERENCE SITUATION 282126/72451

REFERENCE ON MAP T2

DESCRIPTION

Ash

GRID REFERENCE SITUATION 282135/72454

REFERENCE ON MAP T3

Oak

GRID REFERENCE SITUATION

282291/72120

REFERENCE ON MAP

T4

DESCRIPTION

DESCRIPTION

Beech

GRID REFERENCE SITUATION

282331/72031

REFERENCE ON MAP

T5

DESCRIPTION

Beech

GRID REFERENCE SITUATION 282367/72046

REFERENCE ON MAP T6

DESCRIPTION

Oak

GRID REFERENCE SITUATION 282613/72227

REFERENCE ON MAP T7

DESCRIPTION

Oak

GRID REFERENCE SITUATION 282623/72239

REFERENCE ON MAP **T8**

DESCRIPTION

Oak

GRID REFERENCE SITUATION 282680/72304

REFERENCE ON MAP T9

DESCRIPTION

Cherry

GRID REFERENCE SITUATION 282432/72514

REFERENCE DESCRIPTION **GRID REFERENCE** ON MAP SITUATION T10 Cherry 282414/72543 REFERENCE **DESCRIPTION GRID REFERENCE** ON MAP SITUATION T11 Oak 282387/72585 REFERENCE DESCRIPTION **GRID REFERENCE** ON MAP SITUATION T12 Cherry 282379/72597 REFERENCE DESCRIPTION **GRID REFERENCE** ON MAP SITUATION T13 Cherry 282367/72616 REFERENCE **DESCRIPTION GRID REFERENCE** ON MAP SITUATION T14 Oak 282344/72678 REFERENCE **DESCRIPTION GRID REFERENCE** ON MAP SITUATION T15 Ash 282345/72692 REFERENCE DESCRIPTION **GRID REFERENCE** ON MAP SITUATION T16 Oak 282394/72693 REFERENCE **DESCRIPTION GRID REFERENCE** ON MAP SITUATION T17 Ash 282468/72668 REFERENCE **DESCRIPTION GRID REFERENCE** ON MAP SITUATION T18 Oak 282467/72676 REFERENCE **DESCRIPTION GRID REFERENCE** ON MAP SITUATION T19 Oak 282491/72703 REFERENCE **DESCRIPTION GRID REFERENCE** ON MAP SITUATION T20 Willow 282491/72835 REFERENCE **DESCRIPTION GRID REFERENCE** ON MAP **SITUATION**

282460/72834

T21

Maple

TPO-E2.09.21_Substitution Schedule

GRID REFERENCE DESCRIPTION REFERENCE SITUATION ON MAP 282445/72836 Oak T22 **GRID REFERENCE DESCRIPTION** REFERENCE SITUATION ON MAP 282404/72804 T23 Maple **GRID REFERENCE DESCRIPTION** REFERENCE SITUATION ON MAP 282396/72814 Oak T24 **GRID REFERENCE DESCRIPTION** REFERENCE **SITUATION** ON MAP 282379/72796 Horse Chestnut T25 **GRID REFERENCE DESCRIPTION** REFERENCE **SITUATION** ON MAP 282365/72796 Maple T26 **GRID REFERENCE DESCRIPTION** REFERENCE SITUATION ON MAP 282341/72805 T27 Oak **GRID REFERENCE DESCRIPTION** REFERENCE **SITUATION** ON MAP 282327/72806 Maple T28 **GRID REFERENCE DESCRIPTION** REFERENCE SITUATION ON MAP 282322/72733 Whitebeam T29 **GRID REFERENCE DESCRIPTION** REFERENCE SITUATION ON MAP 282314/72742 Horse Chestnut T30 **GRID REFERENCE DESCRIPTION** REFERENCE SITUATION ON MAP 282188/72815 T31 Ash **GRID REFERENCE DESCRIPTION** REFERENCE SITUATION ON MAP 282210/72552 T32 Ash

REFERENCE DESCRIPTION **GRID REFERENCE** ON MAP SITUATION T33 Oak 282204/72542 REFERENCE **DESCRIPTION GRID REFERENCE** ON MAP SITUATION T34 Cherry 282302/72431 REFERENCE **DESCRIPTION GRID REFERENCE** ON MAP SITUATION T35 Oak 282295/72424 REFERENCE DESCRIPTION **GRID REFERENCE** ON MAP SITUATION T36 Oak 282286/72415 REFERENCE DESCRIPTION **GRID REFERENCE** ON MAP SITUATION T37 Maple 282117/72457 REFERENCE **DESCRIPTION GRID REFERENCE** ON MAP SITUATION T38 Maple 282102/72444 REFERENCE **DESCRIPTION** GRID REFERENCE ON MAP SITUATION T39 Maple 282103/72426 REFERENCE **DESCRIPTION GRID REFERENCE** ON MAP **SITUATION** T40 Maple 282103/72409 REFERENCE **DESCRIPTION GRID REFERENCE** ON MAP SITUATION T41 Maple 282106/72399 REFERENCE DESCRIPTION **GRID REFERENCE** ON MAP SITUATION T42 Oak 282097/72394 REFERENCE **DESCRIPTION GRID REFERENCE** ON MAP SITUATION T43 Oak 282007/72503 **REFERENCE DESCRIPTION GRID REFERENCE**

4

SITUATION

282004/72510

ON MAP

TPO-E2.09.21_Substitution Schedule

Oak

T44

GRID REFERENCE DESCRIPTION REFERENCE SITUATION ON MAP 281991/72543 Oak T45 **GRID REFERENCE** DESCRIPTION REFERENCE SITUATION ON MAP 281996/72550 T46 Oak **GRID REFERENCE DESCRIPTION** REFERENCE **SITUATION** ON MAP 281982/72569 Oak T47 **GRID REFERENCE DESCRIPTION** REFERENCE SITUATION ON MAP 281987/72596 T48 Oak **GRID REFERENCE DESCRIPTION REFERENCE** SITUATION ON MAP 281987/72606 Oak T49 **GRID REFERENCE** REFERENCE **DESCRIPTION** SITUATION ON MAP 282075/72621 T50 Oak **GRID REFERENCE DESCRIPTION** REFERENCE **SITUATION** ON MAP 281952/72583 T51 Ash **GRID REFERENCE DESCRIPTION** REFERENCE **SITUATION** ON MAP 281861/72610 T52 Oak **GRID REFERENCE DESCRIPTION** REFERENCE SITUATION ON MAP 281579/72480 Oak T53 Newly planted Oak **GRID REFERENCE DESCRIPTION** REFERENCE SITUATION ON MAP 281574/72429 T54 Oak **GRID REFERENCE DESCRIPTION** REFERENCE **SITUATION** ON MAP

Oak

T55

281531/72415

REFERENCE ON MAP

DESCRIPTION

GRID REFERENCE SITUATION 281514/72411

T56

Ash

Multi-stemmed Ash (comprised of 7 stems).

REFERENCE ON MAP T57

DESCRIPTION

Ash

GRID REFERENCE SITUATION

281498/72407

REFERENCE ON MAP T58

DESCRIPTION

Oak

GRID REFERENCE SITUATION 281805/72327

REFERENCE ON MAP T59

DESCRIPTION

Oak

GRID REFERENCE SITUATION

281831/72340

REFERENCE ON MAP T60

DESCRIPTION

Oak

GRID REFERENCE SITUATION

281856/72351

REFERENCE ON MAP T61

DESCRIPTION

Oak

GRID REFERENCE SITUATION

281559/72182

REFERENCE ON MAP T62

DESCRIPTION

Oak

GRID REFERENCE SITUATION 281567/72162

REFERENCE ON MAP T63

DESCRIPTION

Oak

GRID REFERENCE SITUATION 281585/72110

REFERENCE ON MAP

DESCRIPTION

DESCRIPTION

DESCRIPTION

GRID REFERENCE SITUATION 281612/72007

T64

Alder

Multi-stemmed Alder

GRID REFERENCE SITUATION 281617/71995

REFERENCE ON MAP T65

REFERENCE

Alder

GRID REFERENCE

ON MAP T66

Oak

SITUATION 282036/72194 REFERENCE ON MAP

DESCRIPTION

GRID REFERENCE SITUATION 282065/72185

T67

Oak

REFERENCE ON MAP

DESCRIPTION

GRID REFERENCE SITUATION

T68

Oak

282168/72209

REFERENCE ON MAP T69

DESCRIPTION

GRID REFERENCE SITUATION

Oak

282158/72223

REFERENCE ON MAP T70

DESCRIPTION

GRID REFERENCE SITUATION

Oak

282136/72275

REFERENCE ON MAP T71

DESCRIPTION

GRID REFERENCE SITUATION

Ash

282134/72288

REFERENCE ON MAP T72

DESCRIPTION

GRID REFERENCE SITUATION

Ash

282127/72318

REFERENCE ON MAP T73

DESCRIPTION

GRID REFERENCE SITUATION

Ash

282120/72344

REFERENCE ON MAP T74

DESCRIPTION

GRID REFERENCE SITUATION

282116/72359

Ash

TREES SPECIFIED BY REFERENCE TO AN AREA (Within a dotted black line on the map)

NONE

GROUP OF TREES

(Within a broken black line on the map)

REFERENCE ON MAP G1

DESCRIPTION

GRID REFERENCE SITUATION 282115/72391

Ash Four stems

REFERENCE ON MAP G2

DESCRIPTION

GRID REFERENCE SITUATION 282520/72109

Comprised of 12 Maple, 12 Ash, 1 Fir, 2 Poplar, 4

Monterey cypress and 3 Lime.

Southern boundary or sports ground.

TPO-E2.09.21_Substitution Schedule

REFERENCE ON MAP DESCRIPTION

GRID REFERENCE SITUATION 282431/72236

G3

Comprised of 7 maple, 4 Oak,

1 Lime, 2 Horse chestnut, 1 Willow, 1 Silver birch, 1 Liquidambar and 2 Beech.

Northern boundary of sports ground.

REFERENCE ON MAP G4 DESCRIPTION

GRID REFERENCE SITUATION 282514/72703

Comprised of 2 coppiced Ash, 1 Hawthorn, 1 Field maple, 2 Multi-stemmed Field maple,

REFERENCE ON MAP DESCRIPTION

GRID REFERENCE SITUATION 282541/72713

G5

Comprised of an unspecified number of multi-stemmed

Willow coppice.

REFERENCE ON MAP G6 **DESCRIPTION**

GRID REFERENCE SITUATION 282191/72788

Comprised of 6 Poplar

WOODLAND

(Within a continuous black line on the map)

REFERENCE ON MAP W1 **DESCRIPTION**

GRID REFERENCE SITUATION 282500/72875

Mixed broadleaved woodland.

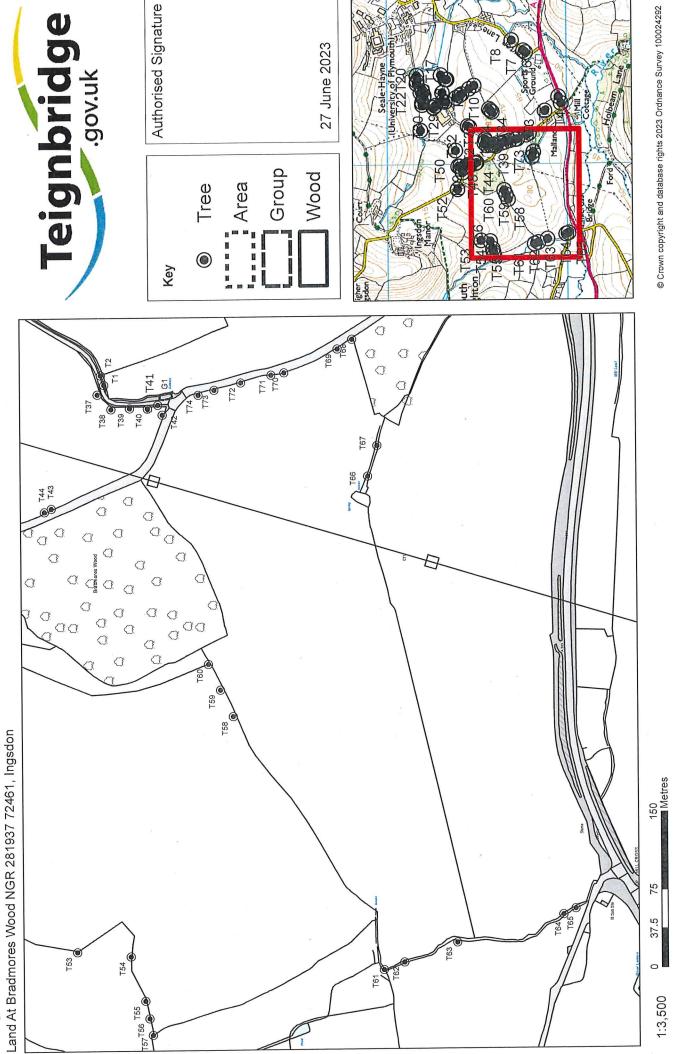
Teignbridge District Council Tree Preservation Order E2/09/21 Substituted Plan 1 of 4

Authorised Signature

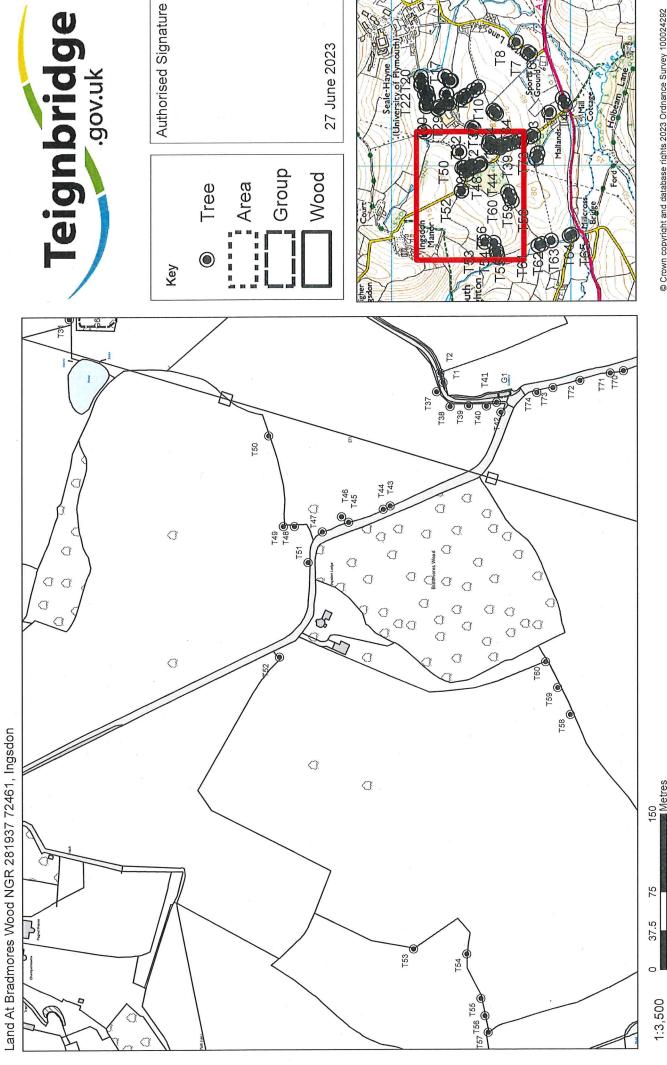
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27 June 2023

Teignbridge District Council Tree Preservation Order E2/09/21 Substituted Plan 2 of 4

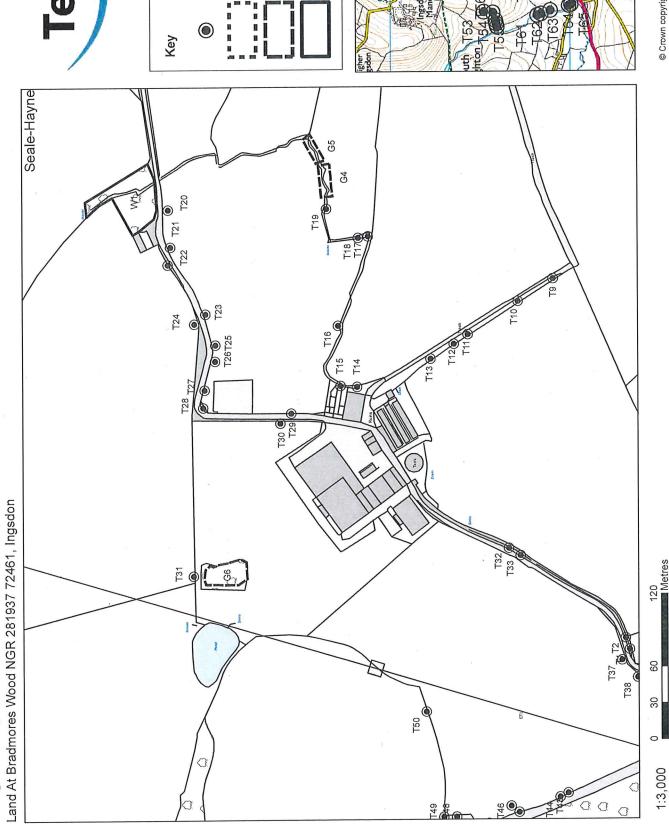


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Teignbridge District Council Tree Preservation Order E2/09/21 Substituted Plan 4 of 4



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Authorised Signature

Group

Wood

27 June 2023

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