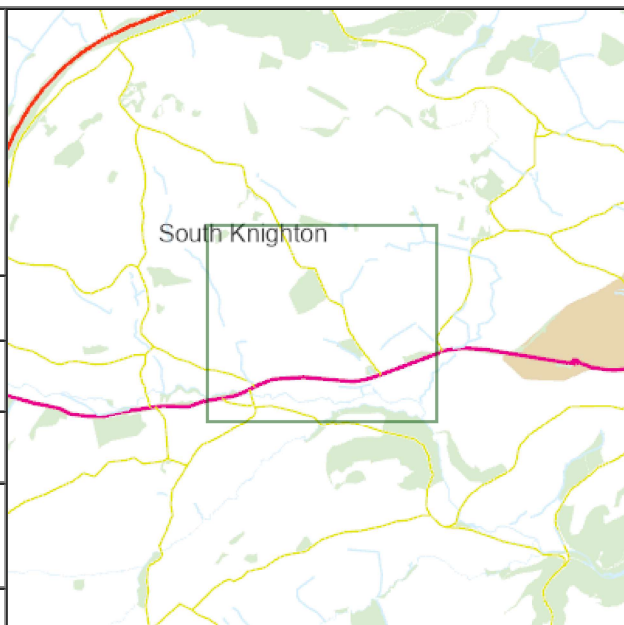


Planning Committee Tree Preservation Order Report

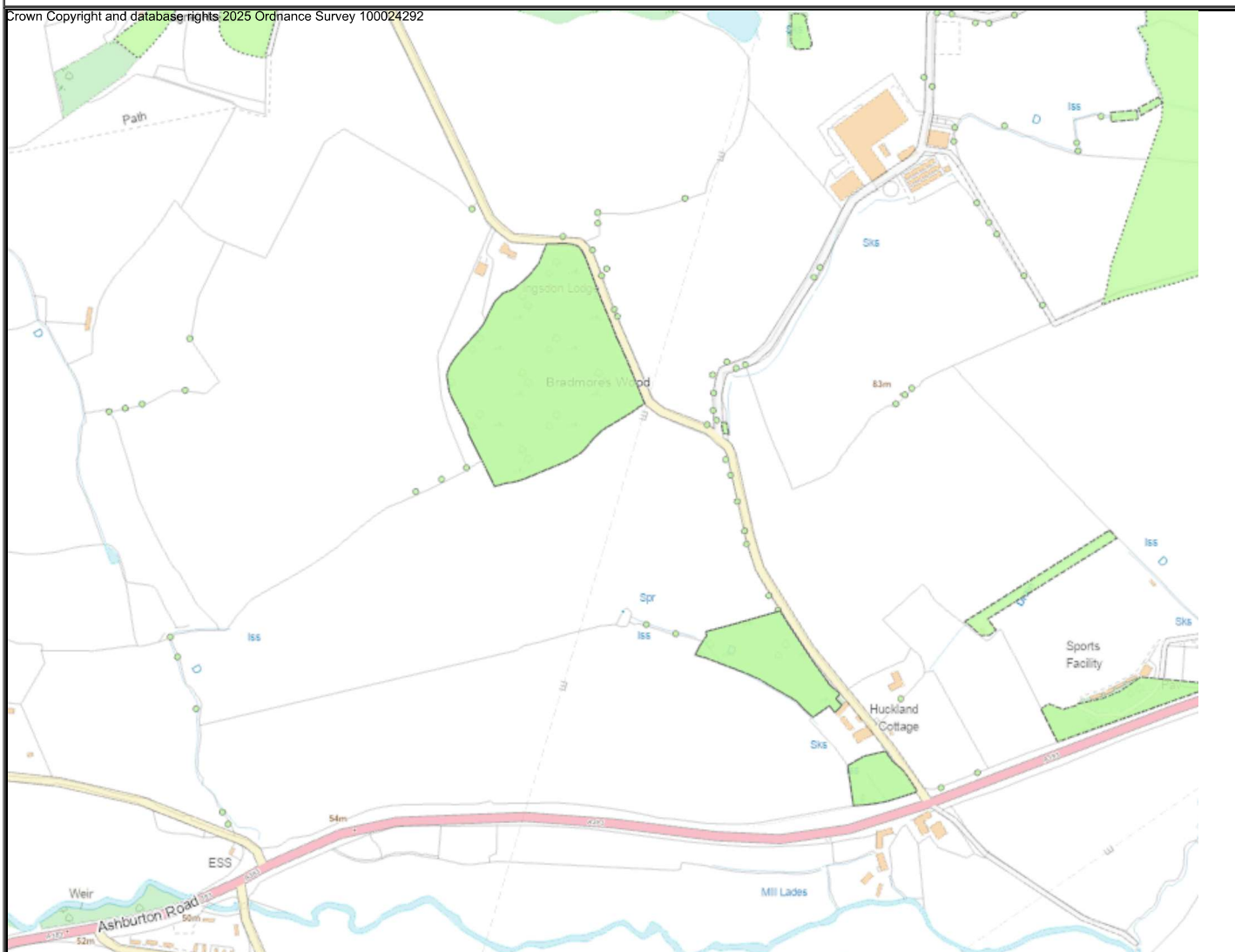
Chair: Cllr Suzanne Sanders

Date	18 November 2025
Case Officer	Edward Hornsby
Location	Land At Bradmores Wood NGR 281937 72461 Ingsdon
Order	The District of Teignbridge (Woodlands at Bradmore Woods, Ingsdon, Newton Abbot) Tree Preservation Order 2025
Ward	Haytor
Member(s)	Cllr Robert Steemson
Reference	E2/09/22



RECOMMENDATION: CONFIRM WITHOUT MODIFICATIONS

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RECOMMENDATION

The Planning Committee is recommended to resolve that:

The District of Teignbridge (Woodlands at Bradmore Woods, Ingsdon, Newton Abbot) Tree Preservation Order 2025 is confirmed unmodified.

1. PURPOSE

The District of Teignbridge (Woodlands at Bradmore Woods, Ingsdon, Newton Abbot) Tree Preservation Order 2025 protects three areas of Woodland of trees of whatever species located within Land at Bradmores Wood NGR 281937 72461, Ingsdon.

The provisional tree preservation order (TPO) was served on 5 June 2025. The provisional protection will cease on 5 December 2025, if it is not confirmed.

2. BACKGROUND

The provisional TPO was made following the 2020-2040 Local Development Plan, due to the area being designated for future housing development, GC13: Bradmore New Neighborhood, Newton Abbot, that could encroach on or impact the trees within the woodlands.

The three woodlands are located towards the south end of Road from Ingsdon Manor to Ashburton Road, locally known as Ingsdon Lane, on the west side of the lane. Positioned extending south of Ingsdon Lodge and both to the north and south of Mallands to the A383. Together, they form a three separate mixed broadleaf woodland that frames the western approach to the area and contributes significantly to the rural character of the landscape. The woodlands are visible from several public vantage points along Ingsdon Lane and the surrounding area, offering strong visual amenity value within an otherwise open countryside setting.

The mixed woodlands are well established, and contain many different species of trees, that include Oak, Ash, Beech and other native species. The woodlands are a non-ancient, lowland mixed deciduous woodland; it contains Biodiversity Action Plan (BAP) priority habits. No obvious pressures or constraints have been identified that would significantly limit the life expectancy of the woodland as a whole. The trees are mostly growing in favourable conditions, with adequate space, low levels of disturbance and signs of ongoing regeneration. Taking all of this into account, it is considered appropriate to assign a remaining contribution of 100 years to reflect the expected longevity of the woodland system, based on current site conditions.

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 woodlands are highly visible and contribute to the visual amenity of the area. The loss of the woodlands would have a detrimental impact upon that visual amenity.

The woodlands have an amenity rating of between 19-20. The suitable benchmark rating for inclusion within a tree preservation order is 15; see Appendix I

Owing to the importance of the tree(s) within the local landscape, The District of Teignbridge (Woodlands at Bradmore Woods, Ingsdon, Newton Abbot) Tree Preservation Order 2025 was made and served on 5 June 2025.

4. COMMENTS AND OBJECTIONS

Ilminster Parish Council support the application as an important part of the Biodiversity Net Gain, the trees would still need to be managed and the TPO does not prevent this from happening, but it does protect the trees from loss or damage.

3 letters of objection have been received from 3 different individuals, all are the owners of the woodlands.

The objections can be summarised as follows:

1. Sustainable Woodland Management

- All objectors report active and responsible management of their woodland areas.
- Woodlands are used as renewable fuel sources for biomass boilers, supporting energy independence and reducing carbon emissions.

2. Administrative Burden of the TPO

- The proposed TPO would require frequent applications for routine and essential management tasks.
- This is seen as an unnecessary bureaucratic burden that could delay or prevent timely woodland care.
- Concerns were raised about the impact on both landowners and Council resources.

3. Lack of Threat from Development

- The woodlands are private, enclosed, and not at risk from development.
- W1 was excluded from the Local Plan's development envelope following previous representations.

- The real threat is perceived to be from surrounding urban expansion, not from the landowners' activities.

4. Lack of Consultation

- One objector expressed concern over the absence of prior engagement before the TPO was issued and advocates for a collaborative approach, involving landowners in decisions affecting woodland management.

5. Woodland Quality and Management Needs

- W3 contains low-quality coniferous plantings requiring thinning and active management.
- Blanket preservation is considered inappropriate and potentially harmful to woodland health and flood risk mitigation.

6. Support for Targeted Protection

- Landowners support TPOs for significant individual trees (e.g., mature oaks).
- They are open to suggesting specific trees for protection but oppose a blanket approach across entire woodland areas.

Officer Comment:

After visiting the site, it is clear that the woodlands are being responsibly managed by the current landowners, and this is to their credit. However, the proposed Woodland TPO is not intended to prevent active management or future work under an approved woodland management plan. (Once a plan is agreed, authorised works within the TPO will be automatically covered). Its purpose is to ensure that management continues in a way that protects the long-term amenity and ecological value of the area, even if ownership or priorities change over time, and as a precautionary to prevent encroachment into the wooded area should development of the allocation come forward.

A TPO does not restrict sustainable practices such as thinning, felling, or replanting but provides a level of oversight to help ensure that the woodland's collective value, both for wildlife and the wider landscape, is maintained in the long term.

5. SUSTAINABILITY IMPLICATIONS

Trees 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.

6. FINANCIAL IMPLICATIONS

None

7. OPTIONS

The Planning Committee can decide to:

- Confirm the Tree Preservation Order unmodified
- Confirm the Tree Preservation Order in a modified form
- Not to confirm the Tree Preservation Order

Ian Perry

Head of Development Management

APPENDIX I

AMENITY EVALUATION RATING FOR TPOs

TPO No:	E2/09/22	Site Visit Date:	30/10/2025
TPO Name:	The District of Teignbridge (Woodlands at Bradmore Woods, Ingsdon, Newton Abbot) Tree Preservation Order 2025	Effective Date:	5 June 2025
Address	Land At Bradmores Wood NGR 281937 72461, Ingsdon	TPO Designation	
Rating	22	Surveyed by:	Edward Hornsby
Reason for TPO	Development could encroach on or impact the trees within the woodland.		

1. <u>Size – height x spread</u> 1 very small 2-5m ² 2 small 5-10m ² 3 small 10-25 ² 4 medium 25-50m ² 5 medium 50-100m ² 6 large 100-200m ² 7 very large 200m ² +	Score	6. <u>Suitability to area</u> 1 Just suitable 2 Fairly suitable 3 Very suitable 4 Particularly suitable	Score
2. <u>Life expectancy</u> 1 5-15 yrs 2 15-40 yrs 3 40-100yrs 4 100yrs +	3	7. <u>Future amenity value</u> 0 Potential already recognised 1 Some potential 2 Medium potential 3 High potential	2
3. <u>Form</u> -1 Trees which are of poor form 0 Trees of not very good form 1 Trees of average form 2 Trees of good form 3 Trees of especially good form	1	8. <u>Tree influence</u> -1 Significant 0 Slight 1 Insignificant	0
4. <u>Visibility</u> 1 Trees only seen with difficulty or by a very small number of people 2 Back garden trees, or trees slightly blocked by other features 3 Prominent trees in well frequented places	3	9. <u>Added factors</u> <i>If more than one factor relevant maximum score can still only be 2</i> 1 Screening unpleasant view 1 Relevant to the Local Plan 1 Historical association 1 Considerably good for wildlife 1 Veteran tree status	1
5. <u>Other trees in the area</u> 0.5 Wooded surrounding 1 Many 2 Some 3 Few 4 None	2	10. <u>Notes and total score</u> Reasonable for inclusion within the TPO	22