

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 Cllr Robert Steemson Haytor

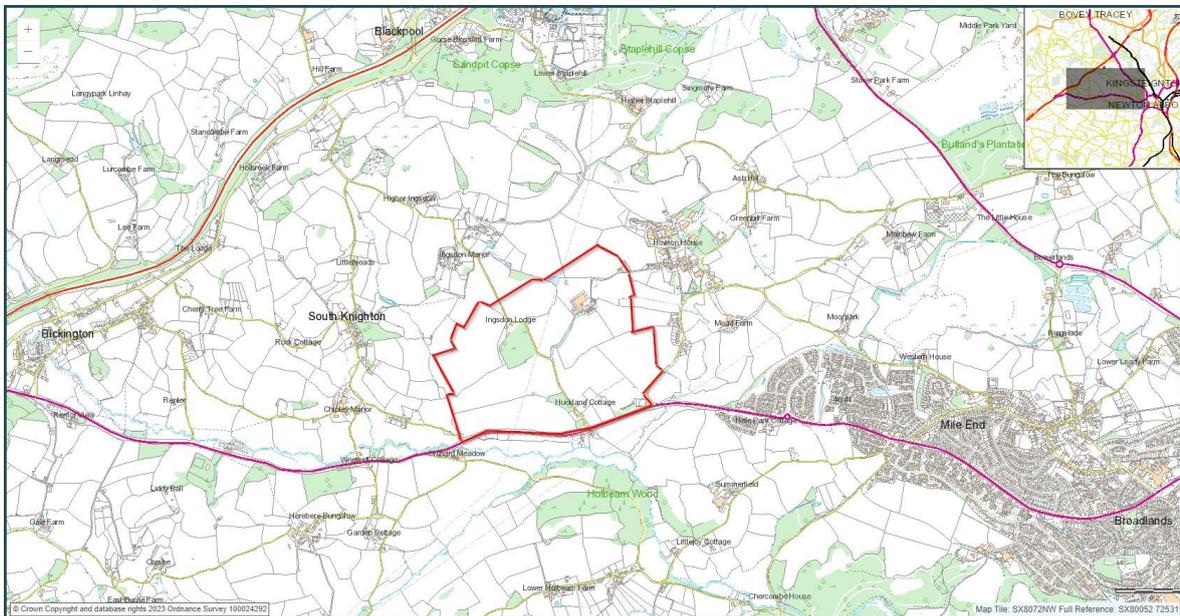


Image 1: Outline (in red) of the GC13: Bradmore New Neighborhood development in the proposed submission (Regulation 19) version of the Teignbridge Local Plan 2020-2040.

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.

TEIGNBRIDGE DISTRICT COUNCIL

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 Teignbridge 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.

TEIGNBRIDGE DISTRICT COUNCIL

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).

Ilington 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.

TEIGNBRIDGE DISTRICT COUNCIL

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 Number	Species	Modification
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

TEIGNBRIDGE DISTRICT COUNCIL

APPENDIX I

TEIGNBRIDGE DISTRICT COUNCIL

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.		

<p>1. <u>Size – height x spread</u></p> <p>1 very small 2-5m² 2 small 5-10m² 3 small 10-25² 4 medium 25-50m² 5 medium 50-100m² 6 large 100-200m² 7 very large 200m² +</p>	Score	<p>6. <u>Suitability to area</u></p> <p>1 Just suitable 2 Fairly suitable 3 Very suitable 4 Particularly suitable</p>	Score
<p>2. <u>Life expectancy</u></p> <p>1 5-15 yrs 2 15-40 yrs 3 40-100yrs 4 100yrs +</p>	3	<p>7. <u>Future amenity value</u></p> <p>0 Potential already recognised 1 Some potential 2 Medium potential 3 High potential</p>	3
<p>3. <u>Form</u></p> <p>-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</p>	1	<p>8. <u>Tree influence</u></p> <p>-1 Significant 0 Slight 1 Insignificant</p>	1
<p>4. <u>Visibility</u></p> <p>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 <u>Prominent trees in well frequented places (Future value)</u></p>	3	<p>9. <u>Added factors</u></p> <p><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</p>	1
<p>5. <u>Other trees in the area</u></p> <p>0.5 Wooded surrounding 1 Many 2 Some 3 Few 4 None</p>	2	<p>10. <u>Notes and total score</u></p> <p>Not Reasonable for inclusion within the TPO</p>	20

TEIGNBRIDGE DISTRICT COUNCIL

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.		

<p>3. <u>Size – height x spread</u></p> <p>1 very small 2-5m² 2 small 5-10m² 3 small 10-25² 4 medium 25-50m² 5 medium 50-100m² 6 large 100-200m² 7 very large 200m² +</p>	Score 5+	<p>7. <u>Suitability to area</u></p> <p>1 Just suitable 2 Fairly suitable 3 Very suitable 4 Particularly suitable</p>	Score 4
<p>4. <u>Life expectancy</u></p> <p>1 5-15 yrs 2 15-40 yrs 3 40-100yrs 4 100yrs +</p>	2	<p>8. <u>Future amenity value</u></p> <p>0 Potential already recognised 1 Some potential 2 Medium potential 3 High potential</p>	2
<p>4. <u>Form</u></p> <p>-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</p>	1	<p>9. <u>Tree influence</u></p> <p>-1 Significant 0 Slight 1 Insignificant</p>	1
<p>5. <u>Visibility</u></p> <p>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 <u>Prominent trees in well frequented places (Future value)</u></p>	3	<p>10. <u>Added factors</u></p> <p><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</p>	1
<p>6. <u>Other trees in the area</u></p> <p>0.5 Wooded surrounding 1 Many 2 Some 3 Few 4 None</p>	2	<p>11. <u>Notes and total score</u></p> <p>Not/Reasonable for inclusion within the TPO</p>	21

TEIGNBRIDGE DISTRICT COUNCIL

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

.....

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	DESCRIPTION	GRID REFERENCE SITUATION
T1	Oak	282126/72451
T2	Ash	282135/72454
T3	Oak	282291/72120
T4	Beech	282331/72031
T5	Beech	282367/72046
T6	Oak	282613/72227
T7	Oak	282623/72239
T8	Oak	282680/72304
T9	Cherry	282432/72514
T10	Cherry	282414/72543

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T11	Oak	282387/72585
T12	Cherry	282379/72597
T13	Cherry	282367/72616
T14	Oak	282344/72678
T15	Ash	282345/72692
T16	Oak	282394/72693
T17	Ash	282468/72668
T18	Oak	282467/72676
T19	Oak	282491/72703
T20	Willow	282491/72835
T21	Maple	282460/72834

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T22	Oak	282445/72836
T23	Maple	282404/72804
T24	Oak	282396/72814
T25	Horse Chestnut	282379/72796
T26	Maple	282365/72796
T27	Oak	282341/72805
T28	Maple	282327/72806
T29	Maple	282322/72733
T30	Horse Chestnut	282314/72742
T31	Oak	282188/72815
T32	Ash	282210/72552
T33	Oak	282204/72542

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T34	Cherry	282302/72431
T35	Oak	282295/72424
T36	Oak	282286/72415
T37	Maple	282117/72457
T38	Maple	282102/72444
T39	Maple	282103/72426
T40	Maple	282103/72409
T41	Monkey Puzzle	282106/72399
T42	Oak	282097/72394
T43	Oak	282007/72503
T44	Oak	282004/72510

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T45	Oak	281991/72543
T46	Oak	281996/72550
T47	Oak	281982/72569
T48	Oak	281987/72596
T48	Oak	281987/72606
T50	Oak	282075/72621
T51	Ash	281952/72583
T52	Oak	281861/72610
T53	Oak Newly planted Oak	281579/72480
T54	Oak	281574/72429
T55	Oak	281531/72415
T56	Ash	281514/72411

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T57	Multi-stemmed Ash (comprised of 7 stems). Ash	281498/72407
T58	Oak	281805/72327
T59	Oak	281831/72340
T60	Oak	281856/72351
T61	Oak	281559/72182
T62	Oak	281580/72131
T63	Oak	281585/72110
T64	Alder Multi-stemmed Alder	281612/72007
T65	Alder	281617/71995
T66	Oak	282036/72194
T67	Oak	282065/72185

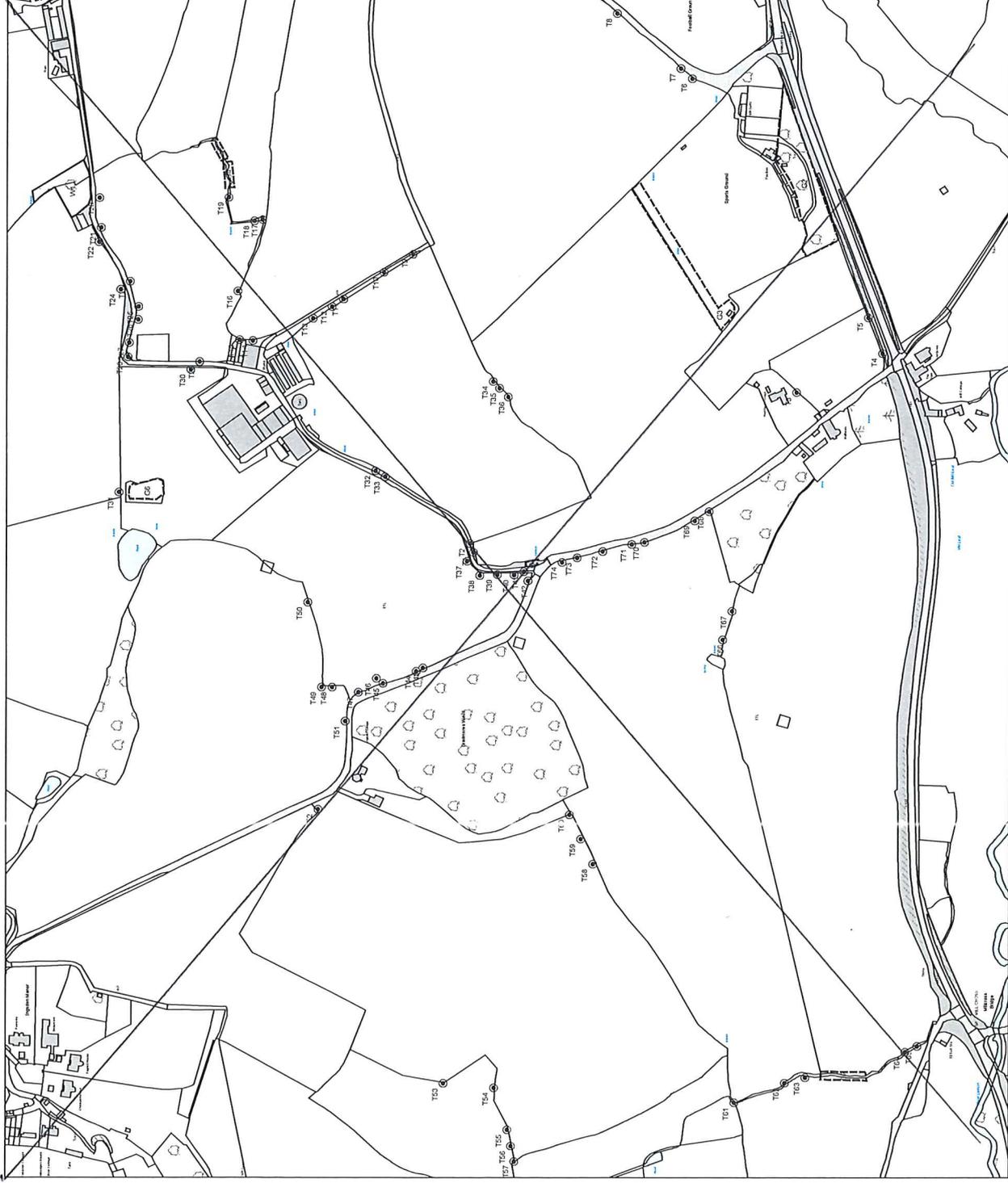
REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T68	Oak	282168/72209
T69	Oak	282158/72223
T70	Oak	282136/72275
T71	Ash	282134/72288
T72	Ash	282127/72318
T73	Ash	282120/72344
T74	Ash	282116/72359
TREES SPECIFIED BY REFERENCE TO AN AREA <i>(Within a dotted black line on the map)</i>		
GROUP OF TREES <i>(Within a broken black line on the map)</i>		
G1	Ash Four stems	282115/72391
G2	Comprised of 12 Maple, 12 Ash, 1 Fir, 2 Poplar, 4 Monterey cypress and 3 Lime.	282520/72109 Southern boundary of sports ground.
G3	Comprised of 7 maple, 4 Oak,	282431/72236 Northern boundary of sports ground.

REFERENCE ON MAP G4	DESCRIPTION 1 Lime, 2 Horse chestnut, 1 Willow, 1 Silver birch, 1 Liquidambar and 2 Beech.	GRID REFERENCE SITUATION 282514/72703
REFERENCE ON MAP G5	DESCRIPTION Comprised of 2 coppiced Ash, 1 Hawthorn, 1 Field maple, 2 Multi-stemmed Field maple,	GRID REFERENCE SITUATION 282541/72713
REFERENCE ON MAP G6	DESCRIPTION Comprised of an unspecified number of multi-stemmed Willow coppice.	GRID REFERENCE SITUATION 282191/72788
REFERENCE ON MAP G7	DESCRIPTION Comprised of 6 Poplar	GRID REFERENCE SITUATION 281587/72070
WOODLAND <i>(Within a continuous black line on the map)</i>		
REFERENCE ON MAP W1	DESCRIPTION Mixed broadleaved woodland.	GRID REFERENCE SITUATION 282500/72875

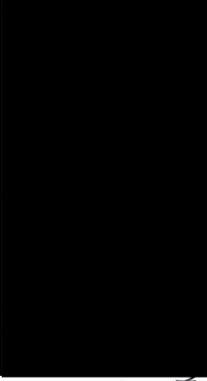
REFERENCE ON MAP	DESCRIPTION	SITUATION
G4	Lime, 2 Horse chestnut, 1 Willow, 1 Silver birch, 1 Liquidambar and 2 Beech.	
G5	Comprised of 2 coppiced Ash, 1 Hawthorn, 1 Field maple, 2 Multi-stemmed Field maple,	
G6	Comprised of an unspecified number of multi-stemmed Willow coppice.	
G7	Comprised of 6 Poplar	
<p>WOODLAND <i>(Within a continuous black line on the map)</i></p>		
W1	Mixed broadleaved woodland.	

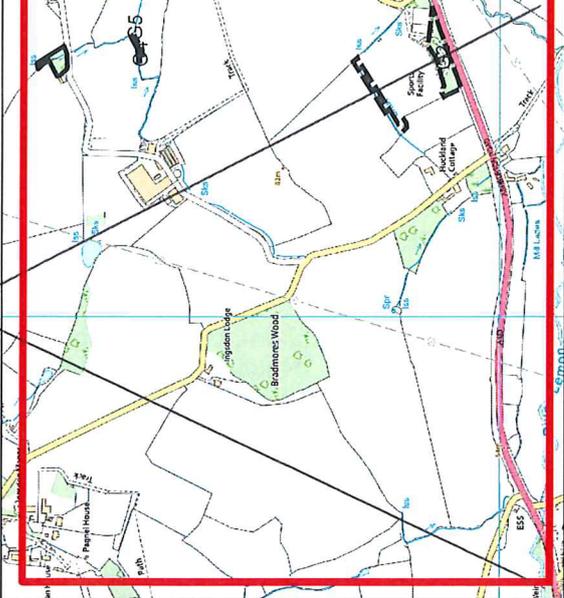
Teignbridge District Council Tree Preservation Order E2/09/21

Land At Bradmores Wood NGR 281937 72461, Ingsdon



Key	
●	Tree
⋯	Area
▭	Group
▭	Wood

Authorised Signature

20 February 2023



SUBSTITUTED FIRST SCHEDULE

SPECIFICATION OF TREES

TREES SPECIFIED INDIVIDUALLY

(Encircled in black on the map)

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T1	Oak	282126/72451
T2	Ash	282135/72454
T3	Oak	282291/72120
T4	Beech	282331/72031
T5	Beech	282367/72046
T6	Oak	282613/72227
T7	Oak	282623/72239
T8	Oak	282680/72304
T9	Cherry	282432/72514

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T10	Cherry	282414/72543
T11	Oak	282387/72585
T12	Cherry	282379/72597
T13	Cherry	282367/72616
T14	Oak	282344/72678
T15	Ash	282345/72692
T16	Oak	282394/72693
T17	Ash	282468/72668
T18	Oak	282467/72676
T19	Oak	282491/72703
T20	Willow	282491/72835
T21	Maple	282460/72834

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

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T33	Oak	282204/72542
T34	Cherry	282302/72431
T35	Oak	282295/72424
T36	Oak	282286/72415
T37	Maple	282117/72457
T38	Maple	282102/72444
T39	Maple	282103/72426
T40	Maple	282103/72409
T41	Maple	282106/72399
T42	Oak	282097/72394
T43	Oak	282007/72503
T44	Oak	282004/72510

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
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T48	Oak	281987/72596
T49	Oak	281987/72606
T50	Oak	282075/72621
T51	Ash	281952/72583
T52	Oak	281861/72610
T53	Oak Newly planted Oak	281579/72480
T54	Oak	281574/72429
T55	Oak	281531/72415

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T56	Ash Multi-stemmed Ash (comprised of 7 stems).	281514/72411
T57	Ash	281498/72407
T58	Oak	281805/72327
T59	Oak	281831/72340
T60	Oak	281856/72351
T61	Oak	281559/72182
T62	Oak	281567/72162
T63	Oak	281585/72110
T64	Alder Multi-stemmed Alder	281612/72007
T65	Alder	281617/71995
T66	Oak	282036/72194

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T67	Oak	282065/72185
T68	Oak	282168/72209
T69	Oak	282158/72223
T70	Oak	282136/72275
T71	Ash	282134/72288
T72	Ash	282127/72318
T73	Ash	282120/72344
T74	Ash	282116/72359

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	DESCRIPTION	GRID REFERENCE SITUATION
G1	Ash Four stems	282115/72391
G2	Comprised of 12 Maple, 12 Ash, 1 Fir, 2 Poplar, 4 Monterey cypress and 3 Lime.	282520/72109 Southern boundary or sports ground.

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
G3	Comprised of 7 maple, 4 Oak, 1 Lime, 2 Horse chestnut, 1 Willow, 1 Silver birch, 1 Liquidambar and 2 Beech.	282431/72236 Northern boundary of sports ground.

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
G4	Comprised of 2 coppiced Ash, 1 Hawthorn, 1 Field maple, 2 Multi-stemmed Field maple,	282514/72703

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
G5	Comprised of an unspecified number of multi-stemmed Willow coppice.	282541/72713

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
G6	Comprised of 6 Poplar	282191/72788

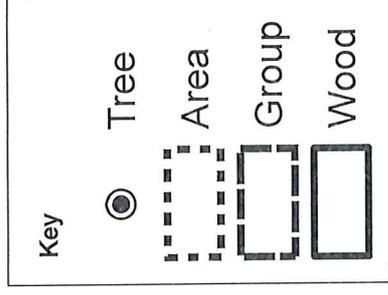
WOODLAND

(Within a continuous black line on the map)

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
W1	Mixed broadleaved woodland.	282500/72875

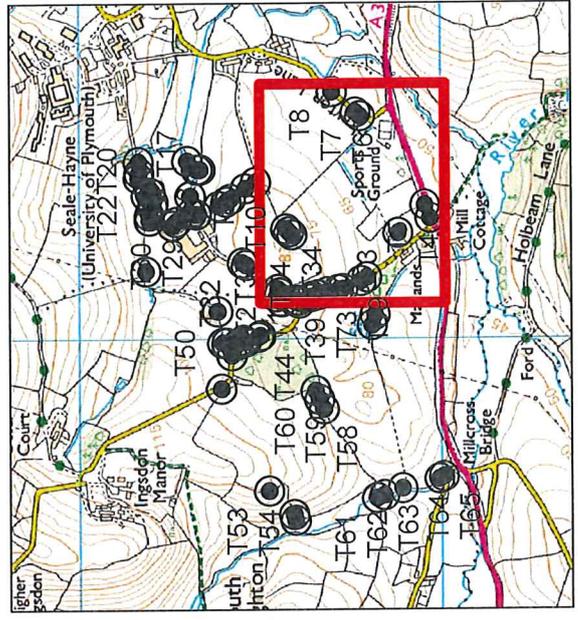
Teignbridge District Council Tree Preservation Order E2/09/21 Substituted Plan 1 of 4

Land At Bradmores Wood NGR 281937 72461, Ingsdon



Authorised Signature

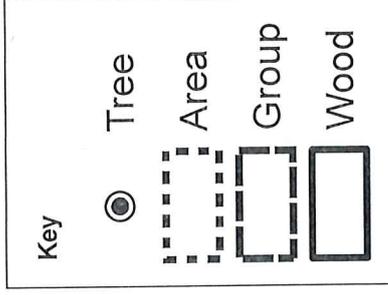
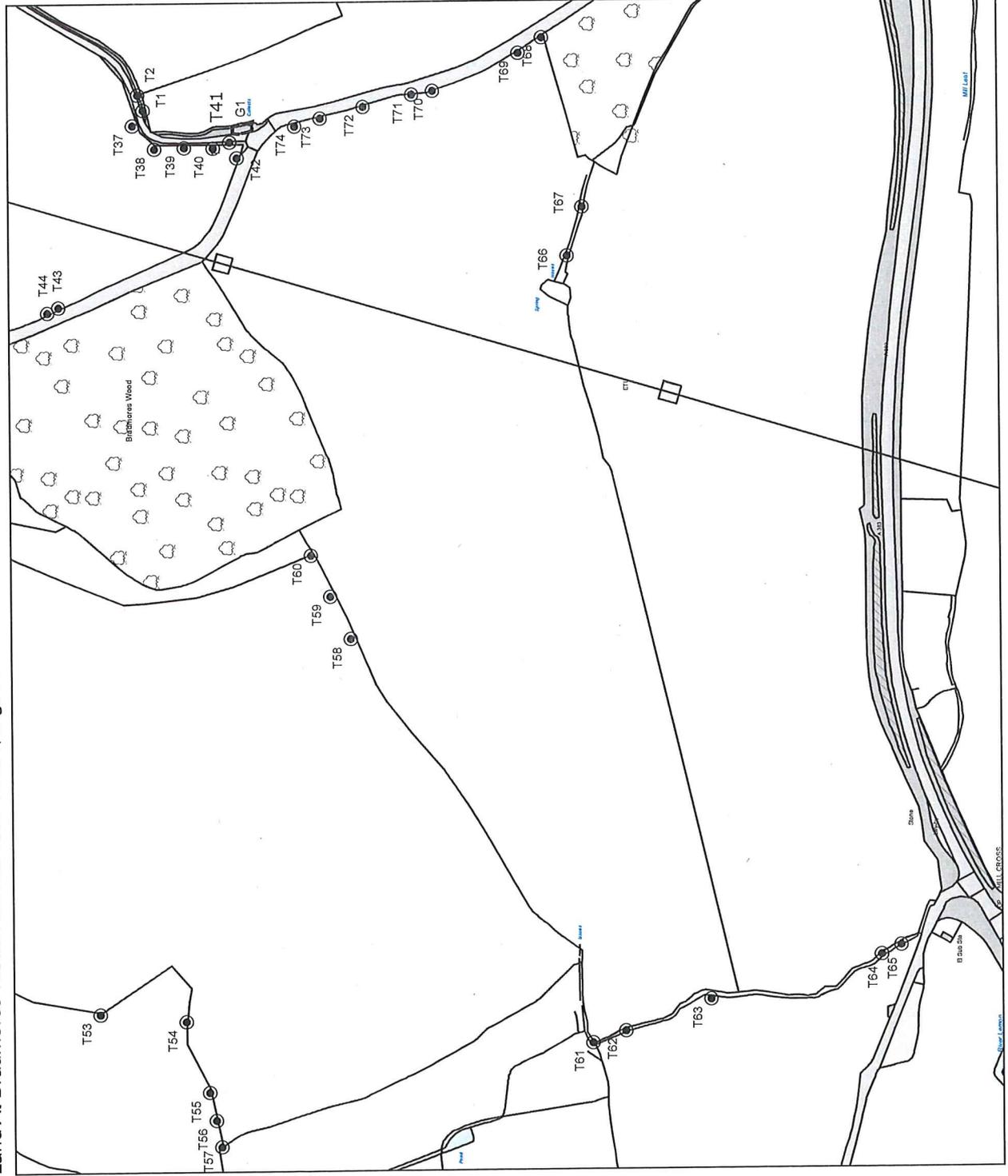
27 June 2023



1:3,000 0 30 60 120 Metres

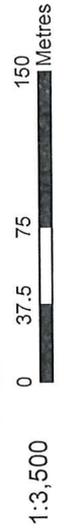
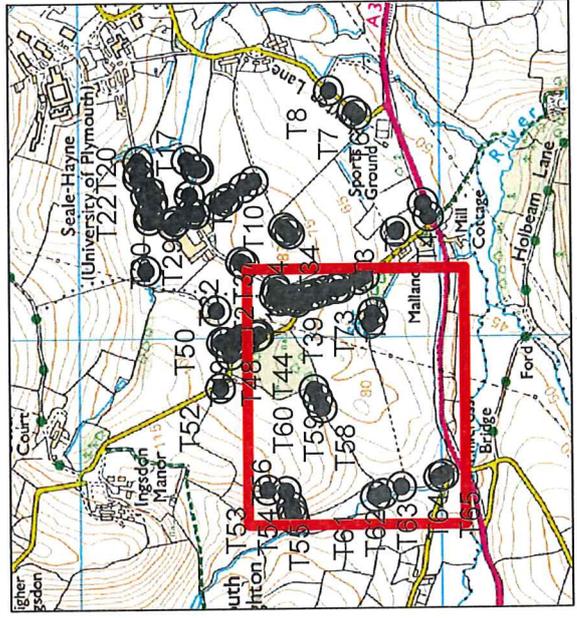
Teignbridge District Council Tree Preservation Order E2/09/21 Substituted Plan 2 of 4

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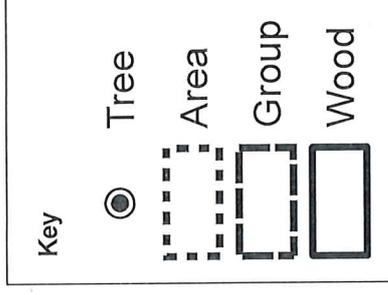
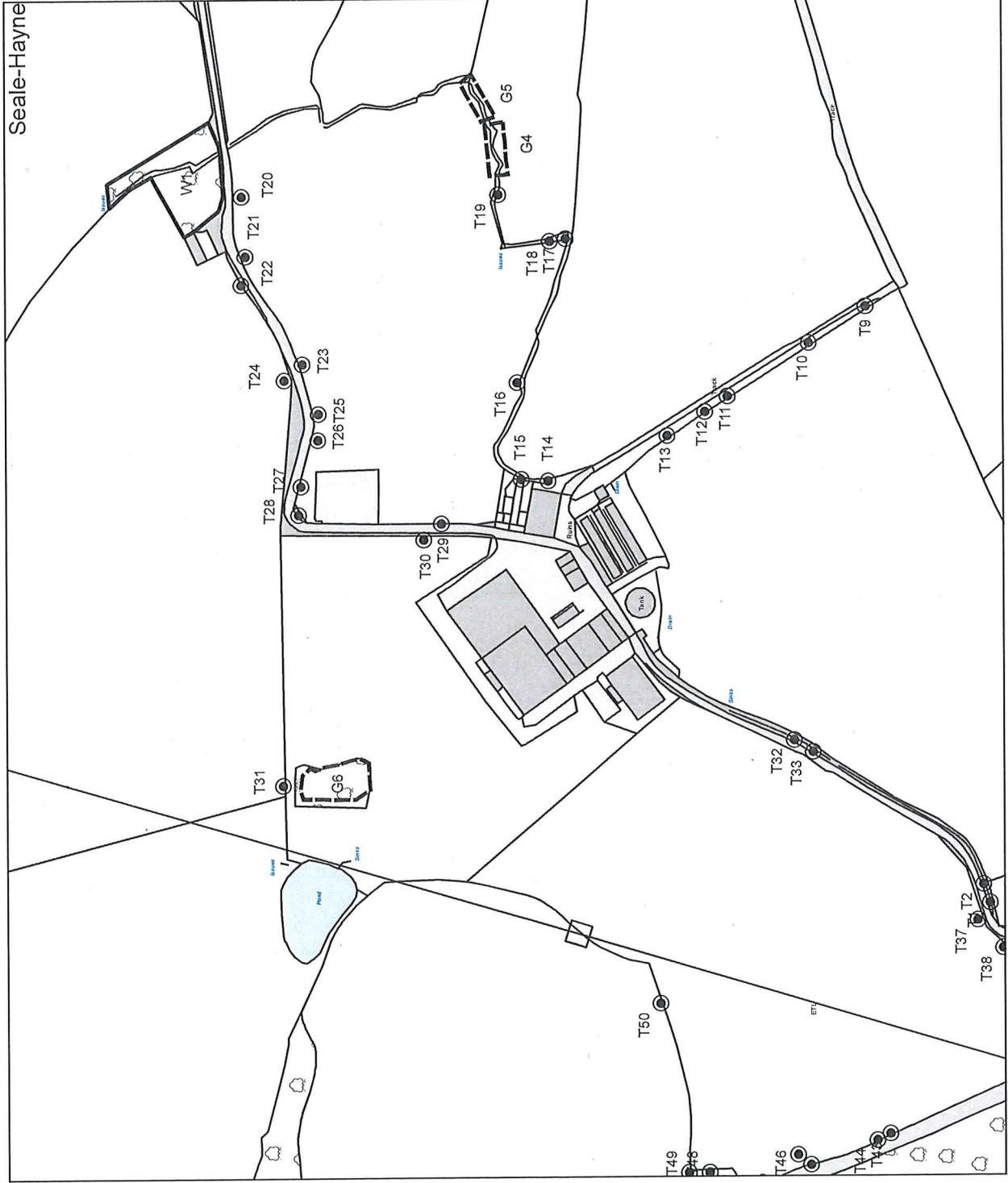
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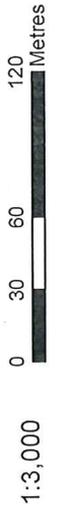
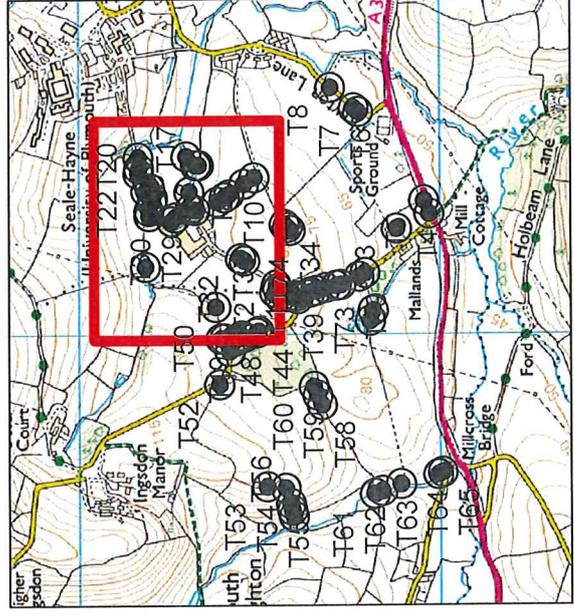
Teignbridge District Council Tree Preservation Order E2/09/21 Substituted Plan 4 of 4

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1:3,000