

# **Report to Area Plans Sub-Committee West**



**Epping Forest  
District Council**

**Date of meeting: 20 November 2013**

**Subject: CONFIRMATION OF TREE PRESERVATION ORDER  
TPO/EPF/15/13 – Little Cutlands, Wilbea and Royd,  
St Leonards Road, Nazeing**

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Democratic Services: Jackie Leither (Ext 4756)**

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## **Recommendation(s):**

That tree preservation order TPO/EPF/15/13 is confirmed with modification.

## **Background**

1. A pre application submission was received for the demolition of the existing houses and the construction of a 22x1 bedroom, 23x2 bedroom extra care unit, and 32 two storey detached and semi detached houses.
2. Aerial photographs showed that the site had some large and possibly veteran trees within it. It was not clear from the information submitted with the application that the trees on the site had been fully surveyed and no tree information to support the proposal was provided. The trees were therefore considered under a threat of being removed to maximise the development potential of the site.
3. At the time of making the order it had not been possible to access all properties and therefore as an interim measure this 'area' order was placed over the whole site. It currently protects all trees of all species that were present at the time the order was made.

## **Objections / Representations**

4. No objections have been received.
5. Four letters of support have been received, one of which has been signed by 17 residents of Tatsfield Avenue.

## **The Director of Planning and Economic Development comments as follows:**

6. Government guidance on the making of new TPO's is that an 'area' classification should only be used in emergencies and then only as a temporary measure until the trees in the area can be assessed properly and reclassified.
7. A full assessment of the trees has now been undertaken and identified 8x oak ; 3x field maple ; 1x hornbeam and 2 areas of woodland as being suitable for having continued protection by this order.

8. The proposal, therefore, is to modify the order to ensure that only those trees suitable for be protected remain protected.

9. Additionally, in modifying the order it highlights to any potential future developer of the land which trees the LPA considers are important and should allow for them to be incorporated in any site layout.

### **Conclusion**

10. In amending this order from an 'area' order to a more detailed order, it will highlight to future developers which trees are suitable for long term retention. It is therefore recommended that the order is confirmed with modification.