



APPEALS AND REVIEWS COMMITTEE

This meeting will be recorded and the sound recording subsequently made available via the Council's website: charnwood.gov.uk/pages/committees

Please also note that under the Openness of Local Government Bodies Regulations 2014 that other people may film, record, tweet or blog from this meeting. The use of any images or sound recordings is not under the Council's control.

To: Councillors Capleton (Chair), Howe (Vice-Chair), Charles, K. Harris and Needham (for attention)

All other members of the Council
(for information)

You are requested to attend the meeting of the Appeals and Reviews Committee to be held in Committee Room 2 - Council Offices on Monday, 28th October 2019 at 5.00 pm for the following business.

Chief Executive

Southfields
Loughborough

18th October 2019

AGENDA

1. APOLOGIES
2. MINUTES OF THE PREVIOUS MEETING 3 - 4
To receive and note the minutes of the previous meeting.
3. QUESTIONS UNDER OTHER COMMITTEE PROCEDURES 12.8
4. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

A report of the Head of Strategic Support is attached.

PROCEDURE

The procedure to be followed in considering objections to Tree Preservation Orders is as follows:

(a) *The Head of Strategic Support or his/her representative will introduce the report before the Appeals and Reviews Committee which will include written statements by both parties (i.e. the Head of Planning and Regeneration and the objector(s)).*

(b) *The Head of Planning and Regeneration or his/her representative will present his/her case for confirming the order with or without modifications.*

Members of the Appeals and Reviews Committee and the objector(s) may then ask him/her questions.

(c) *The objector(s) will present his/her case, if he/she wishes to do so.*

Members of the Appeals and Reviews Committee and the Head of Planning and Regeneration or his/her representative may then ask the objector(s) questions.

(d) *Members of the Appeals and Reviews Committee will ask the parties for any additional information or clarification they require.*

(e) *The Appeals and Reviews Committee, with the advice of the Head of Strategic Support or his/her representative as necessary, will then decide whether or not the order should be confirmed and, if so, whether with or without modifications.*

The parties will not participate in the meeting at this stage and each will have the options of sitting in the public gallery or leaving the meeting.

APPEALS AND REVIEWS COMMITTEE 30TH SEPTEMBER 2019

PRESENT: The Chair (Councillor Capleton)
The Vice Chair (Councillor Howe)
Councillors Charles, K. Harris and Needham

M. Birch (Objector)

Team Leader Natural & Built Environment
Senior Ecological Officer
Principal Solicitor (KH)
Democratic Services Officer (LS) and Democratic
Services Officer (SW)

APOLOGIES: None

The Chair stated that the meeting would be recorded and the sound recording subsequently made available via the Council's website. He also advised that, under the Openness of Local Government Bodies Regulations 2014, other people may film, record, tweet or blog from this meeting, and the use of any such images or sound recordings was not under the Council's control.

5. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Committee held on 11th September 2019 were received and noted.

6. QUESTIONS UNDER OTHER COMMITTEE PROCEDURES 12.8

No questions had been submitted.

7. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

No disclosures of interest were made.

8. BOROUGH OF CHARNWOOD (LAND AT ASHBY ROAD, LOUGHBOROUGH LE11 3QU) TREE PRESERVATION ORDER 2019

Considered a report of the Head of Strategic Support setting out details of the Tree Preservation Order served on the above site, the objection received to the Order and the comments of the Head of Planning and Regeneration on the issues raised by the objection (item 5 on the agenda filed with these minutes).

Assisting with consideration of the report: Principal Solicitor.

Both the Head of Planning and Regeneration's representatives and the objector attended the meeting to put forward their cases and answer the Committee's questions.

The Committee considered this matter in accordance with the “Procedure for Considering Objections to Tree Preservation Orders” set out in the Council’s Constitution and on the agenda for this meeting.

RESOLVED that the Borough of Charnwood (Land at Ashby Road, Loughborough LE11 3QU) Tree Preservation Order 2019 be confirmed.

Reason

Having considered, in accordance with the procedure set out in the Council’s Constitution, the objection to the Order, the Committee considered that the reasons put forward for not protecting the trees did not outweigh the contribution they made to the amenity of the area and that the trees should therefore be protected.

NOTES:

No reference may be made to these minutes at the Council meeting on 4th November 2019 unless notice to that effect is given to the Democratic Services Manager by five members of the Council by noon on the fifth working day following publication of these minutes.

APPEALS AND REVIEWS COMMITTEE 28TH OCTOBER 2019

Report of the Head of Strategic Support

ITEM 5 BOROUGH OF CHARNWOOD (WOOD CLOSE, WYVERNHOE DRIVE, QUORN LE12 8AP) TREE PRESERVATION ORDER 2019

The above Order relates to two groups of trees (G1 and G2) and an area of woodland (W1), detailed in, and located as indicated on the plan attached to, the Order (see Annex 1).

The trees included in this order (2019) were previously subject to a provisional "area" TPO (2018) following extensive felling works across the site. A more effective means of protecting the remaining trees is provided by the specification of trees in the Borough of Charnwood (Wood Close, Wyvernhoe Drive, Quorn LE12 8AP) Tree Preservation Order 2019 and ensures that those trees, which make a significant contribution to the visual amenity of the area, are properly protected and retained in a satisfactory manner.

The Order was made on 21st May 2019 to provisionally protect the trees.

A copy of the Order is attached at **Annex 1**.

An objection to the Order was received from owners of the site on 18th June 2019.

A copy of the objection is attached at **Annex 2**, together with a further four photographs which the owners' agent has asked be included.

The Head of Planning and Regeneration's comments on the issues raised in the objection are attached at **Annex 3**.

The Committee is asked to consider the issues raised by the objector and the comments of the Head of Planning and Regeneration in accordance with the procedure set out and to determine whether or not the Tree Preservation Order should be confirmed and, if so, whether with or without modification.

Officer to contact: Laura Strong
Democratic Services Officer
01509 634734
laura.strong@charnwood.gov.uk

Town and Country Planning Act 1990
The Borough of Charnwood
(Wood Close, Wyvernhoë Drive, Quorn LE12 8AP)
Tree Preservation Order 2019

The Charnwood Borough Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order:

Citation

1. This Order may be cited as The Borough of Charnwood (Wood Close, Wyvernhoë Drive, Quorn LE12 8AP) Tree Preservation Order 2019.

Interpretation

2. (1) In this Order “the authority” means the Charnwood Borough 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, 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 twenty first day of May 2019

The Common Seal of the Charnwood Borough Council
was affixed to this Order in the presence of:

.....




2019-20-25

SPECIFICATION OF TREES

Trees specified individually (encircled in black on the map)

Reference on map	Description	Situation
	None	

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

Reference on map	Description	Situation
	None	

Groups of trees (within a broken line on the map)

Reference on map	Description (including number of trees in the group)	Situation
G1	1 x English oak, 1 x ash, 1 x Norway spruce, 1 x Wellingtonia, 1 x sycamore, 2 x Norway maple, 4 x beech, 5 x lime, 9 x holly	Wood Close, Wyvernho Drive, Quorn, LE12 8AP. Western site boundary between Buddon Lane and Wyvernho Drive.
G2	1 x lime, 1 x black pine, 1 x English yew, 1 x Norway spruce, 1 x Lombardy poplar, 1 x Irish yew, 1 x Norway maple, 1 x holly, 1 x Lawson cypress, 1 x common beech, 6 x cypress	Wood Close, Wyvernho Drive, Quorn, LE128AP. Eastern site boundary and extending westwards across the site to the rear of the main dwelling.

Woodlands (within a continuous black line on the map)

Reference on map	Description	Situation
W1	All trees within the continuous black line	Wood Close, Wyvernho Drive, Quorn, LE12 8AP. Extending northwards into the site from the southern boundary along Buddon Lane.

I certify this map shows the entire area referred to in the first schedule of the Borough of Charnwood (Wood Close, Wyvernhoie Drive Quorn LE12 8AP) Tree Preservation Order 2019



Authorised signatory *[Handwritten Signature]*

2019-20-25



Borough of Charnwood
(Wood Close, Wyvernhoie Drive Quorn,
LE128AP)

Tree Preservation Order 2019

R Bennett Dip. TP. MRTPI
Head of Planning & Regeneration
Borough of Charnwood
Southfields
Loughborough
Leics. LE11 2TN
Date: August 2017
Scale: 1:500
Prep: NOD

Your Ref: PT/31

13th June 2019

Laura Strong
Charnwood Borough Council
Democratic Services
Southfield Road
Loughborough

Dear Laura,

WOOD CLOSE, WYVERNHOE DRIVE, QUORN LE12 8AP – TREE PRESERVATION ORDER 2019

We write to provide comments in relation to the Tree Preservation Order (TPO) placed on Wood Close dated 21st May 2019. Having taken advice from a qualified Arboriculturalist, we wish to register the following objections and comments in relation to this TPO.

National Planning Practice Guidance 'NPPG' advises that *Local planning authorities can make a Tree Preservation Order if it appears to them to be 'expedient in the interests of amenity'* (Paragraph: 005 36-005-20140306). *Orders should be used to protect selected trees and woodlands if their removal would have a significant negative impact on the local environment and its enjoyment by the public. Before authorities make or confirm an Order they should be able to show that protection would bring a reasonable degree of public benefit in the present or future.* (Paragraph: 007 36-007-20140306).

The NPPG further states in Paragraph: 008 (36-008-20140306) that *authorities are advised to develop ways of assessing the amenity value of trees in a structured and consistent way, taking into account the following criteria:*

- *Visibility: The extent to which the trees or woodlands can be seen by the public will inform the authority's assessment of whether the impact on the local environment is significant. The trees, or at least part of them, should normally be visible from a public place, such as a road or footpath, or accessible by the public.*
- *Individual, collective and wider impact: Public visibility alone will not be sufficient to warrant an Order. The authority is advised to also assess the particular importance of an individual tree, of groups of trees or of woodlands by reference to its or their characteristics including:*

- size and form;
- future potential as an amenity;
- rarity, cultural or historic value;
- contribution to, and relationship with, the landscape; and
- contribution to the character or appearance of a conservation area.

Groups 'G1' and G2'

We refer to the above extracts from the NPPG, and also to Paragraph 027 (36-027-20140306) which states that the group category should be used to protect trees where *the group's overall impact and quality merits protection*. Both Groups 'G1' and 'G2' include trees that add nothing to the overall impact, quality or amenity of their group – due to their not being visible from a public place. Furthermore, both Groups 'G1' and 'G2' include trees that have structural or other defects such that they would not stand up to the scrutiny of the structured and consistent amenity assessment that is advised by the NPPG.

It is not our intention at this stage to incur the additional time and expense of further surveying and documenting each of those trees, but having noted these comments you may expect that trees that are defective or otherwise lacking in the required amenity contribution will be addressed via application to remove at a later date.

Woodland 'W1'

The Woodland category is clearly not appropriate for use in this case.

At Paragraph 028 (36-028-20140306) the NPPG states clearly that *it is unlikely to be appropriate to use the woodland classification in gardens*. This is because the woodland category's purpose is to safeguard a woodland as a whole, as opposed to safeguarding a collection of trees within a garden setting. A woodland is a self-regenerating ecosystem that includes trees – this is clearly distinct from a garden.

We attach photographs that illustrate that the area shown as 'W1' is in fact a garden and not a woodland. The following points are particularly pertinent:

- Large parts of 'W1' are covered by lawn – woodlands do not contain lawns, whereas gardens do.
- The lawned parts of 'W1' are longstanding – this is a garden now and has been throughout recent history.
- In January 2019 we supplied to yourselves a Tree Location Plan for Wood Close, which we now re-attach. This shows all trees currently on site – we note that the contents of this plan have not been contested. The plan clearly shows that 'W1' at the time of surveying and now consists of trees planted around the perimeter of the rectangular 'W1' area, with the entire

central area being devoid of trees. We are not aware of any comparable example of a woodland.

- Approximately two-thirds of the trees within the 'W1' area are large conifers (mainly cypresses). These not native species to this country, and while some naturalised examples may be found in native woodlands, they would not be found in straight rows of evenly planted trees – such tree layout is of course typical of a formal large garden planting.
- Regardless of any trees that may have been present prior to the serving of the previous Area TPO in December 2018, a Tree Preservation Order cannot protect the amenity of trees that have been removed before the Order is made.

Finally, we note that Paragraph 028 (36-028-20140306) of the NPPG further states that under the woodland category all trees within a woodland are protected, and that this includes *any which grow naturally or are planted within the woodland area after the Order is made*. Additionally, Paragraph 12 (36-012-20140306) confirms that *Authorities may only use an Order to protect anything that may ordinarily be termed a tree*. In relation to these points, and to 'W1' specifically, we note that the following are not trees:

- Laurel (a shrub). Particularly as shoots growing from either the ground or from low stumps. We note that laurel is an invasive species, and that its removal is often specified as sound woodland management.
- Rhododendron (a shrub). The same comments apply as for laurel above.
- The lifeless low stumps of former trees - that were lifeless low stumps at the time that the Order was made. A dead stump is not a tree.

We trust that due procedure will be followed and the above comments taken into account when confirming the TPO at Wood Close.

Yours sincerely,

Charles Walker and Louise Tucker


A handwritten signature in black ink, consisting of a large, sweeping loop followed by a smaller, more intricate flourish.

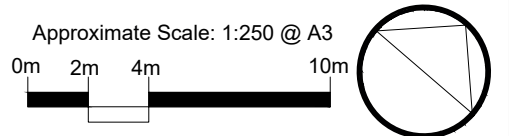
All photos below are of the area covered by Woodland category 'W1'







 <p>Jon Coe Tree Services Ltd 13 Green Oak Road Tipton, Staffs B87 4LF</p>	<p>Jon Coe Tree Services Ltd mobile 07747 664550 office 0114 235 3009 email: jon@joncoetreeservices.co.uk www.joncoetreeservices.co.uk</p>
	<p>Site: Wood Close, Guim 1:250 @ A1</p> <p>Drawing Title: Tree Location Plan Dec 2018</p>
<p>Key</p> <p>Tree Location — Tree Number</p> <p>Species —</p> <p>NOTE: Tree numbers marked with an * have approximate locations</p>	



- KEY:
- Tree stump
 - Viewpoint Location
 - TPO 2019:W1 Boundary

TPO 2019:W1 Boundary

W1

Viewpoint 3

Percentage of W1 covered by lawn: c. 21%

REV	DATE	NOTE	Drawn	Chk'd



TITLE
Wood Close, Quorn
Woodland W1

CLIENT
Mr L Tucker and Mr C Walker

APPROX. SCALE	DATE	DRAWN
1:250 @ A3	OCT 2019	GW
DRAWING NUMBER	REVISION	
10392 W1 TPO 01		

Based on: Wood_Close_10_Aerial.jpg



Viewpoint 1: Interior of W1 looking east



Viewpoint 2: Interior of W1 looking south



Viewpoint 3: Interior of W1 looking west.

REPORT OF

THE HEAD OF PLANNING AND REGENERATION

APPEALS AND REVIEW COMMITTEE 28th October 2019

Provisional Tree Preservation Order – wood close, Wyvernhoë Drive, Quorn

1.0 Introduction

1.1 Background

The Council was contacted early on the morning of 3rd December 2018 by local residents concerned about tree felling operations that had commenced on the morning of Saturday 1st December at Wood Close in Quorn. It was confirmed that the property was not in a conservation area and not covered by a TPO, except for a TPO covering trees along Wyvernhoë Drive at the front of the property. The local residents explained that a large number of mature trees had already been felled but that a good number of significant trees remained standing (appendix 1).

During the subsequent visit the site was difficult to access because of the large quantity of felled timber lying entangled on the ground which made a full assessment difficult. An inspection of the felled trees indicated that they were generally in good health, showing no obvious signs of disease, including on stems that had split as a result of poor felling technique where the heartwood could be clearly seen.

The remaining trees included a number of broad leaved trees and conifers mainly around the periphery and in a band across the middle of the site but since the site was difficult to inspect and for expediency it was decided that an emergency TPO should be raised to cover the site in its entirety.

1.2 The Site

The property lies to the southern side Wyvernhoë Drive in the village of Quorn. Its southern boundary lies along the north side of Buddon Lane. Prior to felling, the site exhibited continuous canopy across the southern half of the site and in a broad belt along the western boundary. The site has been mapped as woodland for a period exceeding the last 100 years (appendix 2). The 1903 Ordnance Survey map shows the area and its surroundings to be cultivated as an orchard.

- Current Ordnance Survey maps show the site as broadleaved woodland
- The site is shown as Broadleaved Woodland on Natural England's Inventory of NERC S41 Priority Habitats
- A significant proportion of the site is listed as broadleaved woodland in the National Forest Inventory
- Wood Close is also listed in the Quorn Neighbourhood Plan 2018-36 (submission version) as a "Site of Natural Environment Significance"

Its inclusion in these inventories reflects its longstanding woodland character. The inspector's comments on the Quorn neighbourhood Plan further explain how this makes a significant contribution to the character of the locality and helps to establish the amenity value of the trees:

“I saw when I visited the neighbourhood area that the character of significant parts of the built-up area is defined by its tree cover. Buddon Lane has a very pleasant sylvan appearance. The Plan policy ENV4 focuses on trees, woodland and hedges and the intent of which is to retain and safeguard such features”.

Other TPOs in the vicinity include

- Trees lining both sides of Wyvernhoie Drive at the northern boundary are protected by group TPOs (Appendix 2).
- Trees along the south side of Buddon Lane, at the southern edge of the site are protected by a woodland TPO.

The trees covered by these orders include a variety of native broadleaved species, introduced broad leaved species and conifers.

1.3 Condition of the trees

An arboricultural survey commissioned by the owner identified and tagged 101 trees, of which it was proposed 14 merit protection. The locations and species of the trees identified in this survey are accepted as broadly accurate however this does not include a detailed assessment of the condition or amenity value of the trees and the proposal is considered insufficient to protect the character of the site and its contribution to the amenity of the local neighbourhood (appendix 3).

The Council has assessed 100 trees using the TEMPO methodology. The results of this show that the site includes a number of high value trees which merit protection as individuals, a number of trees that do not merit protection, or which are already subject to an existing order and a number of trees that merit protection as members of a group with amenity value as described elsewhere in this report.

The majority of mature trees within the woodland area W1 had already been felled at the time the order was made. However the Council maintains that this is capable of regeneration as woodland. Photographs taken in early May and late August show both new seedlings and regrowth of trees that were cut during the clearance works in December 2018. Despite further clearance work during September where many of these seedlings were removed there remain many seedlings of a range of broadleaved and coniferous species and some of the original large mature trees are showing early signs of regrowth.

It is unfortunate that despite clear information being provided at the time the order was made additional land clearance has taken place on at least two occasions including the removal of stumps, seedlings and saplings. For this reason the Council’s enforcement team has been engaged.

2.0 The Objection to the Order

Three letters of objection have been received as follows:

- Letter dated 27th December 2018 in response to the original provisional order
- Additional information dated 2nd January 2019
- Full objection to the revised provisional order dated 13th June 2019

The first two letters apply to the original provisional order and therefore it is primarily the third letter, in response to the current order that is considered here.

The objection considers each component of the order separately as follows:

Groups G1 and G2

The objector considers these groups to include trees that do not contribute to the overall amenity or quality of the group because they are not visible from a public place or because they include trees that are defective.

Woodland W1

The objector considers that a woodland TPO is not appropriate for this location because: the area includes lawns, because many of the mature trees within this area were felled before the order was made and because the area includes alien invasive shrubs and the stumps of recently felled trees.

3.0 Response to the Objection

The current order has been designed as a compromise between the original area TPO and the objector's limited proposal. It attempts to balance the need to conserve the amenity afforded by trees within the site with the owner's stated concerns about ongoing land management.

Amenity value

The assessment made in support of this order has considered both the current and future amenity value of the trees and woodland present within the site in accordance with PPG paragraph 007¹. The trees and woodland subject to this order are considered to have significant amenity value either because of the quality of the individual specimen or because they form part of a group which: contributes to the sylvan character of the site and adjacent public rights of way, help to screen buildings within the site, prevent views through the site and create a sense of seclusion.

A secondary consideration in making this order is the value of the trees for nature conservation. This assessment is in accordance with PPG paragraph 008². Whilst this may normally be considered separately from amenity it is also integral to it in this instance. A

¹ Planning Practice Guidance, Tree Preservation Orders and Trees in Conservation Areas :- Paragraph: 007
Reference ID: 36-007-20140306

² Planning Practice Guidance, Tree Preservation Orders and Trees in Conservation Areas :- Paragraph: 008
Reference ID: 36-008-20140306

notable feature of the site and its surroundings is the prevalence of birdsong. This makes a significant contribution to public amenity which depends upon the presence of suitable habitat.

Besides the council's own assessment the large volume of correspondence from local residents is considered as *prima facie* evidence of the amenity value of the protected trees. 27 local residents contacted the council by email. The following petition bearing 39 signatures was submitted to the council on 1st February 2019

"We the residents of Buddon Lane, Quorn have been horrified by the mass tree felling which took December 2018 at Wood Close. The longstanding wooded feel of Buddon Lane has been decimated and we strongly oppose the removal of the blanket TPO put in place by Charnwood Borough Council to protect the remaining trees."

The inspector's report on the Quorn Neighbourhood Plan makes the following observation:

"I saw when I visited the neighbourhood area that the character of significant parts of the built-up area is defined by its tree cover. Buddon Lane has a very pleasant sylvan appearance. The Plan policy ENV4 focuses on trees, woodland and hedges and the intent of which is to retain and safeguard such features".

Groups 1 and 2

The trees included in this order have all been subject to a TEMPO assessment. Whilst not all of the trees included in these two groups would merit protection as individual trees their value partly is explained by the fact that as a group they help to screen buildings within the site and prevent views through the site. In this respect they contribute significantly to the character of the local area as described in the Neighbourhood Plan. All of the trees included within the order are visible from public rights of way.

In previous correspondence the objector's arborist has claimed that a number of specific trees do not merit protection. Whilst the council is not in complete agreement with this assessment the majority of these trees have not been included in the order.

The smaller trees within this group contribute to the screening provided by the group as a whole and represent potential successors to older trees within the group that will help to preserve integrity in the long term. They also contribute to the wildlife value of this group.

Woodland W1

With the exception of tress along the southern boundary this area was clear felled in December 2018. The purpose of this component of the order is to facilitate both regeneration of the woodland and positive management without the need for repeated tree works applications. Although the area is much smaller than the areas shown on the woodland inventories listed above it is sufficient to provide a rapid re-establishment of the sylvan feel along this part of Buddon Lane. Re-establishment of woodland in the area would also afford a

measure of flexibility in the management of other protected trees on the site, notably within group G2.

It is evident that despite repeated attempts to suppress regrowth of woodland in this area the area is capable of regeneration.

Proposed order

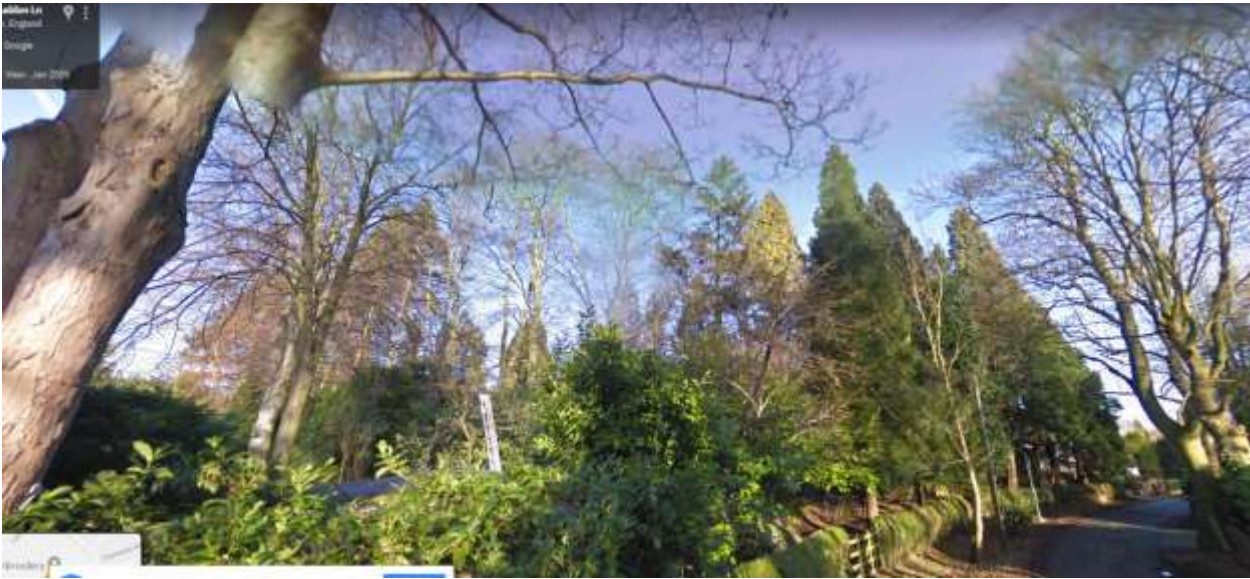
The proposed order is comprised of two groups and one woodland. G1 extends along the south western boundary and includes some trees near the centre of the site. G2 forms a belt across the centre of the site and includes trees along the north eastern boundary. Woodland W1 forms a block at the southern end of the site and includes boundary trees along Buddon Lane. It is recommended that the proposed order is confirmed without amendment. The current order represents a significant revision of the original order which protected all trees across the whole site. The proposed order removes protection for a number of low value trees, trees in poor condition and others without substantive public amenity value.

Those trees that are protected within the G1 and G2 are either high quality trees or belong to groups which contribute to the visual amenity of the wider locality, which is recognised in the neighbourhood plan.

Most of the trees in the woodland W1 have been felled however this area remains capable of regeneration such that within 5-10 years woodland in this area could be expected to completely screen buildings within the site. This would introduce an element of flexibility to the ongoing protection of trees in the centre of the site.

Appendix 1: Site Photographs

Street view prior to felling



Southern part of the site as seen in December immediately after felling had taken place



Southern half of the site following clearance



Views along Buddon Lane showing trees that are a part of woodland W1



Looking across W1 to G2. G1 trees appear on the right. Bottom: Predominantly the southern side of group 4. Group 2 trees appear on the left



Views from Wyvernhoel Drive.

Top: looking east with views of groups G1 and G2. The prominent beech in the centre of this picture is tree 0931



Middle: Looking south from Wyvernhoel Drive with group trees in the foreground. The conifers in the background are those forming the western part of group G2



Views from Chaveney Road

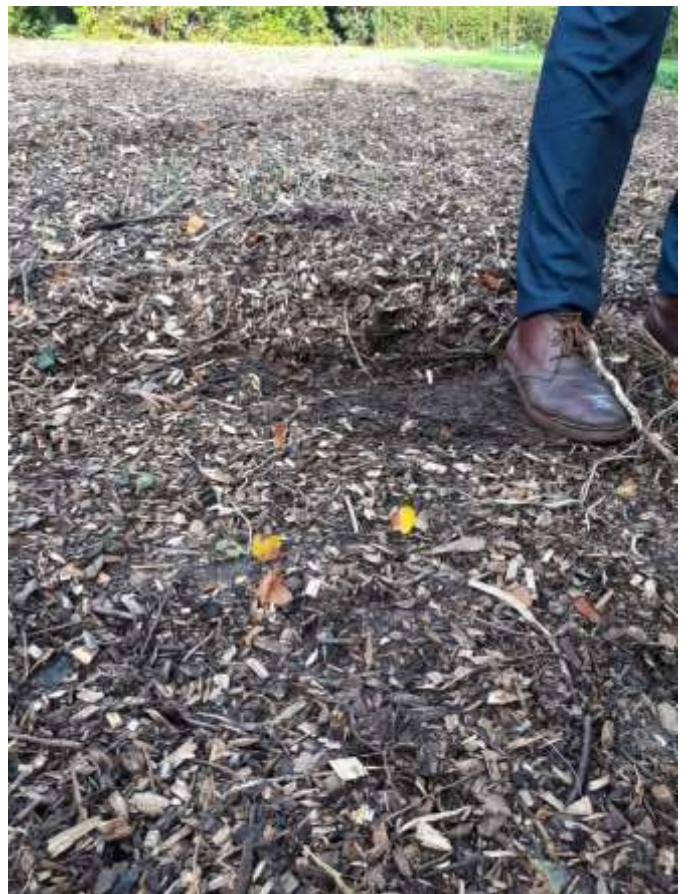


Photos of Tree 0955



Recent Site photographs



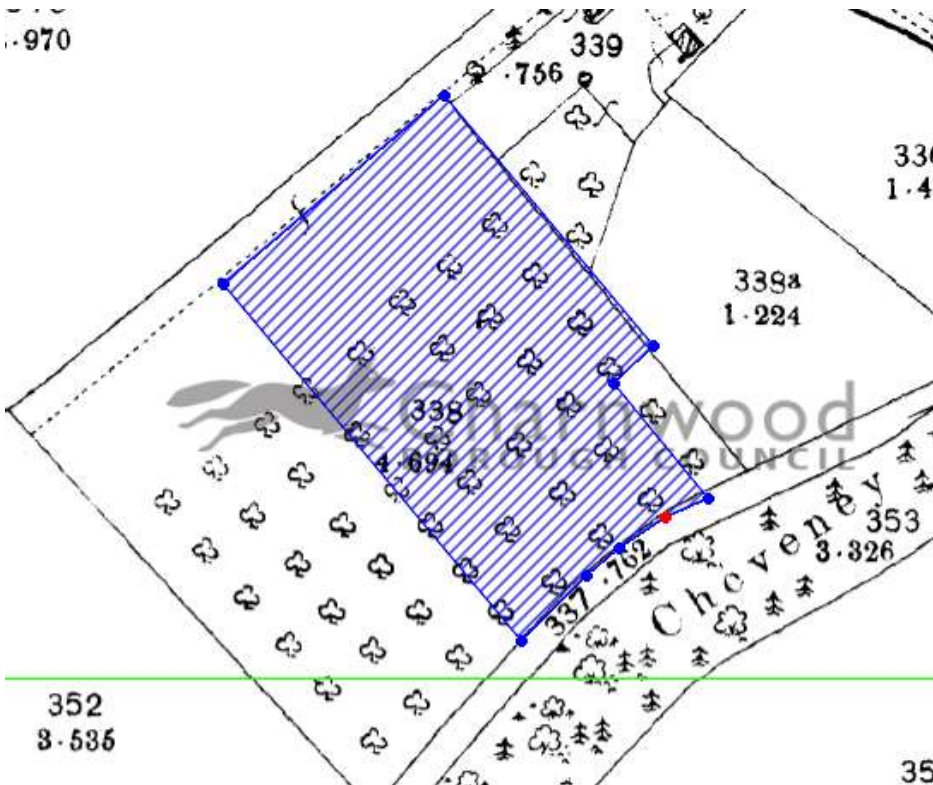




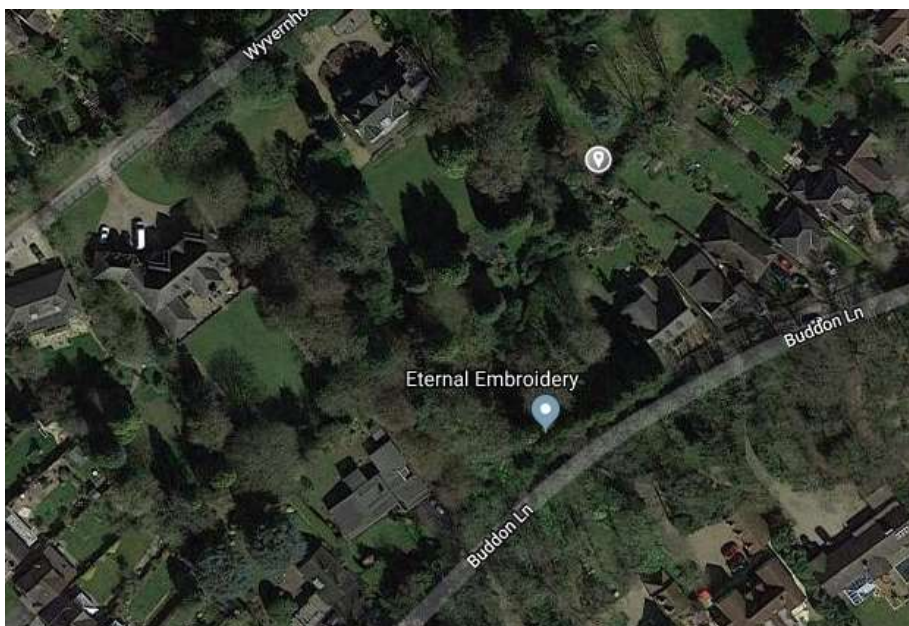
Appendix 2: Mapping and Aerial Views of the site



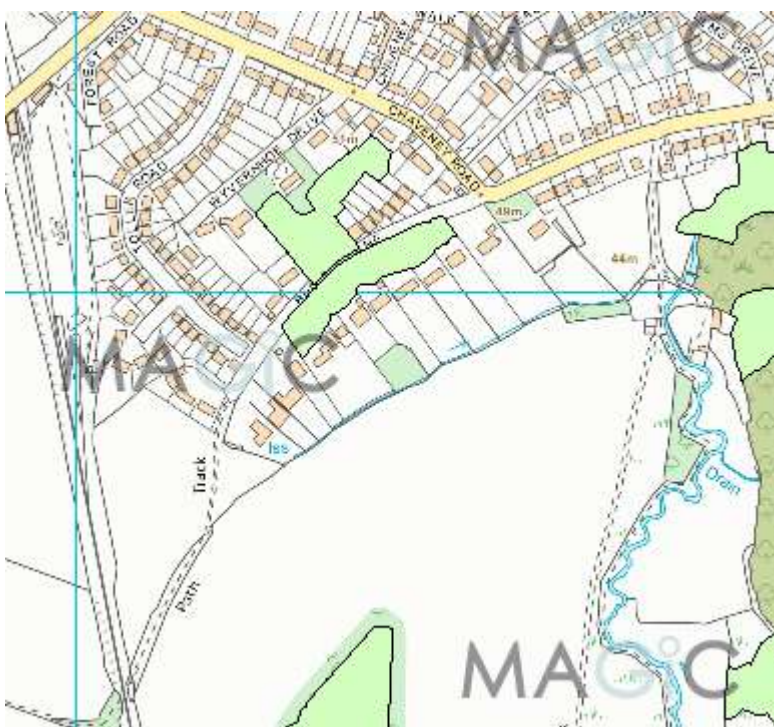
Current OS mapping showing the site as broadleaved woodland



1903 OS mapping showing the site (highlighted in blue) as orchard



Contemporary satellite images (google maps 2016) showing continuous woodland canopy cover across much of the site



DEFRA mapping showing the extent of habitat recorded as Broadleaved Woodland in the National Forest Inventory



DEFRA mapping showing areas listed in Natural England's NERC S41 Priority Habitat Inventory in dark Green

Appendix 3: Location of Trees Listed in the Objectors Alternative Proposal

Trees listed in the objection are circled in blue

