

## **TREE PRESERVATION ORDER REF: TPO/21/0985**

### **REPRESENTATION**

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#### **1.0 Introduction**

- 1.1 On behalf of Hopkins Homes Ltd, this representation provides comment on the proposed Tree Preservation Order (TPO) served at Land at North Walsham Nursery Development Site on 10<sup>th</sup> November 2021, in accordance with the Town and Country Planning (Tree Preservation) (England) Regulations 2012 (Part 2, Regulation 6).

#### **2.0 Site and Surroundings**

- 2.1 The northern portion of the Site, alongside land to the east and west, is already allocated under the Adopted Development Plan for a mixed-use development comprising approximately 400 dwellings (Policy NW01).
- 2.2 The eastern element of the site allocation was constructed by Hopkins Homes, in accordance with planning permission ref: PF/13/0866, delivering 176 dwellings, public open space and a car park to serve the railway station.
- 2.3 The western element of the site allocation was constructed by Persimmon Homes, in accordance with planning permission ref: PF/15/1010, delivering 100 dwellings and 0.89ha of land for commercial uses.
- 2.4 The central section of the existing site allocation forms part of the Site. This section of NW01, combined with additional land to the south is captured within emerging Policy DS 14.

#### **3.0 Emerging Development Proposals**

- 3.1 Hopkins Homes Ltd are currently progressing development proposals for the site, in accordance with the provisions of Policy DS14, comprising the following elements:
- Up to 360 residential dwellings, comprising 1-4 bedroom houses and bungalows including affordable units;
  - 3.5ha of public open space including amenity greenspace, natural green space, play spaces, allotments, community orchards, parks and recreation spaces;
  - 1ha allocated for a care home or extra care accommodation;
  - Retention of existing employment generating uses, including North Walsham Garden Centre and Ladbrook Manufacturing;
  - Drainage infrastructure to include Sustainable Drainage Systems (SuDS);
  - Landscaping; and
  - Access (including new vehicular access to Garden Centre) and other associated infrastructure.

#### **4.0 Trees Subject to this Representation**

- 4.1 In accordance with Town and Country Planning (Tree Preservation) (England) Regulations 2012 (Part 2, Regulation 6, Part 1(b), the trees which are the subject of this representation include all trees located within the area-wide designation within TPO/21/0985.

## **5.0 Objection Reasons**

- 5.1 In accordance with the Town and Country Planning (Tree Preservation) (England) Regulations 2012 (Part 2, Regulation 6, Part 1(c), this section of the representation states the reasons for Hopkins Homes Ltd's objection to TPO/21/0985.
- 5.2 In its current form, the TPO is not conducive to the development of the site, in accordance with the site allocation in both the adopted and emerging Development Plans.
- 5.3 At present, the TPO seeks to protect large elements of the site as part of an area-wide TPO. From discussion with the Council's Tree Officer, it is understood that the area-wide TPO designation was proposed in the absence of arboricultural information to determine the quality of individual tree specimens on the site. A Tree Constraints Plan, prepared in accordance with BS 5837:2012, was submitted to the District Council on 23 November 2021 for review, to assist in refining the current area-based order.
- 5.4 The Tree Constraints Plan demonstrates that many of the trees on site are not of significant arboricultural quality. To facilitate the delivery of the proposed development of the site, a road must be constructed to link both recent developments to the east and west of the site, which will require the removal of some arboricultural features of grade C1 and lower. Despite this, the emerging proposals are being prepared with the aim of the retaining as much existing vegetation as possible. For instance, all existing specimens along the southern boundary of the site will be retained, and retention of those trees of elevated arboricultural quality, including a group of Category B2 silver birch (A006) and Category B1 English Oaks to the eastern boundary of the site (T013-T016), is being explored. Moreover, an existing hedgerow (H002), which provides a function as a bat corridor, is being retained.
- 5.5 With this enhanced understanding of the site's context, we respectfully request the District Council to refine the current area-based order to align with the arboricultural evidence, to enable the proposed development of the site to advance without undue delay, while accommodating and retaining those elements of the site with arboricultural value wherever possible.

## **6.0 Summary**

- 6.1 This representation endeavours to assist North Norfolk District Council in refining the proposed TPO ref: TPO/21/0985 to more accurately reflect the site's context. In its current form, the TPO seeks to cover vast elements of the site which are of limited arboricultural and ecological value, as determined by recent survey work shared with the District Council.