

ARBORICULTURAL REPORT AT THE OLD RECTORY, EDINGTHORPE



Prepared for Brown & Co

By A.T. Coombes Associates Ltd.

Chartered Foresters and Consulting Arboriculturists

6 Chapel Street

Barford

Norwich

NR9 4AB

01603 759618

mail@atcoombes.com

atcoombes.com



Contents Page

- 1. Terms of Reference 1
- 2. Historical Maps and Images 1
- 3. Site Visit and Findings 1
- 4. Suitability for a Tree Preservation Order 5
- 5. Remifications of a Woodland TPO Designation..... 6
- 6. Conclusions and Recommendations 7

Appendix 1 Annotated Site Plan

Appendix 2 Copy of NNDC TPO (BACTON) 2024 No. 10

Appendix 3 Example of TEMPO Form

© 2024 A.T. Coombes Associates Ltd.

The content and format of this report are for the exclusive use of the client or their agents, as shown on the front cover. It must not be sold, lent, hired out or divulged to any third party not directly involved in the subject matter without the written consent of A. T. Coombes Associates Ltd.



1. Terms of Reference

- 1.1 The site is land at The Old Rectory, Edingthorpe.
- 1.2 A Tree Preservation Order (TPO) has recently been put on place (ref.no. NNDC TPO (Bacton) 2024 No. 10), covering eight individual trees, and an area designated as a woodland.
- 1.3 The owner of the property accepts the individual trees covered by the TPO, but asked A. T. Coombes Associates Ltd to provide an assessment of the woodland area (W1) to outline what is present and whether it can be considered worthy of a woodland TPO designation.

2. Historical Maps and Images

- 2.1 Prior to visiting the site, a desk study was carried out.
- 2.2 The site is not within a Conservation Area. The area is not designated as Ancient Woodland, and there are no ancient or veteran trees noted on site within the Ancient Tree Inventory. Please note that the Ancient Tree Inventory by its very nature is incomplete and constantly being added to by practitioners and members of the public.
- 2.3 The Norfolk Historic Map Explorer was used to study the area. This website provides images of the Enclosure Maps (late 18th to Mid-19th Century), Tithe Maps (1836-1850), First Edition Ordnance Survey Six-Inch to the mile Map (1879-1886) and aerial photos (1945-6 and 1960-65).
- 2.4 The Enclosure Map shows that the pond present in the western part of the site is marked as three separate ponds. No trees are marked on this plan in the location of W1, although Enclosure Maps do not necessarily show all areas of trees that may have been present.
- 2.5 The Tithe Map does normally indicate wooded areas, but there are no trees or woodlands marked in the location of W1.
- 2.6 The first edition Ordnance Survey indicates trees or woodland on the western half of the site. No trees are marked on the eastern half.
- 2.7 The 1946 aerial photo shows fewer trees on the western portion of the site, but does show a number of trees on the eastern portion. The trees appear to be planted in neat rows and therefore it may be likely that there is an extensive orchard on site.
- 2.8 The 1988 aerial photo shows trees across the site, but it is unclear of the nature of these trees.

3. Site Visit and Findings

- 3.1 The site was visited on 24th September 2024. The area was visually assessed where it was possible to do so, with significant amount of vegetation making it difficult to do so in places.
- 3.2 A site plan has been included (Appendix 1) that illustrates the findings outlined within this report. The locations shown on the plan are approximate and must be checked on site.



- 3.3 W1 is located on land to the north of The Old Rectory, and is accessed via either a footpath between Appledore and Orchard House from Rectory Road, or from the grounds of The Old Rectory via a track leading past Garden Cottage and Nuttery Cottage.
- 3.4 The area is varied in composition, both in terms of species and age. The larger trees are mostly found either on the western half of the site and surrounding the pond, or close to the northern and southern boundaries of the site. The central areas of the site are overgrown with extensive areas of very dense vegetation. There is also a wet area situated centrally within the site.



Fig 1: Oak adjacent to pond



Fig 2: Large multi-stemmed alder on edge of pond

- 3.5 W1 extends to the west as far as Church Lane. Close to the western boundary is a pond. This has a number of large, mature trees present on or adjacent to the banks. Species in this area include pedunculate oak (Fig 1), ash and common alder (Fig 2).



Fig 3: Hazel stools on southern boundary of site



Fig 4: Small open glade, with Norway maple on edge

- 3.6 There is a row of large hazel stools along the southern boundary of the site shared with The Hollies (Fig 3). Immediately to the north of these hazel is a small open area (Fig 4). Adjacent to the open area is a Norway maple.



Fig 5: Rows of cherry and some hazel stools adjacent to entrance from The Old Rectory



Fig 6: Collapsed hazel stool to east of pond

3.7 Next to the route into W1 from The Old Rectory is a group of cherry, with further hazel interspersed with them (Fig 5). There is one large hazel in this area in particular that has collapsed, but has extensive regrowth from the fallen stems (Fig 6).



Fig 7: Wet area in centre of site



Fig 8: Collapsed apple tree still growing with fruit

3.8 The collapsed hazel marks the edge of a more open area with no large trees present. There is dense bramble and other low, shrubby vegetation. In terms of tree species in this area, it largely appears to comprise self-set *Prunus* species (Fig 8). The ground underneath the vegetation was very wet with standing water at the time of the site visit.

3.9 At the eastern side of this open area there do appear to be 3 or 4 collapsed apple trees. Given the density of the vegetation it is difficult to be sure how many there are. One of the collapsed apples is dead (fig 9), whilst the remainder appear to be alive and bearing fruit in some cases (Fig 8).



Fig 9: Collapsed apple in northern portion of site



Fig 10: One of at least three badger setts in northern and eastern parts of the site

3.10 Whilst on site a number of apparently active badger setts were found on site (Fig 10). These are concentrated on the drier land on the northern boundary and in the northeastern corner of the site. It appears that there are at least 3 separate setts, some with numerous access points into them. An ecologist would be best placed to provide advice in relation to the implications these have on the management of the area.

3.11 The client also advised that it was believed that bamboo from a neighbouring garden had encroached into the site, and this was found in a very dense clump in the northeastern corner of the site (Fig 11).



Fig 11: Bamboo encroaching into site from neighbouring garden



Fig 12: Large trees on northern boundary of site

3.12 A number of large trees, including a number of ash can be found on the northern edge of the area (Fig 12).

3.13 The southern edge of the area alongside the boundary to Lindisbarn comprise a number of larger trees including sycamore, pear, cherry and alder, with an understory of hazel and holly (Fig 13).

3.14 Most significantly, there was a row of four field maple. These trees could definitely be considered to be veteran trees and may even be ancient trees, potentially remnants of an old hedgerow that marked the boundary line.



Fig 13: Sycamore, hazel, pear, alder and holly in southeastern corner of site



Fig 14: Row of four veteran / ancient field maple.

4. Suitability for a Tree Preservation Order

- 4.1 As a guide to my assessment of the area as suitable for a Woodland TPO designation, I completed a Tree Evaluation Method for Preservation Orders (TEMPO) form. This provides criteria against which trees and groups can be judged against to ascertain whether they merit the placing of a TPO. Please note that, to a certain extent, some of the scores given on the form are subjective, so it should be used only as guidance.
- 4.2 The scores obtained by the area have been highlighted below, with discussion relating to the score given in each case:

Part 1a – Condition and Suitability for TPO – Fair / Satisfactory (3 points)

- 4.3 Many trees within this area are in poor condition, many having failed and collapsed, either dying or resprouting. This does not negate the value that they have as standing or fallen deadwood, but just highlights their overall condition.
- 4.4 The diverse nature of trees within this area means that the area does not form a continuous woodland canopy. Most of the larger trees are situated around the boundaries of the site, with the central areas of the site characterised by dense bramble and collapsed apple trees. Whilst these apple trees are likely to be remnants of the orchard that is visible in the 1946 / 1960's aerial photos, due to the low numbers and poor condition, they no longer resemble or provide the characteristics of an orchard.
- 4.5 Having said the above, a number of the trees are large and / or of some significant age, not least the field maple on the southern boundary of the site. It may be more appropriate to include these trees as individuals or a group within a TPO.

Part 1b – Retention span (in years) & suitability for TPO – 40-100 (4 points)

- 4.6 A number of the trees within the woodland may have lower life spans due to their age, size or presence of defects. However, most trees are in relatively good condition and are likely to continue to be features within the area for the foreseeable future.

Part 1c - Relative public visibility & suitability for TPO – Medium trees, or large trees with limited view only (3 points)

- 4.7 The most visible trees on site are those close to Church Lane on the western boundary of the site. Very few trees elsewhere on site would be visible other than from neighbouring properties.

Part 1d – Other factors

- 4.8 The row of four field maple are undoubtedly veteran trees, and therefore would earn 5 points in this section.
- 4.9 Many of the other trees on site are large, but may not be considered veteran. However, a number of the trees, such as the oak and alder surrounding the pond on the western side of the site, may be considered to be a tree group, or principal members of groups important for their cohesion and would earn 4 points.
- 4.10 The collapsed apples on site are likely to be remnants of a former orchard on site, likely dating back to the early 20th century. However, these now form individual features and are either dead, or collapsed and regrowing. It is debatable whether this provides them with having “identifiable historic...or habitat importance”, and thereby earning them 3 points.
- 4.11 A number of the other trees, such as the numerous sycamore and Norway maple are unlikely to be considered to have any additional redeeming features.

Part 2 – Expediency Assessment – Precautionary only (1 point)

- 4.12 There are no known threats to this area, and therefore it is assumed that TPO was placed on the site as a precaution.

Part 3 – Decision Guide – At least 12 points (TPO Defensible)

- 4.13 Dependant on how many points are scored within the “Other factors” section, trees within the area are likely to score at least 12 points, and therefore for many of the trees, a TPO is defensible.

5. Ramifications of a Woodland TPO Designation

- 5.1 A woodland TPO designation means that all trees or saplings within the woodland are protected. The protection will also apply to any trees or saplings that naturally regenerate or are planted within the woodland after the order has been made.
- 5.2 This will mean that any work to any of the trees or shrubs on site will require permission from the Local Authority prior to works commencing. The woodland classification is not intended to hinder beneficial woodland management. It may be possible to produce a management plan for the area so that multiple operations can be carried out under a single application.

5.3 With a woodland TPO in place, anyone who, without the appropriate permission:

- a) cuts down, uproots or wilfully destroys a tree: or
- b) Tops, lops or wilfully damages a tree in a way that is likely to destroy it: or
- c) Causes or permits such activities

Is guilty of an offence

5.4 Anyone convicted of such an offence could be fined up to a maximum of £20,000 or, in more serious cases, can lead to trial in the Crown Court and liable to an unlimited fine.

5.5 Unlike trees protected by individual or group TPO designations, there is no requirement to replace a dead tree, or a tree removed because there is an urgent necessity to remove an immediate risk of serious harm. However, it may be necessary to provide evidence that the tree is dead or posing an immediate risk of serious harm.

6. Conclusions and Recommendations

6.1 As outlined above, the site is diverse with a mixture of types of tree and shrub cover across it.

6.2 Many of the trees are of high quality and undoubtedly merit TPOs.

6.3 However, given the diverse nature of the tree cover, it is questionable as to whether a woodland TPO designation is the most appropriate. There is a lot of small naturally regenerated scrub that is present that would not normally merit a TPO.

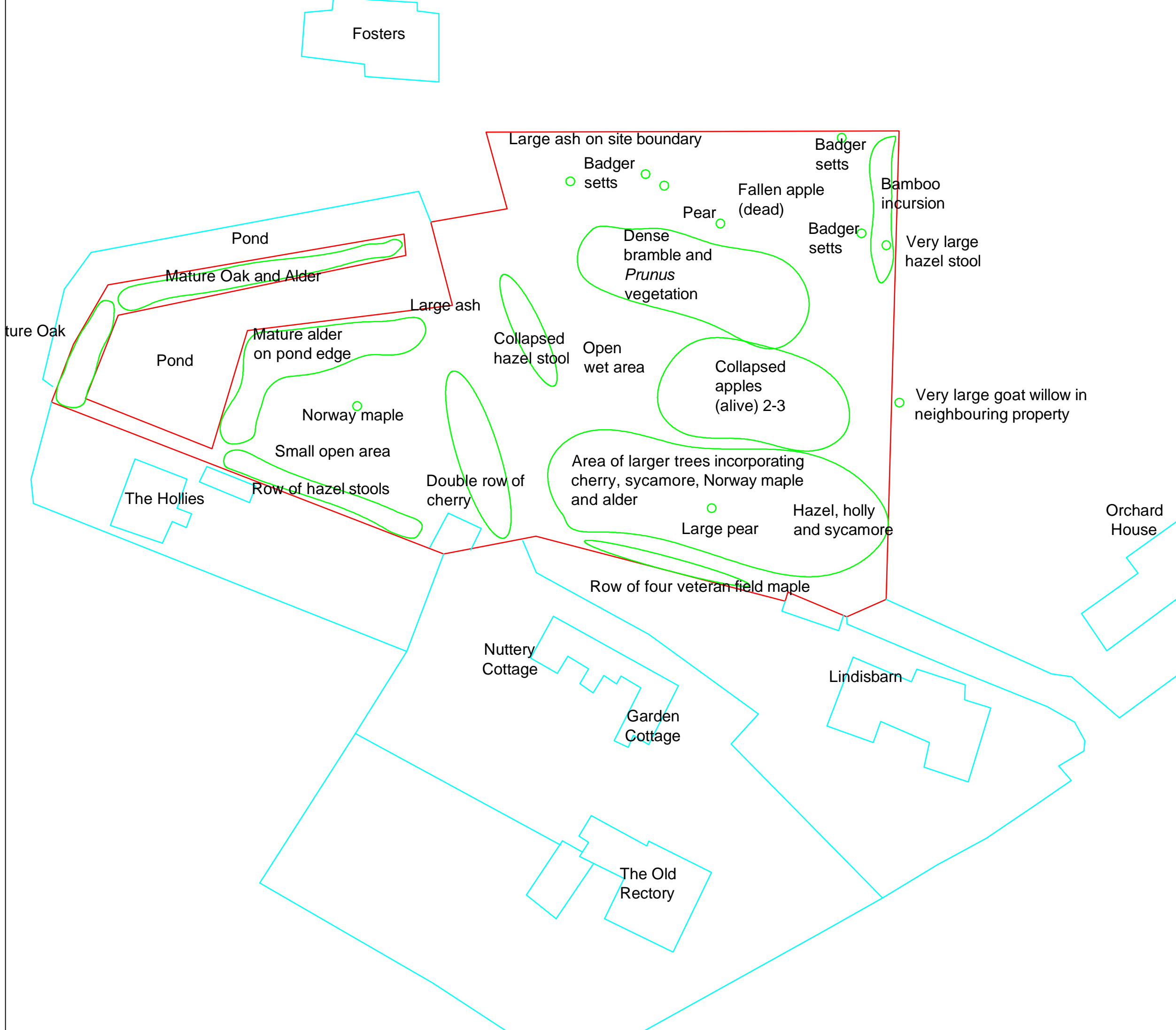
6.4 It may be prudent to invite the Tree Officer to the site in order to access the area and consider instead highlighting individual trees or groups to be included within a TPO.

G. G. Robbie, BSc Hons For, MICFor, M Arbor A

A.T. Coombes Associates Ltd

26 September 2024





Drawing Title:
Appendix 1 - Annotated Site Plan

Site:
Land at The Old Rectory, Edingthorpe

Client:
Brown & Co



NORTH

Not to Scale
 Tree positions are approximate and for location purposes only

KEY

Boundary of W1 

Drawn By: GR Date: 26/09/24



A. T. Coombes Associates Ltd

mail@atcoombes.com
 01603 759618



TOWN AND COUNTRY PLANNING ACT 1990

**TOWN AND COUNTRY PLANNING
(TREES) REGULATIONS 2012**

NORTH NORFOLK DISTRICT COUNCIL

NNDC TPO (BACTON) 2024 No.10

**Land At The Old Rectory, Rectory Road, Edingthorpe,
North Walsham, Norfolk, NR28 9TN**

NNDC Ref. TPO/24/1048

Dated 7 May 2024

SCHEDULE

Regulation 3(1)

Form of Tree Preservation Order

NORTH NORFOLK DISTRICT COUNCIL

NNDC TPO (BACTON) 2024 No.10

Land At The Old Rectory, Rectory Road, Edingthorpe,
North Walsham, Norfolk, NR28 9TN

NNDC Reference TPO/24/1048

North Norfolk District 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 **NNDC TPO (BACTON) 2024 No.10**.

Interpretation

- 2.— (1) In this Order “the authority” means the **North Norfolk 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.

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.

NORTH NORFOLK DISTRICT COUNCIL

NNDC TPO (BACTON) 2024 No.10

**Land At The Old Rectory, Rectory Road, Edingthorpe,
North Walsham, Norfolk, NR28 9TN**

NNDC Ref. TPO/24/1048

Dated: 7th May 2024

The Order was served and takes effect as from the date above as instructed by our Landscape Officer -



Imogen Mole
Senior Landscape Officer

[Authorised by the Council to sign in that behalf]

CONFIRMATION OF ORDER

This Order was **confirmed** by North Norfolk District Council **without modification** on the

Signed on behalf of North Norfolk District Council

.....

[Authorised by the Council to sign in that behalf]

CONFIRMATION OF ORDER

This Order was **confirmed** by North Norfolk District Council, **subject to the modifications** indicated below on the.....

Signed on behalf of North Norfolk 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 North Norfolk District Council on the

Signed on behalf of North Norfolk District Council

.....

[Authorised by the Council to sign in that behalf]

VARIATION OF ORDER

This Order was varied by North Norfolk District council on the [] day of *[insert month and year]* by a variation order under reference number *[insert reference number to the variation order]* a copy of which is attached]

Signed on behalf of North Norfolk District Council

.....

[Authorised by the Council to sign in that behalf]

REVOCATION OF ORDER

This Order was revoked by North Norfolk District Council on the [] day of *[insert month and year]*.

Signed on behalf of North Norfolk District Council

.....

[Authorised by the Council to sign in that behalf]

SCHEDULE

Specification of trees

Trees specified individually (encircled in black on the map)

Reference on map	Description	Situation
T1	Lime	Land at The Old Rectory, Rectory Road, Edingthorpe, North Walsham, NR28 9TN E: 632129 N: 332816
T2	Horse Chestnut	Land at The Old Rectory, Rectory Road, Edingthorpe, North Walsham, NR28 9TN E: 632137 N: 332820
T3	Lime	Land at The Old Rectory, Rectory Road, Edingthorpe, North Walsham, NR28 9TN E: 632148 N: 332827
T4	Lime	Land at The Old Rectory, Rectory Road, Edingthorpe, North Walsham, NR28 9TN E: 632158 N: 332832
T5	Beech	Land at The Old Rectory, Rectory Road, Edingthorpe, North Walsham, NR28 9TN E: 632168 N: 332837
T6	Lime	Land at The Old Rectory, Rectory Road, Edingthorpe, North Walsham, NR28 9TN E: 632157 N: 332849
T7	Yew	Land at The Old Rectory, Rectory Road, Edingthorpe, North Walsham, NR28 9TN E: 632107 N: 332851
T8	Yew	Land at The Old Rectory, Rectory Road, Edingthorpe, North Walsham, NR28 9TN E: 632101 N: 332838

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

Reference on map	Description	Situation
-------------------------	--------------------	------------------

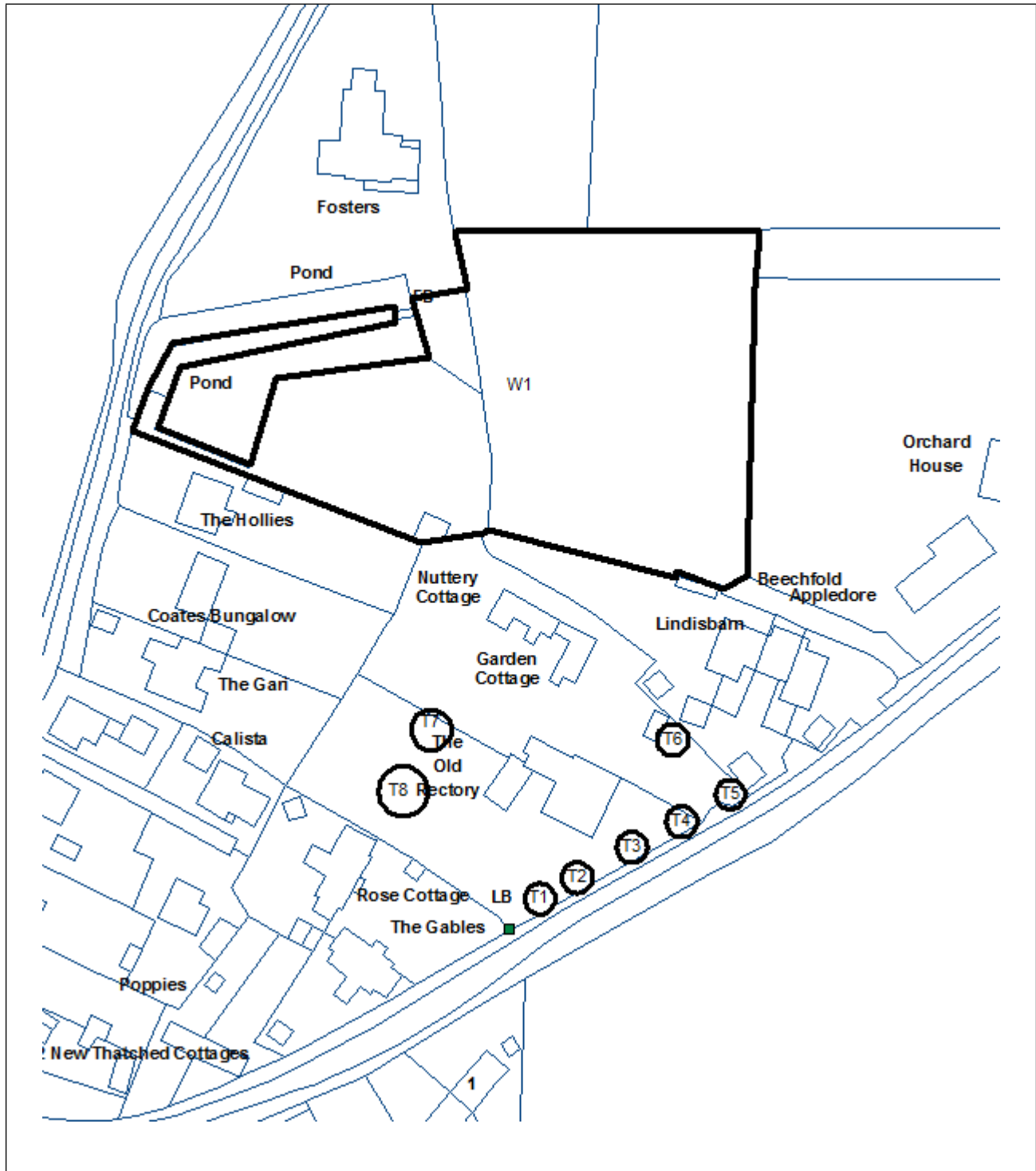
Groups of trees
(within a broken black line on the map)

Reference on map	Description	Situation
-------------------------	--------------------	------------------

Woodlands
(within a continuous black line on the map)

Reference on map	Description	Situation
-------------------------	--------------------	------------------

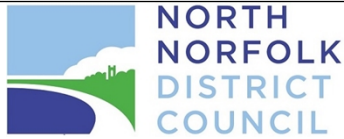
W1	Woodland - Mixed Species	Land at The Old Rectory, Rectory Road, Edingthorpe, North Walsham, NR28 9TN E: 632109 N: 332917
----	--------------------------	---



Map referred to in the North District Council
NNDC TPO (BACTON) 2024 No.10

NNDC Reference: TPO/24/1048

N ↑	T1 – T8		Individual tree
	NONE		Group of trees
	W1		Woodland
	NONE		Area



SCALE = 1:1250

RLJ

North Norfolk District Council
 Holt Road, Cromer, Norfolk, NR27 9EN
 T: 01263 513 811
 E: planning@north-norfolk.gov.uk

7 May 2024

© Crown Copyright and database right 2019
 Ordnance Survey 100018623
 Aerial Photos © Getmapping plc

Dated: 7 May 2024

NORTH NORFOLK DISTRICT COUNCIL

TREE PRESERVATION ORDER

Land At The Old Rectory
Rectory Road
Edingthorpe
North Walsham
Norfolk
NR28 9TN

NNDC TPO (BACTON) 2024 No.10

TPO/24/1048

Town and Country Planning (Trees) Regulation
2012

Town and Country Planning Act 1990

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date:	Surveyor:
-------	-----------

Tree details		
TPO Ref (if applicable):	Tree/Group No:	Species:
Owner (if known):	Location:	

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes

* Relates to existing context and is intended to apply to severe irremediable defects only

b) Retention span (in years) & suitability for TPO

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 2) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10* | Unsuitable |

Score & Notes

* Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- | | |
|---|---------------------|
| 5) Very large trees with some visibility, or prominent large trees | Highly suitable |
| 4) Large trees, or medium trees clearly visible to the public | Suitable |
| 3) Medium trees, or large trees with limited view only | Suitable |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable |
| 1) Trees not visible to the public, regardless of size | Probably unsuitable |

Score & Notes

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of formal arboricultural features, or veteran trees
- 4) Tree groups, or principal members of groups important for their cohesion
- 3) Trees with identifiable historic, commemorative or habitat importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features (inc. those of indifferent form)
- 1) Trees with poor form or which are generally unsuitable for their location

Score & Notes

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- 5) Immediate threat to tree inc. s.211 Notice
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

Score & Notes

Part 3: Decision guide

- | | |
|-------|-----------------------|
| Any 0 | Do not apply TPO |
| 1-6 | TPO indefensible |
| 7-11 | Does not merit TPO |
| 12-15 | TPO defensible |
| 16+ | Definitely merits TPO |

Add Scores for Total:

Decision: