

NNDC TPO (NORTH WALSHAM) 2026 No.3 – North Walsham TPO 26 1094 - Land at Ketts Road

Ref No. **TPO/26/1094**

Officer: **Imogen Mole (Senior Landscape Officer)**

PURPOSE OF REFERRAL TO COMMITTEE - To consider whether to confirm a Tree Preservation Order (TPO) to protect one individual tree at the above site.
--

BACKGROUND

Concerns were raised with the authority that inappropriate works could occur to reduce the oak tree situated in Ketts Road open space, the canopy extends across gardens at Burton Avenue and Ketts Road and prior to the Order, no formal protections were in place to prevent potentially damaging works.

The oak tree was specifically retained as part of the Orbit Housing development at Ketts Road and is a prominent part of the retained green space. The tree is visible from Recreation Road, Burton Ave as well as Ketts Road.

The oak tree contributes positively to the amenity and biodiversity value of this part of North Walsham and the Order allows us to control the level of pruning and to ensure a good standard of work is carried out through the tree work application process.

REPRESENTATIONS

We have received **2 representations supporting** the Order (summarised below):

- We find that this is a high-quality tree of obvious value offering a substantial long-term benefit to its immediate locality and surrounding area.
- The additional protection offered provides confidence that future works can be controlled and limited to prevent any detrimental action in perpetuity and this is welcomed.
- I think this tree would benefit from protection and is worthy of TPO status

We have received **1 representation objecting** to the Order (summarised below)

- The tree needs cutting back to the fence, it extends to a third over my garden, the tree is majorly overgrown and expanded quite out of control
- The tree drops a lot of debris, across, branches, twigs and leaves
- It's causing me stress, anxiety and is detrimental to my mental and physical health

APPRAISAL

In response to the **supporting** commentary, Officers agree that the oak tree is a valuable and integral part of the open space and should be retained and managed appropriately.

In response to the **objections** the following comments are made:

Officers recognise the oak tree does extend over gardens at Ketts Road and Burton Avenue, and there is an associated burden of maintenance clearing the debris. Officers would not object to appropriate levels of pruning to help mitigate this.

The purpose of the Order is to protect the retained tree and not to prevent maintenance works. Officers have been in contact with housing associations that abound the site, they have confirmed the tree is being inspected and managed in accordance with their adopted tree management policies. The Order, however, does not prevent a resident from arranging their own works in line with the tree work application process.

HUMAN RIGHTS IMPLICATIONS

It is considered that the serving of the Order may raise issues relevant to Article 8: The right to respect for private and family life, and Article 1 of the First Protocol: The right to peaceful enjoyment of possessions.

Having considered the likely impact on an individual's human rights, and the general interest of the public, it is anticipated that the confirmation of this Order would be proportionate, justified and in accordance with planning law

Main Issues for Consideration

- 1. Whether or not the Order was served correctly in accordance with the relevant legislation and the Council's adopted policy.**

Officers are satisfied that the proper procedures were followed when serving the Order.

- 2. Whether or not the Order has been served on trees of sufficient amenity value to warrant a Preservation Order.**

Officers consider that the trees captured by the Order make a positive contribution to the quality of the local environment and its enjoyment by the wider public and that therefore should be retained.

RECOMMENDATION:-

That the Order be confirmed.