

From: [Chris](#)
To: [Planning Department](#)
Subject: TPO/21/0001 Tree ref T1 - FORWARDED TO SIMON CASE - RJ
Date: 12 January 2021 20:56:27

Sir

Please accept this as formal objection to the above TPO.

Firstly I would question the location of the tree in question. We have lived here for over 40 years and have spoken many times with the previous owner of Driftwood, and have always been in total agreement with Mr Wood that the hedge between the properties, and any trees growing therein, form a shared boundary. We have always been happy to maintain the hedge between our properties, on that understanding. The tree in question grows much closer to the boundary than your drawing suggests, and I know that this boundary is currently in dispute, and it may well prove that T1 is actually on land belonging to 8 Laxfield Road.

According to Andrews Arboriculture who did some work on the tree in December, the tree has been badly maintained in the past, with the result that it is significantly weakened on the side overhanging Driftwood. The tree causes significant upset and inconvenience, blocking out sunlight for much of the day, and leaving us constantly digging up oak saplings rooted from dropped acorns. Fallen leaves are a constant chore during the autumn. There is an area of our garden that we have been unable to tame because of this tree.

As I understand it, a TPO should be used to protect a tree or trees that bring significant amenity benefit to the local area. This is quite blatantly not the case here. The tree is surrounded by private gardens and is all but invisible to the general public.

It is my opinion that a TPO on this tree is totally inappropriate, and quite possibly an abuse of power. In preventing any and all proper maintenance you would cause significant disadvantage to those of us who live in its shadow.

Yours faithfully
CJ Wright



Sent from my iPad

Dear Simon

Thank you for providing the documentation in relation to the proposed Tree Preservation Order ("TPO") for 2 Oak Trees on what you have stated as being located on Driftwood, Moor Road. Could we first start by advising the Oak Tree marked TPO1 on the plan provided by you, is actually situated on a shared boundary and not wholly within Driftwood. It is also within the boundary to our property, 8 Laxfield Road. Attached is a copy of the Conveyance plan to Driftwood from which it clearly states the middle of the hedge / tree is where the boundary lies.

We would like to object to the TPO on the following basis:

1. It is our understanding that the purpose of a TPO is to protect trees of amenity value to local communities (including those under threat from new developers). The tree marked TPO1, cannot be seen from any public place and therefore surely this cannot hold any amenity value. This surely puts the tree outside of the scope of a TPO.
2. The tree marked TPO1, causes nuisance and financial loss of use to our property. The overhang from the tree causes an extreme amount of loss of leaves which is causing damage to our fences, lawn and property. We re-turfed our lawn approximately 5 years ago and due to the amount of loss of leaves and lack of light, this is now ruined. The fence was repainted in April 2020 and already requires attention. Our children's play equipment and trampoline are constantly covered in leaves and pigeon excrement due to the amount of pigeons nesting in the tree.
3. Our property has no sunlight from lunchtime onwards as a result of the height of the tree.
4. We are unable to grow any vegetables / flowers within our garden due to the lack of light which our children are extremely upset about.
5. The tree is of no benefit to us but affects the way we can use our garden. We, as a family, are not able to enjoy the part of our garden that is damaged by the tree which is a fairly significant area.

We would also like to advise that we have recently engaged the services of a tree surgeon to cut back the overhang of the tree (please note this was prior to us receiving notice of the TPO.) We have been advised that the tree has been so badly maintained and cut by the owners of Driftwood, that the new growth on the tree will now not form correctly and will peel back from the joint causing the branches to grow without any strength. There is quite possibly a potential danger of falling branches. You will appreciate that this is a huge concern as we have two young daughters. It surely cannot be the case that the children are unable to use that part of the garden because of a protected ("dangerous") tree?

I attach photographs to evidence this all and am happy to talk this through further should you wish to visit our property to see the damage the tree is causing yourself.

I look forward to hearing from you.

Kind regards

Amanda and Alastair Nudd [REDACTED]



Photographs referred to in Mr & Mrs Nudd's objection:

1. Fence only repainted in April 20
2. Leaves
3. More leaves
4. Play area
5. Trampoline



Ms Claire Middleton (Woods)
Driftwood
Moor Road
Sutton
Norwich
NR12 9QN
28th January 2021

Planning Department
North Norfolk District Council
Holt Road
Cromer

Ref: Supporting Letter for TPO/Sutton/21/0001, dated 5th January 2021

Dear Sirs,

I am writing in support of the tree preservation order which was issued on 5th January this year and which I very much hope will be made permanent. Please find below my supporting letter, a potted history and map of Driftwood, Moor Road, Sutton. I include details of the recent communications with the neighbour with dates of his actions to try to cut down the tree. Included with this letter are photos of the property, details of the plot, boundaries and tree line. Should you need any further information, please do not hesitate to contact me.

I wish to have a permanent TPO in order to protect the Oak tree (T1) growing on my property for the following reasons:

- It is a landmark tree in an old hedge line
- It is one of a small number of trees in the immediate area of this age still standing
- It is part of the village history and has been for over 60+ years
- It is beautiful to look at through all seasons of the year and provides visual amenity.
 - It is visible to over 30+ properties located in Moor Road, Laxfield Road and the Old Yarmouth Road. It also forms a green backdrop for people walking and driving around the village, and for children being taken to Sutton Primary school.
- It is part of a diverse insect, bird and wildlife ecosystem, these include Deer, Squirrels and Bats which have existed since I was a child living here and can still be seen today.
- It forms part of a wildlife corridor essential to provide habitats for many species
 - The Oak tree (T1) acts as a landmark, vantage point/lookout post for bird life in the surrounding area.
 - The hedge and oak trees are of high nature conservation value supporting diverse ecosystems of over 230+ insects (details from the Woodland Trust) birds and animals.
- It has health benefits to all by cleaning the air
- Surrounding neighbours object to this mature tree being removed
- I have been through a very traumatic family period with the loss of my father, and now feel unable to leave my father's property for fear that the neighbour will cut down or damage the Oak tree (T1) or the hedge line. A permanent TPO will ensure this cannot happen and reduce the anxiety and stress this is causing me. I do not want relations with the neighbour to deteriorate. [REDACTED]

I appeal to NNDC to professionally step in and put an end to this dispute with legislation.

Details of the history and location of TPO/ Sutton/21/0001.

Property Location: Driftwood, Moor Road Sutton, Norwich NR12 9QN.

Property owner: Mr P Woods - Retired Principal Architect at North Norfolk District Council. Mr Woods sadly passed away in November 2020 and the property has passed to me, his only daughter.

The field was originally owned by the Richardson family who lived in Moor Road. Mrs Richardson asked my father to split the field into 4 plots. See plot plan provided dated 1960/1961. Moor Road was undeveloped, originally a dead-end road, with the old railway line running past the end of the road. When the railway was shut, the line was turned into the new A149 with Moor Road having access onto the new road.

The boundary line adjoining the field was originally a Nursery owned by Mr F Grimes. The Nursery was sold around 1967/1968 and is now Laxfield Road. The housing plan and design within Laxfield Estate did not include large, mature or specimen trees, just low line bushes. Wildlife relied on surrounding trees (such as this one) and old hedge lines of Moor Road and the Old Yarmouth Road for substantial cover and viewing points. The google map below shows the location of these roads and the mature trees can be seen.

The original boundary bank/hedge line between Plot 1 and Laxfield Road was planted with a selection of hedging, fruit trees and non-deciduous trees. Additional hedging was planted by agreement and by both the nursery owner and my father, in order to build up the hedge line and designate the boundary between the nursery and Plot 1. The Oak tree (T1) was part of the already well-established hedge line growing in the plot when my father bought the land in 1961/62, (see the picture of end of the rear garden with oak trees from 1962/63 of similar size oak trees). The trees in the garden of Driftwood link up with those located at the end of the Sutton Primary school playing field, the school ponds, the verge and trees of the main A149 road, moorland around Sutton Staithe and Sutton broad.



Google view of the property showing its location and the hedge lines forming the boundary at the rear. Driftwood is the 4th property along Moor Rd, on the right-hand side after the junction with the A419. Trees adjoining hedge line include: Willow, Ash, Hazel, Beech and Cherry. Trees in the Garden include: Oak, Fir, Holly, Plumb, Cherry and Lilac. The hedging includes: Privet, Ivy, Holly and Laurel.

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