



Planning Committee Date	08 th May 2024
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	Provisional TPO/07/2024
Site	25 High Street Hauxton CB23 5HW
Ward / Parish	Harston and Comberton Ward (Parish of Hauxton)
Proposal	To Confirm provisional Tree Preservation Order TPO/07/2024
Applicant	N/A
Presenting Officer	Planning Trees Officer (in their absence, Assistant to the Tree Officer)
Reason Reported to Committee	TPOs must be brought to committee for permission to serve provisional and confirmed Orders
Member Site Visit Date	N/A
Key Issues	Is it expedient in the interests of amenity to make provision for the preservation of the trees or woodlands in their area?
Recommendation	Confirm provisional TPO/07/2024

1.0 Executive Summary

- 1.1 The proposal is to Confirm provisional Tree Preservation Order (TPO) TPO/07/2024 for the protection of various deciduous tree species as detailed in the final recommendations report.
- 1.2 Local planning authorities can issue a TPO where it appears to them “expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area”. TPO’s can be initiated either by the local authority or by request of another party.
- 1.3 In accordance with the Council’s Constitution, the request to Confirm a provisional TPO comes before Planning Committee.

2.0 Site Description and Context

None relevant		Tree Preservation Order	x
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1, 2, 3#	
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The site is nestled north of the main High Street of Hauxton where the southern boundary meets a row of property immediately lining the main road, to the north of the site lies the river Cam / Granta. Beyond the river lies a patchwork of open farmland grazing fields which meet an access track that appears to be publicly accessible.
- 2.2 Remaining tree species forming the rows and pockets lining the boundary consist of: Oak, Sycamore, Horse chestnut, Walnut, Ash, Beech, Maple, Poplar, and Willow. Their age range and condition vary, although they have been categorised as early mature, or mature and considered to be in overall reasonable condition. As a collective, all remaining trees contribute to the setting of Hauxton providing a connection to open fields and the immediate village.
- 2.3 Hauxton is a historic village lying roughly three to four miles south of Cambridge City Centre, tree cover central to the parish is formed typically by roadside verge trees, trees within private land and in the churchyard. On the outskirts of the village there are pockets of woodland and tree

groups lining agricultural and meadow land, although fragmented due to the nature of how the land is used.

3.0 The Proposal

- 3.1 The proposal is to Confirm provisional TPO/07/2024 with final amendments to the schedule detailing tree species, location, and type: (single, or group of trees)

4.0 Relevant Site History

- 4.1 The immediate site was once densely covered by a mixture of tree species of various ages and size which would have been a key contribution to Hauxton tree canopy cover and landscape, according to satellite imagery, tree cover existed beyond 20 years. Site clearance including mass clearance of trees was reported to SCDC on the 29th of January 2024. Centrally, the site is now a large open area which can only be described as ploughed ground free of trees and vegetation with remaining trees forming rows and pockets lining the outer boundary areas with one Holm oak remaining central to the front of the property.

5.0 Relevant Legislation

5.1 National

- 5.2 The relevant legislation is:
- Town and Country Planning Act 1990 Part VIII
 - Town and Country Planning (Tree Preservation) (England) Regulations 2012
 - Planning Act 2008 Section 192
 - Localism Act 2011 Part 6

6.0 Consultations

- 6.1 The formal consultation stage occurs when the provisional Order is served, the local authority must take into account all 'duly made' objections and representations that have not been withdrawn.
- 6.2 At the time of finalising this report, as part of the consultation period in consideration to confirming the TPO, SCDC received no objections and four supporting letters from interested parties associated to the High Street Hauxton.
- 6.3 SCDC received four separate letters in favour of confirming the TPO, the majority expressed similar reasons based around the tree's importance to the immediate area enjoyed by local residence. The following points reflect comments received in favour of the TPO: (all representations received can be view on the case file)

- 6.4 Received on the 28th February 2024: I fully support the TPO served on 25 High Street in respect of the trees directly on the boundary to my property.
- 6.5 Received on the 27th February 2024: I welcome any TPO as the remainder of the area was shamefully completely deforested with no consultation or warning.
- 6.6 Received on the 15th February 2024: So many trees have been removed, the remaining few are of particular importance as a village amenity.
- 6.7 Received on the 09th February 2024: I am strongly supporting these TPOs and very much hope that will be made permanent. This area has suffered much devastating tree removal in the past two weeks, and feel it is most important for the vicinity and general landscaping that the remaining trees are protected.

7 Assessment

- 7.1 The key consideration is, is it 'expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area'.
- 7.2 Amenity is not defined in law and therefore it is left for local authorities to exercise their judgement. The trees must have reasonable health, visibility and individual, collective, or wider impact. Other factors may be considered, such as importance to nature conservation or response to climate change, but only if the trees achieve the basic qualifying factors.
- 7.3 The Trees considered for the TPO, as a collective, contribute positively to the local landscape scene, partially visible from along the High Street especially during the summer months when canopies are in leaf. Further afield, the trees are visible from the other side of the river Cam / Granta whereby the line of mature Poplars dominate the horizon leading into the remaining trees.
- 7.4 Photographs and assessments can be found within the accompanying TPO Evaluation Report.

8 Recommendation

- 8.1 **Confirm** provisional TPO/07/2024.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Provisional Tree Preservation Order TPO/07/2024 ,25 High Street, Hauxton, CB22 5HW, Final report and recommendations Date: 12/04/2024