

Provisional Tree Preservation Order  
TPO/07/2024

25 High Street, Hauxton, CB22 5HW

Final report and recommendations

Date: 12/04/2024

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## Report Summary

This report relates to emergency provisional TPO/07/2024 providing final recommendation in support of confirming the Order.

The report recommends the final tree schedule for the Order recorded tree species through the evaluation assessment of the remaining trees associated to 25 High Street, Hauxton which was undertaken by me and the Assistant Tree Officer on the 05/04/2024.

The tree evaluation assessment is based on the recognised arboricultural assessment adopted by Local Planning Authorities known as Tree Evaluation Method for Preservation Orders (TEMPO)

The final Tree Preservation Order is in consideration for the best interests of protecting trees for public amenity value and long-term canopy cover associated to the character and environmental benefits to the village of Hauxton

The Tree Preservation Order will safeguard the remaining trees to the site; however, it is not a method to prevent tree management, rather to control and regulate to ensure acceptable justification of any future tree removals are supported by arboricultural recommendation thus eliminating any unnecessary tree loss and negative impact to the value of the trees to the village of Hauxton.

This report sets out justification and reasoning for the following recommendation:

### ***To confirm TPO/07/2024***

#### Supporting reason:

- All individual trees and tree groups evaluated are of reasonable condition and contribute to the immediate tree canopy cover of Hauxton.
- As a collective, all trees evaluated are of amenity value by means of their contribution to environmental benefits and future contribution to the landscape.
- Tree canopies are visible from public points along Hauxton High Street and North of the site across the River Cam / Granta from a publicly used farm track providing seasonal interest within a village setting.

## Introduction

On the 29<sup>th</sup> of January 2024 South Cambridgeshire District Council (SCDC) received reports of mass tree felling on land associated to 25 High Street, Hauxton CB22 5HW, SCDC Officers visited the site on the 30<sup>th</sup> of January 2024 to discover that extensive tree clearance had taken place which led to the serving of the emergency Tree Preservation Order TPO/07/2024 for the protection of all remaining trees on the site.

As part of the TPO process, Officers arrange with permission from the landowner to gain access to the site for the purpose of evaluating all remaining trees and tree groups which took place on the 05/04/24.

## The Trees

All trees evaluated to be protected under the Tree Preservation Order consist of mixed deciduous species, the following table is a analyse of trees recorded accompanied with site aerial imagery to show the trees relationship within the site and surrounding landscape:

Type	Tree species	Tree age categorisation	TEMPO total score	TEMPO TPO worthiness
T1	1 x <i>Acer pseudoplatanus</i>	Early mature	13	Possible
T2	1 x <i>Aesculus hippocastanum</i>	Early mature	15	Possible
T3	1 x <i>Juglans regia</i>	Early mature	15	Possible
G1	4-6 x <i>Fagus sylvatica</i>	Early mature	9	Possible
G2	6 x <i>Acer platanoides</i>	Mature	14	Possible
G3	5 x <i>Acer campestre</i> / <i>platanoides</i>	Mature	12	Possible
T4	1 x <i>Fraxinus excelsior</i>	Early mature	14	Possible
G4	11 x <i>Populus x canadensis</i>	Mature	19	Definitely
T5	1 x <i>Salix species</i>	Mature	8	Possible
G5	3 x <i>Aesculus hippocastanum</i> 13 x <i>Fagus sylvatica</i> 2 x <i>Acer saccharinum</i>	Mature	18	Definitely
G6	Est. 10 <i>Fagus sylvatica</i> 1 x <i>Acer pseudoplatanus</i>	Mature	17	Definitely
T7	1 x <i>Acer species</i>	Early mature	12	Possibly
*G7	2 x <i>Cupressus species</i>	Mature	10	Do not TPO
G8	Est 8-10 <i>Fagus sylvatica</i> line of multi-stem trees	Mature	17	Definitely
G9	1 x <i>Juglans regia</i> 13 x <i>Fagus sylvatica</i>	Mature	17	Definitely
T8	1 x <i>Quercus ilex</i>	Early Mature	16	Definitely

\*G7 2 x *Cupressus species* – on evaluation of this tree group and receiving a request from the neighbouring residence advising they have concerns towards the proximity of these trees in relation to their home not to include them in the final Order.

It is recommended that these trees are excluded from the final Tree Preservation Order.

Aerial imagery below – Each tree and tree group has been highlighted and numbered across the site for ease of identifying the overall trees for the Tree Preservation Order.

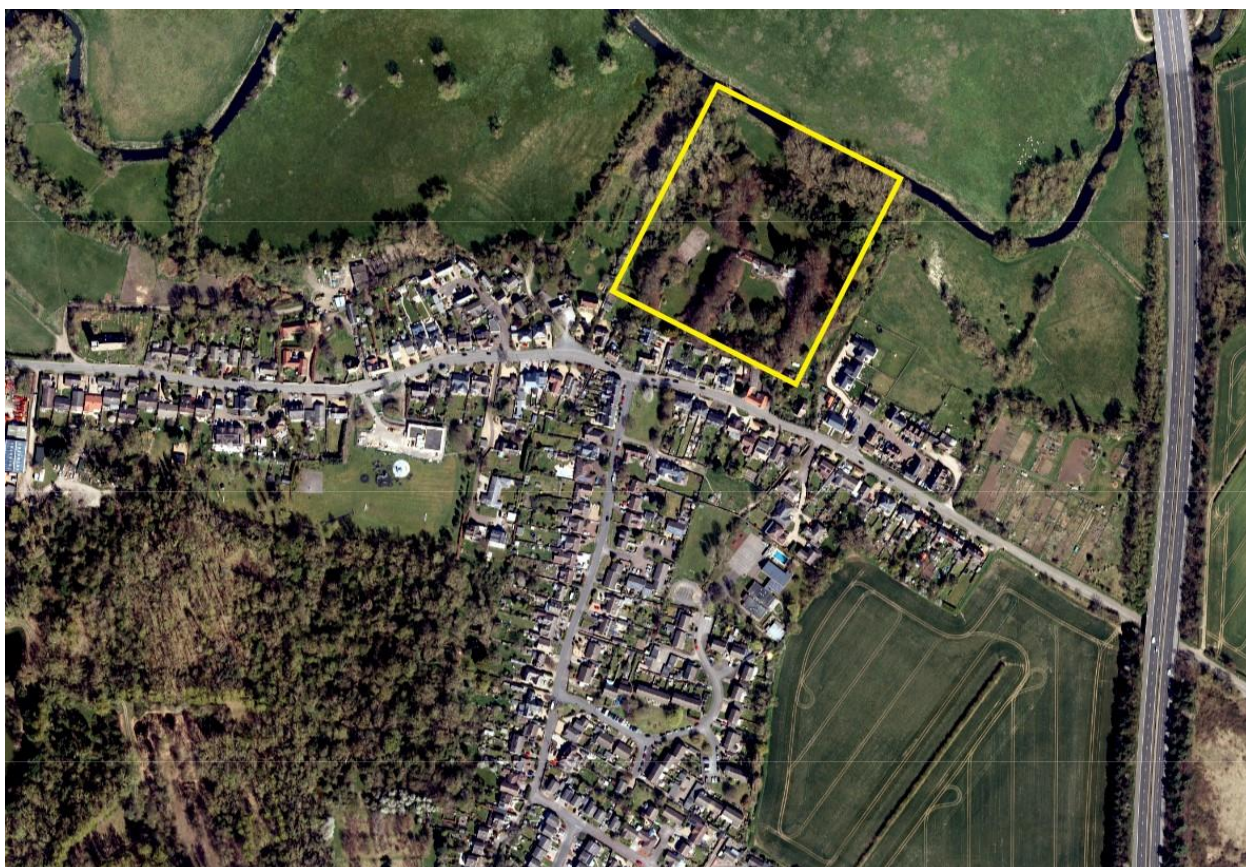


## Site overview and location plan

25 High Street is located north within the village of Hauxton, nestled between the River Cam / Granta and set back from the main High Steet separated by a row of properties immediately lining the main road.

In relation to statutory protected areas, the site borders Hauxton Conservation Area south of the site.

The below image is of Hauxton highlighting the location of 25 High Steet. (Aerial imagery 2020)



## Historic tree canopy cover

The series of following images are of the 25 High Street Hauxton showing dense tree coverage over the period of 20 years going back to 2003 confirming that there has been a prominent noticeable tree canopy cover beyond 20 years to the site.

Aerial imagery year 2020



Aerial imagery year 2018



Aerial imagery year 2003





## Consultation

*Before deciding whether to confirm an Order, the local authority must take into account all 'duly made' objections and representations that have not been withdrawn.*

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.

### **Support:**

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)

1. Received on the 28<sup>th</sup> of February 2024: *I fully support the TPO served on 25 High Street in respect of the trees directly on the boundary to my property.*
2. Received on the 27<sup>th</sup> of February 2024: *I welcome any TPO as the remainder of the area was shamefully completely deforested with no consultation or warning.*
3. Received on the 15<sup>th</sup> of February 2024: *So many trees have been removed, the remaining few are of particular importance as a village amenity.*
4. Received on the 09<sup>th</sup> of 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.*

## Correspondence with the landowner

At the time of serving emergency TPO/07/2024, my first correspondence with the owner was through a series of phone calls on the 02<sup>nd</sup> of February 2024 whilst I was on site leasing with one of their contractors. Following on from this, there was an exchange of emails providing TPO guidance in relation to the emergency Tree Preservation Order. On the 5<sup>th</sup> of April 2024, I meet the owner on site to commence the final evaluation of the trees as for consideration to the final schedule for the TPO.

Throughout the time with communication and leasing with the owner, there has been cooperation and no suggestion or record of objections towards TPO/07/2024 during the provisional TPO.

## Concluding Recommendation

Activities to this site that have resulted in large scale tree clearance which led to the creation of the emergency Tree Preservation Order has in affect created a negative impact to the immediate canopy cover viewed to be irreplaceable, these activities have not been supported by any tangible arboricultural reports justifying the work to date, mindful to the fact trees do require management in respect to their condition and age. Concerns arising from this are towards the effects and no consideration to the importance of mature trees and their relationship with the village setting and connections to environmental benefits that trees bring to the area.

Although it may be considered that some thought to retaining the remaining trees as part of some theoretical land management plan to this site, it cannot be confidently concluded that any remaining trees will not be felled in the future in a similar manor to what has taken place. Therefore, can only be perceived that all remaining trees identified in this report are at risk from a foreseeable threat.

It is recommended on the bases of the final evaluation assessment of trees associated to 25 High Street that TPO/07/2024 is confirmed in the best interests of amenity value that the trees as a collective are recognized for their contribution to the treescape of Hauxton of which can be seen from points of Hauxton High Street and wider afield from beyond the River Cam / Granta north of the site.

The Tree Preservation Order will safeguard the remaining trees to the site; however, it is not a method to prevent tree management, rather to control and regulate to ensure acceptable justification of any future tree removals are supported by arboricultural recommendation thus eliminating any unnecessary tree loss and negative impact to the value of the trees for the village of Hauxton.

The final recommended schedule for TPO/07/2024 should be changed from the current Area Order to the final individual trees and tree groups as shown in the TPO evaluation table and supporting map.

The Order should exclude G7: Cypress species, *Betula pendula* which are located to the south boundary of the site. One *Fraxinus excelsior* tree northeast to the site due to its low fork and poor form, One *Salix* to the northeast corner of the site along the riverbank due to is poor structural condition, and One *Populus* species northeast corner of the site due to its unbalanced growing angel and possible signs of root ball shift.

## Appendix

### Aerial imagery before and after

Below: Aerial imagery 2020



Below: Aerial imagery February 2024



## Site photos

A series of photographs taken during my initial site visit on the 02<sup>nd</sup> of February 2024 and follow up visit on 05<sup>th</sup> of April 2024.











## Tree species list

<i>Botanical name</i>	Common name
<i>Acer pseudoplatanus</i>	Sycamore
<i>Aesculus hippocastanum</i>	Horse chestnut
<i>Juglans regia</i>	Common walnut
<i>Fagus sylvatica</i>	Common beech
<i>Acer platanoides</i>	Norway maple
<i>Acer campestre</i>	Field maple
<i>Fraxinus excelsior</i>	Common/European ash
<i>Populus x canadensis</i>	Hybrid poplar
<i>Salix species</i>	Willow
<i>Acer saccharinum</i>	Silver leaf maple
<i>Cupressus species</i>	Cypress
<i>Quercus ilex</i>	Holm oak

## Tree Preservation Order (Guidance)

Local planning authorities can make a TPO if it appears to them to be 'expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area'. Making a TPO is a discretionary power - the council does not have to place a TPO on any tree.

### Government Guidance

When deciding whether an Order is appropriate, authorities are advised to take into consideration what 'amenity' means in practice, what to take into account when assessing amenity value, what 'expedient' means in practice, what trees can be protected and how they can be identified.

Local planning authorities need to exercise judgement when deciding whether it is within their powers to make an Order. Orders should be used to protect selected trees if their removal would have a significant negative impact on the local environment and its enjoyment by the public.

'Amenity' is a matter of fact and degree and, certainly common sense. Public visibility alone is not sufficient to warrant an Order. When considering whether trees should be protected by an Order, authorities are advised to develop ways of assessing the amenity value of trees in a structured and consistent way.

## A trees suitability for TPO

The key principle is that a tree should be protected by a TPO because it is of value; it is not of value because it is protected by a TPO.

The following factors are integrated into the structured assessments known as TEMPO (see Appendix 2) for the suitability of existing trees for TPO:

- Tree Species
- Amenity assessment
- Remaining longevity & suitability for a TPO
- Relative public visibility & suitability for a TPO
- Other special factors
- Expedience