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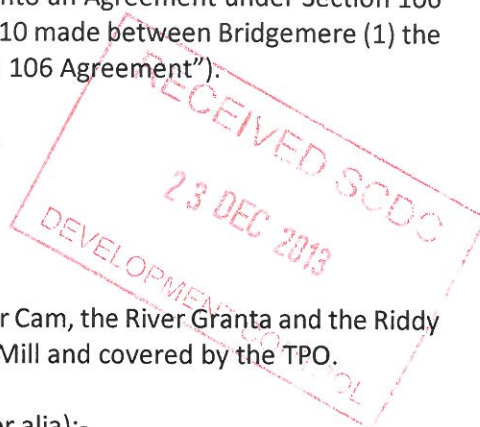
South Cambridgeshire District Council  
 South Cambridgeshire Hall  
 Cambourne Business Park  
 Cambourne  
 Cambridge  
 CB23 6EA

**TOWN AND COUNTRY PLANNING ACT 1990  
 TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 2012  
 SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL  
 TREE PRESERVATION ORDER: 11/13/SC  
 Hauxton Mill, Hauxton, Cambridge**

**NOTICE OF OBJECTION**

We, Bridgemere UK plc ("Bridgemere") of Bridgemere House, Chester Road, Preston Brook, Cheshire, WA7 3BD being the freehold owners of Hauxton Mill, Hauxton, Cambridgeshire being part of the land registered at HM Land Registry under Title Number CB293879 ("the Site") **HEREBY GIVE YOU FORMAL NOTICE** that we object to the making of Tree Preservation Order 11/13/SC ("the TPO") in respect of all the trees within areas A1, A2, A3 and A4 as indicated on the map referred to in the Schedule to the TPO for the following reasons:-

1. Hauxton Mill, Hauxton, Cambridgeshire ("Hauxton Mill") is situated within the application site pursuant to an outline planning permission for residential and commercial development granted by South Cambridgeshire District Council ("the Council") on 12<sup>th</sup> February 2010 Application Number S/2308/06/0 ("the Outline Consent").
2. In relation to the Outline Consent Bridgemere has entered into an Agreement under Section 106 Town and Country Planning Act 1990 dated 12<sup>th</sup> February 2010 made between Bridgemere (1) the Council (2) Cambridgeshire County Council (3) ("the Section 106 Agreement").
3. The Section 106 Agreement contains provisions relating to:-
  - a) River Corridors; and
  - b) a River Corridors Ecology Management Plan.
4. The River Corridors are the parts of the Site abutting the River Cam, the River Granta and the Riddy Brook and includes the part of the Site comprising Hauxton Mill and covered by the TPO.
5. The River Corridors Ecology Management Plan requires (inter alia):-
  - a) sensitive planting plans for semi-natural areas of the River Corridors including appropriate locally native species that will be of benefit to diversity; and
  - b) sensitive management of riverside trees within the River Corridors; and
  - c) proposals for the future management of the River Corridors.
6. Clause 19 of the Section 106 Agreement requires Bridgemere to (inter alia):-

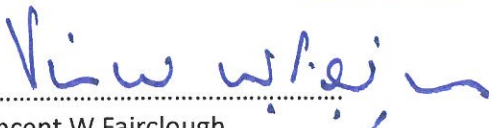


- a) submit a draft River Corridors Ecology Management Plan with the first application for approval of reserved matters under the Outline Consent; and
  - b) not carry out any vegetation clearance to the River Corridors prior to the approval of the River Corridors Ecology Management Plan without the written consent of the Council; and
  - c) not to commence any development until the River Corridors Ecology Management Plan is agreed with the Council; and
  - d) to implement the River Corridors Ecology Management Plan in accordance with its requirements.
7. A draft River Corridors Ecology Management Plan was submitted to the Council for approval in June 2012. Sections 6 and 7 of the draft River Corridors Ecology Management Plan, in particular, contain provisions for the management, improvement and planting of trees and hedgerows within the River Corridors and Figure 3 contains tree removal proposals and Figure 4 contains planting proposals. Copies of Figure 3 and Figure 4 are attached to this Notice.
  8. The Council has commented on the draft River Corridors Ecology Management Plan and, whilst it has raised matters of detail, the principle of the draft River Corridors Ecology Management Plan is agreed.
  9. Thus, the provisions of the Section 106 Agreement and the proposed River Corridors Ecology Management Plan already provide adequate legal protection for the preservation of trees at Hauxton Mill and there is no necessity for the TPO.
  10. The TPO is an impediment to the existing provisions of the Section 106 Agreement and the proposed River Corridors Ecology Management Plan because it will prevent the removal or lopping, or pollarding, or management of trees in the manner required by the River Corridors Ecology Management Plan.
  11. The Council has not given proper consideration to the merits, or otherwise, of trees within the Hauxton Mill area and has imposed the TPO on a blanket/area basis. This will cause problems for the proper future management of trees at Hauxton Mill and is not considered best practice. If the Council considers that specific, individual trees at Hauxton Mill require protection over and above that proposed by the Section 106 Agreement and the proposed River Corridors Ecology Management Plan then it should revoke the TPO and should, instead, make an individual tree specific Tree Preservation Order in respect of those trees only.

Dated

19<sup>th</sup> December

2013



Vincent W Fairclough

Solicitor

For and on behalf of Bridgemere UK plc

Bridgemere House

Chester Road

Preston Brook

Cheshire

WA7 3BD

**RECEIVED** a copy of the above Notice of which this is a copy.

Dated: 20

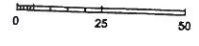
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For and on behalf of  
South Cambridgeshire District Council

RECEIVED SODC  
23 DEC 2013  
DEVELOPMENT CONTROL





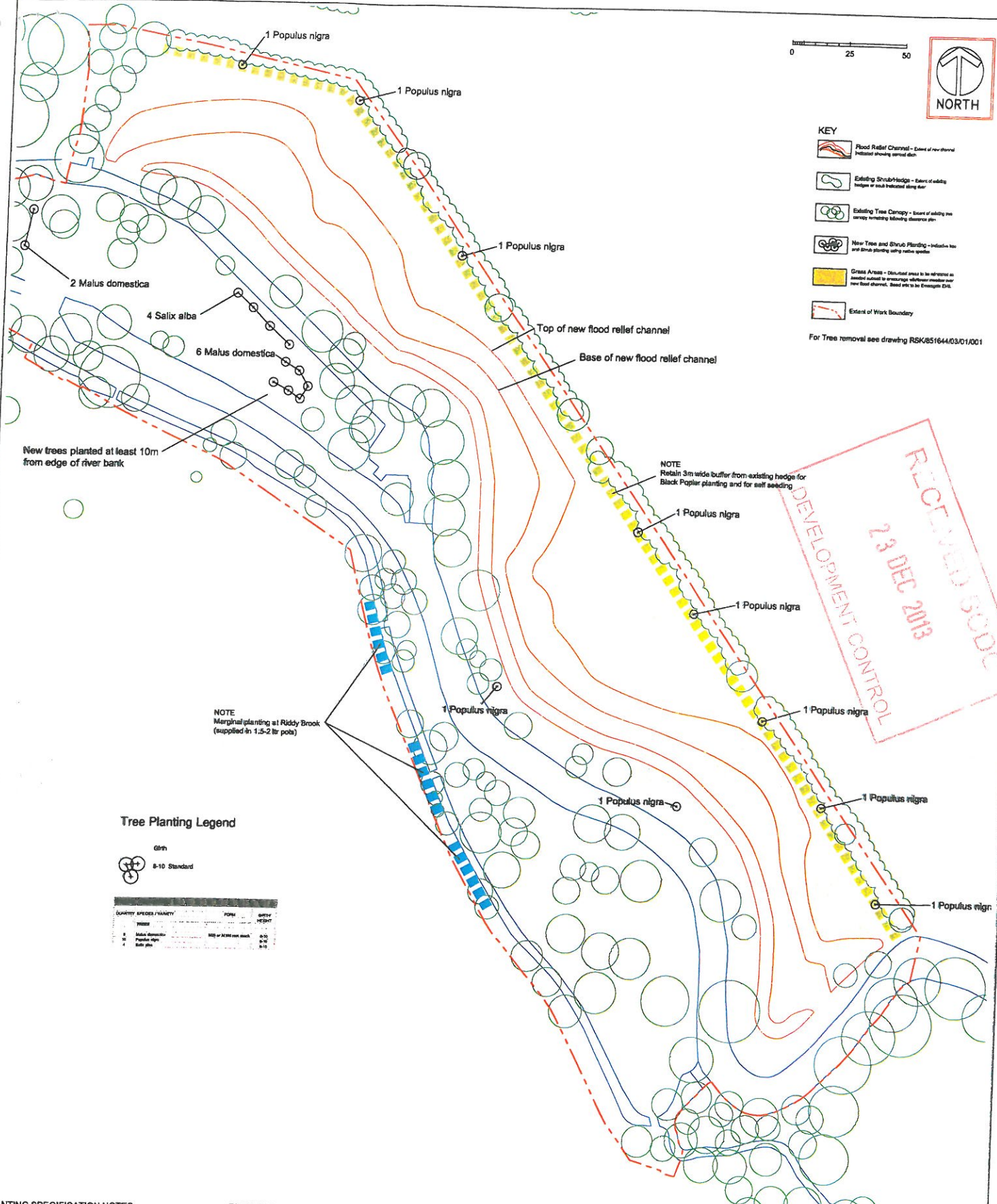




- KEY**
- Flood Relief Channel - Extent of new channel (includes existing channel also)
  - Existing Shrub/Hedge - Extent of existing hedges or small hedgerow along site
  - Existing Tree Canopy - Extent of existing tree canopy (including existing clearance plan)
  - New Trees and Shrub Planting - Indicate tree and shrub planting using a variety of species
  - Grass Areas - Circled areas to be retained as limited subject to encroachment (reference condition over new flood channel. Seed etc to be through ERM)
  - Extent of Work Boundary

For Tree removal see drawing RSK/651644/03/01/001

RECEIVED SCDDC  
 23 DEC 2018  
 DEVELOPMENT CONTROL



**Tree Planting Legend**



QUANTITY	SPECIES / VARIETY	FORM	HEIGHT
1	Malus domestica	8-10 Standard	8-10
2	Populus nigra	8-10 Standard	8-10
4	Salix alba	8-10 Standard	8-10

**PLANTING SPECIFICATION NOTES**

All tree orders must comply with the landscape specification and be set out in return.  
 All trees shall comply with BS 5839 Part 1 with vigorous securely developed stems and slight tapered and even branch habit.  
 All plants shall be delivered to site in accordance with the specification of the Landscape Architect.  
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 All trees shall be delivered to site in accordance with the specification of the Landscape Architect.  
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**PLANTING MAINTENANCE NOTES**

All maintenance work shall comply with the landscape specification.  
 Defence building on the landscape scheme shall be 12 months for grass sowing and 2 years for trees.  
 The landscape contractor or other party shall be responsible for maintaining all trees and grass areas in accordance with the specification and a healthy condition.  
 MAINTENANCE OPERATIONS PER YEAR  
 Month 1: All trees to be inspected for any damage or other visible health issues, and grass areas.  
 Month 2: All trees to be inspected for any damage or other visible health issues, and grass areas.  
 Month 3: All trees to be inspected for any damage or other visible health issues, and grass areas.

Project Name	...
Project No.	...
Revision	...
Author	...
Check	...
Date	...