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KINGSWOOD BOROUGH COUNCIL

(EMERSONS GREEN DEVELOPMENT AREA)

TREE PRESERVATION ORDER 1991

CONFIRMED BY PLANNING CTTEE 29TH JULY 1991.

WITH MODIFICATIONS

(13) KINGSWOOD BOROUGH COUNCIL (EMERSONS GREEN DEVELOPMENT AREA) TREE PRESERVATION ORDER 1991 (MINUTE 1490)

At its meeting on the 18th February 1991 the Committee resolved to make a Tree Preservation Order to protect 352 individual trees, 21 grouped trees and one woodland on land at Emersons Green. The Order was subsequently made on the 26th February 1991 and Notices served as appropriate.

Objections have been received from the following people:-

- (a) The Emersons Green Land Owners Group (EGLOG), which controls the majority of the land which is the subject of this Order at Emersons Green.
- (b) The Electricity Supply Nominees (ESN) which is the largest constituent member of EGLOG in terms of land ownership.

The objections from EGLOG and ESN are identical and do not challenge the principle of the Tree Preservation Order but object on the basis that:-

"Not all of the trees proposed to be the subject of the Tree Preservation Order protection contribute to the visual amenity of the area".

In view of the substantial number of trees listed in the Order, this statement was lodged as a blanket objection within the 28 day period following the making of the Order. EGLOG then submitted further information identifying the trees they considered should not be protected by the Tree Preservation Order.

EGLOG have, in many cases, questioned the choice of species such as Aspen and Willow which normally have a short lifespan. They have also raised issue with the shape, quality and health of the trees. Members are reminded however that the criteria used in deciding whether to include a tree, is its contribution to the visual amenity, albeit this may be influenced by many factors. The species and its lifespan are not normally factors in themselves although over mature trees which are deteriorating may be excluded if they do not provide great visual amenity value.

Every tree which is the subject of the specific comment by EGLOG has been re-surveyed by the Officers, and its inclusion in the Order has been carefully reconsidered in the light of their comments. Members will find EGLOG's detailed comments in respect of each tree reproduced in full at Appendix 'C' together with the Officers response in each case. A copy of the plans submitted by EGLOG identifying the trees which are the subject of these comments will be displayed at the meeting.

In addition to EGLOG's objection representations have also been received by telephone from two individual landowners who are not part of the landowners group. One has reported that in the period between the original survey and the Order being made, an oak tree (T56) had blown over onto the telephone wires in the gales and had been felled. This tree should therefore be deleted from the Order.

The second landowner queried why a large oak tree had not been included in the Order. Officers confirmed that it was surveyed but it was not included because it lies in that part of the site which has planning permission for the construction of road works as part of Stage IB (ii) of the Avon Ring Road.

From the Officers latest survey it is apparent some trees have been damaged in the period between the original survey and the making of the Order (winter storms etc.). Re-surveying while the trees are in leaf has also revealed more about the state of health of some of the specimens and in some cases have confirmed inaccurate identification.

In the light of EGLOG's comments and the latest Officers' survey the Officers are recommending that the Order be modified by:-

- (a) deleting the following 31 individual trees:-
T56, T60, T106, T109, T158, T160, T166, T173, T201, T203, T262, T273, T274, T284, T286, T287 and T298 - Oak.
T69, T70 - Hawthorn.
T81, T82, T87, T112 to T114 - Aspen.
T128 - Ash.
T242 - Cypress.
T270 to T272, T279 - Willow;
- (b) amending the description of the following individual trees:-
T28 - Oak to Field Maple
T76 - Oak to Walnut
T121 - Ash to Oak
T232 - Horse Chestnut to Ash
T256 - Oak to Ash;
- (c) amending the description of trees in Group G21 from 16 Hawthorns to 15 Hawthorns.

These recommendations are highlighted in the Officers' comments at Appendix 'C'. A copy of the original plan identifying all the trees to be deleted will also be displayed at the meeting.

Recommended: That, subject to the Order being modified as set out in the report of the Officers, the Kingswood Borough Council (Emersons Green Development Area) Tree Preservation Order 1991 be confirmed.

Background Papers:

Borough Secretary's file ref. TT9.

KINGSWOOD BOROUGH COUNCILTown and Country Planning Act 1990KINGSWOOD BOROUGH COUNCIL (EMERSONS GREEN DEVELOPMENT AREA) TREE PRESERVATION ORDER, 1991

THE KINGSWOOD BOROUGH COUNCIL in this order called "the authority", in pursuance of the powers conferred in that behalf by sections 198 and 201 of the Town and Country Planning Act, 1990, and subject to the provisions of the Forestry Act 1967, hereby makes the following order:-

1. In this Order:-

"the Act" means the Town and Country Planning Act, 1990; "owner" means the owner in fee simple, either in possession or who has granted a lease or tenancy of which the unexpired portion is less than three years; lessee (including a sub-lessee) or tenant in possession, the unexpired portion of whose lease or tenancy is three years or more; and a mortgagee in possession; and "the Secretary of State" means the Secretary of State for the Environment.

2. Subject to the provisions of this Order and to the exemptions specified in the Second Schedule hereto, no person shall, except with the consent of the Authority and in accordance with the conditions, if any, imposed on such consent, cut down, top, lop, uproot, wilfully damage or wilfully destroy or cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of any tree specified in the First Schedule hereto or comprised in a group of trees or in a woodland therein specified, the position of which trees, groups of trees and woodlands is defined in the manner indicated in the said First Schedule on the map annexed hereto which map shall, for the purpose of such definition as aforesaid, prevail where any ambiguity arises between it and the specification in the said First Schedule.

3. An application for consent made to the authority under Article 2 of this Order shall be in writing stating the reasons for making the application, and shall by reference if necessary to a plan specifying the trees to which the application relates, and the operations for the carrying out of which consent is required.

4(1) Where an application for consent is made to the authority under this Order, the authority may grant such consent either unconditionally, or subject to such conditions (including conditions requiring the replacement of any tree by one or more trees on the site or in the immediate vicinity thereof), as the authority may think fit, or may refuse consent.

Provided that where the application relates to any woodland specified in the First Schedule to this Order the authority shall grant consent so far as accords with the principles of good forestry, except where, in the opinion of the authority, it is necessary in the interests of amenity to maintain the special character of the woodland or the woodland character of the area, and shall not impose conditions on such consent requiring replacement or replanting.

4(2) The authority shall keep a register of all applications for consent under this Order containing information as to the nature of the application, the decision of the authority thereon, any compensation awarded in consequence of such decision and any directions as to replanting of woodlands; and every such register shall be available for inspection by the public at all reasonable hours.

NOTE: If it is desired to fell any of the trees included in the Order, whether included as trees, groups of trees or woodlands, and the trees are trees for the felling of which a licence is required under the Forestry Act 1967, application should not be made to the authority for consent under this Order, but to the Conservator of Forests for a licence under that Act (section 15(5)).

5. Where the Authority refuse consent under this Order or grant such consent subject to conditions they may when refusing or granting consent certify in respect of any trees for which they are so refusing or granting consent that they are satisfied:-

- (a) that the refusal or conditions is in the interests of good forestry; or
- (b) in the case of trees other than trees comprised in a group of trees or in a woodland, that the trees have an outstanding or special amenity value; or
- (c) in the case of trees which are comprised in a group of trees or in a woodland, that the group of trees or the woodland, as the case may be, has an outstanding or special amenity value,

but a certificate shall not be given in the case of trees falling within (c) above if the application in respect of them has been referred by the Forestry Commissioners under section 15(1)(b) or 15(2)(a) of the Forestry Act 1967(c).

6.(1) Where consent is granted under this Order to fell any part of a woodland other than consent for silvicultural thinning then unless -

- (a) such consent is granted for the purpose of enabling development to be carried out in accordance with a permission to develop land under Part III of the Act, or
- (b) the authority with the approval of the Secretary of State dispense with replanting.

the Authority shall give to the owner of the land on which that part of the woodland is situated a direction in writing specifying the manner in which and the time within which he shall replant such land and where such a direction is given and the part is felled the owner shall, subject to the provision of this Order and section 204 of the Act, replant the said land in accordance with the direction.

(2) Any direction given under paragraph (1) of this Article may include requirements as to -

- (a) species;
- (b) number of trees per acre;
- (c) the erection and maintenance of fencing necessary for protection of the replanting;
- (d) the preparation of ground, draining, removal of brushwood, lop and top; and
- (e) protective measures against fire.

7. On imposing any condition requiring the replacement of any tree under Article 4 of the Order, or on giving a direction under Article 6 of this Order with respect to the replanting of woodlands, the authority shall if such condition or direction relates to land in respect of which byelaws made by a river authority,

a drainage board, the Conservators of the River Thames or the Lee Conservancy Catchment Board restrict or regulate the planting of trees, notify the applicant or the owner of the land, as the case may be, of the existence of such byelaws and that any such condition or direction has effect subject to the requirements of the river authority, drainage board, the Conservators of the River Thames or the Lee Conservancy Catchment Board under those byelaws and the condition or direction shall have effect accordingly.

8. The provisions set out in the Third Schedule to this Order, being provisions of Part III of the Act adapted and modified for the purpose of this Order, shall apply in relation thereto.

9. Subject to the provisions of this Order, any person who has suffered loss or damage in consequence of any refusal (including revocation or modification) of consent under this Order or of any grant of any such consent subject to conditions, shall, if he makes a claim on the authority within the time and in the manner prescribed by this Order, be entitled to recover from the authority compensation in respect of such loss or damage;

Provided that no compensation shall be payable in respect of loss or damaged suffered by reason of such refusal or grant of consent in the case of any trees the subject of a certificate in accordance with Article 5 of this Order.

10. In assessing compensation payable under the last preceding Article account shall be taken of:

- (a) any compensation or contribution which has been paid whether to the claimant or any other person in respect of the same trees under the terms of this or any other Tree Preservation Order under section 29 of the Town and Country Planning Act 1962 or section 60 of the Town and Country Planning Act 1971 or section 198 of the Act or under the terms of any Interim Preservation Order made under section 8 of the Town and Country Planning (Interim Development) Act 1943, or any compensation which has been paid or which could have been claimed under any provision relating to the preservation of trees or protection of woodlands contained in an operative scheme under the Town and Country Planning Act 1932, and
- (b) any injurious affection to any land of the owner which would result from the felling of the trees the subject of the claim.

11. (1) A claim for compensation under this Order shall be in writing and shall be made by serving it on the authority, such service to be effected by delivering the claim at the offices of the authority addressed to the Borough Secretary thereof or by sending it by prepaid post so addressed.

(2) The time within which any such claim shall be made as aforesaid shall be a period of twelve months from the date of the decision of the authority, or of the Secretary of State, as the case may be, or where an appeal has been made to the Secretary of State against the decision of the authority, from the date of the decision of the Secretary of State on the appeal.

12. Any question of disputed compensation shall be determined in accordance with the provisions of section 205 of the Act.

13. The provisions of section 201 of the Act shall apply to this Order and the Order shall take effect on 26th February 1991.

14. This Order may be cited as the Kingswood Borough Council (Emersons Green

NOTE: Any person contravening the provisions of this Order by cutting down, uprooting or wilfully destroying a tree, or by wilfully damaging, topping or lopping a tree in such a manner as to be likely to destroy it is guilty of an offence and liable on summary conviction to a fine not exceeding £2000 or twice the sum which appears to the court to be the value of the tree, whichever is the greater, or on indictment to a fine. The penalty for any other contravention of this Order is a fine not exceeding £1,000 on summary conviction and, in the case of a continuing offence when the contravention is continued after conviction, a person is liable on summary conviction to an additional fine not exceeding £5 for every day on which the contravention is so continued.

If a tree other than one to which an Order applies as part of a woodland is removed, uprooted or destroyed in contravention of an Order or is removed, uprooted or destroyed or dies at a time when its cutting down or uprooting is authorised only by section 198(6) of the Town and Country Planning Act 1990 relating to trees which are dying or dead or have become dangerous, it is the duty of the owner of the land, unless on his application the local planning authority dispense with the requirement, to plant another tree of appropriate size and species at the same place as soon as he reasonably can. Except in emergency, not less than 5 days previous notice of the removal, etc., should be given to the Authority to enable the latter to decide whether or not to dispense with the requirement.

FIRST SCHEDULE*

TREES SPECIFIED INDIVIDUALLY

(encircled in black on the map)

No. on Map	Description	Situation
	(see attached schedule)	

TREES SPECIFIED BY REFERENCES TO AN AREA

(within a dotted black line on the map)

No. on Map	Description	Situation
	None	

GROUPS OF TREES

(within a broken black line on the map)

No. on Map	Description	Situation
	(see attached schedule)	

WOODLANDS

(within a continuous black line on the map)

No. on Map	Description	Situation
	(see attached schedule)	

* Every heading should be included in the Schedule, and the word "NONE" written in where necessary.

SECOND SCHEDULE

This Order shall not apply so as to require the consent of the authority to
(1) the cutting down of any tree on land which is subject to a forestry dedication covenant where

- (a) any positive covenants on the part of the owner of the land contained in the same deed as the forestry dedication covenant and at the time of the cutting down binding on the then owner of the land are fulfilled;
- (b) the cutting down is in accordance with a plan of operations approved by the Forestry Commission under such deed.

(2) the cutting down of any tree which is in accordance with a plan of operations approved by the Forestry Commission under the approved woodlands scheme or other grant scheme under Section 4 of the Forestry Act 1967 except a scheme which applies to a forestry dedication covenant;

(3) the cutting down, uprooting, topping or lopping of a tree

- (a) in pursuance of the power, conferred on the Postmaster General by virtue of section 5 of the Telegraph (Construction) Act 1908;

- (b) by or at the request of

- (i) a statutory undertaker where the land on which the tree is situated is operational land as defined by the Act and either works on such land cannot otherwise be carried out or the cutting down, topping or lopping is for the purpose of securing safety in the operation of the undertaking;
 - (ii) an electricity board within the meaning of the Electricity Act 1947, where such tree obstructs the construction of the board of any main transmission line or other electric line within the meaning respectively of the Electricity (Supply) Act 1919 and the Electric Lighting Act 1882 or interferes or would interfere with the maintenance or working of any such line;
 - (iii) a water authority established under the Water Act 1973 the Conservators of the River Thames, or the Lee Conservancy Catchment Board, where the tree interferes or would interfere with the

exercise of any of the functions of such water authority of the River Thames or Lee Conservancy Catchment Board in relation to the maintenance, improvement of construction of water courses or of drainage works; or

- (iv) the Minister of Defence for the Royal Air Force, the Minister of Technology or the Board of Trade where in the opinion of such Minister of Board the tree obstructs the approach of aircraft to, or their departure from, any aerodrome or hinders the safe and efficient use of aviation or defence technical installation.
- (c) where immediately required for the purpose of carrying out development authorised by the planning permission granted on an application made under Part III of the Act, or deemed to have been so granted for any of the purposes of that Part.
- (d) which is a fruit tree cultivated for fruit production growing or standing on land comprised of an orchard or garden.

THIRD SCHEDULE

Provisions of the following parts of Part III of the Act as adapted and modified to apply to this Order.

Part III of the Act

75.(1) Without prejudice to the following provisions as to the duration revocation or modification of consents, any such consent under the Order, including any direction as to replanting given by the Authority on the granting of such consent, shall (except in so far as the consent otherwise provides) enure for the benefit of the land and of all persons for the time being interested therein.

77.(1) The Secretary of State may give directions to the authority requiring applications for consent under the Order to be referred to him instead of being dealt with by the authority.

77.(2) A direction under this section may relate either to a particular application or to applications of a class specified in the direction.

77.(3) Any application in respect of which a direction under this section has effect shall be referred to the Secretary of State accordingly.

77.(4) Where an application for consent under the Order is referred to the Secretary of State under this section, the provisions of Articles 4 and 5 of the Order shall apply as they applied to an application which falls to be determined by the authority.

77.(5) Before determining an application referred to him under this section other than an application for permission referred to a Planning Inquiry Commission under section 101 of the Act the Secretary of State shall, if either the applicant or the authority so desire, afford to each of them an opportunity of appearing before, and being heard by a person appointed by the Secretary of State for the purpose.

77.(7) The decision of the Secretary of State on any application referred to him under this section shall be final.

78.(1) Where an application is made to the authority for consent under the Order and that consent is refused by that authority or is granted by them subject to conditions or where any certificate or direction is given by the authority, the applicant, if he is aggrieved by their decision on the application, or by any such certificate, or the person directed if he is aggrieved by the direction, may by notice under this section appeal to the Secretary of State.

78.(2) Where an application for consent under the Order is made to the authority, then unless within two months from the date of receipt of the application, or within such extended period as may at any time be agreed upon in writing between the applicant and the authority, the authority either -

- (a) give notice to the applicant of their decision on the application; or
- (b) give notice to him that the application has been referred to the Secretary of State in accordance with directions given under section 77 above;

the provisions of the last preceding section shall apply in relation to the application as if the consent to which it relates had been refused by the authority, and as if notification of their decision had been received by the applicant at the end of the said period of two months, or at the end of the said extended period, as the case may be.

78.(4) A Notice under this section shall be served in writing within twenty-eight days from the receipt of notification of the decision, certificate or direction as the case may be, or such longer period as the Secretary of State may allow.

79.(1) Where an appeal is brought under this section from a decision, certificate or direction of the authority, the Secretary of State, subject to the following provisions of this section, may allow or dismiss the appeal, or may reverse or vary any part of the decision of the authority, whether the appeal relates to that part thereof or not, or may cancel any certificate or cancel or vary any direction, and may deal with the application as if it had been made to him in the first instance.

79.(2) Before determining an appeal under this section, the Secretary of State shall, if either the appellant or the authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

79.(5) The decision of the Secretary of State on any appeal under this section shall be final.

97.(1) If it appears to the authority that it is expedient to revoke or modify any consent under the Order granted on an application made under Article 3 of the Order, the authority may by Order revoke or modify the consent to such extent as they consider expedient.

97.(3) The power conferred by this section to revoke or modify a consent may be exercised at any time before the operations for which consent has been given have been completed.

97.(4) Provided that the revocation or modification of consent shall not affect so much of those operations as had been previously carried out.

98.(1) and (6) Except as provided in sections 99 and 201 of the Act an Order under section 97 shall not take effect unless it is confirmed by the Secretary of State, and the Secretary of State may confirm any such Order submitted to him either without modification or subject to such modifications as he considers expedient.

98.(2), (4) and (5) Where an authority submit an Order to the Secretary of State for his confirmation under this section the authority shall furnish the Secretary of State with a statement of their reason for making the Order and shall serve notice together with a copy of the aforesaid statement on the owner and on the occupier of the land affected, and on any other person who in their opinion will be affected by the Order, and if within the period of twenty-eight days from the service thereof any person on whom the notice is served so requires, the Secretary of State, before confirming the Order, shall afford to that person, and to the authority, an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

98.(7) Where a notice has been served in accordance with the provisions of subsection (2) of this section, no operations or further operations as the case may be, in pursuance of the consent granted, shall be carried out pending the decision of the Secretary of State under subsections (1) and (6) of this section.

99(1) The following provisions shall have effect where the local planning authority have made an Order (hereinafter called "such Order") under section 97 above revoking or modifying any consent granted on an application made under a tree preservation order but have not submitted such Order to the Secretary of State for confirmation by him and the owner and the occupier of the land and all persons who in the authority's opinion will be affected by such Order have notified the authority in writing that they do not object to such Order.

99.(2), (4) and (5) The authority shall advertise the fact that such Order has been made and the advertisement shall specify (a) the period (not less than twenty-eight days from the date on which the advertisement first appears) within which persons affected by such Order may give notice to the Secretary of State that they wish for an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose and (b) the period (not less than 14 days from the expiration of the period referred to in paragraph (a) above) at the expiration of which, if no such notice is given to the Secretary of State, such Order may take effect by virtue of this section and without being confirmed by the Secretary of State.

99.(3) The authority shall also serve notices to the same effect on the persons mentioned in subsection (1) above.

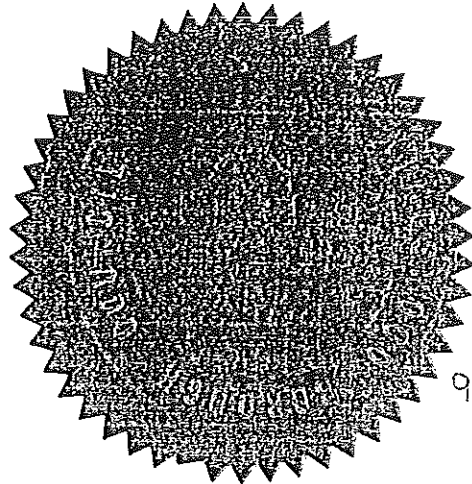
99.(6) The authority shall send a copy of any advertisement published under subsection (2) above to the Secretary of State, not more than three days after the publication.

99.(7) If within the period referred to in subsection (4) of Section 99 (28 days) no person claiming to be affected by such Order has given notice to the Secretary of State as aforesaid and the Secretary of State has not directed that such Order be submitted to him for confirmation, such Order shall at the expiration of the period referred to in subsection (5) of section 99 (14 days) take effect by virtue of this section and without being confirmed by the Secretary of State as required by section 98 (1) of the Act.

99.(8) This section does not apply to such Order revoking or modifying a consent granted or deemed to have been granted by the Secretary of State under this Part of the Act or under Part VII thereof.

The Common Seal of
KINGSWOOD BOROUGH COUNCIL
was hereunto affixed this
26th day of February 1991

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In the presence of:

R. G. K.

Borough Secretary

TREE PRESERVATION ORDER

SCHEDULE

Individual Trees

T1	Lime	T39	Oak	T77	Ash
T2	Beech	T40	Oak	T78	Ash
T3	Beech	T41	Oak	T79	Aspen
T4	Pine	T42	Oak	T80	Ash
T5	Ash	T43	Ash	* T81	Aspen
T6	Oak	T44	Oak	* T82	Aspen
T7	Tree of Heaven	T45	Oak	T83	Aspen
T8	Monkey Puzzle	T46	Oak	T84	Aspen
T9	Horse Chestnut	T47	Ash	T85	Aspen
T10	Oak	T48	Oak	T86	Oak
T11	Oak	T49	Oak	* T87	Aspen
T12	Ash	T50	Oak	T88	Aspen
T13	Ash	T51	Oak	T89	Aspen
T14	Oak	T52	Oak	T90	Oak
T15	Oak	T53	Oak	T91	Oak
T16	Oak	T54	Oak	T92	Oak
T17	Oak	T55	Field Maple	T93	Ash
T18	Oak	* T56	Oak	T94	Oak
T19	Ash	T57	Ash	T95	Oak
T20	Ash	T58	Copper Beech	T96	Oak
T21	Oak	T59	Willow	T97	Ash
T22	Ash	* T60	Oak	T98	Oak
T23	Ash	T61	Ash	T99	Oak
T24	Oak	T62	Oak	T100	Oak
T25	Oak	T63	Oak	T101	Oak
T26	Oak	T64	Oak	T102	Oak
T27	Field Maple	T65	Oak	T103	Ash
* T28	Oak Field Maple	T66	Ash	T104	Oak
T29	Oak	T67	Oak	T105	Oak
T30	Oak	T68	Oak	* T106	Oak
T31	Ash	* T69	Hawthorn	T107	Oak
T32	Holly	* T70	Hawthorn	T108	Oak
T33	Beech	T71	Ash	* T109	Oak
T34	Horse Chestnut	T72	Ash	T110	Oak
T35	Ash	T73	Ash	T111	Ash
T36	Oak	T74	Damson	* T112	Aspen
T37	Oak	T75	Oak	* T113	Aspen
T38	Oak	* T76	Oak Walnut	* T114	Aspen

* As modified by Planning CHee 29.7.91

T115	Ash	T153	Willow	T191	Oak
T116	Ash	T154	Sycamore	T192	Oak
T117	Ash	T155	Willow	T193	Oak
T118	Oak	T156	Willow	T194	Oak
T119	Ash	T157	Horse Chestnut	T195	Oak
T120	Ash	* T158	Oak	T196	Oak
* T121	Ash Oak	T159	Oak	T197	Oak
T122	Ash	* T160	Oak	T198	Oak
T123	Oak	T161	Oak	T199	Oak
T124	Oak	T162	Ash	T200	Oak
T125	Ash	T163	Ash	* T201	Oak
T126	Ash	T164	Oak	T202	Oak
T127	Ash	T165	oak	* T203	Oak
* T128	Ash	* T166	Oak	T204	Oak
T129	Oak	T167	Oak	T205	Oak
T130	Oak	T168	Oak	T206	Oak
T131	Oak	T169	Oak	T207	Oak
T132	Ash	T170	Oak	T208	Oak
T133	Oak	T171	Oak	T209	Oak
T134	Oak	T172	Oak	T210	Oak
T135	Oak	* T173	Oak	T211	Oak
T136	Oak	T174	Oak	T212	Oak
T137	Oak	T175	Oak	T213	Oak
T138	Oak	T176	Oak	T214	Oak
T139	Oak	T177	Oak	T215	Oak
T140	Oak	T178	Oak	T216	Oak
T141	Oak	T179	Ash	T217	Oak
T142	Oak	T180	Oak	T218	Oak
T143	Oak	T181	Alder	T219	Oak
T144	Ash	T182	Ash	T220	Ash
T145	Ash	T183	Oak	T221	Oak
T146	Oak	T184	Oak	T222	Oak
T147	Oak	T185	Oak	T223	Ash
T148	Oak	T186	Oak	T224	Oak
T149	Oak	T187	Oak	T225	Poplar
T150	Ash	T188	Oak	T226	Sycamore
T151	Ash	T189	Oak	T227	Willow
T152	Field Maple	T190	Oak	T228	Lime

T229	Lime	T266	Oak	T303	Ash
T230	Horse Chestnut	T267	Oak	T304	Oak
T231	Horse Chestnut	T268	Oak	T305	Oak
* T232	Horse Chestnut Ash	T269	Ash	T306	Oak
T233	Horse Chestnut	* T270 Willow		T307	Oak
T234	Sycamore	* T271 Willow		T308	Oak
T235	Lime	* T272 Willow		T309	Oak
T236	Sycamore	* T273 Oak		T310	Oak
T237	Horse Chestnut	* T274 Oak		T311	Oak
T238	Sycamore	T275	Willow	T312	Ash
T239	Cypress	T276	Alder	T313	Oak
T240	Pine	T277	Willow	T314	Ash
T241	Lime	T278	Willow	T315	Ash
* T242 Cypress		* T279 Willow		T316	Ash
T243	Sycamore	T280	Oak	T317	Oak
T244	Lime	T281	Oak	T318	Oak
T245	Sycamore	T282	Oak	T319	Oak
T246	Sycamore	T283	Oak	T320	Oak
T247	Sycamore	* T284 Oak		T321	Oak
T248	Sycamore	T285	Oak	T322	Alder
T249	Sycamore	* T286 Oak		T323	Oak
T250	Sycamore	* T287 Oak		T324	Field Maple
T251	Sycamore	T288	Oak	T325	Oak
T252	Lime	T289	Alder	T326	Ash
T253	Lime	T290	Willow	T327	Field Maple
T254	Lime	T291	Oak	T328	Field Maple
T255	Lime	T292	Ash	T329	Field Maple
* T256	Oak Ash	T293	Sycamore	T330	Field Maple
T257	Oak	T294	Ash	T331	Field Maple
T258	Willow	T295	Oak	T332	Oak
T259	Willow	T296	Oak	T333	Field Maple
T260	Oak	T297	Oak	T334	Oak
T261	Ash	* T298 Oak		T335	Field Maple
* T262 Oak		T299	Oak	T336	Field Maple
T263	Oak	T300	Oak	T337	Field Maple
T264	Oak	T301	Oak	T338	Field Maple
T265	Oak	T302	Oak		

* As modified by Planning CHee 29.7.91

T339	Oak	T344	Oak	T349	Oak
T340	Field Maple	T345	Hawthorn	T350	Oak
T341	Oak	T346	Oak	T351	Oak
T342	Oak	T347	Oak	T352	Oak
T343	Oak	T348	Oak		

Groups of Trees

G1	3 Poplar, 1 Sycamore
G2	11 Ash, 4 Oak
G3	8 Ash, 2 Oak, 6 Willow
G4	7 Willow
G5	6 Thorn, 8 Hazel, 2 Field Maple, 2 Willow
G6	3 Ash
G7	4 Ash
G8	4 Lombardy Poplar
G9	6 Ash
G10	3 Ash
G11	6 Field Maple, 1 Ash, 2 Thorn
G12	6 Sycamore
G13	4 Ash
G14	6 Elm, 2 Ash
G15	14 Conifers
G16	15 Conifers
G17	31 Poplar
G18	11 Poplar
G19	5 Willow
G20	7 Oak
G21	15 16 Hawthorn, 10 Field Maple, 2 Hazel

(As modified by Planning Committee
29.7.91)

Woodlands

W1	Woodland consisting mainly of Oak, Ash, Hawthorn and Elm
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