



**DECISION  
DIRECTOR OF DEVELOPMENT AND ENVIRONMENT**

DECISION No. DE 16/17 206

**SUBJECT: TPO 1044 Land to north of Pudding Pie Lane, Langford**

**DETAILS:**

Tree Preservation Order 1044 was made 1 July 2016 to protect:

- T1 – Ash – southern boundary with Pudding Pie Lane;
- T2 – Oak - southern boundary with Pudding Pie Lane;
- T3 – Ash - southern boundary with Pudding Pie Lane;
- T4 – Holly - southern boundary with Pudding Pie Lane.

The period for receipt of objections has now expired.

After six months from the date a Tree Preservation Order (TPO) is made the trees protected therein lose the protection of the section 201 direction. If the council wish to confirm the TPO as it stands, or confirm it subject to modification, the decision must be made before the end of the six months.

**CONSIDERATION OF OBJECTIONS AND OTHER REPRESENTATIONS:**

No objections nor letters of support were received.

**DECISION:**

That Tree Preservation Order 1044 is confirmed without modification.

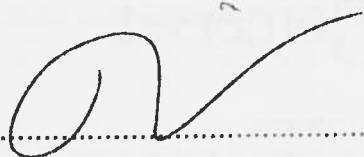
**Reasons:**

1. The trees are visible to the general public and contribute to the green infrastructure and biodiversity of the area.
2. The trees appear to be in reasonable condition with reasonable life expectancy.
3. The land has been subject to an application for outline planning consent (planning ref 15/P/2524/O) for the erection of up to 35 dwellings with associated parking, landscaping, drainage and infrastructure. At this stage, detailed information has not yet been submitted. The tree preservation order will ensure adequate consideration of the issues surrounding trees worthy of retention on this site, throughout the development process.

**Other Alternatives Considered:**

None.

Signed.....



John Flannigan  
Community and Environment Services  
Manager, Natural Environment, Streets  
and Open Spaces – on behalf of and  
exercising the powers of the Director of  
Development and Environment.

Dated.....

3/11/2016