IMPORTANT - THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREE PRESERVATION)(ENGLAND) REGULATIONS 2012

DISTRICT OF NORTH SOMERSET LAND NORTH OF BANWELL ROAD NORTH OF ELBOROUGH VILLAGE HUTTON / LOCKING (No.1173) TREE PRESERVATION ORDER 2026

FORMAL NOTICE

THIS IS A FORMAL NOTICE to let you know that on the **15 October 2026** we made the above Tree Preservation Order.

In simple terms, no one is allowed to cut down, top or lop without our permission the tree(s) described in the First Schedule of the Order and shown on the map.

Information about Tree Preservation Orders is contained in a leaflet, *Protected Trees: A Guide to Tree Preservation Procedures*, produced by the Department of the Environment, Transport and the Regions.

This Order protects:

T1 – Ash - eastern boundary
T2 – Ash - south of G2
T3 – Field Maple - south of Connemara
T4 - Field Maple - south of Connemara
T5 - Ash - south of Connemara
T6 - Ash - south of Connemara
T7 - Ash - south of Connemara
T8 - Ash - south of Connemara
T9 - Ash - south of Connemara
T10 – Ash - western boundary
T11 – Ash - western boundary
T12 – Oak - western boundary
T13 – Poplar - western boundary of Connemara
T14 – Ash - 110m from southern boundary
T15 – Field Maple - east of T14
T16 - Hawthorn - east of T14
T17 – Field Maple - east of T14
T18 – Ash - south eastern corner of site
T19 – Field Maple - south east corner of site
T20 - Hawthorn - south east corner of site
T21 - Ash - south east corner of site
T22 - Hawthorn - south east corner of site
T23 –Hawthorn - north west of T14
T24 –Willow - south east corner of site
T25 - Willow - south east corner of site
T26 - Ash - south east corner of site
T27 - Field Maple - south east corner of site
T28 - Field Maple - south east corner of site

G1 – Macrocarpa x 3 - eastern boundary of Connemara
G2 – Ash x 4 - south of northern boundary
G3 – Field Maple x 2 - east of T14
G4 – Ash x 5 - north of T14
G5 - Ash x 3 - north of T14

G6 –Willow x 10 - southern boundary
G7 - Willow x 2 - southern boundary

W1 – including trees of whatever species – northern boundary
W2 – including trees of what species - northern boundary

We have made the Order because:

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 planning consent (planning reference 26/P/0536/OUT Land North Of Banwell Road North Of Elborough Village Hutton / Locking); whilst outline consent has not been granted for the large scale development including housing and business properties, the tree preservation order will ensure adequate consideration of the issues surrounding trees worthy of retention on this site, throughout the development process.
4. A climate emergency has been declared by all levels of governance and trees are seen as vital in combating this emergency. Trees help to reduce temperatures around them (via transpiration and by reflecting heat), absorb harmful particulates in the air, reduce air pollution, reduce risks from flooding and capture carbon dioxide. Mature trees and woodlands are particularly important in this regard and maintaining current levels of canopy cover, then increasing it, within the district is vital in combating these issues.

The Order came into force, on a temporary basis, on **15 October 2026** and will remain in force for six months. During this time we will decide whether the Order should be given permanent status.

People affected by the Order have a right to object or make comments on the tree(s), groups of trees or woodlands covered before we decide whether the Order should be made permanent.

If you would like to make any objections or comments, please make sure we receive them in writing by **21 November 2026**. Your comments must meet Regulation 6 of the Town and Country Planning (Trees Preservation)(England) Regulations 2012 (a copy is attached). Please send your comments to James McCarthy, Tree Officer, North Somerset Council, Town Hall, Natural Environment Team, Walliscote Grove Road, Weston-super-Mare BS23 1UJ, or e-mail to james.mccarthy@n-somerset.gov.uk

We will carefully consider all objections and comments before deciding whether to make the Order permanent. We will write to you again when we have made our decision.

COPY OF REGULATION 6 OF TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

Objections and representations

6(1) Subject to paragraph (2), objections and representations-

(a) shall be made in writing and -

(i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or

(ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;

may be) in respect of which the objections or representations are made; and

(c) in the case of an objection, shall state the reasons for the objection.

(2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.

SCHEDULE

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

Reference on map	Description	Situation
T1	Ash	eastern boundary
T2	Ash	south of G2
T3	Field Maple	south of Connemara
T4	Field Maple	south of Connemara
T5	Ash	south of Connemara
T6	Ash	south of Connemara
T7	Ash	south of Connemara
T8	Ash	south of Connemara
T9	Ash	south of Connemara
T10	Ash	western boundary
T11	Ash	western boundary
T12	Oak	western boundary
T13	Poplar	western boundary of Connemara
T14	Ash	110m from southern boundary
T15	Field Maple	East of T14
T16	Hawthorn	east of T14
T17	Field Maple	east of T14
T18	Ash	south eastern corner of site
T19	Field Maple	south east corner of site
T20	Hawthorn	south east corner of site
T21	Ash	south east corner of site
T22	Hawthorn	south east corner of site
T23	Hawthorn	north west of T14
T24	Willow	south east corner of site
T25	Willow	south east corner of site
T26	Ash	south east corner of site
T27	Field Maple	south east corner of site
T28	Field Maple	south east corner of site

Trees specified by reference to an area
(within a dotted black line on the map)

Reference on map	Description	Situation
None	**N/a**	**N/a**

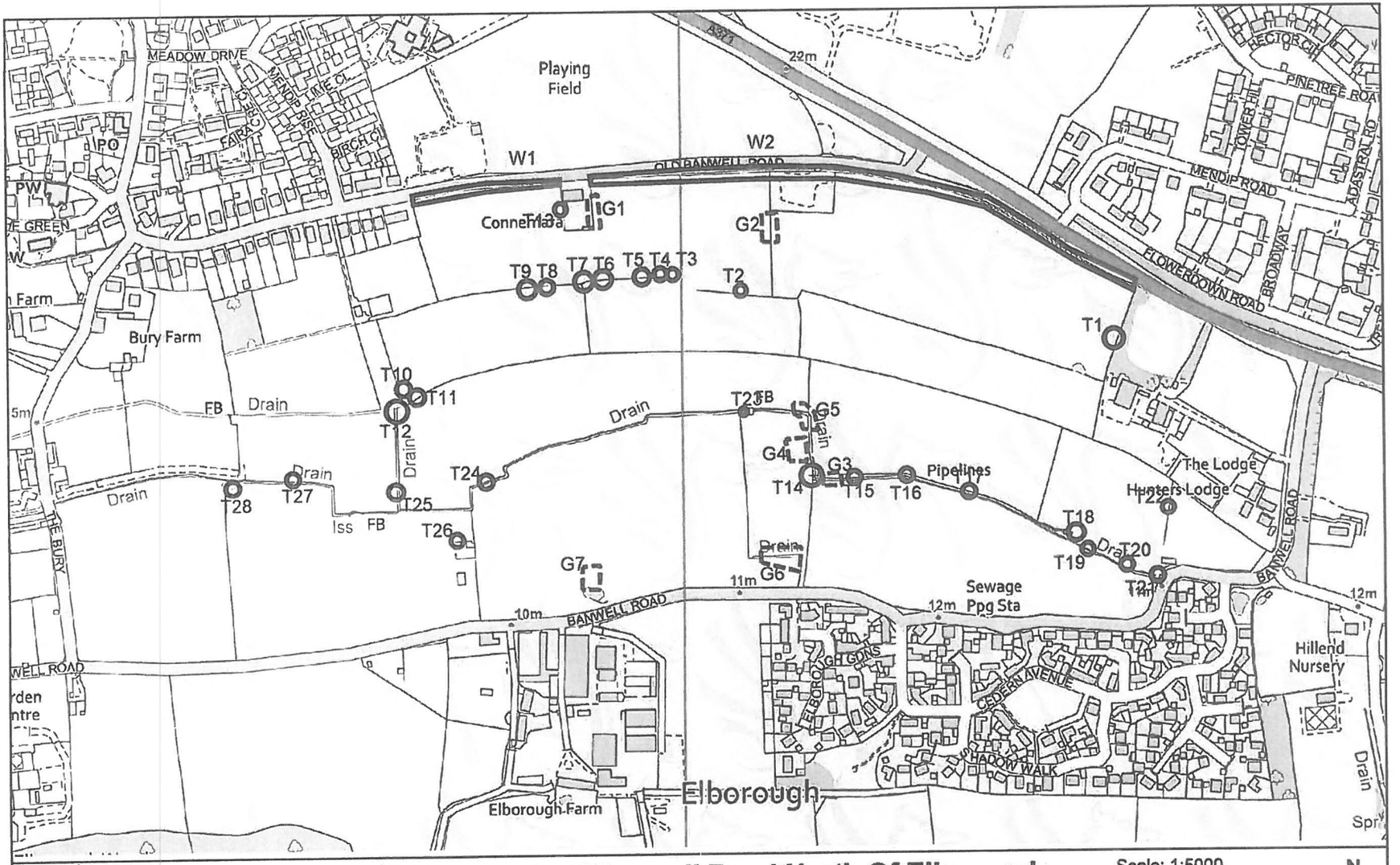
Groups of trees
(within a broken black line on the map)

Reference on map	Description	Situation

G1	Macrocarpa x 3	eastern boundary of Connemara
G2	Ash x 4	south of northern boundary
G3	Field Maple x 2	east of T14
G4	Ash x 5	north of T14
G5	Ash x 3	north of T14
G6	Willow x 10	southern boundary
G7	Willow x 2	southern boundary

Woodlands
(within a continuous black line on the map)

Reference on map	Description	Situation
W1	including trees of whatever species	northern boundary
W2	including trees of whatever species	northern boundary



North Somerset Council

TPO 1173 Land North Of Banwell Road North Of Elborough Village Hutton / Locking

Scale: 1:5000

Date: 13 October 2026

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