

IMPORTANT – THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

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

**Wycombe District Council Tree Preservation Order No 42/2018
Trees on land at OS Land Parcel 3155, Picts Lane, Princes Risborough**

THIS IS A FORMAL NOTICE to let you know that on **24 October 2018** the Council made the above tree preservation order.

A copy of the order is enclosed. In simple terms, it prohibits anyone from cutting down, topping or lopping any of the trees described in the First Schedule of the order and shown on the map, without the Council's consent. Some explanatory guidance on tree preservation orders is given in the enclosed leaflet, *Protected Trees: A Guide to Tree Preservation Orders*.

Reason for the Making of the Order: Located on land at 108 Wycombe Road are several trees with good present and future public amenity value. In particular the woodland group located to the south-west of the site. These trees have good amenity value when viewed from the public realm and may become important in the future.

The trees make a positive contribution to the visual amenity and character of the local landscape and their loss would be considered detrimental to the wider landscape.

Under section 198 of the Town and Country Planning Act (1990):

(1) If it appears to a local planning authority that it is expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area, they may for that purpose make an order with respect to such trees, groups of trees or woodlands as may be specified in the order.

Therefore it is expedient to make these trees the subject of a Tree Preservation Order.

If you would like to make any objections or other comments, please make sure we receive them in writing by Monday 3 December 2018. Your comments must comply with regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, a copy of which is provided overleaf.

Send your comments to **Liz Hornby, Democratic Services, Wycombe District Council, Queen Victoria Road, High Wycombe, Bucks, HP11 1BB (01494 421214)**. All valid objections or representations are carefully considered before a decision on whether to confirm the order is made.

The Council will write to you again when that decision has been made. In the meantime, if you would like any further information or have any questions about this letter, please contact **Planning and Sustainability, Wycombe District Council, Queen Victoria Road, High Wycombe, Bucks HP11 1BB – Tel: 01494 421803 – Alastair Cunningham (Arboriculture Officer)**.

Dated: **24 October 2018**

Signed: _____


District Solicitor

on behalf of Wycombe District Council, District Council Offices, Queen Victoria Road, High Wycombe, Bucks HP11 1BB.

COPY OF REGULATION 6 OF THE 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;

(b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and 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.

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(TREE PRESERVATION)(ENGLAND) REGULATIONS 2012**

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The Wycombe District Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 (as amended) make the following Order—

Citation

- 1 This Order may be cited as the **Wycombe District Council Tree Preservation Order No 42/2018**.

Interpretation

- 2 — (1) In this Order “the authority” means the Wycombe District Council making the Order).
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Effect

- 3 — (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
- (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall —
- (a) cut down, top, lop, wilfully damage, wilfully destroy or uproot; or
- (b) cause or permit the cutting down, topping, lopping, wilful damage, wilful destruction or uprooting of,
- any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

- 4 In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated: **24 October 2018**

Signed on behalf of Wycombe District Council


.....
for DISTRICT SOLICITOR

[CONFIRMATION OF ORDER]

[This Order was confirmed by Wycombe District without modification on the _____ of _____]

OR

[This Order was confirmed by the Wycombe District Council, subject to the modifications indicated, as set out in the Notice of Confirmation of a Tree Preservation Order No _____ on the _____ of _____]

.....
DISTRICT SOLICITOR

[DECISION NOT TO CONFIRM ORDER]

[A decision not to confirm this Order was taken by Wycombe District Council on the _____ of _____]

.....
DISTRICT SOLICITOR

[VARIATION OF ORDER]

[This Order was varied by the Wycombe District Council on the _____ of _____ by a variation order under reference number [*insert reference number to the variation number*] a copy of which is attached]

.....
DISTRICT SOLICITOR

[REVOCACTION OF ORDER]

[This Order was revoked by the Wycombe District Council on the _____ of _____]

.....
SOLICITOR

SCHEDULE

SPECIFICATION OF TREES Trees specified individually (encircled in black on the map)

Reference on map	Description	Situation

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

Reference on map	Description	Situation

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

Reference on map	Description	Situation

Woodlands (within a continuous black line on the map)

Reference on map	Description	Situation
W1	All trees, various species. Predominantly Broadleaves	Trees on land at OS Land Parcel 3155, Picts Lane, Princes Risborough

WYCOMBE DISTRICT COUNCIL

Tree Preservation Order

Land parcel OS 3155 Picts Lane Princes Risborough



