

The Horizon Centre, Broadland Business Park, Peachman Way,
Norwich, NR7 0WF
Tel 01508 533633 / 01603 430509 Text phone 01508 533622
Freephone 0800 3896109
Email planning@southnorfolkandbroadland.gov.uk
Website www.southnorfolkandbroadland.gov.uk



Cawston/BD0776

Town and Country Planning Act 1990
The Broadland District Council Cawston Tree Preservation Order 2025 No. BD0776

Citation

1. This Order may be cited as the **The Broadland District Council Cawston Tree Preservation Order 2025 No. BD0776**

Interpretation

2.—(1) In this Order “the authority” means the Broadland District Council

(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, uproot, wilfully damage, or wilfully destroy; or
(b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction 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 this 17th day of October 2025

The Common Seal of Broadland District Council

was affixed to this Order in the presence of—

Deputy Monitoring Officer
Claire White



8713

SCHEDULE

Specification of trees

Trees specified individually - (encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T 1	Oak	Land to the south and adjacent to the rear garden boundary of 1 William Bush Close and 58 Norwich Road, Cawston, Norfolk, NR10 4EU

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

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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Groups of trees (within a broken black line on the map)

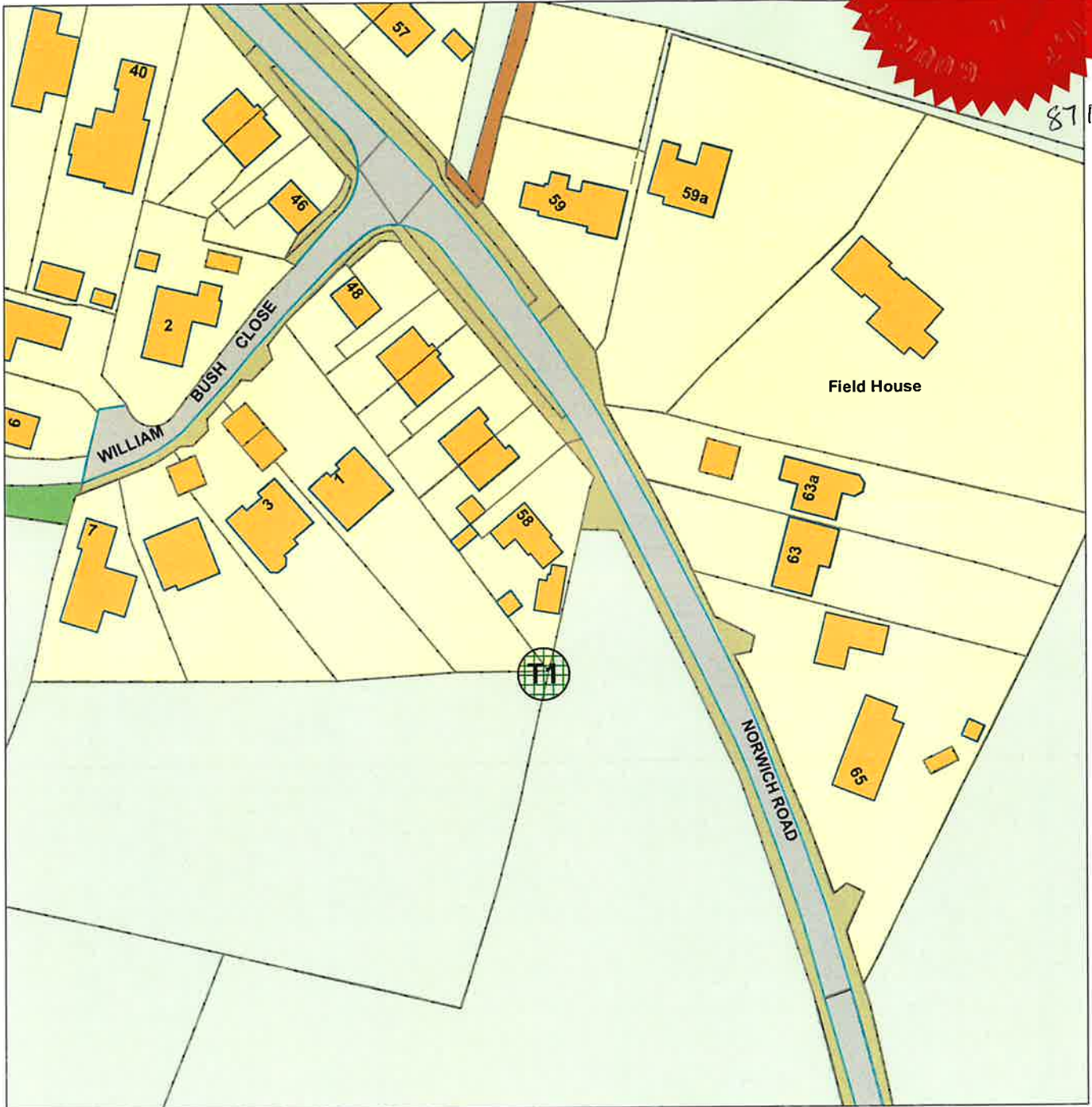
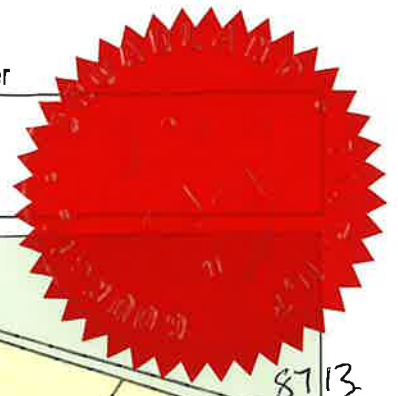
<i>Reference on map</i>	<i>Description including number of trees of each species in the group</i>	<i>Situation</i>
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Woodlands (within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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Clair White
Deputy Monitoring Officer
Clair White

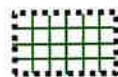
THE BROADLAND DISTRICT COUNCIL
Cawston Tree Preservation Order 2025 No. BD0776



KEY



Individual trees (T1 etc.)



Areas (A1 etc.)

Inner edge of dots denotes boundary



Groups (G1 etc.)

Inner edge of broken line denotes boundary



Woodland (W1 etc.)

Inner edge of line denotes boundary





Community at heart
The Horizon Centre
Broadland Business Park
Peachman Way
Norwich
NR7 0WF

Ms Sarah Vergette
Cawston

Tel 01508 533780 / 01603 430509
Planning@southnorfolkandbroadland.gov.uk

Our ref BD0776

17 October 2025

Dear Sir/Madam,

The Broadland District Council Cawston Tree Preservation Order 2025 No. BD0776
Tree(s) at : Land To The South Of 1 William Bush Close And 58 Norwich Road Cawston
Norfolk NR10 4EU
Easting : 613764 Northing : 323327

Broadland District Council has served a new Tree Preservation Order (TPO) to protect tree(s) at the location detailed above. A copy of the TPO is enclosed. The Council has served this TPO because This tree has scored a significant TEMPO (Tree Evaluation Method for Preservation Orders) score which indicates it is suitable for a TPO. The tree not only provides amenity value to the setting, but also provides a wealth of benefit to many birds, mammals and insects.. Should you wish to comment or object to the TPO, details of how to do so are set out on the Notice; you can use the enclosed reply form for your comments.

Further information is set out on the back of this letter. If you have any other questions or concerns, please do not hesitate to contact us.

Yours faithfully

Natalie Scurll
Assistant Conservation And Tree Officer

New TPO (Tree Preservation Order) - Frequently Asked Questions

Why has the TPO been served on me?

You have been sent this TPO because you are an owner and/or occupier of land on which the tree(s) is/are growing, or that is next to where the tree(s) is/are growing. Alternatively, we may have needed to send it to you as you are in some other way formally connected with the site. We need to tell you about the TPO in order you are aware of the legal restrictions that it imposes, also so you can object or make other comments should you wish to do so.

The tree(s) is/are on my neighbour's land, so why have I received the TPO?

We are required to tell you about the TPO as the tree(s) may overhang or grow to overhang your land. If they do, you will be subject to the restrictions that the TPO imposes. It may also be the case that the roots encroach your land; the TPO protects the tree roots in addition to the rest of the tree, so you must take care not to do any damage to these either.

I am a tenant of the property, so why have I been contacted?

Wherever possible we contact both the owner of the property and any other interested parties such as tenants. Sometimes it is not easy to know who these are, so if you think that we have not contacted someone who should be told about the TPO, please let us know. If you are a tenant, please tell us and also let your landlord know that you have been sent this TPO.

What if my name and/or other details is/are not correct on the TPO documents?

Please let us know as soon as possible and we will resolve this. If necessary, we will re-issue the documents and adjust the consultation period if necessary.

Who else has been informed about the TPO?

In addition to the tree owners and their neighbours, we let the relevant Parish/Town Council, District Councillor(s) and the Parish Tree Warden(s) know about the TPO. If the tree is close to the highway, we will also inform Norfolk County Council.

Why was the TPO sent by recorded delivery or delivered by hand?

As the TPO and the Notice are legal documents, we need to be sure that they have been received safely. We endeavour to time the posting of TPOs so that they arrive at residential properties on Saturdays, which is a day that more households will have at least one person at home to receive them, but sometimes this is not possible. We apologise if the need to sign for the TPO caused you any inconvenience.

How do I make objections to the TPO, or provide other comments?

The Notice that accompanies the TPO sets out the date by which comments should be received; it is usually at least one month from the date the TPO is served. We have provided a standard form on which you can make comments, but you are not obliged to use it. In order to be sure that they are considered all comments must be made in writing by the deadline stated. If for any reason you need longer to make comments, please let us know why and we will do our best to help.

Must I make comments to South Norfolk Council regarding the TPO?

No, you do not need to make an objection or other comment if you do not wish to. If you are supportive of the TPO it would be good, though not essential, to know this as well.

Who do I contact if I have any other questions not covered by this?

General information about TPOs can be found via the Planning Practice Guidance website at [planningguidance.planningportal.gov.uk](https://www.planningguidance.planningportal.gov.uk). If this does not provide the information you require please email the Council at Planning@southnorfolkandbroadland.gov.uk or call 01508 533780 / 01603 430509



The Broadland District Council Cawston Tree Preservation Order 2025 No. BD0776

**Tree(s) at : Land To The South Of 1 William Bush Close And 58 Norwich Road Cawston
Norfolk NR10 4EU**

The Tree Preservation Order (TPO) is valid from 17 October 2025. However, by 17 April 2026 Broadland District Council must decide whether to make the Order permanent. In order to help make this decision, you are invited to provide comments on whether you support or object to the TPO. If you object you must state your reasons for doing so.

All comments must be received by: 14 November 2025

Please note: Any comments that you do provide will be held on file which is available for public inspection. You should therefore ensure that any comments are relevant and not defamatory or offensive, as you will remain personally and legally responsible for them. Your comments may also be published on our website, along with your name and address. If you are concerned about publishing your signature, e-mail address, telephone number or any other personal contact details (other than your name and address which must be available) then send these as a separate attachment so they are not published with the main comments.

Please tick one box only:

☐

Support

☐

Object (you must explain your reasons)

☐

No comment

Reasons / comments (continue on further sheets if necessary):

**Print Name:
Parish Clerk**

Date:

Ms Sarah Vergette
Clerk, Cawston Parish Council
3 Rosebery Road
Great Plumstead
Norwich
NR13 5EA

Please return to:
Planning
Broadland District Council
The Horizon Centre
Broadland Business Park
Peachman Way
Norwich
NR7 0WF

Planning@southnorfolkandbroadland.gov.uk

Broadland District Council 2022

The Anti-Social Behaviour, Crime and Policing Act 2014

Fouling of Land by Dogs

The District of Broadland Public Spaces Protection Order No. 3

1. Broadland District Council (“the Council”) hereby makes the following Order:

- a. This Order is made by the Council in exercise of its powers under Section 59 and Chapter 2 of Part 4 of the Anti-Social Behaviour, Crime and Policing Act 2014 (“the Act”) and this Order may be cited as the Broadland District Council Public Space Protection Order No.3.
- b. The Council is satisfied that:
 - i. Activities carried on within the restricted area as defined in Article 2 below, being the fouling of land by dogs and/or the presence of dogs in enclosed play areas have had or are likely to have a detrimental effect on the quality of life of those in the area: and
 - ii. that such activities may be of a persistent or continuing nature and the restrictions imposed by this Order are justified.

2. The Restricted Areas

- a. This Order relates to all land within the administrative area of the Council, shown in red on the plan in Schedule 1 of this Order, (“the Restricted Area”). This Order relates to all public/private land open to the air to which the public have access with or without payment including but not limited to all public highways (to include verges, footways, and footpaths), all public parks, pleasure grounds, sports grounds, playing fields and play areas.

3. Requirements and prohibitions

- a. Fouling – failure to remove dog faeces

If a dog defecates at any time on land within the restricted area the person who is in control of the dog at that time shall remove the dog’s faeces from the land forthwith. This restriction is subject to the exemptions as stated in Article 4.

- b. Exclusion – Dog Ban

A person in charge of a dog shall not at any time take the dog into, or permit the dog to enter or remain within, any enclosed play area within the restricted area. This restriction is subject to the exemptions as stated in Article 4.

person to whom it is issued the opportunity of discharging any liability to conviction for the offence by payment of a fixed penalty to the Council.

- e. The level of the fixed penalty shall be £100 save that if the fixed penalty is paid within 10 days following the date of the notice the amount payable is reduced to £80.
- f. A person who pays the fixed penalty within the period of 14 days following the date of the notice may not be convicted of the offence in respect of which the fixed penalty notice was issued.

7. Commencement and duration of the Order

- a. This Order comes into force on 13th October 2025 and shall remain in force until 12 October 2028 unless extended under section 60 of the Act.

8. Right to Appeal


- a. Any interested person wishing to challenge the validity of this Order must do so within 6 weeks beginning with the date on which this Order is made or, if applicable, varied.
- b. An application under Section 66 of the Anti-Social Behaviour, Crime and Policing Act 2014 is to the High Court.
- c. An interested person means an individual who lives in the restricted area or who works in or visits that area

Dated 6 October 2025

The Common Seal of Broadland District Council

Was hereunto affixed in the presence of

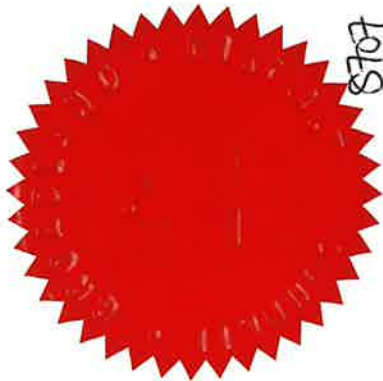
Deputy Monitoring Officer
Deputy Monitoring Officer

 C M OAGARD

Officer of the Relevant Service

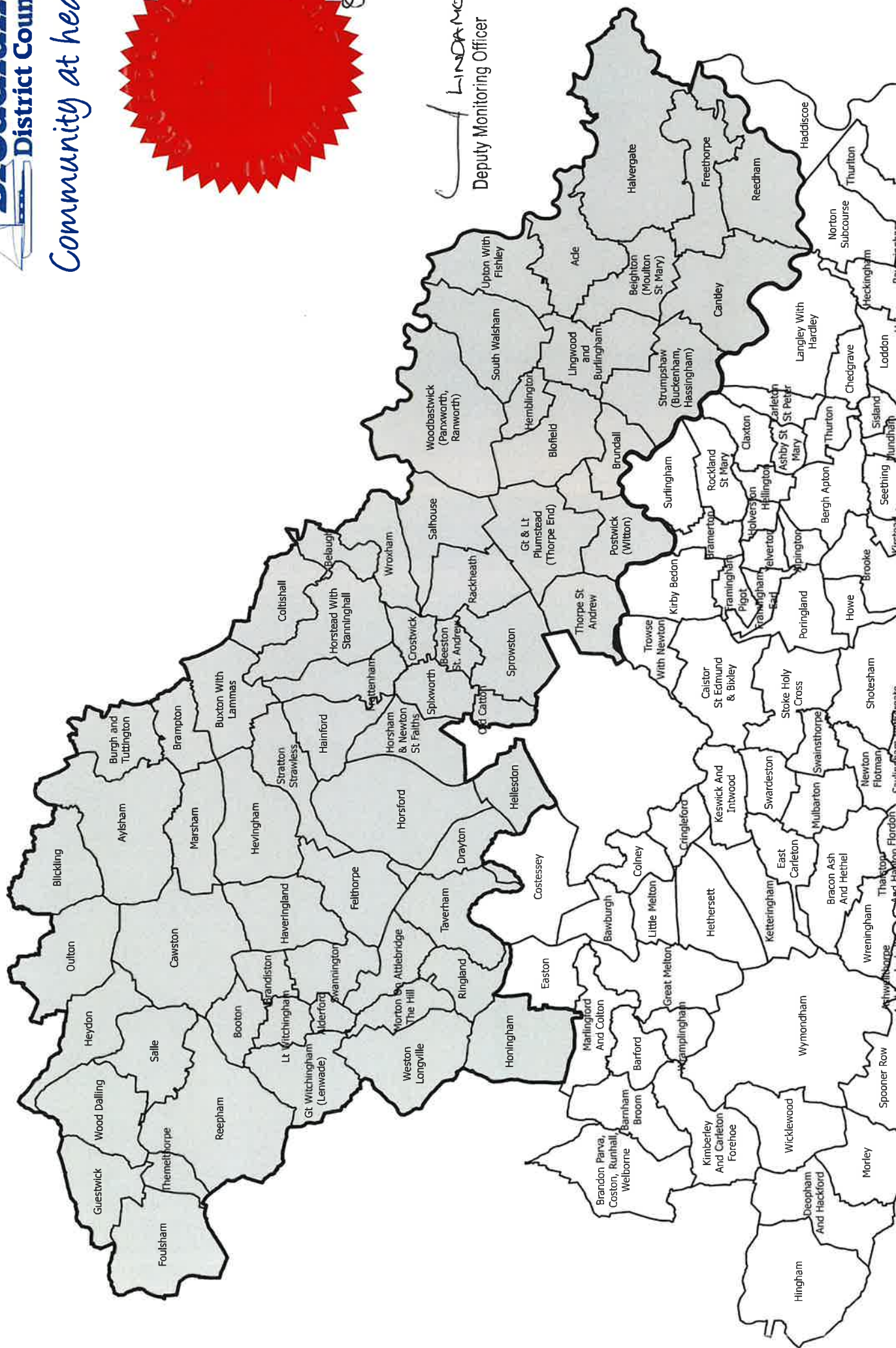






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LINDA MOCKFORD
Deputy Monitoring Officer





Community at heart
The Horizon Centre
Broadland Business Park
Peachman Way
Norwich
NR7 0WF

Ms Sarah Vergette
Cawston

Tel
planning@southnorfolkandbroadland.gov.uk

Our ref 2025/2911

23 October 2025

Dear Sir/Madam,

Proposal: Single storey extension to bungalow with the erection of a detached home office/garden room. Creation of a small raised decking area with pergola, with increase to height of boundary fencing.

Bungalow and its detached garage are currently red brick: bungalow to receive render, with weatherboarding (cladding) on the north and south elevations. Garage to receive weatherboarding on all elevations.

Location: 2 William Bush Close Cawston Norfolk NR10 4AQ

Applicant: Mr. and Mrs. Marks

Application Type: Householder

The above proposal has now been amended copies of the amended plan(s)/additional information can be view online at <https://info.southnorfolkandbroadland.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T2OHAGOQGZW00>

Revised Description and updated drawings.

If you have any further comments to make please let me know either by writing, emailing your views to planning@southnorfolkandbroadland.gov.uk or comment online at

www.southnorfolkandbroadland.gov.uk before 6 November 2025. It may not be possible to consider any comments received after this date.

If you wish to discuss this matter or request an extension of time to enable your Council to comment on the proposal as amended please contact me.

You should note that any letter will normally become open to public inspection and may be copied by the applicant and members of the public.

Where the application is to be determined by the Committee, a copy of the Agenda will be sent to you before the date of the meeting. A representative of your Council can speak at the meeting to present their views otherwise they will be reported to the Committee before a decision is reached. If the consultation period has not expired when the committee consider the proposal, any decision

will be subject to there being no new comments received in conflict with the planning committee's views.

Yours sincerely

Theo Bushnell
Graduate Planner

Cawston Parish Council

Bank Reconciliation

Financial year ending 31 March 2026

Statement Date

Balance per bank statements as at 31st October 2025

Unity Bank	£	45,159.38	
Unity Savings	£	51,372.47	
Barclays Current Account	£	386.18	
			£ 96,918.03

Less: Unpresented cheques

Net balances	£ 96,918.03
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Cashbook

Opening balance at 1 April 2025	£66,130.90
Add: Receipts	£ 63,950.51
Less: Payments	£ 33,163.38
Closing Balance	£ 96,918.03

**BACS Reference**

7522175

Cawston Parish Council
3 Rosebery Road
Great Plumstead
Norwich
NR13 5EA

YOUR BANK ACCOUNT
WILL BE CREDITED WITH
THE AMOUNT SHOWN
ABOVE

Date	Bank Sortcode	Bank A/c Nbr	
17-10-25	NWBKGB55XXX	XXXX0578	£ 870.61

YOUR REFERENCE	INVOICE DATE	AMOUNT
26329 Recycling Claim	07/10/2025	40.76
26330 Recycling Claim	07/10/2025	829.85
Our Ref: 7522175	Total	£ 870.61

In case of enquiries please contact: Accounts Payable section by email, p2p@norfolk.gov.uk or telephone (01603) 495702. Payments made for goods and services including payments to sole traders but excluding foster carers are routinely published on the internet.

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Cawston/BD0748

Town and County Planning Act 1990
The Broadland District Council Cawston Tree Preservation Order 2025 No. BD0748

.....

CONFIRMATION OF ORDER

Signed on behalf of the Broadland District Council

Dated this 13th day of November 2025

The Common Seal of Broadland District Council was affixed to this Order in the presence of—

.....
Clarite

Deputy Monitoring Officer

Clare White



8728.

The Horizon Centre, Broadland Business Park, Peachman Way,
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Cawston/BD0748

Town and Country Planning Act 1990
The Broadland District Council Cawston Tree Preservation Order 2025 No. BD0748

Citation

1. This Order may be cited as the **The Broadland District Council Cawston Tree Preservation Order 2025 No. BD0748**

Interpretation

2.—(1) In this Order “the authority” means the Broadland District Council

(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, uproot, wilfully damage, or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction 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

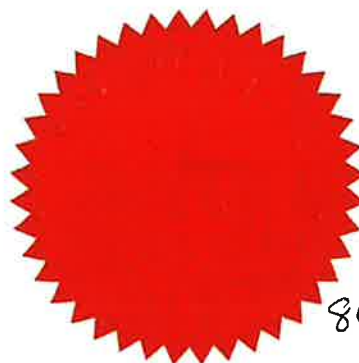
4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect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

Dated this 16th day of May 2025

The Common Seal of Broadland District Council

was affixed to this Order in the presence of—

Deputy Monitoring Officer
Linda Mackford



Confirmed without Modifications — 13 November 2025

Clare White
Deputy Monitoring Officer
Clare White

SCHEDULE

Specification of trees

Trees specified individually - (encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T 1	Oak	In the front and side garden and on the boundary between 40 & 42 Norwich Road, Cawston, Norfolk, NR10 4EU

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

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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Groups of trees (within a broken black line on the map)

<i>Reference on map</i>	<i>Description including number of trees of each species in the group</i>	<i>Situation</i>
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Woodlands (within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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Cawston Tree Preservation Order 2025 No. BD0748

Clare
Deputy Monitoring Officer
Clare White