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Seagate Homes Ltd
Pudding Lane
Pinchbeck
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PE11 3TJ

TOWN AND COUNTRY PLANNING ACT 1990
WORKS TO A PRESERVED TREE

Reference: H09-1193-25 **Date of Decision:** 18th December 2025

Applicant: Seagate Homes Ltd
Pudding Lane
Pinchbeck
Spalding
Lincolnshire
PE11 3TJ

Location: Land Off Damgate Holbeach Spalding

Description: Works to Holbeach Tree Preservation Order No 33 2024

Detailed Description:

Application to carry out works on groups of poplar trees on land off Dam Gate. The trees are within Area One of Holbeach Tree Preservation Order No 33 2024, and grow adjacent to the southern boundary of a large site currently being developed by Seagate Homes.

Please see the detailed 'Tree survey and works recommendations at Damgate, Holbeach PE12 7BH' accompanying the Application. Dated December 2025.

'Trees to rear of plots 121-125 and 172-179 and around attenuation ponds.'

'Group A- Rear of plots 172-179.

Poplars (TPO) :Reduce height by up to 6m; reduce laterals towards gardens by up to 33%.

Collapsed /Dead Trees: Remove collapsed tree; remove dead standing trees>3m(retain smaller stumps), remove dead wood >25mm; remove/sever ivy.'

'Group C - Boundary Adjacent to Attenuation Ponds.
Poplars (TPO) No works proposed.'

'Group B - Rear of Plots121-125 (not yet constructed).

Poplars(TPO) Reduce height by up to 6m; reduce laterals toward development by up to 33%.

Collapsed /Dead trees: Remove collapsed tree extending over the site; remove dead standing trees >3m (retain smaller stumps) remove deadwood 25mm; remove/sever ivy.'

'Works specification from Tree Report:

Full Works Specification (Contractor Version)
(To be issued with the plan for quoting)
All works must comply with BS 3998:2010

Hybrid Black Poplars (TPO Works - Group A approx. 30 trees, Group B approx.14 trees)
1.Crown Height Reduction: aim for a broadly uniform crown line while maintaining adequate living crown on each tree.
. Reduce crown height by up to 6 metres, variable per tree
. Maintain at least 50% of the live crown
. Cut to suitable growth points
. Trees lacking lower crown structure must be adjusted for height
2. Lateral Reduction (Development Side)
. Reduce lateral branches by up to 33% over gardens
. Cut to appropriate secondary branches
3. Dead wood removal
. Remove dead wood greater than 25 mm in diameter
4. Ivy Management
. Sever ivy at base
Collapsed and Dead Trees (Groups A & B)
. Remove collapsed trees
. Remove dead standing trees over 3 m in height
. Retain smaller snags where safe and ecologically beneficial '

South Holland District Council hereby give notice that permission has been GRANTED (or equivalent) subject to the following condition(s):

1 That the proposed work is carried out within two years of the date of this decision unless otherwise agreed with the District Council.

2 Work is to be carried out in accordance with BSI 3998 : 2010, 'Recommendations for Tree Work'.

Notes:

The necessary consent of all other interested parties should be obtained before the works proceed.

Poplar trees are prone to bleeding of sap if cut during January and through the spring

months and therefore works on them at this time are best avoided.

Under the Wildlife and Countryside Act 1981 (as amended) all birds, their nests and eggs are protected by law and it is an offence to damage or destroy the nest of any wild bird while it is in use or being built. In the event of query please contact Natural England on Tel: 03000 603900.

Bats are protected species under the Wildlife and Countryside Act 1981 (as amended) and in the event that bats are living in any cavities in the tree(s), or if they are discovered while the works are taking place, please inform Natural England on Tel: 03000 603900 before works proceed.



Phil Norman
Assistant Director - Planning and Strategic Infrastructure
South Holland District Council

RIGHTS OF APPEAL:

Where an application is made to the Authority for consent and that consent is refused or is granted subject to conditions the applicant, if aggrieved by the decision, may appeal to the Planning Inspectorate (PiNS). Appeals must be received by the PiNS within 28 days of the Council's decision. The appeal should be made on the relevant TPO (consents) appeal form which can be obtained from PiNS. The form can be found on the Planning Portal website at:

https://www.gov.uk/appeal-decision-about-tree-order

Alternatively a form can be obtained by writing to Environment Appeals, Room 3A Eagle Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN or telephone on 0303 444 5000.

If you visit the Planning Portal web site you will be able to complete the appeal form and return it to PiNS electronically via the email address:

treeandhedgeappeals@planninginspectorate.gov.uk