

CONFIRMATION OF TREE PRESERVATION ORDER – TPO 004/2025

Land Knapp House, Northam, Bideford, Devon, EX39 1NT

This Order was confirmed by Torridge District Council without modification on the 12th day of June 2026.

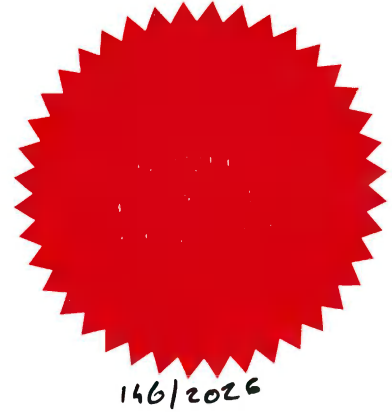
The Common Seal of Torridge District Council was affixed on this order in the presence of:



Staci Dorey

Head of Legal and Governance & Monitoring Officer

Authorised by the Council to sign in that behalf





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

Town and Country Planning Act 1990

Tree Preservation Order No 004/2025

Land at Knapp House, Northam, Bideford, Devon, EX39 1NT

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

Citation

1. This Order may be cited as within the Parish of Northam. The Tree is sited on the **Land at Knapp House, Northam, Bideford, Devon, EX39 1NT**. Tree Preservation Order No 004/2025.

Interpretation

2.— (1) In this Order “the authority” means the Torrington 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, uprooting, 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 letters "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 December 2025

The Common Seal of Torridge District Council

was affixed to this Order in the presence of—

Stacia Doney

[Signature]

Authorised by the Council to sign in that behalf



SCHEDULE
Specification of trees

Trees specified individually

(encircled in black on the map)

Trees specified by reference to an area

(within a circle edged and hatched in purple on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	Lime Tree	In open parkland to south of Knapp House and north of Grooms Cottages
T2	Sycamore Tree	To north of footpath and east of Knapp House
T3	Oak Tree	To east of static caravans at Knapp House and south of Hillside Cottage

Trees specified by reference to an area

(within a dotted black line on the map)

None

Groups of trees

(within a broken black line on the map)

None

Woodlands

(within a continuous black line on the map)

None

TPO/0004/2025
Location Plan



COMMUNITY
COUNCIL
14/1/2025
S. Corey