

Perry Bishop

PROPERTY MADE PERSONAL

Tree Officer
Cotswold District Council
Council Offices,
Trinity Road,
Cirencester,
GL7 1PX
Tuesday 5th May 2026

Dear Tree Officer,

Subject: Objection to the Tree Preservation Order at The Folly, West End Gardens, Fairford,
Gloucestershire GL7 4JB – TPO 26/00002

We write on behalf of our client in connection with the temporary Tree Preservation Order affecting trees at The Folly, West End Gardens, Fairford (TPO 26/00002). Perry Bishop Estate Agents act in relation to the marketing and future disposal of the land, and we wish to lodge a formal objection to the making/confirmation of this Order.

The proposed plans for the site are intended to deliver a better overall solution than the current arrangement, including improved quality of housing, upgraded footpath provision, improved access, and an enhanced approach and attractiveness of the land. The imposition of a TPO over the identified groups of trees would materially constrain the ability to bring forward those proposals in a viable and deliverable form.

From an estate agency and land valuation perspective, confirmation of the TPO would also be likely to reduce the market value of the land. The restriction created by the Order introduces uncertainty, increases costs and risk, and reduces the range of achievable development outcomes. This, in turn, would be expected to deter prospective purchasers and negatively affect any future sale, thereby reducing the site's financial viability going forward.

In our view, the trees proposed for protection are not particularly attractive, and they do not provide a level of public amenity that would justify the making of a TPO on these groups. Their contribution to the wider street scene and public experience of the site is limited. Conversely, the retention of these trees (as currently positioned and grouped) would detract from the ability to deliver a coherent scheme and would have an adverse impact on the future saleability of the land.

The proposed redevelopment would improve the housing offer on the site and deliver wider public benefits, including enhancements to the footpath environment, improved access arrangements, and a more attractive and legible approach to the land which would support appropriate future development. These benefits should be weighed against the limited amenity value of the trees currently included within the Order.

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In summary, our objection is made on the following grounds:

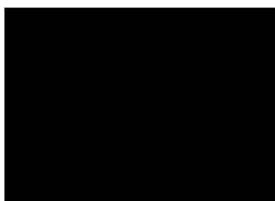
1. The TPO would materially impact the proposed plans for the site and constrain the ability to bring forward an improved development in a viable form.
2. Confirmation of the TPO would be likely to decrease the value of the land by limiting development potential and increasing uncertainty and risk for purchasers.
3. The proposed plans represent a better solution than what is currently on the land, delivering improved housing and an enhanced layout.
4. The development would improve the footpath environment and improve access arrangements.
5. The proposals would enhance the attractiveness and approach to the land and support appropriate future development.
6. The trees are not particularly attractive and do not add sufficient public amenity value to justify a TPO; retaining them would detract from the scheme and reduce the seller's ability to realise a financially viable sale of the land.

The enforcement of the TPO would prohibit these benefits and lead to a negative outcome for the local area and town.

I would be grateful if you could consider these points in your decision-making process and remove the TPO on all groups of trees on the land.

Yours faithfully

Nicola Williams



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