

# TPO Objection Report

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**July 2021**

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**Fleetwood Road North**  
Thornton - Cleveleys  
FY5 4LH

U R B A N  
G R E E N

# QUALITY MANAGEMENT

<b>Project No.:</b>	UG827			
<b>Project:</b>	Fleetwood Road North, Thornton Cleveleys			
<b>Location:</b>	Fleetwood Road North, Thornton Cleveleys, FY5 4LH			
<b>Title:</b>	TPO Objection			
<b>Document Type:</b>				
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Appendix 1 – Copy of Tree Constraints Plan and Data Sheets for BS5837 survey.

Appendix 2 – Copy of TPO

Appendix 3 – TEMPO Assessment forms

# **1. Introduction**

## **1.1. Instructions and references**

- 1.1.1. Urban Green have previously been instructed by BXB Thornton Ltd to conduct an arboricultural survey at land off Fleetwood Road North, Thornton Cleveleys.
- 1.1.2. An arboricultural survey was undertaken on 19<sup>th</sup> February 2021 to assess the trees on site to help inform the development proposal and produce an Arboricultural Impact Assessment (AIA). As the design layout is not fixed this AIA is not complete at this stage, although the Tree Constraints plan and corresponding data can be found at appendix 1.
- 1.1.3. Since completion of this survey a woodland TPO order has been placed on an area of trees, Tree Preservation Order No 5 of 2021, Land at the north-east of The Iron Horse Public House, Fleetwood Road North, Thornton Cleveleys. (See appendix 2) The council's justification of this TPO is the expediency in the interest of amenity. As well as assessing the amenity value of these trees we have also assessed the justification of the TPO by using the TEMPO system.
- 1.1.4. A 'Tree Evaluation Method for Preservation Order' (TEMPO) assessment has been undertaken to determine the suitability of the tree for a preservation order by using the data collected on trees and groups within the TPO area. (See appendix 3)

## **1.2. Scope and limitations of the report**

- 1.2.1. This report is based on collected survey data, carried out from ground level, although it must be noted that ground conditions and existing vegetation restricted access to many trees. No climbed inspections or specialist decay detection was undertaken. Only trees with a stem diameter over 75mm are included which lie either within the site boundary or close enough to potentially affect persons or property within the site boundary.
- 1.2.2. The report is based upon a visual inspection. The consultant shall not be responsible for events that happen after the date of the report due to factors that were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.
- 1.2.3. The consultant accepts no liability in respect of the trees unless the recommendations of this report are carried out under his supervision.



## 2. Site Overview

2.1.1. The site location can be seen in Figure 1.



Figure 1 – Site Location

### 2.2. Site Description

2.2.1. The main site to the south is split into two woodland areas to the west and a more sparsely covered tree area to the east. The whole site comprises of 46 trees and groups of which 13 are category B, 32 are category C and 1 category U. The TPO covers 11 trees and groups within the woodland area on the western side of the main site. Of these 5 are category B and 6 are category C. This area is overgrown with dense vegetation and at the time of the survey was waterlogged. Due to these conditions full access was not possible to survey all trees in their actual locations.

2.2.2. The adjacent land surrounding the site to the east is a new residential development, land to the south is use for sporting activities, land to the west is bound by the road and the car park to the pub and the land to the north is bound by road and industrial units.

### 2.3. Site Allocations

2.3.1. The site is allocated as a strategic site by Wyre Council for mixed use development, in the Wyre Local Plan (ref. SA4, Hill House Technology Enterprise Zone). The Hillhouse Technology Enterprise Zone is a strategic site on the Fylde Coast and a key area for new residential and employment opportunities in Wyre over the Local Plan period of 2011-31. Policy SA4 requires the delivery of at least 13 hectares for B-class uses and 250 dwellings toward meeting identified employment and housing needs. Therefore, the placement of a Tree Preservation Order on this site contradicts this allocation.

- 2.3.2. It is clear that the Wyre Local Plan through the allocation of the site has already considered the impact of developing the site on the trees present. The specific development considerations of Policy SA4 are that the development should be supported by a comprehensive landscape and green infrastructure framework, including tree planting. The wording of the policy does not require the trees on site to be retained. This policy requirement should provide comfort that a suitable mitigation strategy will be prepared, yet it must be acknowledged that retention of the entire area of trees is not viable to deliver any scheme on the site.
- 2.3.3. Furthermore, the site was also considered in the Hillhouse Enterprise Zone Masterplan as to how best the EZ could be developed to meet the requirements for housing and employment land. The preparation of the Masterplan again provided an opportunity to explicitly require retention of the trees, such as by allocating the area as open space. However, such an approach was not taken forward, and the site was identified as being suitable for a hotel or residential use.
- 2.3.4. A planning application on the site was submitted in 2012 and granted permission in 2013 for a Sainsbury's foodstore and petrol filling station with associated landscaping, water course diversion, ecological mitigation and habitat creation works, alongside other associated works (ref. 12/00220/LMAJ). A tree survey was carried out in 2012 categorising the majority of trees as BS5837 low quality C category trees and showing them all to be removed. The Committee report confirmed that the Tree Officer had no objection to the removal of these trees as the proposal would have included additional tree and shrub planting to the north and south of the car park. The report states "the council's Tree Officer accepts that there is no specific tree or trees that warrant protection and acknowledges that replanting would mitigate any losses".

## **2.4. Planning history**

- 2.4.1. Historical google earth plans from 2009 show the development of the access road to the industrial estate, planning application 05/00977/LCC - *Development of a waste technology park comprising mechanical and biological treatment plant for treating residual municipal waste, in vessel green waste composting plant and recycle handling plant, associated ancillary buildings and landscaping works and creation of a new access road and roundabout.*
- 2.4.2. These plans show the majority of the site as being cleared of trees, indicating that G26, and a large section of G13 were not present at this time. These two groups form a large part of the TPO woodland area, but this historical data provides evidence that the trees in these groups are young self-set trees that have colonised the area since the clearance in 2009. This area is therefore not regarded as a woodland as the TPO would suggest, more a dense grouping of trees populated from colonisation along with a few individual trees and groups situated across the once open spaced fields.



Figure 1 – screen shot show historical data in 2009 of the site clearances.

- 2.4.3. A planning application was also submitted in 2012 and granted permission in 2013 for a Sainsbury's retail store, *planning application 12/00220/LMAJ - Erection of retail food store (Class A1) and petrol filling station with associated landscaping, water course diversion, ecological mitigation and habitat creation works, new and altered vehicular and pedestrian access, car parking, servicing, pedestrian footbridge and associated temporary works and utilities/services required by the development.*
- 2.4.4. A tree survey was carried out in 2012 and by Arthur Amos Associates and a tree schedule produced *Ref 675B-04A* categorising the majority of trees as BS5837 low quality C category trees. No tree removal plan was produced although the Proposed plan *A-PL-03J* and landscape *plan 6758-01* show all new replacement planting following removal of the trees.

### 3. TEMPO Assessment

- 3.1.1. TEMPO is designed as a guide which aims to consider all the relevant factors involved in the TPO decision making process. This method has been used by several Local Authorities across the UK and is deemed robust enough to assess the current TPO. A copy of the TEMPO assessment undertaken onsite can be found in Appendix 3.
- 3.1.2. To enable us to provide a determination on the validity of the TPO placed on the site we carried out a TEMPO form for each tree or group of trees that fall within the TPO woodland area. Details of each of the TEMPO assessment are provided below and a copy of the form can be found in Appendix 3.

#### 3.2. Summary of findings

- **G13** - is a mixed group made up of willow, sycamore, alder and hawthorn. It borders the ditch with dense woodland.
- **T14** - is an Alder growing out of the ditch bank. There is evidence of woodpecker holes within the stem of the tree indicating possible hollowing of the trunk.

- **G15** - is a mixed group made up of alder and sycamore. It is within G13 but was not fully assessed due to restricted access.
- **T16** - is a semi-mature willow.
- **G18** - is a row of semi mature alder along the edge of the ditch.
- **G24** - is predominantly hawthorn with some prunus throughout.
- **T25** - is a semi mature ash that was not fully accessible.
- **G26** - is a group of young willow.
- **T27** - is an early mature wild pear.
- **T28** - is a semi mature sycamore.
- **G29** - Is a mixed group of wild pear, sycamore and alder surrounded by adjacent groups.

### 3.3. Part 1: Amenity assessment - Condition & suitability for TPO

- **G13** - The quality of the tree stock within this group is classed as acceptable with only minor levels of deadwood within the canopies. The stability of the group is poor as during the survey the ground was waterlogged from the burst ditches that run through the area. As a group the trees have value but not individually and as access was not possible these trees were only able to be assessed as a group from a distance. These are also young trees that have colonised the area since the clearance works in 2009. - **Score given 1**
- **T14** - The physiology and structure of the tree is fair. The stem has structural damage evident from the woodpecker holes that often indicate decay. - **Score given 1**
- **G15** - The quality of the tree stock within this group is acceptable although again this group was surveyed from a distance. Many of the trees had ivy covered stems which could be covering defects. The group merits a B BS5837 category as a cohesive group although individually trees would likely be classed as C category. For the TEMPO scoring we have based on the higher side although the quality of the group could be justified as lower if full access and surveying was undertaken. **Score given 3**
- **T16** - The quality of this tree is low due to poor stability. Access to the stem was not achievable although the stem was moving significantly compared to the rest of the group in the wind. The conclusion is presumed stem failure. **Score given 1**
- **G18** - The quality of the tree stock within this group is low due to the decay and cavities within the stems. Additionally, one of the stems is leaning over the ditch and the canopies are reduced in vitality. **Score given 1**
- **G24** - The quality of the tree stock within this group is acceptable with fair levels of deadwood within the canopy for the age. The group is extremely dense and could be classed as an old unmanaged hedge that would not generally be regarded as suitable for a TPO, however the condition of the trees themselves are good which has to be taken into account for the TEMPO. **Score given 3**

- **T25** - The quality of the tree appears to be acceptable although as access was not possible there is potential for ash dieback that could not be conclusively identified from the survey point. If present, which is becoming increasingly likely, this would reduce the score for this section- **Score given 3**
- **G26** - The quality of the tree stock is low due to the high density leading to elongated form and poor canopies. There was also evidence of damage to the stems. - **Score given 1**
- **T27** - The tree quality is good with only minor deadwood within the canopy. It is multi stemmed from base with a full canopy. - **Score given 3**
- **T28** - The quality of the tree is good with no significant defects. - **Score given 3**
- **G29** - The quality of the trees is acceptable with some dead trees and leaning stems. - **Score given 1**

### 3.4. Retention span (in years) & suitability for TPO

- **G13** - The group was semi mature to early mature in age, with close spacing reducing the size of canopies. Also due to waterlogged condition the stability and the ability of the trees to gain nutrition, the extent of the life is reduced to 20-40 years - **Score given 2**
- **T14** - The tree has reduced tree vitality due to the damage from woodpeckers and decay to stem. - **Score given 2**
- **G15** - The group was semi mature in age giving 40+ years remaining. However, we have not taken into account the affect the waterlogging may have on the sycamore as we were not able to gain access to fully assess. Therefore, this score could potentially be lowered. **Score given 4**
- **T16** - The retention span for this tree is 10-20 years due to the potential for stem failure. **Score given 1**
- **G18** - The group was semi mature in age although with the decay and cavities to the stem noted and the reduced vitality the remaining life expectancy is reduced to 10-20 years. The structural stability is also reduced due to the positioning along the ditch. **Score given 1**
- **G24** - The group was semi mature to early mature in age, with good growth and vigour. **Score given 4**
- **T25** - The structure seemed to be acceptable although due to limited access again we could potentially lower the score if trees were found to have ash dieback on a further closer inspection. - **Score given 2**
- **G26** - The group is young stock that is potentially waterlogged in places with poor form leading to reduced photosynthetic capacity. - **Score given 2**
- **T27** - The pear is early mature with a life span of 20-40 years due to its age. - **Score given 2**

- **T28** - The tree is semi mature with 40 years plus, as has no significant defects - **Score given 4**
- **G29** - The trees are semi-mature with a remaining life expectancy of 20-40 years. The density and condition of trees has led to a reduced vitality. - **Score given 2**

### **3.5. Relative Public Visibility and Suitability for a TPO**

- **G13** – The group is not visible from Fleetwood Road North and there are only limited views from the few properties to the far eastern boundary over 150m away. Parts of the group are also obscured by additional groups on the other side of the ditch, G6 and G7. The very end of the group could be visible with difficulty from the football pitches to the south but would most likely be obscured by groups and hedges, H4, G6, G7 and G9. - **Score given 2**
- **T14** – This tree is not visible from Fleetwood Road North and there is only a limited view from the eastern side of site as this tree is situated within G13. - **Score given 2**
- **G15** – These trees are within a group located further within G13. They are not classed as being visible to the public. - **Score given 1**
- **T16** - Visibility of this tree is with difficulty. The upper half of the tree can be seen from the eastern side of the ditch where it was surveyed – **Score given 2**
- **G18** – These trees are located on the western side of the ditch. There is a limited view from the industrial estate. **Score given 3**
- **G24** - There are limited views of this group from the users of the carpark of the pub adjacent and partial views from both Fleetwood Road North and the football pitches. - **Score given 3**
- **T25** - This tree is within the woodland and surrounded by larger tree on all sides. It is not visible to the public. - **Score given 1**
- **G26** - There is very limited views of this group as most is surrounded by larger trees. It is also situated within a sunken level to the road. A limited view is possible from the footpath on the road of the end of the group. - **Score given 2**
- **T27** - There is a limited views of this tree due to most of it being surrounded by larger trees. It is also situated within a sunken level to the road. A limited view is possible from the footpath on the road that allows one side of the tree to be visible. - **Score given 2**
- **T28** - There is a limited view on the tree due to most of it being surrounded by larger trees and being at a sunken level to the road. A limited view from the footpath by the road allow one side of the tree to be visible. - **Score given 2**
- **G29** - There is very limited view on the group due to most of it being surrounded by larger trees and being at a sunken level to the road. A limited view from the footpath by the road allow one side of the group to be visible. - **Score given 2**

### 3.6. Other Factors

- G13 -Not applicable - group did not score above 5
- T14 - Not applicable – tree did not score above 5
- G15 - The trees have no additional features - **Score given 1**
- T16 - Not applicable – tree did not score above 4
- G18 – Not applicable – group did not score above 4
- G24 - The trees have no additional features. - **Score given 1**
- T25 – Not applicable - tree did not score above 6
- G26 – Not applicable – group did not score above 5
- T27 - The tree has no additional features. - **Score given 1**
- T28 - The trees have no additional features. - **Score given 1**
- G29 – Not applicable – group did not score above 5

### 3.7. Part 2: Expediency assessment

- G13 -There is a perceived threat to the tree due to a BS:5847 being requested for the site.
- T14 -not applicable as only scored 5
- G15 - There is a perceived threat to the tree due to a BS:5847 being requested for the site.
- T16 – not applicable as only scored 4
- G18 – not applicable as only scored 4
- G24 - There is a perceived threat to the tree due to a BS:5847 being requested for the site
- T25 – not applicable as only scored 6
- G26 – not applicable as only scored 5
- T27 – not applicable as only scored 8
- T28 - There is a perceived threat to the tree due to a BS:5847 being requested for the site.
- G29 – not applicable as only scored 5

### 3.8. Part 3: Decision

- G13 - Score given 5- TPO indefensible
- T14 - Score given 5 – TPO indefensible
- G15 - Score given 11- Does not merit TPO
- T16 - Score given 4- TPO indefensible
- G18 - Score given 5 – TPO indefensible
- G24 - Score given 13 – TPO defensible
- T25 – scored only 6 – TPO indefensible
- G26 – score only 6 – TPO indefensible
- T27 –score only 8 – Does not merit TPO
- T28 - Score given 12 – TPO Defensible
- G29 – score only 5 – TPO indefensible

## 4. Amenity Assessment

- 4.1.1. The TPO has been made on the basis of the expediency of amenity. TPOs should be used to protect selected trees and woodlands if their removal would have a significant impact on the local environment and its enjoyment by the public. Local Authorities should be able to show that a reasonable degree of public benefit would accrue before TPOs are made or confirmed.
- 4.1.2. The amenity value of each tree or group was assessed as part of the TEMPO scoring.
- 4.1.3. The main viewpoints to the site are from the users of Fleetwood Road North to the west, the industrial site to the north, Hawthorn Drive in the new housing estate to the east and the Thornton Cleveleys Football club grounds to the south.
- 4.1.4. All trees as a group can be seen from Fleetwood Road, Fleetwood Road North, the road leading to the industrial estate and the Iron house public house car park. From these viewpoints, they do have a moderate amenity value from their collective grouping and contribution to the landscape. However, they are not a group of trees that it is considered to bring enjoyment to members of the public and their location within a slightly lower topography, the shrubby form of many, along with the predominantly low quality would lead to questioning the value of the trees over the limited enjoyment they bring to a selected group of the public.
- 4.1.5. The new housing estate to the east is over 150m away from the TPO woodland. Rear gardens from the new properties face the site but it is unlikely the TPO trees will provide significant amenity value to these residents as there will be a very limited view from this point obscured by boundary fencing and in some places group G3.
- 4.1.6. Users of the football pitches will have a limited view of the TPO woodland which is obscured by further trees, hedges and site levels.



## **5. Discussions**

### **5.1. Tempo outcomes**

- 5.1.1. Overall, out of the 5 trees and 6 groups within the TPO woodland area, a total of 3 trees and 3 groups (G13, T14, T16, G18, T25, G29) are indefensible to having a TPO placed on them, and 1 tree and 1 group come under Does not merit TPO, (G15 and T27) from using the TEMPO assessment method. Only 1 tree and 1 group score enough to be classed as defensible (G24 and T28), however T28 only just scores enough with a score of 12 which is the lowest it can be to be defensible, and G24 in our opinion is not a group of trees that would normally be considered to be protected. For these reasons we would challenge the inclusion of this tree and group in the TPO.

### **5.2. Tree health and Safety**

- 5.2.1. The majority of trees covered by the TPO are within an area that when surveyed was waterlogged in sections. The composite of the woodland is mainly alder, willow, sycamore, and hawthorn. The quality of the stock is acceptable to poor due to the ground conditions which depending on the duration they sit in waterlogged conditions could reduce the stability of some of the trees. It also affects the tree's ability to absorb nutrients as they become harder to absorb with waterlogged conditions. The lower nutrient uptake reduces the development of the tree and produces a poorer foliage. Also, the closely spaced arrangement which has led to reduced canopies will have a reduced photosynthetic capacity leading to lower energy production for growth and structure. This is also affected by shading within dense canopies.
- 5.2.2. There are few trees that require monitoring on site due to condition of stability, deadwood, and cavities, although these are currently low due to minimal footfall and access. If this were to change, there would need to be a significant increase in the number of trees that would need to be monitored or have work carried out to make safe.

Overall, the site has low quality trees, with the only value coming from them as a group feature.

### **5.3. Potential Development**

- 5.3.1. It is believed the TPO has been placed as the result of potential development to the site and the TPO in its current format will stop development of the site. Viability on this site is considered to be marginal and any delivery is likely to require the importation of 43,000 cubic meters of material to alter site levels to mitigate the flood risk. Retaining these trees will result in a significantly reduced developable area and in all likelihood render the scheme unviable. As a site that has already been allocated by Wyre Council as an allocated site in the Wyre local Plan SA4, Strategy site location Hill House Technology Enterprise Zone for development, this TPO is contradictory in regard to the allocated future use of the site.

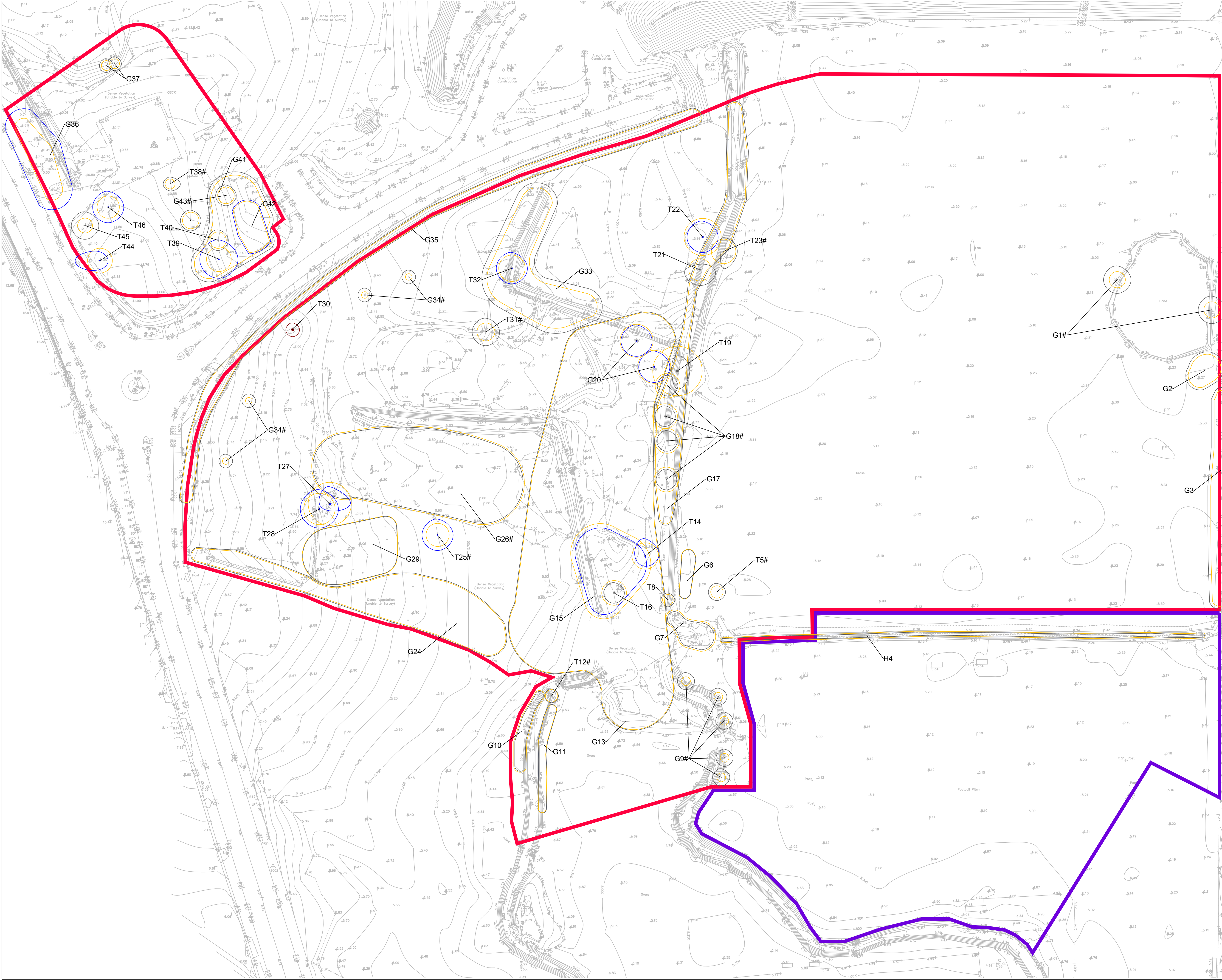
## **6. Conclusion**

6.1.1. This objection to the recently placed TPO; Tree Preservation Order No 5 of 2021, Land at the north-east of The Iron Horse Public House, Fleetwood Road North, Thornton Cleveleys is on the grounds of;

1. The site is allocated for development under the Wyre Local Plan SA4 Strategy Site Location Hill House Technology Enterprise Zone.
2. Historical planning application have seen the site half cleared of trees and approved from removal of trees with replacement planting schemes.
3. The TPO has been made on the grounds of the expediency of amenity. This amenity is limited from 3 out of the 5 viewpoints (as detailed in the TEMPO assessment. From the most accessible viewpoints the trees do not possess significant visual prominence.
4. From using the TEMPO scoring system 4 trees and 5 groups do not merit the placement of a TPO
5. The 1 tree and 1 group that could be defensible only scored very low and therefore we challenge their inclusion in the TPO.
6. The conditions on site could reduce the longevity of trees
7. The trees overall are predominantly of low quality as individuals. The do not constitute a woodland with the only value coming from the cohesive grouping.
8. The amenity of the trees only comes from them as group feature by the users of Fleetwood Road, Fleetwood Road North or from within the car park of the Iron Horse Public House, albeit this is private land. Development of this site would increase the levels to alleviate the issue of flooding so new trees could be planted of a better quality and designed to create a new amenity feature or longer term tree cover.

## **Appendix 1 – Tree Constraints Plan and Data Sheets from BS5837 Survey**





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Category A tree, group or hedge

Category B tree, group or hedge

Category C tree, group or hedge

Category U tree, group or hedge

Root Protection Area (RPA)

Position estimated on site

URBANGREEN

A: Ground Floor, The Tower,  
Deva City Office Park, Trinity Way,  
Manchester M3 7BF

T: +44 (0) 161 312 3131

[weareurbangreen.co.uk](http://weareurbangreen.co.uk)

Client:

**BXB LIMITED**

Project:

**THORNTON – FLEETWOOD ROAD NORTH**

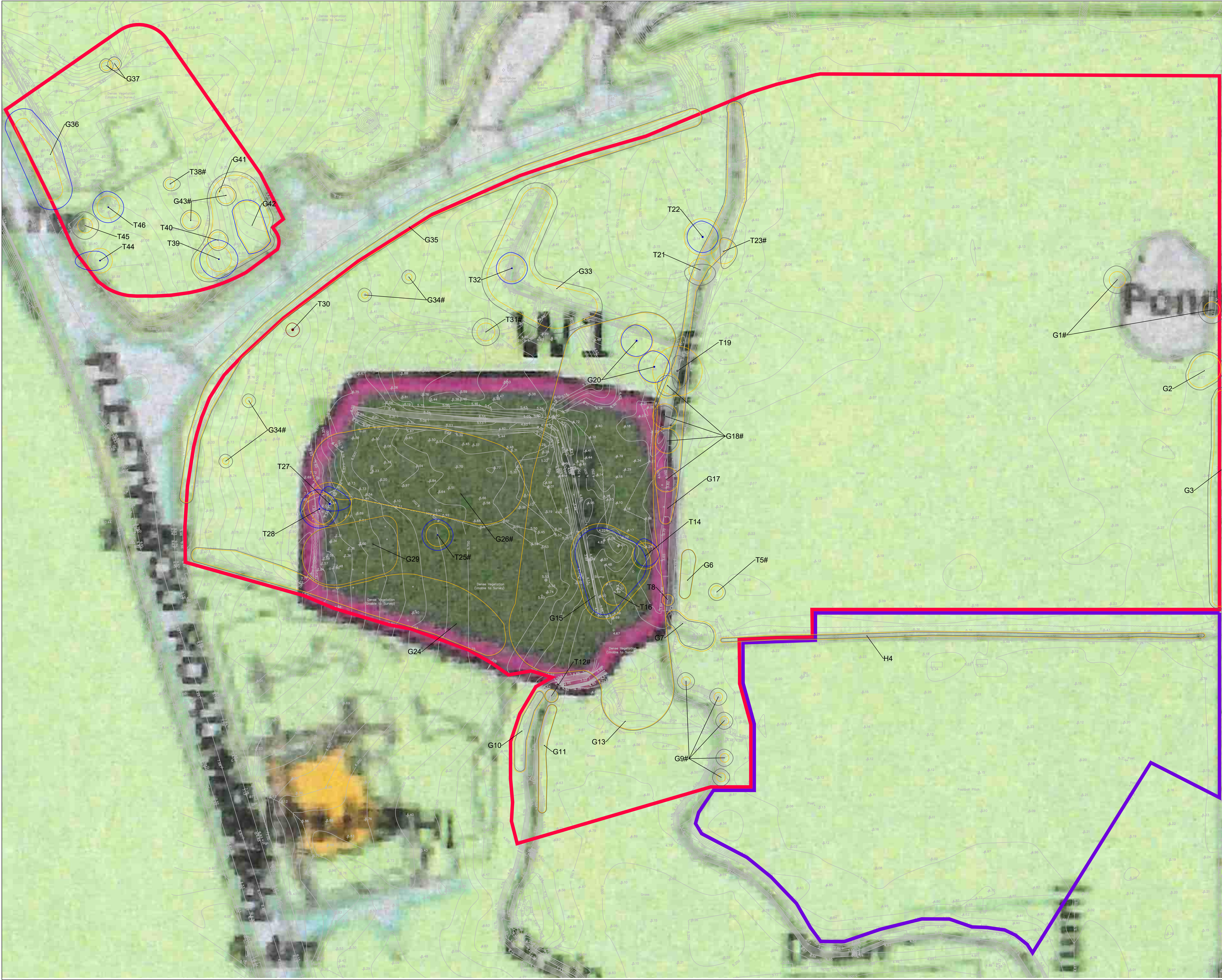
Title:

**TREE CONSTRAINTS PLAN**

Issue:

**PLANNING**





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### Notes:-

Category A tree, group or hedge

Category B tree, group or hedge

Category C tree, group or hedge

Category U tree, group or hedge

Root Protection Area (RPA)

Position estimated on site

REV.	DATE	DESCRIPTION	DRAWN	CHKD

A: Ground Floor, The Tower,  
Deva City Office Park, Trinity Way,  
Manchester M3 7BF

T: +44 (0) 161 312 3131

[weareurbangreen.co.uk](http://weareurbangreen.co.uk)

Client: **BXB LIMITED**

Project: **THORNTON – FLEETWOOD ROAD NORTH**

Title: **TREE CONSTRAINTS PLAN**

Issue: **PLANNING**

Drawn: <b>AT</b>	Checked: <b>EA</b>	Approved: <b>KO</b>
Project: <b>UG827</b>	Scale @ A1: <b>1:500</b>	Date: <b>25/02/21</b>
Dwg No: <b>UG_827_ARB_TCP_01</b>	Revision: <b>00</b>	



Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) W N E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G1	Semi-Mature <b>Willow</b>  Salix sp	av 5	av 0.5	av 200	av 4 4 4 each	1: Multi stemmed at base. 2: Growing on edge or within pond.	No action required.		Good	20-40	C  2.40
							n/a	3	Fair		
G2	Semi-Mature <b>Mixed</b>  Species	av 6	av 0.5	av 120	av 4 4 4 each	1: 3 aspen and 1 goat willow. 2: Multi stemmed at base.	No action required.		Good	20-40	C  1.44
							n/a	3	Fair		
G3	Semi-Mature <b>Mixed</b>  Species	av 5	av 0.1	av 150	av 2 2 2 each	1: Mixed group comprising of goat willow and aspen. 2: Multi stemmed at base.	No action required.		Good	20-40	C  1.80
							n/a	3	Good		
H4	Semi-Mature <b>Hawthorn</b>  Crataegus monogyna	av 5	0.1	160	1 1 1	1: Unmanaged hedge.	No action required.		Good	40+	C  1.92
							n/a	3	Good		
T5	Young <b>Alder (common)</b>  Alnus glutinosa	7	0.5	150	2.5 2.5 2.5	1: Relatively young tree.	No action required.		Good	40+	C  1.80
							n/a	3	Good		
G6	Young <b>Alder (common)</b>  Alnus glutinosa	av 8	av 0.5	av 50	av 0.5 0.5 each	1: Area of young trees. 2: Small bark damage on bases of many.	No action required.		Good	20-40	C  0.60
							n/a	3	Good		

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) W N E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G7	Semi-Mature <b>Mixed</b>  Species	av 6	av 0.1	av 200	av 1.5 1.5 each	1: Hawthorn and elder. 2: Growing along edge of ditch. 3: Brambles within canopy.	No action required.		Good	40+	C  2.40
							n/a	3	Fair		
T8	Semi-Mature <b>Ash</b>  Fraxinus excelsior	8	2	130	2 2 2	1: Multi stemmed from base. 2: Wound to stem. 3: Growing on edge of ditch.	No action required.		Good	20-40	C  1.56
							n/a	3	Good		
G9	Semi-Mature <b>Hawthorn</b>  Crataegus monogyna	av 5	av 0.1	av 110	av 2.5 2.5 each	1: Multi stemmed at base. 2: Growing on edge of ditch.	No action required.		Good	40+	C  1.32
							n/a	3	Good		
G10	Semi-Mature <b>Hawthorn</b>  Crataegus monogyna	av 4	av 0.1	av 100	av 1 1 each	1: Multi stemmed at base. 2: Growing on edge of ditch.	No action required.		Good	40+	C  1.20
							n/a	3	Good		
G11	Semi-Mature <b>Willow</b>  Salix sp	av 5	av 0.1	av 100	av 3.5 3.5 each	1: Multi stemmed.	No action required.		Good	20-40	C  1.20
							n/a	3	Good		
T12	Semi-Mature <b>Alder (common)</b>  Alnus glutinosa	6	0.1	150	2 2 2	1: Exposed roots at base. 2: Stake still at base.	No action required.		Good	20-40	C  1.80
							n/a	3	Good		

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) W N E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G13	Young <b>Mixed</b>  Species	av 10	av 0.5	av 150	av 4 4 each	1: Mixed group of willow, sycamore, alder and hawthorn. 2: No access to survey. 3: Growing within waterlogged conditions at time of survey. 4: Willow tall slender form	No action required.		Fair	20-40	3.00
							n/a	3	Fair	C	
T14	Semi-Mature <b>Alder (common)</b>  Alnus glutinosa	12	2	320	5 3 4 3	1: Restricted access to survey. 2: Woodpecker holes, possibly indicating decay.	No action required.		Fair	20-40	3.84
							n/a	3	Fair	B	
G15	Semi-Mature <b>Mixed</b>  Species	av 12	av 3	av 300	av 4 4 each	1: Group comprising of alder and sycamore. 2: Ivy on stems. 3: Restricted access to survey. 4: As a group B, individually C.	No action required.		Fair	40+	3.60
							n/a	3	Fair	B	
T16	Semi-Mature <b>Willow</b>  Salix spp	12	4	300	3 3 3 3	1: Restricted access to survey. 2: Slight lean to north. 3: Ivy on stem. 4: Possible stem failure as tree significantly moving compared to surrounding trees.	Monitor.		Good	10-20	3.60
							Low	3	Fair	C	
G17	Semi-Mature <b>Mixed</b>  Species	av 8	av 0.1	av 130	av 2 2 each	1: Mixed group comprising of sycamore and hawthorn. 2: Growing on edge of ditch.	No action required.		Good	40+	1.56
							n/a	3	Good	C	
G18	Semi-Mature <b>Alder (common)</b>  Alnus glutinosa	av 8	av 0.5	av 300	av 3 3 each	1: 4 trees along ditch. 2: Second from south hollowing with decay and cavities. 3: Northern end tree leaning over ditch.	Monitor.		Fair	10-20	3.60
							n/a	3	Fair	C	



Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) W N E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T19	Semi-Mature <b>Sycamore</b>  Acer pseudoplatanus	14	0.1	600	5 2 4 6	1: Bifurcates at 1.5m. 2: Growing on edge of ditch with decay at base due to water. 3: Holes in trunk, hollowing of stems. 4: Dying at top, in decline. 5: Suckering at base.	Monitor.		Fair	10-20	7.20
							Moderate	1	Fair	C	
G20	Semi-Mature <b>Sycamore</b>  Acer pseudoplatanus	av 14	av 3	av 400	av 5 5 5 each	1: Two trees, restricted access to survey.	No action required.		Good	40+	4.80
							n/a	3	Good	B	
T21	Semi-Mature <b>Sycamore</b>  Acer pseudoplatanus	12	0.1	270	2 5 5 5	1: Growing on western side of ditch. 2: Stem lean to south due to neighbouring tree.	No action required.		Good	20-40	3.24
							n/a	3	Good	C	
T22	Semi-Mature <b>Sycamore</b>  Acer pseudoplatanus	14	0.1	450	5 5 5 5	1: Suckering at base. 2: Dead central stem with decay, trying to occlude. 3: Multi stemmed at 3m.	No action required.		Good	40+	5.40
							n/a	3	Good	B	
T23	Semi-Mature <b>Sycamore</b>  Acer pseudoplatanus	11	0.1	300	4 1 4 5	1: Growing on eastern side of ditch, out of side of ditch in western direction. 2: Multi stemmed.	No action required.		Good	20-40	3.60
							n/a	3	Fair	C	
G24	Semi-Mature <b>Hawthorn</b>  Crataegus monogyna	av 7	av 0.1	av 150	av 3 3 3 each	1: Predominantly hawthorn with some prunus sp. 2: Growing along boundary next to pub car park.	No action required.		Good	40+	1.80
							n/a	3	Fair	C	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m)			Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
					W	N	E		Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T25	Semi-Mature <b>Ash</b>  Fraxinus excelsior	13	1	280	5	5	5	1: Restricted access to survey. 2: Appears to be in good condition.	No action required.		Fair	20-40	3.36
					5				n/a	3	Fair	B	
G26	Young <b>Willow</b>  Salix spp	av 7	av 0.1	av 100	av 1	1	1	1: Row of dense willow trees. 2: Bark wounds. 3: Elongated form.	No action required.		Good	20-40	1.20
					1		each		n/a	3	Fair	C	
T27	Early-Mature <b>Wild Pear</b>  Pyrus communis	12	0.5	520	5	6	2	1: Multi stemmed. 2: Minor deadwood.	No action required.		Good	20-40	6.24
					3				n/a	3	Good	B	
T28	Semi-Mature <b>Sycamore</b>  Acer pseudoplatanus	13	4	380	6	6	6	1: Growing within bramble. 2: No significant defects.	No action required.		Good	40+	4.56
					6				n/a	3	Good	B	
G29	Semi-Mature <b>Mixed</b>  Species	av 10	av 0.1	av 250	av 3	3	3	1: Mixed group comprising of wild pear, sycamore and elder. 2: Some leaning stems. 3: Some dead trees within group.	No action required.		Good	20-40	3.00
					3		each		n/a	3	Fair	C	
T30	Semi-Mature <b>Wild Pear</b>  Pyrus communis	14	0.1	650	2	2	2	1: Tree in decline. 2: Failed stem. 3: Decay through out stems.	Remove.		Very Poor	<10	7.80
					2				n/a	3	Very Poor	U	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) W N E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T31	Semi-Mature <b>Sycamore</b>  Acer pseudoplatanus	8	0.1	220	4 4 4	1: Multi stemmed at base.	No action required.		Good	20-40	2.64
							n/a	3	Fair	C	
T32	Semi-Mature <b>Sycamore</b>  Acer pseudoplatanus	12	3	320	5 5 5	1: Growing on edge of ditch. 2: Multi stemmed at 4m.	No action required.		Good	40+	3.84
							n/a	3	Good	B	
G33	Semi-Mature <b>Mixed</b>  Species	av 7	av 0.1	av 200	av 3 3 each	1: Hawthorn, sycamore and ash.	No action required.		Good	20-40	2.40
							n/a	3	Fair	C	
G34	Semi-Mature <b>Mixed</b>  Species	av 4	av 0.1	av 80	av 2 2 each	1: Scattered group of ash and hawthorn.	No action required.		Good	40+	0.96
							n/a	3	Good	C	
G35	Young <b>Mixed</b>  Species	av 4	av 0.1	av 70	av 0.5 0.5 each	1: Newly planted shelter belt comprising of hawthorn, oak and holly.	No action required.		Good	40+	0.84
							n/a	3	Good	C	
G36	Semi-Mature <b>Sycamore</b>  Acer pseudoplatanus	av 10	av 1	av 320	av 6 6 each	1: 4 larger stems along boundary with an few smaller trees.	No action required.		Good	40+	3.84
							n/a	3	Good	B	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) W N E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G37	Semi-Mature <b>Mixed</b>  Species	av 6	av 0.1	av 120	av 2 2 2 each	1: Sycamore and goat willow. 2: Shrubby form.	No action required.		Good	20-40	1.44
							n/a	3	Fair	C	
T38	Semi-Mature <b>Sycamore</b>  Acer pseudoplatanus	6	0.1	120	2 2 2 3	1: Slight stem lean.	No action required.		Good	40+	1.44
							n/a	3	Fair	C	
T39	Semi-Mature <b>Sycamore</b>  Acer pseudoplatanus	11	0.1	300	6 6 6	1: Bifurcates at 3m. 2: Suckering at base.	No action required.		Good	40+	3.60
							n/a	3	Good	B	
T40	Semi-Mature <b>Wild Pear</b>  Pyrus communis	8	1	200	3 3 3	1: Stem lean west. 2: Basal wound to west. 3: Small holes in trunk. 4: Remove if footfall increases.	No action required.		Good	10-20	2.40
							n/a	3	Fair	C	
G41	Semi-Mature <b>Mixed</b>  Species	av 5	av 0.1	av 150	av 2.5 2.5 each	1: Scattered scrubby hawthorn, ash, sycamore and elder.	No action required.		Good	20-40	1.80
							n/a	3	Good	C	
G42	Semi-Mature <b>Sycamore</b>  Acer pseudoplatanus	av 12	av 1	av 300	av 6 6 6 each	1: Row of three trees. 2: Restricted access to survey. 3: Minor deadwood.	No action required.		Good	40+	3.60
							n/a	3	Good	B	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G43	Semi-Mature Sycamore  Acer pseudoplatanus	av 9	av 0.1	av 200	av 3 3 each	1: Two groups of sycamore. 2: Multi stemmed.	No action required.		Good	20-40	2.40
							n/a	3	Fair	C	
T44	Semi-Mature Sycamore  Acer pseudoplatanus	7	3	300	3 8 3	1: Canopy windswept hence measurements. 2: Minor deadwood.	No action required.		Good	40+	3.60
							n/a	3	Good	B	
T45	Semi-Mature Sycamore  Acer pseudoplatanus	6	0.1	180	4 4 4	1: 1 main stem with dense suckering at base. 2: Multi stemmed at 3m. 3: Deadwood in canopy.	No action required.		Good	20-40	2.16
							n/a	3	Good	C	
T46	Semi-Mature Sycamore  Acer pseudoplatanus	7	3	270	5 5 5	1: Part of small wall to south.	No action required.		Good	40+	3.24
							n/a	3	Good	B	

## **Appendix 2 – Copy of TPO**

Promenade Estates  
King John Court  
2 Queen Square  
Liverpool  
L1 1RH

**Please ask for :** Catherine Greener  
**Email:** [Catherine.Greener@wyre.gov.uk](mailto:Catherine.Greener@wyre.gov.uk)  
**Extension no:** 7428  
**Our Ref:** PLG/8/

**Date:** 17 June 2021

Dear Sir / Madam,

**Wyre Borough Council Tree Preservation Order No5 of 2021 – Land to the north east of  
The Iron Horse Public House, Fleetwood Road North, Thornton Cleveleys**

I enclose for information a copy of the above-mentioned Tree Preservation Order, which was recently made by the Council. The order contains a direction under the Town and Country Planning (Tree Preservation) (England) Regulation 2012, the extent of which is to bring it into force provisionally on the date specified in section 3 of the attached Tree Preservation Order, Persons with an interest in the land containing the trees have 28 days to object or to make representations about the Tree Preservation Order. After the 28 day period the Council will consider whether to confirm the Order, taking into consideration any objection or representation received.

Further communication about the confirmation or otherwise of the Order will be sent to you in due course.

**If you have any further queries please contact the Council's Tree Officer, Mr Ryan Arrell on (01253) 887614.**

Yours faithfully

**Legal Executive**  
**For Legal Services**







**Town and Country Planning Act 1990: (Tree Preservation) (England)  
Regulations 2012.**

**Wyre Borough Council Tree Preservation Order No5 of 2021: Land to the north east of the Iron Horse Public House, Fleetwood Road North, Thornton Cleveleys, FY5 4LH.**

**Citation.**

1. This order may be cited as **Wyre Borough Council Tree Preservation Order No5 of 2021: Land to the north east of the Iron Horse Public House, Fleetwood Road North, Thornton Cleveleys, FY5 4LH.**

2. – (1) In the Order, “the authority” means the **Wyre Borough Council.**

-(2) In this Order any reference to a numbered section is a reference to a 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 Act ( 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 regulations 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.

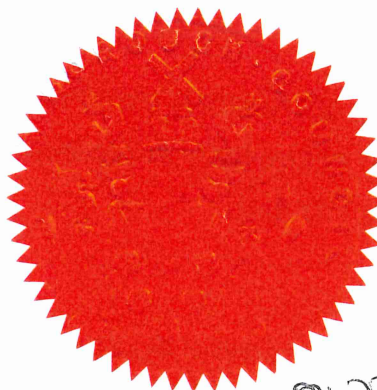
**Application to trees to be planted pursuant to a condition**

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: 17 June 2021**

The Common Seal of Wyre Borough Council

*Mary G. ...*



8427

.....  
Authorised by the council to sign in that behalf.

**Confirmation of Order**

This Order was confirmed by Wyre Borough Council without modification on

.....

Authorised by the council to sign in that behalf.

**Confirmed with modification**

This Order was confirmed by the Wyre Borough Council, subject to the modifications indicated by  
(*state how indicated*),

on the

.....

Authorised by the council to sign in that behalf.

**Decision not to confirm Order**

A decision not to confirm this Order was taken by the Wyre Borough Council on the

.....

Authorised by the council to sign on that behalf.

**Variation of Order**

This Order was varied by the Wyre Borough Council on the

by a variation order under reference number

a copy of which is attached.

.....

Authorised by the council to sign in that behalf.

**Revocation of Order**

This Order was revoked by the Wyre borough Council on the

.....

Authorised by the council to sign in that behalf.

## SCHEDULE

**Trees specified individually.**

**NONE**

(Encircled in black on the map)

**Group of trees.**

**NONE**

(within a broken black line on map)

**Woodland.**

(Shown within a solid black line on map)

**W1**

containing sycamore , centred on grid ref:  
hawthorn, alder, ash,  
elder and willow  
trees.

(E) 333425

(N) 444272

**Trees specified by reference to an area**

**NONE**

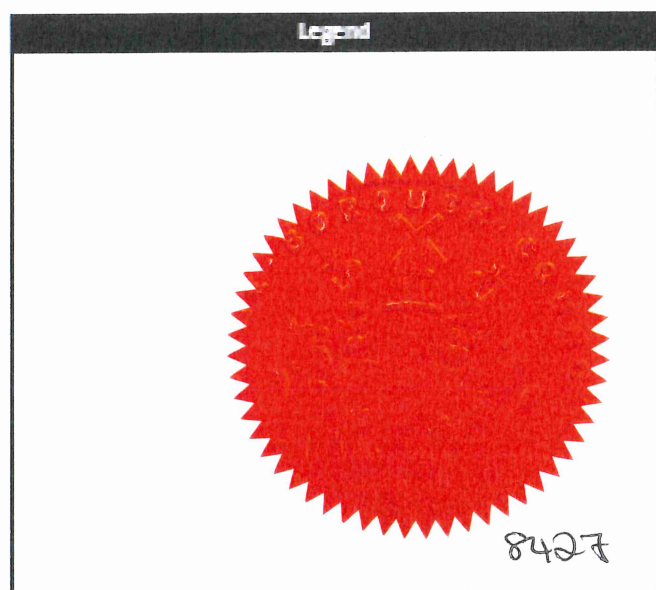
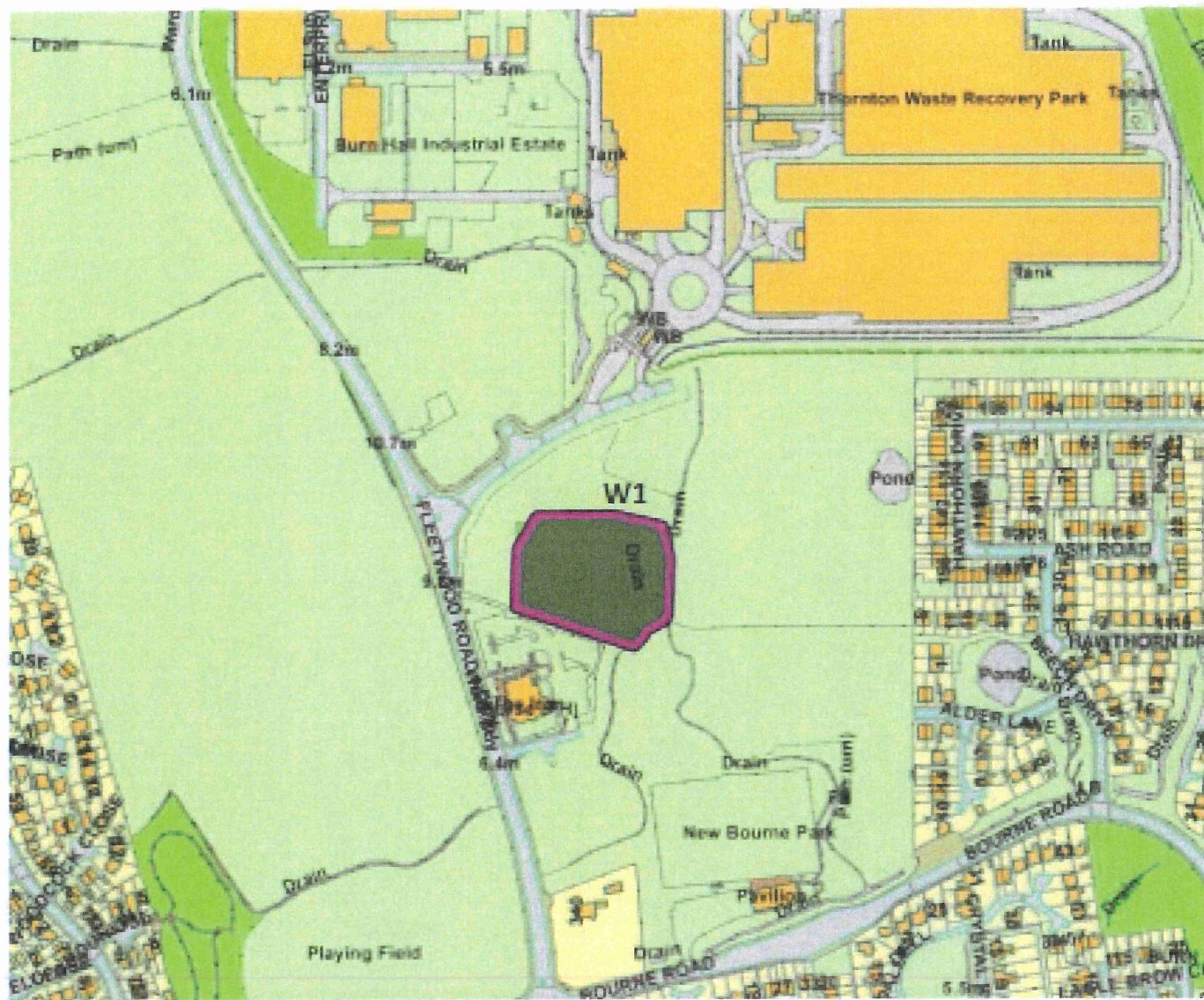
(Shown within a dotted black line on map)



# Wyre Council Tree Preservation Order No5 of 2021



Land to the north east of The Iron Horse Public House, FY5 4LH.



Mary Granblaw



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Organization	Wyre Council
Department	Planning Department
Comments	
Date	27 June 2021
SLA Number	100018720





## Regulation 5 Notice

### **IMPORTANT -THIS COMMUNICATION MAY AFFECT YOUR PROPERTY**

#### **The Town and Country Planning (Tree Preservation) (England) Regulations 2012**

#### **Tree Preservation Order: 005/2021/TPO**

**Location: Land to the north east of the Iron Horse Public House, Fleetwood Road North, Thornton Cleveleys.**

**THIS IS A FORMAL NOTICE** to let you know that on 17 June 2021 we made the above Tree Preservation Order.

A copy of the Order is enclosed. In simple terms, once the order is confirmed, no one is allowed to cut down, top or lop without permission any of the trees described in the First Schedule of the Order and shown on the map.

Some information about tree preservation orders is available from the downloadable leaflet from:

<http://planningguidance.planningportal.gov.uk/blog/guidance/tree-preservation-orders/>

We made this order because it is expedient in the interest of amenity.

The order came into force, on a temporary basis on **17 June 2021** and will remain in force for six months. During this time we will decide whether the order should be given permanent status.

People affected by the order have a right to object or make comments on any of the trees or woodlands covered before we decide to confirm the order. The decision to confirm the order must be made within 6 months of the date of the order.

If you would like to make any objections or comments, please make sure we receive them in writing by **15 July 2021**. Your comments must meet Regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012 (a copy is attached). Please send your comments to the Tree Officer at the address given below. We will carefully consider all objections and comments before deciding whether to make the order permanent.

We will write to you again when we have made our decision. In the meantime, if you would like any more information or have any questions about this letter, please contact **Ryan Arrell Tree & Woodlands Officer at Wyre Council, Leisure Services, Wyre Civic Centre, Breck Road, Poulton-Le-Fylde, FY6 7PU – Tel: 01253 887614 (email: [ryan.arrell@wyre.gov.uk](mailto:ryan.arrell@wyre.gov.uk))**

Signed:

A handwritten signature in black ink, appearing to read "Mary Gumbrell".

**Authorised Officer.**





**REGULATION 6**  
**OF THE TOWN & 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 the objections or representations  
are made; and*
- (c) in the case of an objection, shall state the reasons for the objection.*

*6(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.*



## **Appendix 3 – TEMPO Assessment**

# TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

## SURVEY DATA SHEET & DECISION GUIDE

Date: 02/7/21

Surveyor: EA  
and KO

### Tree details

TPO Ref (if applicable):

Tree/Group No: G13

Species: Mixed species

No5 of 2021

Owner (if known):

Location: Land to the east of the Iron Horse Public House

## REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

### Part 1: Amenity assessment

#### a) Condition & suitability for TPO

- |                          |                         |
|--------------------------|-------------------------|
| 5) Good                  | Highly suitable         |
| 3) Fair/satisfactory     | Suitable                |
| 1) Poor                  | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable              |

Score & Notes 1

\* Relates to existing context and is intended to apply to severe irremediable defects only

#### b) Retention span (in years) & suitability for TPO

- |           |                 |
|-----------|-----------------|
| 5) 100+   | Highly suitable |
| 4) 40-100 | Very suitable   |
| 2) 20-40  | Suitable        |
| 1) 10-20  | Just suitable   |
| 0) <10*   | Unsuitable      |

Score & Notes 2

\*Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

#### c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- |                                                                     |                     |
|---------------------------------------------------------------------|---------------------|
| 5) Very large trees with some visibility, or prominent large trees  | Highly suitable     |
| 4) Large trees, or medium trees clearly visible to the public       | Suitable            |
| 3) Medium trees, or large trees with limited view only              | Suitable            |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable     |
| 1) Trees not visible to the public, regardless of size              | Probably unsuitable |

Score & Notes 2

#### d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of formal arboricultural features, or veteran trees
- 4) Tree groups, or principal members of groups important for their cohesion
- 3) Trees with identifiable historic, commemorative or habitat importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features (inc. those of indifferent form)
- 1) Trees with poor form or which are generally unsuitable for their location

Score & Notes

### Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- 5) Immediate threat to tree inc. s.211 Notice
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

Score & Notes

### Part 3: Decision guide

- |       |                       |
|-------|-----------------------|
| Any 0 | Do not apply TPO      |
| 1-6   | TPO indefensible      |
| 7-11  | Does not merit TPO    |
| 12-15 | TPO defensible        |
| 16+   | Definitely merits TPO |

Add Scores for Total: 5

Decision: TPO indefensible

# TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

## SURVEY DATA SHEET & DECISION GUIDE

Date: 02/7/21

Surveyor: EA  
and KO

### Tree details

TPO Ref (if applicable):

Tree/Group No: T14

Species: Alder

No5 of 2021

Owner (if known):

Location: Land to the east of the Iron Horse Public House

## REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

### Part 1: Amenity assessment

#### a) Condition & suitability for TPO

- |                          |                         |
|--------------------------|-------------------------|
| 5) Good                  | Highly suitable         |
| 3) Fair/satisfactory     | Suitable                |
| 1) Poor                  | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable              |

Score & Notes 1

\* Relates to existing context and is intended to apply to severe irremediable defects only

#### b) Retention span (in years) & suitability for TPO

- |           |                 |
|-----------|-----------------|
| 5) 100+   | Highly suitable |
| 4) 40-100 | Very suitable   |
| 2) 20-40  | Suitable        |
| 1) 10-20  | Just suitable   |
| 0) <10*   | Unsuitable      |

Score & Notes 2

\*Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

#### c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- |                                                                     |                     |
|---------------------------------------------------------------------|---------------------|
| 5) Very large trees with some visibility, or prominent large trees  | Highly suitable     |
| 4) Large trees, or medium trees clearly visible to the public       | Suitable            |
| 3) Medium trees, or large trees with limited view only              | Suitable            |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable     |
| 1) Trees not visible to the public, regardless of size              | Probably unsuitable |

Score & Notes 2

#### d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of formal arboricultural features, or veteran trees
- 4) Tree groups, or principal members of groups important for their cohesion
- 3) Trees with identifiable historic, commemorative or habitat importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features (inc. those of indifferent form)
- 1) Trees with poor form or which are generally unsuitable for their location

Score & Notes

### Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- 5) Immediate threat to tree inc. s.211 Notice
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

Score & Notes

### Part 3: Decision guide

- |       |                       |
|-------|-----------------------|
| Any 0 | Do not apply TPO      |
| 1-6   | TPO indefensible      |
| 7-11  | Does not merit TPO    |
| 12-15 | TPO defensible        |
| 16+   | Definitely merits TPO |

Add Scores for Total: 5

Decision: TPO indefensible

# TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

## SURVEY DATA SHEET & DECISION GUIDE

Date: 02/7/21

Surveyor: EA  
and KO

### Tree details

TPO Ref (if applicable):

Tree/Group No: G15

Species: Mixed species

No5 of 2021

Owner (if known):

Location: Land to the east of the Iron Horse Public House

## REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

### Part 1: Amenity assessment

#### a) Condition & suitability for TPO

- |                          |                         |
|--------------------------|-------------------------|
| 5) Good                  | Highly suitable         |
| 3) Fair/satisfactory     | Suitable                |
| 1) Poor                  | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable              |

**Score & Notes 3** – restricted access to survey with ivy covered stem. Score could be lower value

\* Relates to existing context and is intended to apply to severe irremediable defects only

#### b) Retention span (in years) & suitability for TPO

- |           |                 |
|-----------|-----------------|
| 5) 100+   | Highly suitable |
| 4) 40-100 | Very suitable   |
| 2) 20-40  | Suitable        |
| 1) 10-20  | Just suitable   |
| 0) <10*   | Unsuitable      |

**Score & Notes 4**

\*Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

#### c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- |                                                                     |                     |
|---------------------------------------------------------------------|---------------------|
| 5) Very large trees with some visibility, or prominent large trees  | Highly suitable     |
| 4) Large trees, or medium trees clearly visible to the public       | Suitable            |
| 3) Medium trees, or large trees with limited view only              | Suitable            |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable     |
| 1) Trees not visible to the public, regardless of size              | Probably unsuitable |

**Score & Notes 1**

#### d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of formal arboricultural features, or veteran trees
- 4) Tree groups, or principal members of groups important for their cohesion
- 3) Trees with identifiable historic, commemorative or habitat importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features (inc. those of indifferent form)
- 1) Trees with poor form or which are generally unsuitable for their location

**Score & Notes 1**

### Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- 5) Immediate threat to tree inc. s.211 Notice
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

**Score & Notes 2**

### Part 3: Decision guide

- |       |                       |
|-------|-----------------------|
| Any 0 | Do not apply TPO      |
| 1-6   | TPO indefensible      |
| 7-11  | Does not merit TPO    |
| 12-15 | TPO defensible        |
| 16+   | Definitely merits TPO |

**Add Scores for Total: 11**

**Decision:** does no merit  
TPO

# TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

## SURVEY DATA SHEET & DECISION GUIDE

Date: 02/7/21

Surveyor: EA  
and KO

### Tree details

TPO Ref (if applicable):

Tree/Group No: T16

Species: Willow

No5 of 2021

Owner (if known):

Location: Land to the east of the Iron Horse Public House

## REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

### Part 1: Amenity assessment

#### a) Condition & suitability for TPO

- |                          |                         |
|--------------------------|-------------------------|
| 5) Good                  | Highly suitable         |
| 3) Fair/satisfactory     | Suitable                |
| 1) Poor                  | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable              |

**Score & Notes 1 – Possible stem failure, tree appeared to be moving in wind more compared to rest within group**

\* Relates to existing context and is intended to apply to severe irremediable defects only

#### b) Retention span (in years) & suitability for TPO

- |           |                 |
|-----------|-----------------|
| 5) 100+   | Highly suitable |
| 4) 40-100 | Very suitable   |
| 2) 20-40  | Suitable        |
| 1) 10-20  | Just suitable   |
| 0) <10*   | Unsuitable      |

**Score & Notes 1**

\*Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

#### c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- |                                                                     |                     |
|---------------------------------------------------------------------|---------------------|
| 5) Very large trees with some visibility, or prominent large trees  | Highly suitable     |
| 4) Large trees, or medium trees clearly visible to the public       | Suitable            |
| 3) Medium trees, or large trees with limited view only              | Suitable            |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable     |
| 1) Trees not visible to the public, regardless of size              | Probably unsuitable |

**Score & Notes 2**

#### d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of formal arboricultural features, or veteran trees
- 4) Tree groups, or principal members of groups important for their cohesion
- 3) Trees with identifiable historic, commemorative or habitat importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features (inc. those of indifferent form)
- 1) Trees with poor form or which are generally unsuitable for their location

**Score & Notes**

### Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- 5) Immediate threat to tree inc. s.211 Notice
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

**Score & Notes**

### Part 3: Decision guide

- |       |                       |
|-------|-----------------------|
| Any 0 | Do not apply TPO      |
| 1-6   | TPO indefensible      |
| 7-11  | Does not merit TPO    |
| 12-15 | TPO defensible        |
| 16+   | Definitely merits TPO |

**Add Scores for Total: 4**

**Decision: TPO indefensible**

# TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

## SURVEY DATA SHEET & DECISION GUIDE

Date: 02/7/21

Surveyor: EA  
and KO

### Tree details

TPO Ref (if applicable):

Tree/Group No: G18

Species: Alder

No5 of 2021

Owner (if known):

Location: Land to the east of the Iron Horse Public House

## REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

### Part 1: Amenity assessment

#### a) Condition & suitability for TPO

- |                          |                         |
|--------------------------|-------------------------|
| 5) Good                  | Highly suitable         |
| 3) Fair/satisfactory     | Suitable                |
| 1) Poor                  | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable              |

**Score & Notes 1 – Hollowing stems with cavities**

\* Relates to existing context and is intended to apply to severe irremediable defects only

#### b) Retention span (in years) & suitability for TPO

- |           |                 |
|-----------|-----------------|
| 5) 100+   | Highly suitable |
| 4) 40-100 | Very suitable   |
| 2) 20-40  | Suitable        |
| 1) 10-20  | Just suitable   |
| 0) <10*   | Unsuitable      |

**Score & Notes 1**

\*Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

#### c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- |                                                                     |                     |
|---------------------------------------------------------------------|---------------------|
| 5) Very large trees with some visibility, or prominent large trees  | Highly suitable     |
| 4) Large trees, or medium trees clearly visible to the public       | Suitable            |
| 3) Medium trees, or large trees with limited view only              | Suitable            |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable     |
| 1) Trees not visible to the public, regardless of size              | Probably unsuitable |

**Score & Notes 3**

#### d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of formal arboricultural features, or veteran trees
- 4) Tree groups, or principal members of groups important for their cohesion
- 3) Trees with identifiable historic, commemorative or habitat importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features (inc. those of indifferent form)
- 1) Trees with poor form or which are generally unsuitable for their location

**Score & Notes**

### Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- 5) Immediate threat to tree inc. s.211 Notice
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

**Score & Notes**

### Part 3: Decision guide

- |       |                       |
|-------|-----------------------|
| Any 0 | Do not apply TPO      |
| 1-6   | TPO indefensible      |
| 7-11  | Does not merit TPO    |
| 12-15 | TPO defensible        |
| 16+   | Definitely merits TPO |

**Add Scores for Total: 5**

**Decision: TPO indefensible**

# TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

## SURVEY DATA SHEET & DECISION GUIDE

Date: 02/7/21

Surveyor: EA  
and KO

### Tree details

TPO Ref (if applicable):

Tree/Group No: Part of G24 Species: Hawthorn

No5 of 2021

Owner (if known):

Location: Land to the east of the Iron Horse Public House

## REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

### Part 1: Amenity assessment

#### a) Condition & suitability for TPO

- |                          |                         |
|--------------------------|-------------------------|
| 5) Good                  | Highly suitable         |
| 3) Fair/satisfactory     | Suitable                |
| 1) Poor                  | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable              |

Score & Notes 3

\* Relates to existing context and is intended to apply to severe irremediable defects only

#### b) Retention span (in years) & suitability for TPO

- |           |                 |
|-----------|-----------------|
| 5) 100+   | Highly suitable |
| 4) 40-100 | Very suitable   |
| 2) 20-40  | Suitable        |
| 1) 10-20  | Just suitable   |
| 0) <10*   | Unsuitable      |

Score & Notes 4

\*Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

#### c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- |                                                                     |                     |
|---------------------------------------------------------------------|---------------------|
| 5) Very large trees with some visibility, or prominent large trees  | Highly suitable     |
| 4) Large trees, or medium trees clearly visible to the public       | Suitable            |
| 3) Medium trees, or large trees with limited view only              | Suitable            |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable     |
| 1) Trees not visible to the public, regardless of size              | Probably unsuitable |

Score & Notes 3

#### d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of formal arboricultural features, or veteran trees
- 4) Tree groups, or principal members of groups important for their cohesion
- 3) Trees with identifiable historic, commemorative or habitat importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features (inc. those of indifferent form)
- 1) Trees with poor form or which are generally unsuitable for their location

Score & Notes 1

### Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- 5) Immediate threat to tree inc. s.211 Notice
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

Score & Notes 2

### Part 3: Decision guide

- |       |                       |
|-------|-----------------------|
| Any 0 | Do not apply TPO      |
| 1-6   | TPO indefensible      |
| 7-11  | Does not merit TPO    |
| 12-15 | TPO defensible        |
| 16+   | Definitely merits TPO |

Add Scores for Total: 13

Decision: TPO defensible

# TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

## SURVEY DATA SHEET & DECISION GUIDE

Date: 02/7/21

Surveyor: EA  
and KO

### Tree details

TPO Ref (if applicable):

Tree/Group No: T25

Species: Ash

No5 of 2021

Owner (if known):

Location: Land to the east of the Iron Horse Public House

## REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

### Part 1: Amenity assessment

#### a) Condition & suitability for TPO

- |                          |                         |
|--------------------------|-------------------------|
| 5) Good                  | Highly suitable         |
| 3) Fair/satisfactory     | Suitable                |
| 1) Poor                  | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable              |

**Score & Notes** 3 – not fully accessed due to access. Could not assess presence of ash dieback. Score could be lower

\* Relates to existing context and is intended to apply to severe irremediable defects only

#### b) Retention span (in years) & suitability for TPO

- |           |                 |
|-----------|-----------------|
| 5) 100+   | Highly suitable |
| 4) 40-100 | Very suitable   |
| 2) 20-40  | Suitable        |
| 1) 10-20  | Just suitable   |
| 0) <10*   | Unsuitable      |

**Score & Notes** 2

\*Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

#### c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- |                                                                     |                     |
|---------------------------------------------------------------------|---------------------|
| 5) Very large trees with some visibility, or prominent large trees  | Highly suitable     |
| 4) Large trees, or medium trees clearly visible to the public       | Suitable            |
| 3) Medium trees, or large trees with limited view only              | Suitable            |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable     |
| 1) Trees not visible to the public, regardless of size              | Probably unsuitable |

**Score & Notes** 1

#### d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of formal arboricultural features, or veteran trees
- 4) Tree groups, or principal members of groups important for their cohesion
- 3) Trees with identifiable historic, commemorative or habitat importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features (inc. those of indifferent form)
- 1) Trees with poor form or which are generally unsuitable for their location

**Score & Notes**

### Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- 5) Immediate threat to tree inc. s.211 Notice
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

**Score & Notes**

### Part 3: Decision guide

- |       |                       |
|-------|-----------------------|
| Any 0 | Do not apply TPO      |
| 1-6   | TPO indefensible      |
| 7-11  | Does not merit TPO    |
| 12-15 | TPO defensible        |
| 16+   | Definitely merits TPO |

**Add Scores for Total: 6**

**Decision:** TPO indefensible



# TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

## SURVEY DATA SHEET & DECISION GUIDE

Date: 02/7/21

Surveyor: EA  
and KO

### Tree details

TPO Ref (if applicable):

Tree/Group No: G26

Species: Willow

No5 of 2021

Owner (if known):

Location: Land to the east of the Iron Horse Public House

## REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

### Part 1: Amenity assessment

#### a) Condition & suitability for TPO

- |                          |                         |
|--------------------------|-------------------------|
| 5) Good                  | Highly suitable         |
| 3) Fair/satisfactory     | Suitable                |
| 1) Poor                  | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable              |

Score & Notes 1

\* Relates to existing context and is intended to apply to severe irremediable defects only

#### b) Retention span (in years) & suitability for TPO

- |           |                 |
|-----------|-----------------|
| 5) 100+   | Highly suitable |
| 4) 40-100 | Very suitable   |
| 2) 20-40  | Suitable        |
| 1) 10-20  | Just suitable   |
| 0) <10*   | Unsuitable      |

Score & Notes 2

\*Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

#### c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- |                                                                     |                     |
|---------------------------------------------------------------------|---------------------|
| 5) Very large trees with some visibility, or prominent large trees  | Highly suitable     |
| 4) Large trees, or medium trees clearly visible to the public       | Suitable            |
| 3) Medium trees, or large trees with limited view only              | Suitable            |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable     |
| 1) Trees not visible to the public, regardless of size              | Probably unsuitable |

Score & Notes 2

#### d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of formal arboricultural features, or veteran trees
- 4) Tree groups, or principal members of groups important for their cohesion
- 3) Trees with identifiable historic, commemorative or habitat importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features (inc. those of indifferent form)
- 1) Trees with poor form or which are generally unsuitable for their location

Score & Notes

### Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- 5) Immediate threat to tree inc. s.211 Notice
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

Score & Notes

### Part 3: Decision guide

- |       |                       |
|-------|-----------------------|
| Any 0 | Do not apply TPO      |
| 1-6   | TPO indefensible      |
| 7-11  | Does not merit TPO    |
| 12-15 | TPO defensible        |
| 16+   | Definitely merits TPO |

Add Scores for Total: 5

Decision: TPO indefensible

# TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

## SURVEY DATA SHEET & DECISION GUIDE

Date: 02/7/21

Surveyor: EA  
and KO

### Tree details

TPO Ref (if applicable):

Tree/Group No: T27

Species: Pear

No5 of 2021

Owner (if known):

Location: Land to the east of the Iron Horse Public House

## REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

### Part 1: Amenity assessment

#### a) Condition & suitability for TPO

- |                          |                         |
|--------------------------|-------------------------|
| 5) Good                  | Highly suitable         |
| 3) Fair/satisfactory     | Suitable                |
| 1) Poor                  | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable              |

Score & Notes 3

\* Relates to existing context and is intended to apply to severe irremediable defects only

#### b) Retention span (in years) & suitability for TPO

- |           |                 |
|-----------|-----------------|
| 5) 100+   | Highly suitable |
| 4) 40-100 | Very suitable   |
| 2) 20-40  | Suitable        |
| 1) 10-20  | Just suitable   |
| 0) <10*   | Unsuitable      |

Score & Notes 2

\*Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

#### c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- |                                                                     |                     |
|---------------------------------------------------------------------|---------------------|
| 5) Very large trees with some visibility, or prominent large trees  | Highly suitable     |
| 4) Large trees, or medium trees clearly visible to the public       | Suitable            |
| 3) Medium trees, or large trees with limited view only              | Suitable            |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable     |
| 1) Trees not visible to the public, regardless of size              | Probably unsuitable |

Score & Notes 2

#### d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of formal arboricultural features, or veteran trees
- 4) Tree groups, or principal members of groups important for their cohesion
- 3) Trees with identifiable historic, commemorative or habitat importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features (inc. those of indifferent form)
- 1) Trees with poor form or which are generally unsuitable for their location

Score & Notes 1

### Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- 5) Immediate threat to tree inc. s.211 Notice
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

Score & Notes

### Part 3: Decision guide

- |       |                       |
|-------|-----------------------|
| Any 0 | Do not apply TPO      |
| 1-6   | TPO indefensible      |
| 7-11  | Does not merit TPO    |
| 12-15 | TPO defensible        |
| 16+   | Definitely merits TPO |

Add Scores for Total: 8

Decision: Does not merit  
TPO

# TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

## SURVEY DATA SHEET & DECISION GUIDE

Date: 02/7/21

Surveyor: EA  
and KO

### Tree details

TPO Ref (if applicable):

Tree/Group No: T28

Species: Sycamore

No5 of 2021

Owner (if known):

Location: Land to the east of the Iron Horse Public House

## REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

### Part 1: Amenity assessment

#### a) Condition & suitability for TPO

- |                          |                         |
|--------------------------|-------------------------|
| 5) Good                  | Highly suitable         |
| 3) Fair/satisfactory     | Suitable                |
| 1) Poor                  | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable              |

Score & Notes 3

\* Relates to existing context and is intended to apply to severe irremediable defects only

#### b) Retention span (in years) & suitability for TPO

- |           |                 |
|-----------|-----------------|
| 5) 100+   | Highly suitable |
| 4) 40-100 | Very suitable   |
| 2) 20-40  | Suitable        |
| 1) 10-20  | Just suitable   |
| 0) <10*   | Unsuitable      |

Score & Notes 4

\*Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

#### c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- |                                                                     |                     |
|---------------------------------------------------------------------|---------------------|
| 5) Very large trees with some visibility, or prominent large trees  | Highly suitable     |
| 4) Large trees, or medium trees clearly visible to the public       | Suitable            |
| 3) Medium trees, or large trees with limited view only              | Suitable            |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable     |
| 1) Trees not visible to the public, regardless of size              | Probably unsuitable |

Score & Notes 2

#### d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of formal arboricultural features, or veteran trees
- 4) Tree groups, or principal members of groups important for their cohesion
- 3) Trees with identifiable historic, commemorative or habitat importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features (inc. those of indifferent form)
- 1) Trees with poor form or which are generally unsuitable for their location

Score & Notes 1

### Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- 5) Immediate threat to tree inc. s.211 Notice
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

Score & Notes 2

### Part 3: Decision guide

- |       |                       |
|-------|-----------------------|
| Any 0 | Do not apply TPO      |
| 1-6   | TPO indefensible      |
| 7-11  | Does not merit TPO    |
| 12-15 | TPO defensible        |
| 16+   | Definitely merits TPO |

Add Scores for Total: 12

Decision: TPO defensible

# TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

## SURVEY DATA SHEET & DECISION GUIDE

Date: 02/7/21

Surveyor: EA  
and KO

### Tree details

TPO Ref (if applicable):

Tree/Group No: G29

Species: Mixed species

No5 of 2021

Owner (if known):

Location: Land to the east of the Iron Horse Public House

## REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

### Part 1: Amenity assessment

#### a) Condition & suitability for TPO

- |                          |                         |
|--------------------------|-------------------------|
| 5) Good                  | Highly suitable         |
| 3) Fair/satisfactory     | Suitable                |
| 1) Poor                  | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable              |

Score & Notes 1

\* Relates to existing context and is intended to apply to severe irremediable defects only

#### b) Retention span (in years) & suitability for TPO

- |           |                 |
|-----------|-----------------|
| 5) 100+   | Highly suitable |
| 4) 40-100 | Very suitable   |
| 2) 20-40  | Suitable        |
| 1) 10-20  | Just suitable   |
| 0) <10*   | Unsuitable      |

Score & Notes 2

\*Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

#### c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- |                                                                     |                     |
|---------------------------------------------------------------------|---------------------|
| 5) Very large trees with some visibility, or prominent large trees  | Highly suitable     |
| 4) Large trees, or medium trees clearly visible to the public       | Suitable            |
| 3) Medium trees, or large trees with limited view only              | Suitable            |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable     |
| 1) Trees not visible to the public, regardless of size              | Probably unsuitable |

Score & Notes 2

#### d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of formal arboricultural features, or veteran trees
- 4) Tree groups, or principal members of groups important for their cohesion
- 3) Trees with identifiable historic, commemorative or habitat importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features (inc. those of indifferent form)
- 1) Trees with poor form or which are generally unsuitable for their location

Score & Notes

### Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- 5) Immediate threat to tree inc. s.211 Notice
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

Score & Notes

### Part 3: Decision guide

- |       |                       |
|-------|-----------------------|
| Any 0 | Do not apply TPO      |
| 1-6   | TPO indefensible      |
| 7-11  | Does not merit TPO    |
| 12-15 | TPO defensible        |
| 16+   | Definitely merits TPO |

Add Scores for Total: 5

Decision: TPO indefensible