

Blaby District Council
Planning Committee

Date of Meeting **13 March 2025**
Title of Report **Blaby District Council (Gullet Lane, Kirby Muxloe) Tree Preservation Order 2024**
Report Author Planning & Strategic Growth Group Manager

1. What is this report about?

- 1.1 The purpose of the report is to consider whether or not to confirm the provisional Tree Preservation Order (TPO) made 27 November 2024 on the trees situated along the road frontage of Gullet Lane, Kirby Muxloe (located to the front of the line of properties along Gullet Lane from the property known as The Homestead up to the property known as The Hedgerows.

2. Recommendation(s)

- 2.1 The Planning Committee approve the confirmation of the Tree Preservation Order along Gullet Lane, Kirby Muxloe, which has been modified from the provisional Tree Preservation Order.
- 2.2 The Authority be delegated to the Planning and Strategic Growth Group Manager to confirm the Tree Preservation Order on along Gullet Lane, Kirby Muxloe.

3. Reason for Decision(s) Recommended

- 3.1 Having consideration of the representations received regarding the TPO, it is considered that there are insufficient grounds not to confirm the Order. The area of trees provides important visual amenity along the street frontage of the large residential properties that are located along Gullet Lane.

4. Matters to consider

4.1 Background

The line of trees located to the north and south of Gullet Lane along the road frontage of the residential properties was considered for a TPO following a request from the member of the public, who was concerned about the removal of trees along Gullet Lane prior to the submission of a planning application at Swiss Cottage, which saw the removal of mature trees. The resident requested the protection of several trees along Gullet Lane due to

the nature of the area and that the lane is a popular walking route for members of the village.

It was noted by Officers considering the recent planning application at Swiss Cottage, Gullet Lane (Reference 23/1034/FUL) that *'it is disappointing that the trees previously located within the front and rear garden of the property have all been removed from the site, these were without protection, however had a site visit been carried out prior to their removal the Council may well have sought to protect these trees'*. In addition, at the time of the site visit for this application, the case officer referenced the character of the Gullet Lane and stated that *'the plots have an individual style; however, the area typically consists of large dwellings within large plots and grounds with strong front boundary treatments and mature trees and vegetation throughout. These are important features within the locality. Swiss Cottage is notably one of the smaller plots within the area'*.

Following the request that the Council consider imposing a TPO on certain trees on Gullet Lane, a site visit was undertaken by Officers of the Council to initially assess the merits of the trees and their worthiness for formal protection. Leicestershire County Council's Principal Tree and Woodlands Manager also attended. Officers assessed all the trees along the frontage of Gullet Lane between the properties known as The Homestead and The Hedgerows as there was a clear line of mature trees. The trees form a strong feature of mature trees in general along the street scene. The gaps where mature trees have been removed, such as Swiss Cottage are noticeable and regrettable.

The trees located within the grounds of Chestnut Cottage have not been included within this tree preservation order as they are protected separately by The Blaby District Council (Chestnut Cottage, Gullet Lane, Kirby Muxloe) Tree Preservation Order 2009.

The line of trees was initially assessed for their suitability for a TPO by the Case Officer considering the trees as a group and as individual trees. Taking into account the trees' high amenity value and their positive contribution to the character of the immediate and surrounding area, it was considered expedient and in the interests of amenity to issue a TPO. Trees in the rear gardens, with low amenity value or with limited visibility from Gullet Lane were not included in this order. The included trees are those considered worth of being protected. This Order was imposed on the individual and groups of trees as specified on the plan. A TPO must then be confirmed within 6 months of issue.

This was followed up by a site visit by Leicestershire County Council's Principal Tree and Woodlands Manager who reviewed the Case Officer's Tree Evaluation Method for Preservation Orders Assessment (TEMPO) which gave the group of trees scores of 15 giving the group an initial status of "TPO defensible" category. The Principal Tree and Woodlands Manager confirmed the species of trees being protected, the locations and provided

a professional view as regards the condition and suitability of the trees for protection.

It should be noted that while these trees are individually protected, it is considered that these trees along the frontage of Gullet Lane also have a group value when viewing the mature trees along the lane. The site has visibility from those accessing the road, which is a public bridleway (V81) by either vehicle, bicycle or as a walker using Gullet Lane to access other nearby footpath connections.

4.2 Representations received

7 representations were received all in objection to the Tree Preservation Order at Gullet Lane, Kirby Muxloe. It is noted that the majority of the representations were submitted in objection to the trees being protected within the grounds of their property as follows:

The occupant / owner of The Homestead objects to the TPO specially regarding trees T1, T3 and T4 and provided a response by a professional member of the Arboricultural Association. In summary the reasons provided in the response were:

- Have actively been managing the trees within their site since 2016.
- There is no explanation or survey as to why these trees have been selected.
- The trees offer limited public amenity given that the road is unadopted.

In summary their consultant has provided the following comments:

- The LPA have failed to demonstrate how the protection of trees within the TPO would provide a reasonable degree of public benefit.
- The LPA have failed to demonstrate how the protection of trees within the TPO would provide any reasonable degree of amenity.
- They conclude that using the TEMPO evaluation T1, T3 and T4 score '11' meaning that they do not merit a TPO.

The occupant / owner of Duiag objects to the following trees being protected: T5, T6 and T7. In summary the reasons stated were:

- Gullet Lane residents preserve, manage and protect the trees and have done for 50 years.
- Gullet Lane is not a public place and is owned by private landowners.
- There is no explanation for the method and scale used to assess amenity value.
- The residents asked a series of questions regarding the order.
- There have been instances of tree roots damaging electricity cables along Gullet Lane.
- Will create unnecessary process, burden, costs and legal implications.

The occupant / owner of The Folly objects to the following trees being protected: T10, T11/T12. In summary the reasons stated were:

- The tree is a nuisance and blocks out light and the view. They have to manage the debris.
- A self-setting tree, which seems to have 3 trunks and is unsightly.
- The road is used by walkers and there are usually fallen branches on the road.
- Maybe if the Council adopts the road it would be fairer.

The occupant / owner of Silver Edge objects and provided a response by a professional member of the Arboricultural Association, the resident objected to the following trees being protected: T1 (group), T21 and T22. In summary the reasons stated were:

- Using TEMPO evaluation, T1/G1?, T21 & T22 score '11', meaning that they 'do not merit a TPO'.
- There are errors in the plan and schedule drawing showing ambiguous and incorrect locations.
- The tree's have been historically well cared for by the owners.

The occupant / owner of Silver Edge provided a separate objection regarding T1 (plan showing G1). In summary the reasons stated were:

- The plan is unclear and I am confused as to which trees cover my property.
- The order refers to T1 and the plan shows G1.
- Does not think that the orders are necessary.
- Considers the order to be an unwarranted burden.
- This is a private 'dead end' road with bridleway access - it is not a public road with passing members of the public - it is only used by a small number of local dog walkers in the main so has limited public interest
- Already have the high costs of maintaining the road.

The occupant / owner of The Hedgerows objects and provided a response by a professional member of the Arboricultural Association. The resident objects to the following trees being protected: T26, T27, T28, T29, T30, T31, T32 and T33. In summary the reasons stated were:

- Using TEMPO evaluation, T26, T27, T28, T29, T30, T31, T32 & T33 score between '9 and 11', meaning that they 'do not merit a TPO'.
- There are errors in the plan and schedule drawing showing ambiguous and incorrect locations.
- The tree's have been historically well cared for by the owners.

The occupant / owner of Woodlands objects to the order as they consider that a tree on their site is unsafe and causing damage to the property.

Consideration of Representations Received

As previously stated, The Principal Tree and Woodlands Manager at Leicestershire County Council was consulted for their professional opinion as to the worthiness of the individual trees suitability for a TPO. Your Officers met with the Officer on site where a professional assessment of the trees was made. During this site visit the Forestry and Arboricultural Officer agreed with your Officer's initial assessment for the trees' worthiness of a TPO for the reasons set out above.

The Principal Tree and Woodlands Manager at Leicestershire County Council was consulted again following the receipt of objections to the application to provide a view on the comments submitted by residents and their Arboricultural Consultants. They provided the following comments following a site visit with your officers on 12 February 2025:

'The TEMPO assessment provided by an external consultant consistently marks the trees down for their relative public visibility & suitability. In all cases they have been given a score of 2 (Young, small or medium/large trees visible only with difficulty). Whilst not adopted highway, Gullett Lane is publicly accessible and well used walking route on Bridleway V81/5 which forms an important link with adjacent PROWs. The trees are located to the front of properties and collectively provide a mature and verdant frontage to the properties. I would score the trees at least a 3, if not a 4 (large/medium trees clearly visible to the public). This would mean that the majority of trees score over 12 and the TPO is defensible. It is also important to recognise that the trees collectively are important for their cohesion and the reason for the TPO was in relation to prior felling of healthy mature lime trees which were not afforded protection by the CA or TPO which covers the rest of the village'.

The TEMPO assessment carried out by LCC Forestry is included in the Appendices (Appendix G).

Following the visit on 12 February 2025 the tree preservation order was amended from the provisionally made TPO as follows:

- Alter locations on the plan of T3 and T4
- Remove T22 and T16 from the schedule as this tree was not considered worthy of protecting.
- Alter the location of the line of trees at the property The Hedgerows, which had been shown as a group rather than a line on the original plan.
- Following this site visit T29 has now been confirmed as being a spruce, this is shown on the amended schedule.

A lime tree has subsequently been removed from the property The Folly (T12) with permission from the District Planning Authority, this tree requires replacement with a small-leaved lime, which shall be planted as close to the existing felled tree before the end of March 2025. This replacement tree, as

per the regulations, will be covered by the Tree Preservation Order protecting the original tree.

The group of trees shown on the plan as G1 should be noted as G1 on the Schedule instead of T1 as noted on the original version (as shown in Appendix A).

4.4 Conclusions

The revised TEMPO Assessment from LCC Forestry concludes that the majority of trees score over 12 and that a TPO is defensible.

It is considered that the individual and group of trees shown on the modified TPO plan and schedule, are worthy of protection due to their public amenity value. This results from their group value, coverage along the road frontage of Gullet Lane and the public bridleway and contribution to the local landscape. Having regard to the points raised by the representations received (Appendix D) and the professional advice received from Leicestershire County Council's Forestry and Arboricultural Officer, your Officers have balanced all other issues and considered that there is no over-riding reason not to confirm the Tree Preservation Order subject to the modifications shown.

5. What will it cost and are there opportunities for savings?

5.1 Not applicable

6. What are the risks and how can they be reduced?

6.1 There are no risks.

7. Other options considered

7.1 That the Tree Preservation Order not be confirmed. This option is not recommended for the reasons given in the report.

8. Other significant issues

8.1 In preparing this report, the author has considered issues related to Human Rights, Legal Matters, Human Resources, Equalities, Public Health Inequalities, and Climate Local and there are no areas of concern.

9. Appendices

Appendix A – Tree Preservation (as modified: to be confirmed)

Appendix B – Tree Preservation Order (Original – superseded)

Appendix C – Google overhead image

Appendix D – Site Photographs taken October 2024

Appendix E - Representations Received

Appendix F – Map Demonstrating PROW

Appendix G – Tempo Assessment (LCC Forestry)

10. Report author's contact details

Charlene Hurd
Planning@blaby.gov.uk

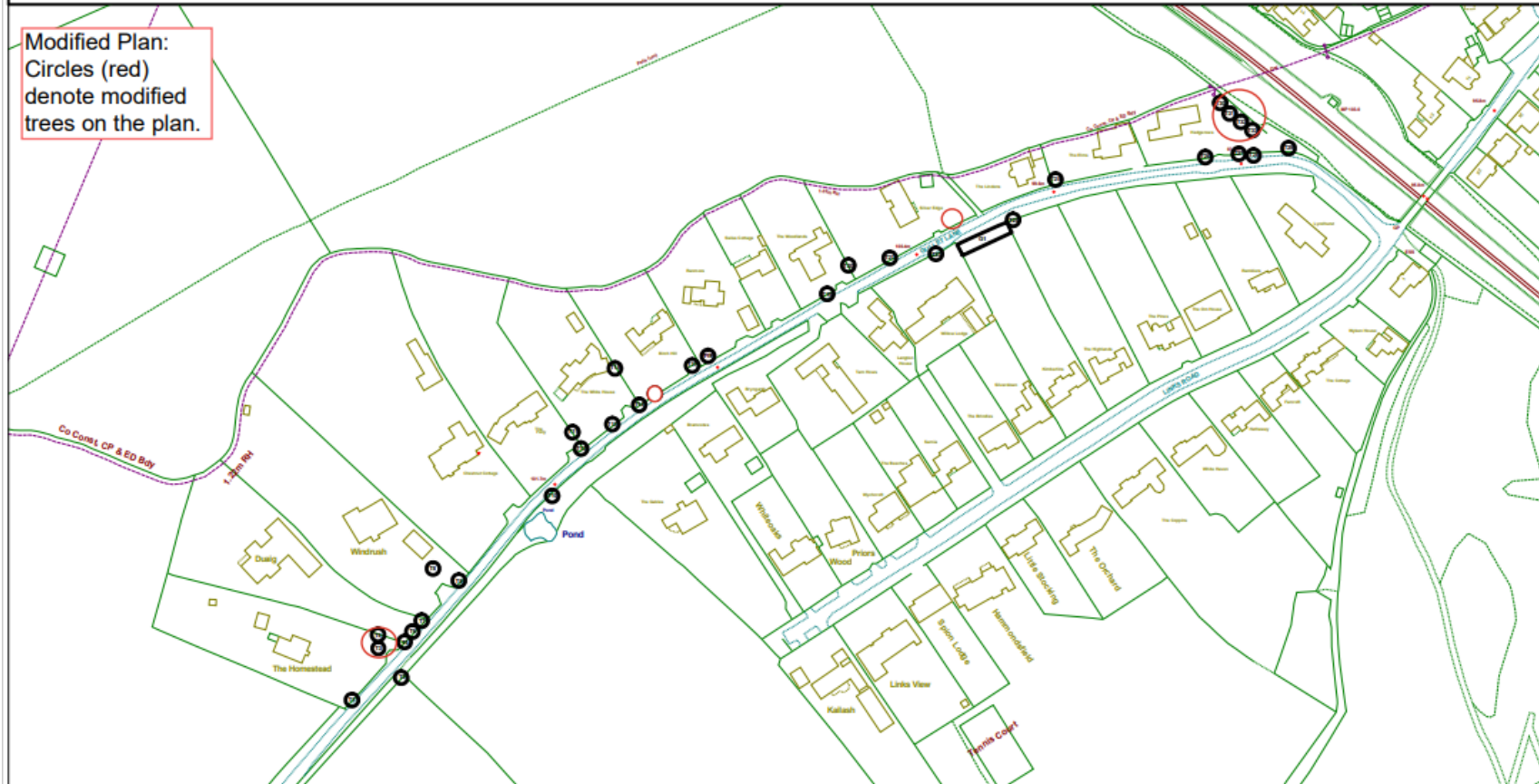
Development Services Team Leader
0116 272 7705

Appendix A – Tree Preservation (as modified: to be confirmed)

Town and Country Planning Act 1990

Blaby District Council, Gullet Lane, Kirby Muxloe, Tree Preservation Order 2025

Modified Plan:
Circles (red)
denote modified
trees on the plan.



Dated this day of February two thousand and twenty-five

Signed on Behalf of Blaby District Council

.....
Authorised Signatory

Scale 1:2500

Extract SK5104SW

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AC0000808718



SCHEDULE
SPECIFICATION OF TREES
Trees specified individually

(within a solid black line on the map)

Reference on Map	Description	Situation
T1	Horse Chestnut	Located in the front garden of The Homestead
T2	Oak	Located opposite The Homestead
T3	Lime	Located in the front garden of The Homestead
T4	Maple	Located in the front garden of The Homestead
T5	Beech	Located to the front of Duaig
T6	Horse Chestnut	Located to the front of Duaig
T7	Beech	Located to the front of Duaig
T8	Cedar	Located to the front of Windrush
T9	Field Maple	Located to the front of Windrush
T10	Beech	Located adjacent 'pond' and opposite The Folly
T11	Lime	Located between The Folly and The White House (front garden)
T12	Lime	Located between The Folly and The White House (front garden)

T13	Lime	Located to the front of the White House
T14	Lime	Located to the front of the White House
T15	Cedar (3 individual trees)	Located along the boundary of The White House and Birch Hill
T16	Not to be included in the amended schedule.	
T17	Silver birch x 3	Located to the front of Birch Hill
T18	Norway Maple	Located to the front of Ranmore
T19	Lime	Located to the front of The Woodlands
T20	Cedar – Red Western	Located to the front of the Woodlands
T21	Lime	Located to the front of Silver Edge
T22	Not to be included in the amended schedule.	
T23	Horse Chestnut	Located opposite Silver Edge on the edge of the highway
T24	Ash	Located opposite The Lindens
T25	Lime	Located in the front garden of The Elms
T26	Silver Birch	Located in the front garden of Hedgerows
T27	Field Maple	Located in the front garden of Hedgerows
T28	Field Maple	Located in the front garden of Hedgerows
T29	Spruce	Located in the front garden of Hedgerows
T30 to Tee	Black Pine (4 individual trees)	Located in the front garden of Hedgerows

SPECIFICATION OF TREES

Trees specified as a Group

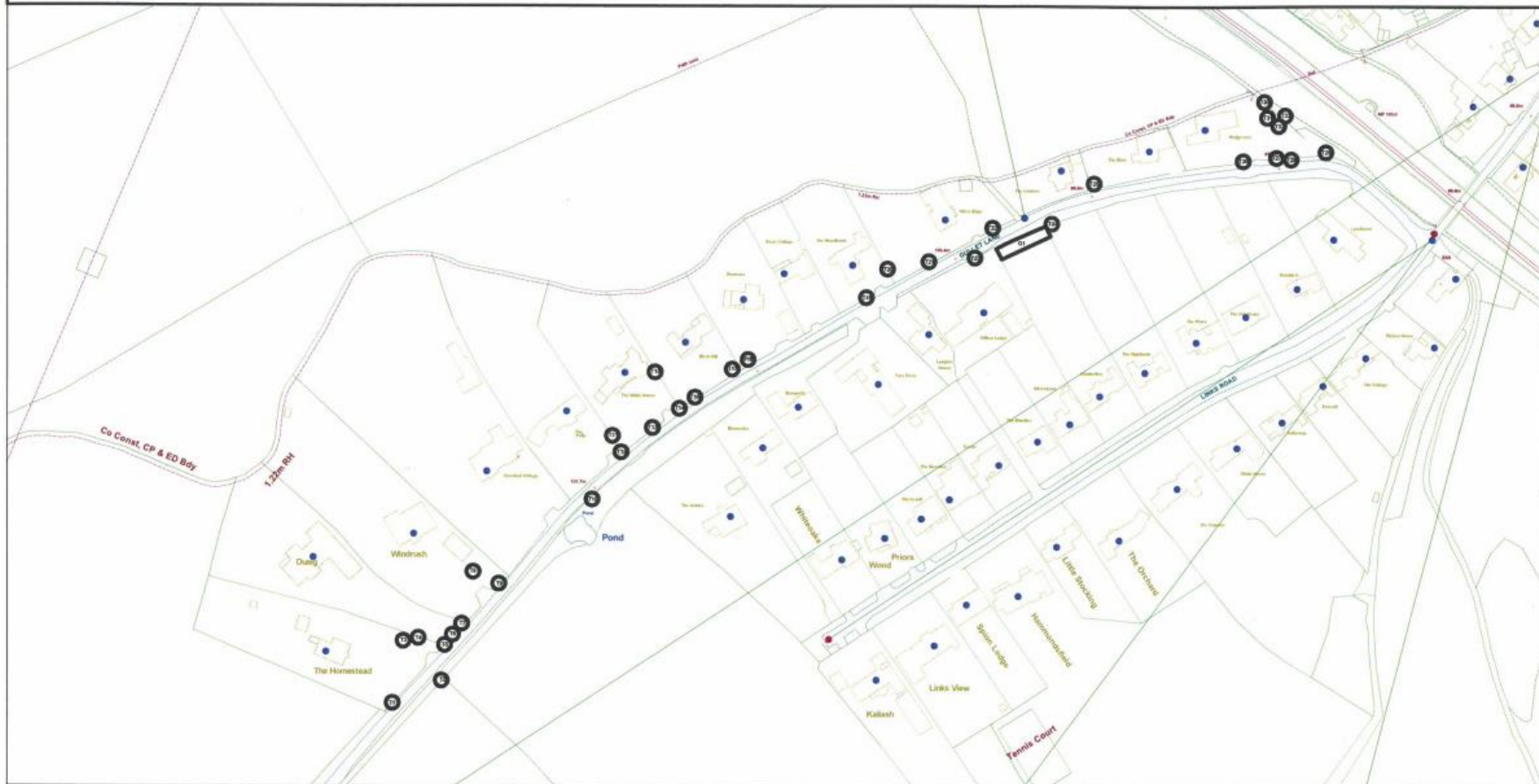
(within a solid black line on the map)

Reference on Map	Description	Situation
G1	Group of field maples.	Located opposite the public footpath (between The Lindens and Silver Edge).

Appendix B – Tree Preservation Order (Original – superseded)

Town and Country Planning Act 1990

Blaby District Council, Gullet Lane, Kirby Muxloe, Tree Preservation Order 2024



Dated this 27 day of November two thousand and twenty-four

Signed on Behalf of Blaby District Council

CAHurd.
.....
Authorised Signatory

Scale 1:2500

Extract SK5104SW



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AC0000808718

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

Town and Country Planning Act 1990

**Blaby District Council (Gullet Lane, Kirby Muxloe) Tree Preservation Order
2024**

The Blaby District Council in exercise of the powers conferred on them by Sections 198 and 201 of the Town and Country Planning Act 1990 make the following Order:

Citation

1. This Order may be cited as Blaby District Council (Gullet Lane, Kirby Muxloe) Tree Preservation Order 2024.

Interpretation

2. – (1) In this Order “the authority” means the Blaby 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 **with immediate effect** on the date on which it is made.
(2) Without prejudice to subsection (7) of Section 198 (power to make tree preservation orders) or subsection (1) of Section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall –

- (a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or
(b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. – In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) or 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 27 day of November 2024

Signed on behalf of the Blaby District Council

C. Hurd
Development Services Team Leader

.....CAHurd

Authorised by the Council to sign in that behalf

SCHEDULE

SPECIFICATION OF TREES

Trees specified individually

(within a solid black line on the map)

Reference on Map	Description	Situation
T1	Horse Chestnut	Located in the front garden of The Homestead
T2	Oak	Located opposite The Homestead
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T5	Beech	Located to the front of Duaig
T6	Horse Chestnut	Located to the front of Duaig
T7	Beech	Located to the front of Duaig
T8	Cedar	Located to the front of Windrush
T9	Field Maple	Located to the front of Windrush
T10	Beech	Located adjacent 'pond' and opposite The Folly
T11	Lime	Located between The Folly and The White House (front garden)
T12	Lime	Located between The Folly and The White House (front garden)
T13	Lime	Located to the front of the White House
T14	Lime	Located to the front of the White House
T15	Cedar (3 individual trees)	Located along the boundary of The White House and Birch Hill

T16	Norway Maple	Located to the front of Birch Hill
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T21	Lime	Located to the front of Silver Edge
T22	Lime	Located to the front of Silver Edge
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T28	Field Maple	Located in the front garden of Hedgerows
T29	Field Maple	Located in the front garden of Hedgerows
T30 to Tee	Black Pine (4 individual trees)	Located in the front garden of Hedgerows

SPECIFICATION OF TREES

Trees specified as a Group

(within a solid black line on the map)

Reference on Map	Description	Situation
T1	Group of field maples.	Located opposite the public footpath (between The Lindens and Silver Edge).

Appendix C – Google overhead image



**Appendix D – Site Photographs taken October 2024 and Google Maps Images
(August 2023)**



Figure 1 - T18



Figure 2 Trees at the front of The Homestead (T3, T4 and T5)



Figure 3 Trees at Birch Hill looking towards The Woodlands



Figure 4 Photo from outside Duaig looking towards The Homestead



Figure 5 - Trees T30-T33

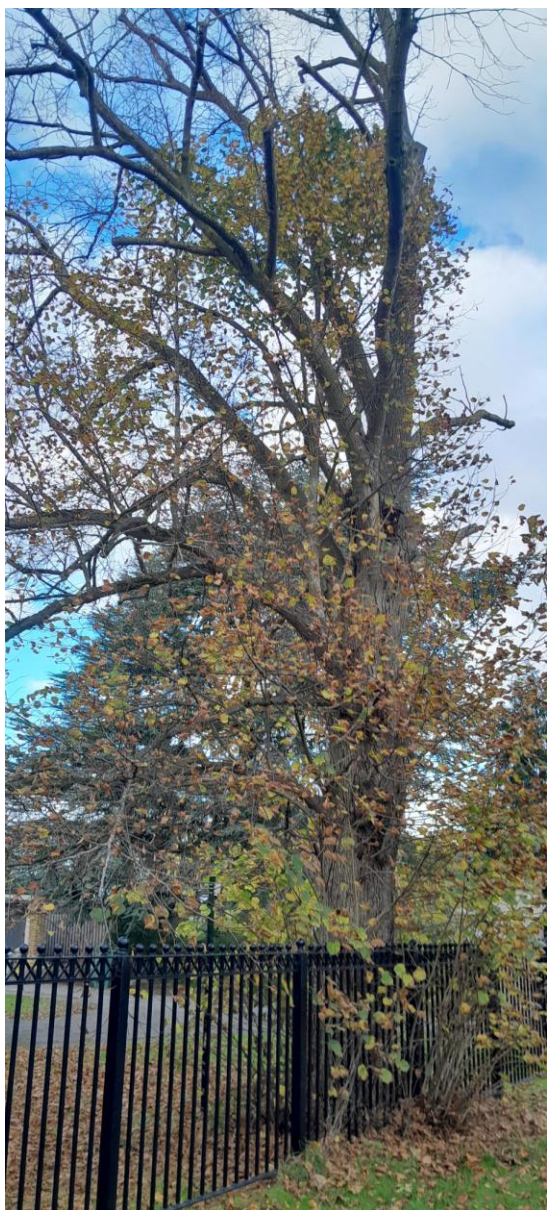


Figure 6 - T13 (The White House)



Figure 7 Google Maps - T1



Figure 8 Google Maps - T19

Appendix E - Representations Received:

Group Manager – Planning & Strategic Growth

Blaby District Council
Desford Road
Narborough
Leicestershire
LE19 2EP

Your Ref: 373/DC

22 December 2024

OBJECTION TO:

Blaby District Council (Gullet Lane, Kirby Muxloe) Tree Preservation Order 2024

Dear Sirs,

I write to object to the confirmation of the above Order relating to trees marked T5, T6, T7 located at Duaig, Gullet Lane, Kirby Muxloe, for the reasons contained in this letter.

Whilst I actively support the conservation of Gullet Lane and the wider area, all aspects and value of the local amenity, the preservation of trees and their importance in the environment; I consider the TPO unnecessary as Gullet Lane landowners preserve, manage and protect all aspects of tree, hedge and verge amenity within the locality currently and have done so for at least 50 years, through change of land ownership, without the need for Council assistance or tree preservation orders. Furthermore, Gullet Lane is not a public place and is owned by private landowners and serves as means of access to private dwellings.

There is no explanation for the method and scale used to assess amenity value, so it is impossible to state which tree has a higher value than another in the same locality and setting as opinion alone cannot determine amenity.

The Order states that *the trees make a positive visual contribution to the area and are considered to have local amenity value by virtue of their size and location.*

I would therefore like to understand further the events which led to the Order being made and the reason(s) for issuing the Order. Please therefore provide a response to the below: -

- 1) Is the Council aware of imminent threats to the marked trees and if so, please provide details
- 2) A copy of the tree survey information and any accompanying notes to confirm size, species and location
- 3) Condition and life expectancy report for each tree (unless covered by 2)

- 4) The method used to assess and measure **visibility to the public** given that the trees are on private property, fronting a single track unadopted bridleway, which is a dead end with no 'passing traffic' and limited rights of way. The trees are also partly obscured by a fence and neighbour's hedge
- 5) The method, scale and score used to assess **amenity value** of each tree and what reasonable degree of public benefit each tree provides in the present or future
- 6) Did the tree assessment take into consideration the position of the main sewer, electricity supply cables, gas and water supply pipes overhead and underground telephone lines on Gullet Lane, if not, why not?
- 7) Has the Council held discussions, meetings or received communication from an individual(s) or group(s) supporting the creation of the Order? If yes, please provide copies of all communications
- 8) Is the Council aware that the affected landowners already share the burden of maintaining an **unadopted road** and confirming the TPO will cause unnecessary process, add delay and cost as tree roots have in the past caused damage to the road surface and the Order will affect how the surface is maintained and resurfaced in the future. Furthermore, the TPO will (and already has) created 'division and difference' amongst residents as most landowners consider the Order unnecessary.
- 9) Will the Council conduct a soil investigation survey to confirm the structural root integrity and stability of the trees, soil moisture content and structure, waterlogging and compaction assessments and if not, please explain why not given the trees proximity to a drainage ditch?
- 10) Has the Council considered the future implications of damage being caused to the trees on Gullet Lane by **refuse and recycling vehicles**, tall delivery vehicles, removal vans and vehicles essential to farming (as Gullet Lane is the means of access to Elms Farm) and how landowners are expected to comply with the Order in the event of such damage? The Council could not reasonably know that damage is caused by refuse and recycling collection vehicles currently and this can be evidenced by landowners

With reference to 6) above, there have been several instances of tree roots damaging electricity cables along Gullet Lane and causing power outages and it is very likely that this will occur again in the future. The Order will create unnecessary process, burden, cost and possible legal implications for the landowner should this occur in the future. This can be substantiated by National Grid (formerly Western Power) at the time of the last incident.

With reference to 7) above – This is subject to a freedom of information request

With reference to 9) above, there have been several instances of trees being uprooted or losing limbs which have blocked Gullet Lane due to **storm damage**. The Order will add a layer of complication, burden and financial loss to the landowner to clear and replace uprooted trees. The 2023/24 storm season saw 12 named storms, the greatest number of named storms since 2015, with a notable increase in AMBER and RED Met Office warnings.

On 5 December 2024, storm **Darragh**, a Met office RED warning storm caused trees to be uprooted, damage to property and loss of life. The integrity and root structure, the soil condition, proximity to a drainage ditch and water table height should also be assessed prior to the confirmation of the TPO, as the frequency, intensity and wind speed of future storms is evidenced to increase with climate change and global temperature rises. This will lead to an increase in the number of uprooted trees, which becomes the operational and uninsurable financial burden of the landowner.

Recognising that the Council has a responsibility to identify and protect trees of notable amenity value and public benefit, can I suggest the Order is modified to exclude trees marked T5, T6, T7.

Yours faithfully



Martin Burbidge
Duaig, Gullet Lane

The Folly
Gullet Lane
Kirby Muxloe
Leicester
LE9 2EX

2 Jan 2025

FAO Group Manager
Planning and Strategic Growth
Blaby District Council
Desford Road
Narborough
Leicester

Dear Sirs

Re: Tree Preservation Order Gullet Lane, Kirby Muxloe

We wish to make the following objections

T.10 This tree is a nuisance to our property as it blocks out the light and the view. We have to manage the debris from it as it falls onto our road, which is not maintained by the council, but is our responsibility. The road surface is suffering from being constantly in the shade and will need to be renewed in the future.

T11 or T12 (Can not see which one it is)

This tree is on our boundary, it is a self-setting tree, which seems to have 3 trunks, it is very unsightly, having no particular tree shape, but is more of a cluster of trees. We fail to see the worth of this tree and in our opinion needs removing.

As we are responsible for the road and trees, speed is important when making decisions, as this lane is used constantly by walkers, and there are usually lots of fallen branches on the road. Having experience of Blaby and District Council and the time it takes to get authorization for works, we feel worried about this situation. Maybe if you were to adopt the road, then it would be farer for you to make decisions about our trees.

Yours sincerely



W J & J Scrivins

Subject: FAO : The Group Manager, Planning & Strategic Growth - TPO Objection

Dear Sir/Madam,

Your Ref : 373/DC

Blaby District Council (Gullet Lane, Kirby Muxloe) Tree Preservation Order 2024

I am writing to formally object , on behalf of the owner of Silver Edge, Gullet Lane, Kirby Muxloe to the Tree Preservation Order listed above.

I attach my formal report to explain the reasons for the objection. These can be summarised as follows;

1. No evidence was provided detailing how the trees are suitable for a Tree Preservation Order. We have undertaken own assessment using standard procedures and this confirm our opinion that the trees do not justify a Tree Preservation Order.
2. The Order contains numerous errors in both the schedule and plan, and as such is not 'fit for purpose' in its current form.

If you need any further information, please do not hesitate to contact me.

Regards

Higginson Associates
Arboricultural & Woodland Consultants

Village House
Coventry Road
Marton



SILVER EDGE, GULLET LANE,
KIRBY MUXLOE

**OBJECTION TO BLABY DISTRICT COUNCIL (GULLET LANE,
KIRBY MUXLOE) TREE PRESERVATION ORDER 2024**

DECEMBER 2024

Village House, Coventry Road, Marton, Warwickshire. CV23 9RH



CONTENTS

	Page Number
1.0 Introduction	1
2.0 Site	1
3.0 Tree Preservation Order	2
4.0 Conclusion	6

BIBLIOGRAPHY

1.0 Introduction

- 1.1 The aim of this report is to carry out an assessment of a recent Blaby District Council (Gullet Lane, Kirby Muxloe) Tree Preservation Order 2024 which was brought into force on 27th November 2024 on trees that fall within the curtilage of Silver Edge. The report will focus on the suitability of trees to be protected under this Tree Preservation Order (TPO)
- 1.2 The report has been commissioned by the owner of Silver Edge.
- 1.3 The site was visited during December 2024 by Brian Higginson who holds the Professional Diploma in Arboriculture (Dip.Arb RFS) and is a Professional Member of the Arboricultural Association (M.Arb.A).
- 1.4 The site was open and allowed full access, and the trees covered by the Tree Preservation Order were given a ground-based preliminary inspection. This was based upon the surveyor looking for any visual indications that may lead him to a supposition about the health and safety of each tree. No trees were climbed during this inspection. It must be remembered that trees are dynamic, living structures and as such their condition will alter over time.

2.0 Site

- 2.1 The site is residential property enjoying mature gardens to the front, and adjacent to Gullet Lane.
- 2.2 Blaby District Council (Gullet Lane, Kirby Muxloe) Tree Preservation Order 2024, covers a number of trees located within the curtilage of Silver Edge as shown on the extract from the TPO, below;



Figure 1 : Extract from the TPO, showing location of trees

3.0 Blaby District Council (Gullet Lane, Kirby Muxloe) Tree Preservation Order 2024

- 3.1 The TPO came into force, on a temporary basis on 27th November 2024. The reason/justification for making the Order is shown below

The Council have made the Order because the trees make a positive visual contribution to the character of the surrounding area and are considered to have local amenity value by virtue of their size and location.

Figure 2 : Extract from TPO.

- 3.2 The justification for making the TPO is that the trees make a positive visual contribution to the character of the surrounding area and are considered to have local amenity value by virtue of their size and location. There is no further clarification or explanation as to why this claim can be justified. The Planning Practice Guidance (<http://planningguidance.communities.gov.uk/blog/guidance/tree-preservation-orders/>) gives some guidance on the use of the term 'amenity' – "Amenity' is not defined in law, so authorities need to exercise judgment when deciding whether it is within their powers to make an Order"

"Orders should be used to protect selected trees and woodlands if their removal would have a significant negative impact on the local environment

and its enjoyment by the public. Before authorities make or confirm an Order they should be able to show that protection would bring a reasonable degree of public benefit in the present or future."

The LPA have failed to demonstrate how the protection of trees within the TPO would provide any reasonable degree of public benefit.

- 3.3 When assessing amenity to make provision for the preservation of trees or woodlands in their area', The Planning Practice Guidance states;

"When considering whether trees should be protected by an Order, authorities are advised to develop ways of assessing the amenity value of trees in a structured and consistent way, taking into account the following criteria:"

Visibility

"The extent to which the trees or woodlands can be seen by the public will inform the authority's assessment of whether the impact on the local environment is significant. The trees, or at least part of them, should normally be visible from a public place, such as a road or footpath, or accessible by the public."

Individual, collective and wider impact

"Public visibility alone will not be sufficient to warrant an Order. The authority is advised to also assess the particular importance of an individual tree, of groups of trees or of woodlands by reference to its or their characteristics including:

- size and form;*
- future potential as an amenity;*
- rarity, cultural or historic value;*
- contribution to, and relationship with, the landscape; and*
- contribution to the character or appearance of a conservation area."*

Other factors

“ Where relevant to an assessment of the amenity value of trees or woodlands, authorities may consider taking into account other factors, such as importance to nature conservation or response to climate change. These factors alone would not warrant making an Order.”

The LPA have failed to demonstrate how the protection of trees within the TPO would provide any reasonable degree of amenity.

- 3.4 It is common for Local Planning Authorities to use the 'Tree Evaluation Method for Preservation Orders (TEMPO) to consider both amenity and expediency in a clear and consistent fashion.

Using the TEMPO method, an assessment of the suitability of the trees within the TPO was made, and are shown on the TEMPO evaluation below;

Tree No.	Assessment	Score
T1/G1 Group of Field Maples	1a Condition & Suitability	3
	1b Retention Span	4
	1c Relative Public Visibility	2
	1d Other Factors	1
	2 Expediency	1
	3 Decision	11 = Does not merit TPO

Tree No.	Assessment	Score
T21 Lime	1a Condition & Suitability	3
	1b Retention Span	4
	1c Relative Public Visibility	2
	1d Other Factors	1
	2 Expediency	1
	3 Decision	11 = Does not merit TPO

Tree No.	Assessment	Score
T22 Lime	1a Condition & Suitability	3
	1b Retention Span	4
	1c Relative Public Visibility	2
	1d Other Factors	1
	2 Expediency	1
	3 Decision	11 = Does not merit TPO

Using TEMPO evaluation, T1/G1?, T21 & T22 score '11', meaning that they 'do not merit a TPO'.

- 3.5 The are errors in the plan drawing showing ambiguous and incorrect locations.
- 3.6 The are errors in the schedule showing incorrect situations, that linked with the point above, lead to errors and ambiguity within the TPO.
- 3.7 The tree's have been historically well cared for by the owners.

4.0 Conclusion

- 4.1 Having assessed the trees and site, it is concluded that Tree's T1/G1?, T21 & T22 are unsatisfactory for inclusion within this Tree Preservation Order. The main reasons for objection are set out in the table below.

Tree	Reason for Objection
T1/G1?	<ul style="list-style-type: none">• Trees within this group(?) do not merit a TPO. When applying the TEMPO methodology, the score was 11, and does 'not merit a TPO'.• There is confusion about the nature and location of this group, when cross-referenced with the schedule.
Tree T21	<ul style="list-style-type: none">• Tree T21 does not merit a TPO. When applying the TEMPO methodology, the score was 11, and 'does not merit a TPO'• The local planning authority has provided no details of how it has evaluated amenity in this case.
Tree T22	<ul style="list-style-type: none">• Tree T22 does not merit a TPO. When applying TEMPO methodology, the score was 11, and 'does not merit a TPO'.

	<ul style="list-style-type: none"> • The local planning authority has provided no details of how it has evaluated amenity in this case.
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BIBLIOGRAPHY

The Planning Practice Guidance

(<http://planningguidance.communities.gov.uk/blog/guidance/tree-preservation-orders/>)

TEMPO Tree Evaluation Method for Preservation Orders ([TREE EVALUATION METHOD FOR PRESERVATION ORDERS: \(flac.uk.com\)](#))

Sent: 06 January 2025 13:52
To: Planning Mailbox <planning@blaby.gov.uk>
Subject: Objection letter TPO Silver Edge Gullet Lane

Dear Sirs

I am writing to object as follows

The plan is very unclear and I am confused as to which trees are covered for my property. The plan highlights a tree that is next to another similar tree and i am not sure which one it is. A photograph with the order would have been most useful. I am not a tree expert and don't know the different types - the order assumes one should know the different types as opposed to identifying the exact trees in a clear manner

There are also confusions on the numbering - the order refers to T1 and the plan shows G1. On T1 I object as it seems this area has been picked out for no obvious reason - there are other similar areas on the road - this is most inconsistent and unfair. Some of the trees are straggly and not very pretty - very little obvious amenity value - much better trees elsewhere not TPO'd. The plan seems to indicate the trees are in the Kimberlin's property whereas I believe they are in mine.

I really don't believe these orders are necessary - these trees have been here for many years and the planning process prevents building development that would allow mass scale building that would necessitate the felling of lots of trees. It is not in the residents interest to fell these trees as we like them - we just want to be left alone to manage them ourselves as has clearly been done well to date

Most residents value these trees and look after them

It is the cost and bureaucracy that the TPO brings which is an unwarranted burden

We believe the council is unfairly yielding to the views of a very small number of people that want TPOs/Conservation area status and hope that the counter arguments made carry more weight.

This is a private 'dead end' road with bridleway access - it is not a public road with passing members of the public - it is only used by a small number of local dog walkers in the main so has limited public interest - again making the TPO seem unwarranted

As residents we already bear a high cost of maintaining the road ourselves and this heaps additional costs upon us

I would question with the huge pressures the council is under - is this good use of public money? - does it pass the council's 'value for money' test or whatever metric you use on how to allocate resources?

This interference in tax payers private affairs/property further alienates me from the council and its claims to serve its tax payers

I would ask that this TPO is rescinded/not confirmed

I await your advice

Terry Moyes
Silver Edge
Gullet Lane

Group Manager – Planning & Strategic Growth
Blaby District Council
Desford Road
Narborough
Leicestershire
LE19 2EP
Your Ref: 373/DC

3rd January 2025

**OBJECTION TO: Blaby District Council (Gullet Lane,
Kirby Muxloe) Tree Preservation Order 2024**

Dear Sirs,

I write to object to the confirmation of the above Order relating to trees marked T1, T3, T4 located at The Homestead, Gullet Lane, Kirby Muxloe, for the reasons contained in this letter.

In addition to this letter, I have sought advice and a report from a Professional Member of the Arboricultural Association (M.Arbor.A) and enclose their report for your reference. The report enclosed clearly demonstrates that these trees are not of a worthy of a TPO using the TEMPO evaluation methodology.

Further to the notice received I would like to confirm that T2 falls outside of The Homestead ownership and therefore I have no comment to make on the status of this tree.

Whilst I object to the Order, I would like to place on record that I have been actively managing the trees within my ownership since taking occupation in 2016. I can also confirm that all works to date have been carried out by reputable tree surgeons. I therefore consider the Order to be unnecessary.

In relation to the communication and schedule from Jonathan Hodge, there is no explanation or survey provided as to why these trees have been selected. My opinion is that these trees offer limited public amenity given the road is unadopted with some trees being located significantly away from Gullet Lane. I therefore dispute that all the trees subject to this order *“make a positive visual contribution to the area and are considered to have local amenity value by virtue of their size*

and location."

Recognising that the Council has a responsibility to identify and protect trees of notable amenity value and public benefit, can I suggest the Order is modified to exclude trees marked T1, T3, T4.

Yours faithfully

Tom Hilyer – The Homestead.

CONTENTS

	Page Number
1.0 Introduction	1
2.0 Site	1
3.0 Tree Preservation Order	2
4.0 Conclusion	6

BIBLIOGRAPHY

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The Homestead, Gullet Lane, Kirby Muxloe

1.0 Introduction

- 1.1 The aim of this report is to carry out an assessment of a recent Blaby District Council (Gullet Lane, Kirby Muxloe) Tree Preservation Order 2024 which was brought into force on 27th November 2024 on trees that fall within the curtilage of The Homestead. The report will focus on the suitability of trees to be protected under this Tree Preservation Order (TPO)
 - 1.2 The report has been commissioned by the owner of The Homestead
 - 1.3 The site was visited during December 2024 by Brian Higginson who holds the Professional Diploma in Arboriculture (Dip.Arb RFS) and is a Professional Member of the Arboricultural Association (M.Arb.A).
 - 1.4 The site was open and allowed full access, and the trees covered by the Tree Preservation Order were given a ground-based preliminary inspection. This was based upon the surveyor looking for any visual indications that may lead him to a supposition about the health and safety of each tree. No trees were climbed during this inspection. It must be remembered that trees are dynamic, living structures and as such their condition will alter over time.
- ### 2.0 Site
- 2.1 The site is residential property enjoying mature gardens to the front, and adjacent to Gullet Lane.
 - 2.2 Blaby District Council (Gullet Lane, Kirby Muxloe) Tree Preservation Order 2024, covers a number of trees located within the curtilage of The Homestead as shown on the extract from the TPO, below;

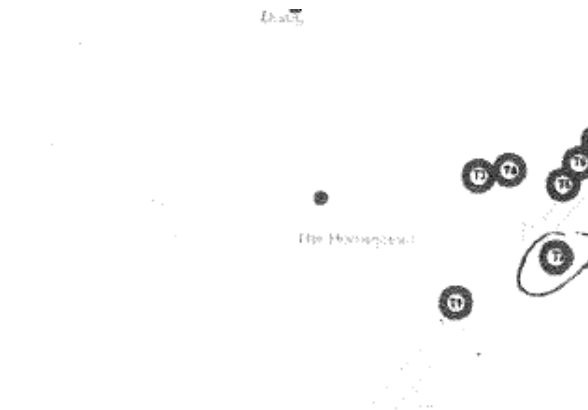


Figure 1 : Extract from the TPO, showing location of trees

3.0 Blaby District Council (Gullet Lane, Kirby Muxloe) Tree Preservation Order 2024

- 3.1 The TPO came into force, on a temporary basis on 27th November 2024. The reason/justification for making the Order is shown below

The Council have made the Order because the trees make a positive visual contribution to the character of the surrounding area and are considered to have local amenity value by virtue of their size and location.

Figure 2 : Extract from TPO.

- 3.2 The justification for making the TPO is that the trees make a positive visual contribution to the character of the surrounding area and are considered to have local amenity value by virtue of their size and location. There is no further clarification or explanation as to why this claim can be justified. The Planning Practice Guidance (<http://planningguidance.communities.gov.uk/blog/guidance/tree-preservation-orders/>) gives some guidance on the use of the term 'amenity' – "Amenity" is not defined in law, so authorities need to exercise judgment when deciding whether it is within their powers to make an Order"

"Orders should be used to protect selected trees and woodlands if their removal would have a significant negative impact on the local environment and its enjoyment by the public. Before authorities make or confirm an Order they should be able to show that protection would bring a reasonable degree of public benefit in the present or future."

The LPA have failed to demonstrate how the protection of trees within the TPO would provide any reasonable degree of public benefit.

- 3.3 When assessing amenity to make provision for the preservation of trees or woodlands in their area', The Planning Practice Guidance states;

"When considering whether trees should be protected by an Order, authorities are advised to develop ways of assessing the amenity value of trees in a structured and consistent way, taking into account the following criteria:"

Visibility

" The extent to which the trees or woodlands can be seen by the public will inform the authority's assessment of whether the impact on the local environment is significant. The trees, or at least part of them, should normally be visible from a public place, such as a road or footpath, or accessible by the public."

Individual, collective and wider impact

"Public visibility alone will not be sufficient to warrant an Order. The authority

is advised to also assess the particular importance of an individual tree, of groups of trees or of woodlands by reference to its or their characteristics including:

- size and form;
- future potential as an amenity;
- rarity, cultural or historic value;
- contribution to, and relationship with, the landscape; and
- contribution to the character or appearance of a conservation area."

Other factors

" Where relevant to an assessment of the amenity value of trees or woodlands, authorities may consider taking into account other factors, such as importance to nature conservation or response to climate change. These factors alone would not warrant making an Order."

The LPA have failed to demonstrate how the protection of trees within the TPO would provide any reasonable degree of amenity.

- 3.4 It is common for Local Planning Authorities to use the 'Tree Evaluation Method for Preservation Orders (TEMPO) to consider both amenity and expediency in a clear and consistent fashion.

Using the TEMPO method, an assessment of the suitability of the trees within the TPO was made, and are shown on the TEMPO evaluation below;

Tree No.	Assessment	Score
T1 Horse Chestnut	1a Condition & Suitability	3
	1b Retention Span	4
	1c Relative Public Visibility	2
	1d Other Factors	1
	2 Expediency	1
	3 Decision	11 = Does not merit TPO

Tree No.	Assessment	Score
T3 Lime	1a Condition & Suitability	3
	1b Retention Span	4
	1c Relative Public Visibility	2
	1d Other Factors	1
	2 Expediency	1
	3 Decision	11 = Does not merit TPO

Tree No.	Assessment	Score
T4 Maple	1a Condition & Suitability	3
	1b Retention Span	3
	1c Relative Public Visibility	3
	1d Other Factors	0
	2 Expediency	2
	3 Decision	11 = Does not merit TPO

Using TEMPO evaluation, T1, T3 & T4 score '11', meaning that they 'do not merit a TPO'.

- 3.5 The are errors in the plan drawing showing ambiguous and incorrect locations.

Using TEMPO evaluation, T1, T3 & T4 score '11', meaning that they 'do not merit a TPO'.

3.5 The are errors in the plan drawing showing ambiguous and incorrect locations.

3.6 The are errors in the schedule showing incorrect situations that linked

with the point above, lead to errors and ambiguity within the TPO.

3.7 The tree's have been historically well cared for by the owners.

4.0 Conclusion

4.1 Having assessed the trees and site, it is concluded that both Tree T1, T3 & T4 are unsatisfactory for inclusion within this Tree Preservation Order. The main reasons for objection are set out in the table below.

Tree	Reason for Objection
Tree T1	<ul style="list-style-type: none">• Tree T1 does not merit a TPO. When applying the TEMPO methodology, the score was 11, and 'does not merit a TPO'• The local planning authority has provided no details of how it has evaluated amenity in this case.
Tree T3	<ul style="list-style-type: none">• Tree T2 does not merit a TPO. When applying TEMPO methodology, the score was 11, and 'does not merit a TPO'.• The local planning authority has provided no details of how it has evaluated amenity in this case.• The tree is located slightly more setback from Gullet Lane and less visible.
Tree T4	<ul style="list-style-type: none">• Tree T4 does not merit a TPO. When applying TEMPO methodology, the score was 11, and 'does not merit a TPO'.• The local planning authority has provided no details of how it has evaluated amenity in this case.• The tree is located slightly more setback from Gullet Lane and less visible.

□

BIBLIOGRAPHY

The Planning Practice Guidance

(<http://planningguidance.communities.gov.uk/blog/guidance/tree-preservation-orders/>)

TEMPO Tree Evaluation Method for Preservation Orders (TREE EVALUATION METHOD FOR PRESERVATION ORDERS: (flac.uk.com))



THE HEDGEROWS, GULLET LANE,
KIRBY MUXLOE

**OBJECTION TO BLABY DISTRICT COUNCIL (GULLET LANE,
KIRBY MUXLOE) TREE PRESERVATION ORDER 2024**

DECEMBER 2024

Village House, Coventry Road, Marton, Warwickshire. CV23 9RH



CONTENTS

	Page Number
1.0 Introduction	1
2.0 Site	1
3.0 Tree Preservation Order	2
4.0 Conclusion	6

BIBLIOGRAPHY

1.0 Introduction

- 1.1 The aim of this report is to carry out an assessment of a recent Blaby District Council (Gullet Lane, Kirby Muxloe) Tree Preservation Order 2024 which was brought into force on 27th November 2024 on trees that fall within the curtilage of The Hedgerows. The report will focus on the suitability of trees to be protected under this Tree Preservation Order (TPO)
- 1.2 The report has been commissioned by the owner of The Hedgerows.
- 1.3 The site was visited during December 2024 by Brian Higginson who holds the Professional Diploma in Arboriculture (Dip.Arb RFS) and is a Professional Member of the Arboricultural Association (M.Arb.A).
- 1.4 The site was open and allowed full access, and the trees covered by the Tree Preservation Order were given a ground-based preliminary inspection. This was based upon the surveyor looking for any visual indications that may lead him to a supposition about the health and safety of each tree. No trees were climbed during this inspection. It must be remembered that trees are dynamic, living structures and as such their condition will alter over time.

2.0 Site

- 2.1 The site is residential property enjoying mature gardens to the front, and adjacent to Gullet Lane.
- 2.2 Blaby District Council (Gullet Lane, Kirby Muxloe) Tree Preservation Order 2024, covers a number of trees located within the curtilage of The Hedgerows as shown on the extract from the TPO, below;

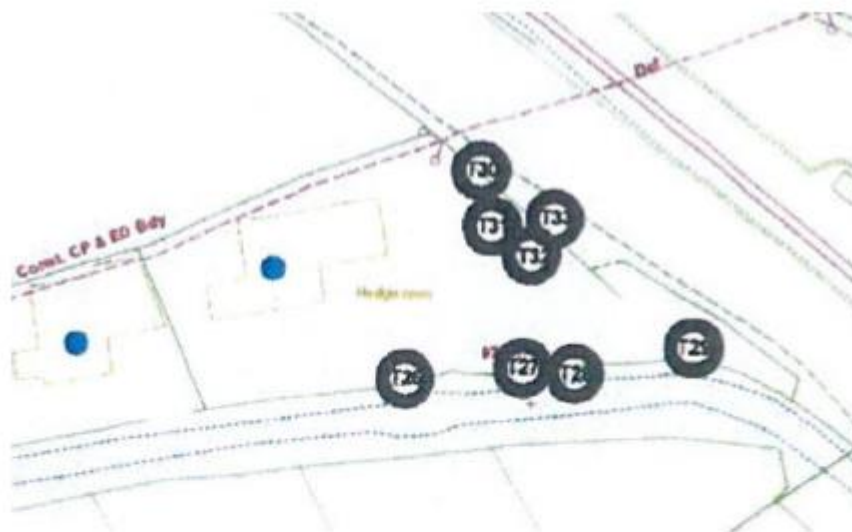


Figure 1 : Extract from the TPO, showing location of trees

3.0 Blaby District Council (Gullet Lane, Kirby Muxloe) Tree Preservation Order 2024

- 3.1 The TPO came into force, on a temporary basis on 27th November 2024. The reason/justification for making the Order is shown below

The Council have made the Order because the trees make a positive visual contribution to the character of the surrounding area and are considered to have local amenity value by virtue of their size and location.

Figure 2 : Extract from TPO.

- 3.2 The justification for making the TPO is that the trees make a positive visual contribution to the character of the surrounding area and are considered to have local amenity value by virtue of their size and location. There is no

further clarification or explanation as to why this claim can be justified. The Planning Practice Guidance (<http://planningguidance.communities.gov.uk/blog/guidance/tree-preservation-orders/>) gives some guidance on the use of the term 'amenity' – *"Amenity' is not defined in law, so authorities need to exercise judgment when deciding whether it is within their powers to make an Order"*

"Orders should be used to protect selected trees and woodlands if their removal would have a significant negative impact on the local environment and its enjoyment by the public. Before authorities make or confirm an Order they should be able to show that protection would bring a reasonable degree of public benefit in the present or future."

The LPA have failed to demonstrate how the protection of trees within the TPO would provide any reasonable degree of public benefit.

- 3.3 When assessing amenity to make provision for the preservation of trees or woodlands in their area', The Planning Practice Guidance states;

"When considering whether trees should be protected by an Order, authorities are advised to develop ways of assessing the amenity value of trees in a structured and consistent way, taking into account the following criteria:"

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"Public visibility alone will not be sufficient to warrant an Order. The authority is advised to also assess the particular importance of an individual tree, of groups of trees or of woodlands by reference to its or their characteristics including:

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Other factors

“ Where relevant to an assessment of the amenity value of trees or woodlands, authorities may consider taking into account other factors, such as importance to nature conservation or response to climate change. These factors alone would not warrant making an Order.”

The LPA have failed to demonstrate how the protection of trees within the TPO would provide any reasonable degree of amenity.

- 3.4 It is common for Local Planning Authorities to use the ‘Tree Evaluation Method for Preservation Orders (TEMPO) to consider both amenity and expediency in a clear and consistent fashion.

Using the TEMPO method, an assessment of the suitability of the trees within the TPO was made, and are shown on the TEMPO evaluation below;

Tree No.	Assessment	Score
T26 Silver Birch	1a Condition & Suitability	3
	1b Retention Span	2
	1c Relative Public Visibility	2
	1d Other Factors	1
	2 Expediency	1
	3 Decision	9 = Does not merit TPO

Tree No.	Assessment	Score
T27 Field Maple	1a Condition & Suitability	3
	1b Retention Span	4
	1c Relative Public Visibility	2
	1d Other Factors	1

	2 Expediency	1
	3 Decision	11 = Does not merit TPO

Tree No.	Assessment	Score
T26 Field Maple	1a Condition & Suitability	3
	1b Retention Span	4
	1c Relative Public Visibility	2
	1d Other Factors	1
	2 Expediency	1
	3 Decision	11 = Does not merit TPO

Tree No.	Assessment	Score
T29 Field Maple	1a Condition & Suitability	3
	1b Retention Span	4
	1c Relative Public Visibility	2
	1d Other Factors	1
	2 Expediency	1
	3 Decision	11 = Does not merit TPO

Tree No.	Assessment	Score
T30 to T33	1a Condition & Suitability	3
	1b Retention Span	2
	1c Relative Public Visibility	3
	1d Other Factors	1
	2 Expediency	1
	3 Decision	10 = Does not merit TPO

Using TEMPO evaluation, T26, T27, T28, T29, T30, T31, T32 & T33 score between '9 and 11', meaning that they 'do not merit a TPO'.

- 3.5 The are errors in the plan drawing showing ambiguous and incorrect locations.
 - 3.6 The are errors in the schedule showing incorrect situations, that linked with the point above, lead to errors and ambiguity within the TPO.
 - 3.7 The tree's have been historically well cared for by the owners.
- 4.0 Conclusion

- 4.1 Having assessed the trees and site, it is concluded that Tree's T26 to T33 are unsatisfactory for inclusion within this Tree Preservation Order. The main reasons for objection are set out in the table below.

Tree	Reason for Objection
Tree T26	<ul style="list-style-type: none"> Tree T26 does not merit a TPO. When applying the TEMPO methodology, the score was 9, and 'does not merit a TPO' The local planning authority has provided no details of how it has evaluated amenity in this case.
Tree T27	<ul style="list-style-type: none"> Tree T27 does not merit a TPO. When applying TEMPO methodology, the score was 11, and 'does not merit a TPO'. The local planning authority has provided no details of how it has evaluated amenity in this case.
Tree T28	<ul style="list-style-type: none"> Tree T28 does not merit a TPO. When applying TEMPO methodology, the score was 11, and 'does not merit a TPO'. The local planning authority has provided no details of how it has evaluated amenity in this case.
Tree T29	<ul style="list-style-type: none"> Tree T29 does not merit a TPO. When applying TEMPO methodology, the score was 11, and 'does not merit a TPO'. The local planning authority has provided no details of how it has evaluated amenity in this case.
Tree T30-T33	<ul style="list-style-type: none"> Tree T30-T33 does not merit a TPO. When applying TEMPO methodology, the score was 10, and 'does not merit a TPO'. The local planning authority has provided no details of how it has evaluated amenity in this case. These trees are coming towards the end of their safe useful life-expectancy. In the schedule they are listed as T30 to tee. The plan shows incorrect locations for T30, T31, T32 & T33.

BIBLIOGRAPHY

The Planning Practice Guidance

(<http://planningguidance.communities.gov.uk/blog/guidance/tree-preservation-orders/>)

TEMPO Tree Evaluation Method for Preservation Orders ([TREE EVALUATION METHOD FOR PRESERVATION ORDERS: \(flac.uk.com\)](http://www.flac.uk.com))

From: Online Forms - Website Enquiry <noreply@blaby.gov.uk>
Sent: 28 January 2025 22:13
To: Planning Mailbox <planning@blaby.gov.uk>
Subject: Contact Us - ENQ682611918

Hello,

A customer has contacted us regarding an enquiry they have through our website. Please see below and respond to the customer if necessary.

Title of your enquiry: tree protection order

Your enquiry: Hi we would like to appeal against a tree protection order notice that has been lodged on our street. The notice advises that we can appeal up to 6months. can you advise on how we lodge this appeal compliant. the attached image outlines the tree that we would like to appeal against on the basis of safety and causing damage to the property.

Title: Mrs.

First Name: Laura

Surname: Henderson

Phone number:

Email:

Address: The Woodlands Gullet Lane, Kirby Muxloe, LE9 2BL

Thanks
Web Team!

My House

My Nearest

My Maps

The Woodlands, Gullet Lane, Kirby Muxloe, LE9

2BL

Find

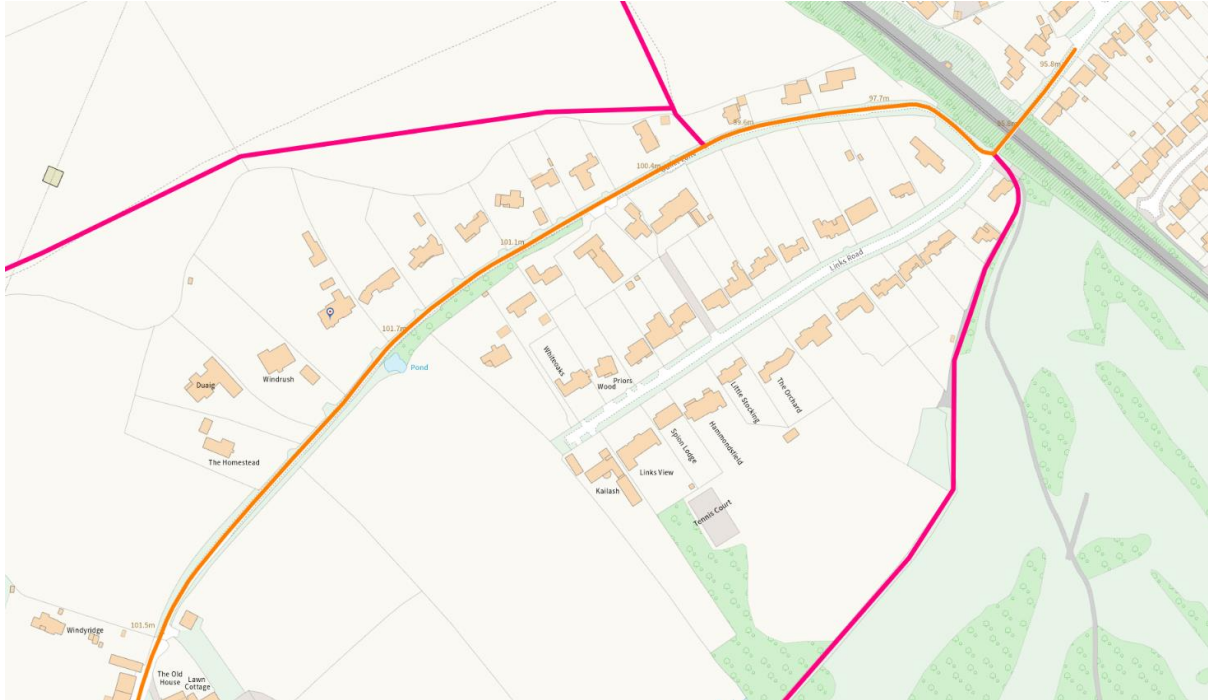
Reset



Appendix F – Map Demonstrating PROW:

Orange – Bridleways

Pink – Footpaths



Appendix G – Tempo Assessment (LCC Forestry):

No.	Street	Species	1				2	3				
			Condition	Retention Span	Visibility	Other	Expedience	Score				
			a)	b)	c)	d)						
1	Gulliet Lane, Kirby Muxloe	Horse Chestnut	3	4	4	1	1	13				
2	Gulliet Lane, Kirby Muxloe	Oak	3	4	4	1	1	13				
3	Gulliet Lane, Kirby Muxloe	Lime	3	4	4	1	1	13				
4	Gulliet Lane, Kirby Muxloe	Maple	3	3	4	1	1	12				
5	Gulliet Lane, Kirby Muxloe	Beech	3	4	4	1	1	13				
6	Gulliet Lane, Kirby Muxloe	Horse Chestnut	3	4	4	1	1	13				
7	Gulliet Lane, Kirby Muxloe	Beech	4	4	4	1	1	14				
8	Gulliet Lane, Kirby Muxloe	Cedar	4	4	4	1	1	14				
9	Gulliet Lane, Kirby Muxloe	Field Maple	3	4	4	1	1	13				
10	Gulliet Lane, Kirby Muxloe	Beech	3	4	4	1	1	13				
11	Gulliet Lane, Kirby Muxloe	Lime	4	4	4	1	1	14				
12	Gulliet Lane, Kirby Muxloe	Lime										
13	Gulliet Lane, Kirby Muxloe	Lime	3	3	4	1	1	12				
14	Gulliet Lane, Kirby Muxloe	Lime	3	3	4	1	1	12				
15	Gulliet Lane, Kirby Muxloe	Cedar (3x indiv trees)	3	4	4	1	1	13				
16	Gulliet Lane, Kirby Muxloe	Lime?	3	4	4	1	1	13				
17	Gulliet Lane, Kirby Muxloe	Silver birch (x3)	3	4	4	1	1	13				
18	Gulliet Lane, Kirby Muxloe	Norway maple	3	4	4	1	1	13				
19	Gulliet Lane, Kirby Muxloe	Lime	3	4	4	1	1	13				
20	Gulliet Lane, Kirby Muxloe	Cedar - western red	3	4	4	1	1	13				
21	Gulliet Lane, Kirby Muxloe	Lime	3	4	4	1	1	13				
22	Gulliet Lane, Kirby Muxloe	Lime							remove from order - top missing/declining?			
23	Gulliet Lane, Kirby Muxloe	Horse Chestnut	3	4	4	1	1	13				
24	Gulliet Lane, Kirby Muxloe	Ash	3	4	4	1	1	13				
25	Gulliet Lane, Kirby Muxloe	Lime	3	4	4	1	1	13				
26	Gulliet Lane, Kirby Muxloe	Silver birch	3	2	4	1	1	11				
27	Gulliet Lane, Kirby Muxloe	Field Maple	3	4	4	1	1	13				
28	Gulliet Lane, Kirby Muxloe	Field Maple	3	4	4	1	1	13				
29	Gulliet Lane, Kirby Muxloe	Field Maple	3	4	4	1	1	13				
30-33	Gulliet Lane, Kirby Muxloe	Black Pine (4 indiv)	3	3	4	1	1	12				
G1	Gulliet Lane, Kirby Muxloe	Group Field Maples	3	4	4	1	1	13				