

Blaby District Council

Planning Committee

Date of Meeting	30 October 2025
Title of Report	Blaby District Council (Windyridge, Gullet Lane, Kirby Muxloe) Tree Preservation Order 2025
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 22 May 2025 on the trees situated within the curtilage of Windyridge, Gullet Lane, Kirby Muxloe.

2. Recommendation(s)

- 2.1 The Planning Committee approve the confirmation of the Tree Preservation Order at Windyridge, Gullet Lane, Kirby Muxloe.
- 2.2 The Authority be delegated to the Planning and Strategic Growth Group Manager to confirm the Tree Preservation Order at Windyridge, 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 three trees contribute to the provision of important visual amenity along the public highway of Gullet Lane and Bridleway V81/4.

4. Matters to consider

4.1 Background

The three trees are situated within the curtilage of the dwelling known as Windyridge, on Gullet Lane within Kirby Muxloe.

The trees include T1 a Horse Chestnut, T2 an Ash Tree and T3 a Black Pine. T1 and T2 are situated on land fronting Gullet Lane and T3 is situated deeper within the property boundary to the rear of one of the property outbuildings, but still highly visible from the public highway and bridlepath V81/4.

Two planning applications have been received in relation to the site, an outline application for 'the erection of two self-custom build dwellings including demolition of existing agricultural buildings (all matters reserved except for access)' and a full application for 'demolition of existing bungalow and erection of a single self-build dwelling and new access'. During due process of these applications, a site visit was undertaken by an Officer of the Council to assess the merits of the site, in doing so, an assessment was made of the trees within the site and their worthiness for formal protection.

it is noted that the trees offer considerable amenity value and a positive contribution to the character of the immediate and surrounding area, as such it was considered expedient and in the interests of amenity to issue a provisional TPO.

In creating the provisional TPO, the Case Officer undertook a Tree Evaluation Method for Preservation Orders Assessment (TEMPO) for the group of three trees collectively. The TEMPO gave the group an overall score of 18, giving the trees an initial status of 'Definitely Merits a TPO' category.

Following this initial assessment and the imposition of the provisional order, The Principal Tree and Woodlands Manager undertook individual TEMPO assessments of each tree. Of which the Horse Chestnut (T1) scored 14 (TPO Defensible) the Pine (T2) scored 13 (TPO Defensible) and the Ash Tree (T3) scored 13 (TPO Defensible).

It is noted within the TEMPO assessments undertaken by The Principal Tree and Woodlands Manager that all three trees in question are of fair/satisfactory condition, T1 and T2 are noted to have a retention span of 40-100 years and as such are 'Very Suitable' for a TPO, T3 is noted as having a retention span of 20-40 years given the presence of early stages of ash dieback within the canopy and as such is categorised as being 'suitable' for a TPO.

T1 and T3 are scored as being 'large trees, or medium trees clearly visible to the public' and as such suitable for TPO. T2, given its position within the site, is scored as 'medium trees, or large trees with limited view only' as it is set back further from the road/PROW but remains clearly visible over existing farm buildings given its height and canopy spread..

T1 and T2 have been scored as having a perceived threat given the planning application received on the site and T3 is scored as a 'foreseeable threat to the tree' given the indication to remove the tree as part of the planning application.

The trees are visible to those accessing the road by either vehicle, bicycle, on foot or along the bridleway, which runs East to West from Gullett Lane through to Hinckley Road (The A47).

4.2 Representations received

1 representation was received in objection to the Tree Preservation Order at Windyridge, Kirby Muxloe. The objection was received from an Arboricultural Consultant on behalf of the owner of Windyridge, Kirby Muxloe on the grounds of the following:

- The LPA have failed to demonstrate how the protection of trees within the TPO would provide any 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.
- Having assessed the trees and site, it is concluded that tree T2 is unsatisfactory for inclusion within this Tree Preservation Order. The main reasons for objection are set below.
*'Tree T2 does not merit a TPO. When applying the TEMPO methodology, the score was 6, and 'TPO indefensible'
The local planning authority has provided no details of how it has evaluated amenity in this case.
The tree is likely to succumb to Ash Die-Back and require removal on the grounds of health & safety within the next few years due to its roadside location'.*

Consideration of Representations Received

With regards to how the protection of trees within the TPO would provide any reasonable degree of public benefit or amenity. The Planning Practice Guidance (PPG) outlines that 'amenity' in practice is not defined in law, the PPG clarifies that 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.

The objection states that *'Due to the location of Windyridge and the relatively small number of people who can view these three trees, it is difficult how the protection of these trees accrues any public benefit.'* It is important to note that the site lies at the end of an adopted public highway that continues on as a Bridleway that runs from Gullett Lane through to Hinckley Road (The A47), as such T1 and T3 would be considered to be clearly visible to the public and T2 given its position within the site is considered to be of limited visibility, this is reflected in the scores given to the trees in the TEMPO assessment undertaken by The Principal Tree and Woodlands Manager.

The objection notes that when considering the amenity value of trees, visibility is not the sole criteria for assessing the same. The condition, size and form, future potential amenity (retention) and additional factors such as; rarity, cultural or historic value contribution to, and relationship with, the landscape; and contribution to the character or appearance of a conservation area (where applicable). All of which has been taken into consideration within the TEMPO assessment conducted.

The Principal Tree and Woodlands Manager also reviewed the objection and provided advice on the same. It is advised that 'the scoring used on the TEMPO

undertaken by the consultant for T1 and T3, indicates that the trees merit a TPO. The Principal Tree and Woodlands Manager concluded that *“I would score them higher than shown on the consultants TEMPO, particularly in terms of public visibility and in terms of threat – a planning application has been received and therefore there may be further pressure for the removal of trees”*

With respect of T2 The Principal Tree and Woodlands Manager advised that ‘the Consultant’s assessment scores a 1 on condition which is too low’. The Consultant scored T2 as ‘POOR’ which is defined as *‘Trees in obvious decline, or with significant structural defects requiring major intervention to allow their retention, though with the outcome of this uncertain. Health and/or structural integrity are significantly impaired and are likely to deteriorate. Life expectancy is curtailed, and retention is difficult’*. The consultant states that *‘the tree is likely to succumb to Ash Die-Back and require removal on the grounds of health & safety within the next few years due to its roadside location.’*

According to the TEMPO guidance a more reasonable scoring would be ‘FAIR’ which is defined as *‘Trees which have defects that are likely to adversely affect their prospects; their health is satisfactory, though intervention is likely to be required. It is not expected that such trees will reach their full age and size potential or, if they have already done so, their condition is likely to decline shortly or may already have done so’*.

The same would apply to the scoring of retention span, in reflection of the link with assessment of condition. The Arboricultural Association (AA) publishes a guide to the life expectancy of common trees, which outlines the life expectancy of the common ash tree to be 100-150 years, retention span is a more practical assessment that balances the trees current age with health and context of the tree. The consultant has scored T2 a ‘1’ for its retention which is defined as ‘10-20 years’. The Principal Tree and Woodlands Manager prescribed the tree a score of 2 for retention which is defined as a retention span of 20-40 years.

It is noted in both the consultant's assessment and the Principal Tree and Woodlands Manager's assessment of the trees, that the Ash tree has early stages of ash dieback within the canopy. Ash dieback, particularly in its early stages, does not mean that a tree poses an immediate risk of harm or that it should be pruned or felled. Each situation needs to be assessed on its merits, taking account of the condition, position, and importance of the tree in question. It is unknown at this stage if the tree will eventually succumb to the disease as local conditions will determine how ash trees are affected by the disease. At this stage the tree does not pose a real and immediate danger, and it is considered premature to fell the tree, even as a precautionary measure.

The Forestry Commission advice is that with the exceptions of felling for public safety or timber production there should be a general presumption against felling living ash trees. Ash is a widespread species with high landscape and biodiversity value and it is therefore important to retain trees where possible. This allows individuals which survive exposure to the fungus to form the basis of a more disease tolerant population in the future. It reduces the impacts of the disease on other species that depend on ash, and particularly dead-wood invertebrates. It also helps to slow down the pace of

landscape change within the county, allowing for the planting and establishment of replacement trees.

The removal of T2 from the order was reviewed, however in consideration of the advice from LCC Forestry, it remains included within the TPO.

It is important to note, that the presence of a Tree Preservation Order does not by virtue of its existence mean that a property owner is not able to undertake works to the protected trees. But that the property owner must first make an application to the Council as the Local Planning Authority prior to undertaking works so that the Council can consult with Forestry Officers to ensure that the works to the tree are justifiable and in the interest of good tree management. The imposition of a Tree Preservation Order also allows the Local Planning Authority the opportunity to impose conditions such as ensuring works are conducted in accordance with British Standards or the opportunity to condition the planting of replacement trees where required.

4.4 Conclusions

The TEMPO Assessment from LCC Forestry concludes that the majority of trees score over 13 and that a TPO is defensible.

It is considered that the trees shown on the TPO plan and schedule, are worthy of protection due to their public amenity value. Having regard to the points raised by the representations received (Appendix X) 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.

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 is not confirmed. This option is not recommended for the reasons given in the report.

7.2 That the Tree Preservation Order be modified to remove T2 (Ash) and subsequently confirmed. This option is not recommended for the reasons outlined 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 Order (To be confirmed)

Appendix B - Google Overhead Images

Appendix C - Site Photographs

Appendix D - Representation Received

Appendix E - Tempo Assessment (LCC Forestry)

10. Report author's contact details

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Appendix A - Tree Preservation (to be confirmed)

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

Town and Country Planning Act 1990

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

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 (Windyridge, Gullet Lane, Kirby Muxloe) Tree Preservation Order 2025.

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 22nd day of MAY 2025

Signed on behalf of the Blaby District Council

Charlene Hurd
Development Services Team Leader



Authorised by the Council to sign in that behalf

SCHEDULE

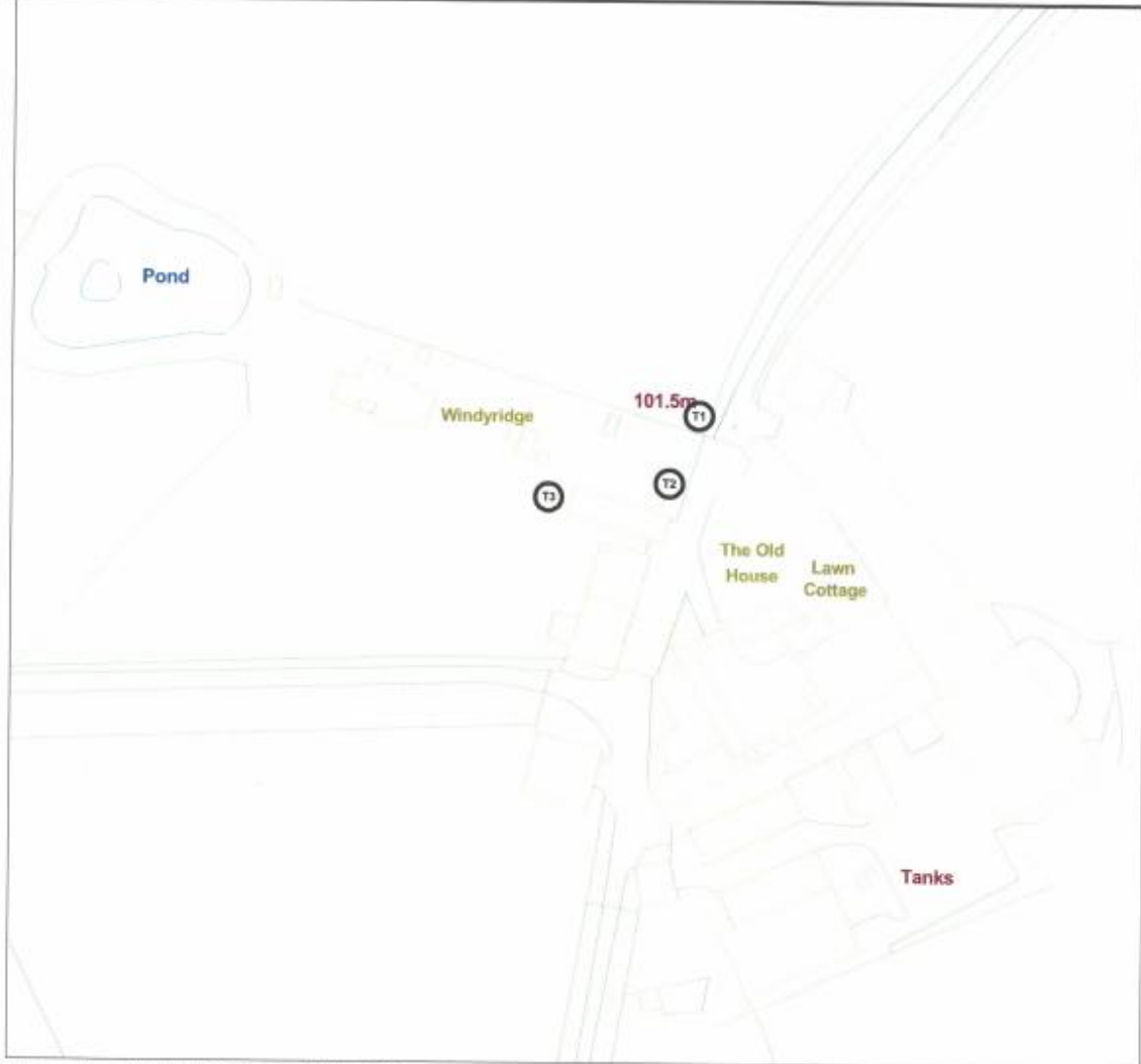
SPECIFICATION OF TREES

Trees specified individually
(within a solid black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	Horse Chestnut	On land at Windyridge fronting Gullet Lane
T2	Ash	On land at Windyridge fronting Gullet Lane
T3	Black Pine	On land at Windyridge

Town and Country Planning Act 1990

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



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Dated this 22 Day of MAY Two Thousand and
Twentyfive

Signed on Behalf of Blaby District Council

[Redacted Signature]
Authorised by the Council to sign in that behalf

Scale

1:1250



Extract

SK5003NE

Appendix B - Google Overhead Photos



Appendix C - Site Visit Photos

T1:



T2:



T2:



T3:



T3:



T3:



Appendix D - Representation Received



WINDYRIDGE, GULLET LANE,
KIRBY MUXLOE

**OBJECTION TO BLABY DISTRICT COUNCIL (WINDYRIDGE,
GULLET LANE,
KIRBY MUXLOE) TREE PRESERVATION ORDER 2025**

JUNE 2025

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BIBLIOGRAPHY

1.0 Introduction

- 1.1 The aim of this report is to carry out an assessment of a recent Blaby District Council (Windyridge, Gullet Lane, Kirby Muxloe) Tree Preservation Order 2025 which was brought into force on 22nd May 2025 on trees that fall within the curtilage of Windyridge. 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 Windyridge.
- 1.3 The site was visited during June 2025 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 a residential property, discretely located at the end of Gullet Lane.
- 2.2 Blaby District Council (Windyridge, Gullet Lane, Kirby Muxloe) Tree Preservation Order 2025, covers three individual trees as shown on the extract from the TPO, below;



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

3.0 Blaby District Council (Windyridge, Gullet Lane, Kirby Muxloe) Tree Preservation Order 2025

- 3.1 The TPO came into force, on a temporary basis on 22nd May 2025. 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."

Due to the location of Windyridge and the relatively small number of people who can view these three trees, it is difficult how the protection of these trees accrues any public benefit.

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	3
	1d Other Factors	1
	2 Expediency	1
	3 Decision	12 = TPO defensible

Tree No.	Assessment	Score
T2 Ash	1a Condition & Suitability	1
	1b Retention Span	1
	1c Relative Public Visibility	2
	1d Other Factors	1
	2 Expediency	1
	3 Decision	6 = TPO indefensible

Note : T1 is an Ash that shows some signs of early infection of Ash Die-Back at the time of inspection. As such, the tree is likely to die within the next decade and would be unsuitable to TPO. It is recommended that this tree is removed from the schedule.

Tree No.	Assessment	Score
T3 Black Pine	1a Condition & Suitability	3
	1b Retention Span	4
	1c Relative Public Visibility	3
	1d Other Factors	1
	2 Expediency	1
	3 Decision	12 = TPO defensible

Using TEMPO evaluation, T1 & T3 score '12', meaning that they both marginally score a defensible TPO decision. However T2 scores '6' due to the impact of Ash Die-Back and a TPO would NOT be defensible on this tree.

3.5 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 T2 is 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 T2	Tree T2 does not merit a TPO. When applying the TEMPO

	methodology, the score was 6, and 'TPO indefensible' • The local planning authority has provided no details of how it has evaluated amenity in this case. • The tree is likely to succumb to Ash Die-Back and require removal on the grounds of health & safety within the next few years due to its roadside location.
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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: \(flac.uk.com\)](#))

Appendix E - TEMPO Assessments

T1: Horse Chestnut

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 18/09/2025

Surveyor: Adam Goodall

Tree details

TPO Ref (if applicable):

Tree/Group T1 – Horse Chestnut

Owner (if known):

Location: Windyridge, Gullet Lane

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 |

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

Score & Notes

- 3) Large mature horse chestnut within hedgerow and boundary of road.

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 |

*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

Score & Notes

- 4) in good health and reasonable to assume 40+ yrs potential.

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

- 4) Large tree clearly visible.

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 | <h5>Score & Notes</h5> <p>1) No additional features.</p> |
| 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

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | | |
|---|--|
| 5) Immediate threat to tree inc. s.211 Notice | <h5>Score & Notes</h5> <p>2) Planning application received for the site.</p> |
| 3) Foreseeable threat to tree | |
| 2) Perceived threat to tree | |
| 1) Precautionary only | |

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+ | <u>Definitely merits</u> TPO |

Add Scores for Total:

14

Decision:

TPO defensible.

T2: Ash

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 18/09/2025 Surveyor: Adam Goodall

Tree details

TPO Ref (if applicable):

Tree/Group T2 - ASH

Owner (if known):

Location: Windyridge, Gullet Lane

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

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

Score & Notes

- 3) Early mature ash which stands within the former garden site.

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

*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

Score & Notes

- 2) Early stages of ash dieback present within canopy. Assessment based on potential for the tree to withstand decline.

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

- 4) Large tree with clear visibility

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) No additional features.

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

- 3) Planning application received for the site indicating removal of the tree.

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.

T3: Pine

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 18/09/2025 Surveyor: Adam Goodall

Tree details

TPO Ref (if applicable):

Tree/Group T3 - Pine

Owner (if known):

Location: Windyridge, Gullet Lane

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) Mature black pine which stands within the former garden site.

* 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) Reasonable to assume another 40+ years.

*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) Large tree set back from the road/PROW but clearly visible over existing farm buildings.

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) No additional features.

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) Planning application received for the site.

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.