

Appendix A – Tree Preservation Order (to be confirmed)

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

Town and Country Planning Act 1990

Blaby District Council (Braunstone Lane, Braunstone Town) 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 (Braunstone Lane, Braunstone Town) 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 11th day of December 2025

Signed on behalf of the Blaby District Council

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Development Services Senior Planning Officer
Authorised by the Council to sign in that behalf

SCHEDULE

SPECIFICATION OF TREES

Trees specified individually
(indicated by labelled points on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	Oak	Situated on highways land, to the north of 374 and 376 Braunstone Lane
T2	Oak	Situated on highways land, to the north of 428 and 430 Braunstone Lane
T3	Cedar	Situated within the front garden (north) of 500 Braunstone Lane

Appendix B - Google overhead images



T1 – located to the north of 374 and 376 Braunstone Lane

T2 – located to the north of 428 and 430 Braunstone Lane



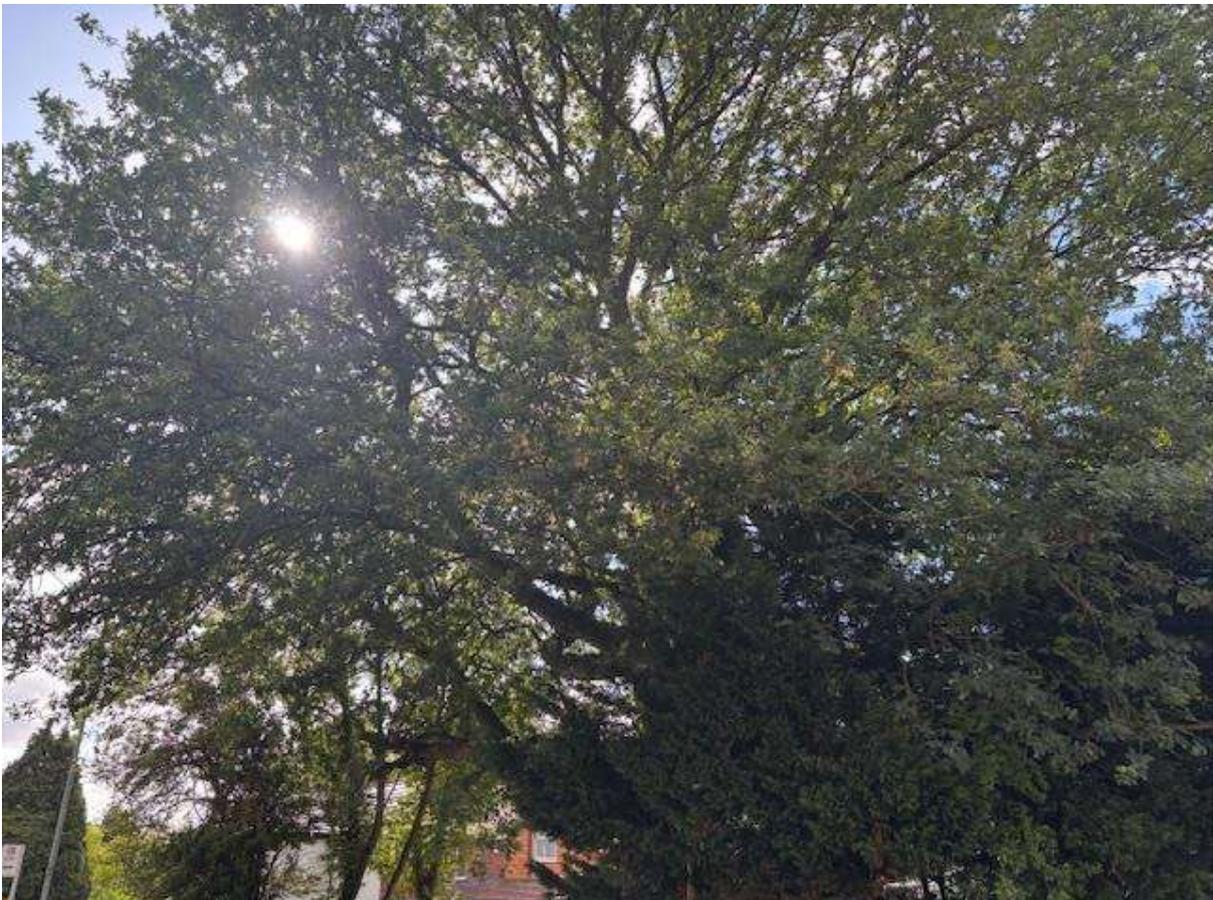
T3 – located within front garden of 500 Braunstone Lane



Appendix C – Site photographs taken September 2025:



T1 - Oak



T2 - Oak





T3 - Cedar



Appendix D - Representations Received:

Owner / occupier of 500 Braunstone Lane:

Dear Molly Right,

As per our conversation December 2025, I am writing to inform you that I object to the above order to be made permanent on the tree preservation under the Town and Country Planning Act 1990 between 500 and 502 Braunstone Lane. As discussed on our telephone conversation that I stated that the tree is dying and I requested a site meeting with yourself and the planning authority however this was refused. This tree in question is dying and is nearly dead, also all the debris are falling onto the main highway road which Leicester County Council are aware of. These debris are also blocking the road drainage. So myself and 502 Braunstone Lane object against the order on the above reference number to be made permanent.

Yours sincerely

Darpan Patel

Appendix E – TEMPO Assessments:

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO			
Date:	11/09/2025	TI Date	
App:	368/DC		
Part 1: Amenity assessment			
a) Condition & suitability for TPO; where trees in good or fair condition have poor form, deduct 1 point			
5 Good:	Highly suitable	Notes:	5
3 Fair:	Fairly Suitable		
1 Poor:	Unlikely to be suitable		
0 Dead or dangerous*:	Unsuitable		
<small>* Relates to existing context and is intended to apply to severe irremediable defects only</small>			
b) Retention span (in years) & suitability for TPO			
5 100+:	Highly suitable	Notes:	5
4 40-100:	Very suitable		
2 20-40:	Suitable		
1 10-20:	Just suitable		
0 <10*:	Unsuitable		
<small>* 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</small>			
c) Relative public visibility & suitability for TPO			
<small>Consider realistic potential for future visibility with changed land use</small>			
5 Very large trees with some visibility, or prominent large trees:	Highly suitable	Notes:	5
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		
d) Other factors			
<small>Trees must have accrued 7 or more points (with no zero score) to qualify</small>			0
5 Principal components of arboricultural features, or veteran trees:		Notes:	2
4 Tree groups, or 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):			
Part 2: Expediency assessment			
<small>Trees must have accrued 9 or more points to qualify</small>			0
5 Immediate threat to tree:		Notes:	1
3 Foreseeable threat to tree:			
2 Perceived threat to tree:			
1 Precautionary only:			
Part 3: Decision guide			
Any 0	Do not apply TPO	0	18
1-6	TPO indefensible		
7-11	Does not merit TPO		
12-15	TPO defensible		
16+	Definitely merits TPO		

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

Date: 11/09/2025

T2
date

App: 368/DC

Part 1: Amenity assessment

a) Condition & suitability for TPO; where trees in good or fair condition have poor form, deduct 1 point

5 Good	Highly suitable	Notes:	5
3 Fair	Fairly Suitable		
1 Poor	Unlikely to be suitable		
0 Dead or dangerous*	Unsuitable		

* 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	Notes:	5
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

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	Notes:	5
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		

d) Other factors

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

5 Principal components of arboricultural features, or veteran trees	Notes:	2
4 Tree groups, or 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)		

Part 2: Expediency assessment

Trees must have accrued 9 or more points to qualify

5 Immediate threat to tree	Notes:	1
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+	Definitely merits TPO

Tree opposite would score same

0 18

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

Date: 11/09/2025

T3
cedar

App: 368/DC

Part 1: Amenity assessment

a) Condition & suitability for TPO; where trees in good or fair condition have poor form, deduct 1 point

- 5 Good Highly suitable
- 3 Fair Fairly Suitable
- 1 Poor Unlikely to be suitable
- 0 Dead or dangerous* Unsuitable

Notes:

4

* 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

Notes:

5

*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

Notes:

4

d) Other factors

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

- 5 Principal components of arboricultural features, or veteran trees
- 4 Tree groups, or 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)

0

1

Part 2: Expediency assessment

Trees must have accrued 9 or more points to qualify

- 5 Immediate threat to tree
- 3 Foreseeable threat to tree
- 2 Perceived threat to tree
- 1 Precautionary only

Notes:

4

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

0

18