

Blaby District Council

Planning Committee

Date of Meeting 30 April 2026

Title of Report **Blaby District Council (Adult Education Centre, Enderby),
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 01 December 2025 on the trees situated within the curtilage of the site known as The Adult Education Centre.

2. Recommendations

- 2.1 The Planning Committee approve the confirmation of the Tree Preservation Order at The Adult Education Centre, Enderby.
- 2.2 The Authority be delegated to the Planning and Strategic Growth Group Manager to confirm the Tree Preservation Order at The Adult Education Centre, Enderby.

3. Reason for Decisions Recommended

- 3.1 Having considered the representations received regarding the TPO, it is concluded that there are sufficient grounds to confirm the Order.
The trees contribute to the provision of important visual amenity along the public highways of George Street, Shortridge Lane, Townsend Road and Footpath W19.

4. Matters to consider

4.1 Background

The trees are situated within the curtilage of the site known as The Adult Education Centre, Enderby.

The provisional order (Appendix A) includes a group of seven trees (noted as G1 in the order), the group is comprised of seven total trees, One Sycamore, One Lime, One Ash, One Cherry and Three Poplars. G1 is situated to the North-West of the site and to the North-East of Footpath W19. It is noted that there are further trees located within this group, however only the seven noted are considered to be worthy of inclusion within the order as a result of their size, visibility, condition and retention span.

The provisional order also includes two individual trees T1 a Swedish Whitebeam and T2 an Ash Tree. T1 and T2 are situated along the Western Boundary of the Site and adjacent to 2A George Street. As with G1, it is noted that there are further trees located along this boundary, however these trees are in a poorer condition overall and some feature defects that prevent them from scoring sufficiently to warrant inclusion within the order.

T1 and T2 are trees of moderate arboricultural and landscape quality. Both T1 and T2 have an estimated life expectancy of approximately 20-40 years given their condition and species and are trees of fair condition with no notable defects to them.

All trees included within the order are mature or semi-mature trees, of fair/satisfactory condition, that offer considerable amenity value to the area by virtue of their size, grouping and position within the site. The trees offer a positive contribution to the character of the immediate and surrounding area, given the visibility of the trees from multiple surrounding streets and from as far away as 80m as such it was considered expedient and in the interests of amenity to issue a provisional TPO, and in due course to confirm the same.

The site is located some 100m to the West of the Enderby Conservation Area (which terminates at adjacent Cross Street). To the west of the provisional order, is an existing area Tree Preservation Order, known as the 'The Blaby District Council (2-14 George Street, Enderby) Tree Preservation Order 1999' (Appendix C).

Given the close proximity of the neighbouring Tree Preservation Order, the trees collectively form a wider canopy that spans over footpath W19, with trees from 'The Blaby District Council (2-14 George Street, Enderby) Tree Preservation Order 1999' to the east of the footpath (Appendix C) and the provisional protected trees within the 'The Blaby District Council (Adult Education Centre, Enderby), Tree Preservation Order 2025' to the west of the footpath. The coalesced canopy above the footpath creates a picturesque feature to the footpath (Appendix D).

A planning application has been received in relation to the site, for the 'Change of use of land and erection of Primary Care Building (Health Centre) with pharmacy. Proposed new access and parking area. External works including hardstanding, landscaping, cycle and bin store and proposed fencing'.

During due process of this application, 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.

In creating the provisional TPO, the Case Officer undertook a Tree Evaluation Method for Preservation Orders Assessment (TEMPO) for the trees collectively. The TEMPO gave the group an overall score of 15. The TEMPO gave T1 (Swedish Whitebeam) a score of 13 overall and T2 (Ash) a score of 15 giving the trees an initial category of 'TPO Defensible' (Appendix F).

Following this initial assessment and prior to the imposition of the provisional order, The Principal Tree and Woodlands Manager at Leicestershire County Council reviewed the TEMPO assessments conducted and concurred with the scoring awarded to the trees.

It is noted within the TEMPO assessments undertaken that all of the trees in question are of fair/satisfactory condition, T1 is noted to be a semi-mature tree with a potential retention span of 70-100 years, T2 is noted to be in reasonable condition with no notable defects to the tree and having a potential retention span of 100-150 years. T1 and T2 are also noted as being large trees, or medium trees clearly visible to the public' and as such suitable for TPO.

The group of trees comprises of seven large trees, clearly visible to the public given their position within the site, the two individual trees are also clearly visible to the public. The trees are visible to those accessing the road by either vehicle, bicycle, on foot along the public highways George Street, Shortridge Lane, Townsend Road or along Footpath W19, which is situated along the Western Boundary of the site.

All of the trees have been scored as having a perceived threat given the planning application received on the site, subsequently the trees have been scored for expediency as having a 'foreseeable threat to the tree' given the indication to remove the trees as part of the planning application.

4.2 Representations received

Three representations were received in objection to the Tree Preservation Order at The Adult Education Centre, Enderby (Appendix E) on the grounds of the following:

- Conflict with Local Plan Landscape and Environmental Policies.
- Local Plan Approach to Trees, Green Infrastructure and Biodiversity
- The TPO Appears Premature and Inconsistent with Plan-Led Decision-Making
- The level of visibility of the trees in question is not of itself sufficient justification to create a TPO.
- The trees are located on private land and are not accessible to the public
- Individually and collectively, as species and as a contribution to the landscape, the trees in question have little future potential as an amenity, have little rarity, cultural or historic value and have a worth that can be enhanced and replaced by a thoughtful replanting scheme.

4.3 Consideration of Representations Received

With regard to the objections statement that the imposition of the provisional Tree Preservation Order conflicts with the current local plan landscape and environmental policies and is inconsistent with plan-led decision-making, and contrary to local plan approach to trees, green infrastructure and biodiversity.

It is important to note that the application of Local Plan Policies is immaterial in the consideration of a Tree Preservation Order. Further, given that the creation of provisional Tree Preservation Orders often stems from either a Case Officers site visit, or note of valuable trees within Blaby district, it is not feasible that Tree Preservation Orders can be 'plan-led' in the way that housing schemes are.

Instead, the methodology for assessing the suitability of trees for Tree Preservation Orders is a separate three-part system that considers the amenity value of the trees, by scoring: the condition, retention span, relative public

visibility of the trees and the expediency of an order. In balancing the respective scores, the TEMPO assessment identifies the appropriate outcome for the trees based on the accumulated score.

The objections received also states that 'the trees subject to the proposed TPO do not make a significant or demonstrable public amenity contribution in terms of visual prominence or landscape value from public vantage points.'

As previously noted, the trees are highly visible to those passing or accessing the site by either vehicle, bicycle, or foot along the public highways George Street, Shortridge Lane, Townsend Road or along Footpath W19 (which is situated along the Western Boundary of the site). As such the trees would be considered to be clearly visible to the public given their position within the site, this is reflected in the scores given to the trees in the TEMPO assessment.

It is noted earlier in the report that there has been a planning application received, the objections state that 'the proposed development has been designed to retain and integrate existing vegetation where appropriate, including new tree planting proposals that will contribute to longer-term local landscape character and biodiversity outcomes as part of the scheme'.

However, the plans currently submitted for consideration (Appendix show the removal of the tree group and without adequate protection of the trees located within the site it cannot be ensured that the trees can be retained, prevented from future felling, or damage during the construction of the site. Nor can it be ensured that if a tree is required to be removed, that a suitable replacement tree will be planted in its place.

The presence of a planning application submitted on the site has contributed to the expediency of the Order and has been reflected in the scores given to the trees in the TEMPO assessment.

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. It can also ensure that in circumstances where development is permitted on site, that conditions can be imposed to protect the trees from damage during the course of development.

4.4 Conclusions

The TEMPO Assessment concludes that the trees score between 13 and 15 therefore 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 E) 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 Trees and subsequently confirm. 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

1. Appendix A - Tree Preservation Order (To Be Confirmed)
2. Appendix B - Google Overhead Images
3. Appendix C - Nearby Tree Preservation Order and Conservation Area
4. Appendix D - Site visit Photographs
5. Appendix E - Representation Received
6. Appendix F - Tempo Assessment
7. Appendix G - Appendix G - Currently submitted Proposed Block and Site Plans

10. Report author's contact details

Kiera Kalym
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Planning Officer
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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 (Adult Education Centre, Townsend Road, Enderby) 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 the Blaby District Council (Adult Education Centre, Townsend Road, Enderby) 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 01st December 2025

Signed on behalf of the Blaby District Council



Development Services Team Leader
Authorised by the Council to sign in that behalf

SCHEDULE
SPECIFICATION OF TREES
Trees specified individually

(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	Swedish Whitebeam	Situated along the Western Boundary of the Site and adjacent to 2A George Street
T2	Ash	Situated along the Western Boundary of the Site and adjacent to 2A George Street

Trees specified as a group

(within the black dashed line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
G1	Group of Seven trees, including One Sycamore, One Lime, One Ash, One Cherry and Three Poplars	Situated to the North-West of the site and to the North-East of Footpath W19

Appendix B - Google Overhead Images





Appendix C - Nearby Tree Preservation Order and Conservation Area

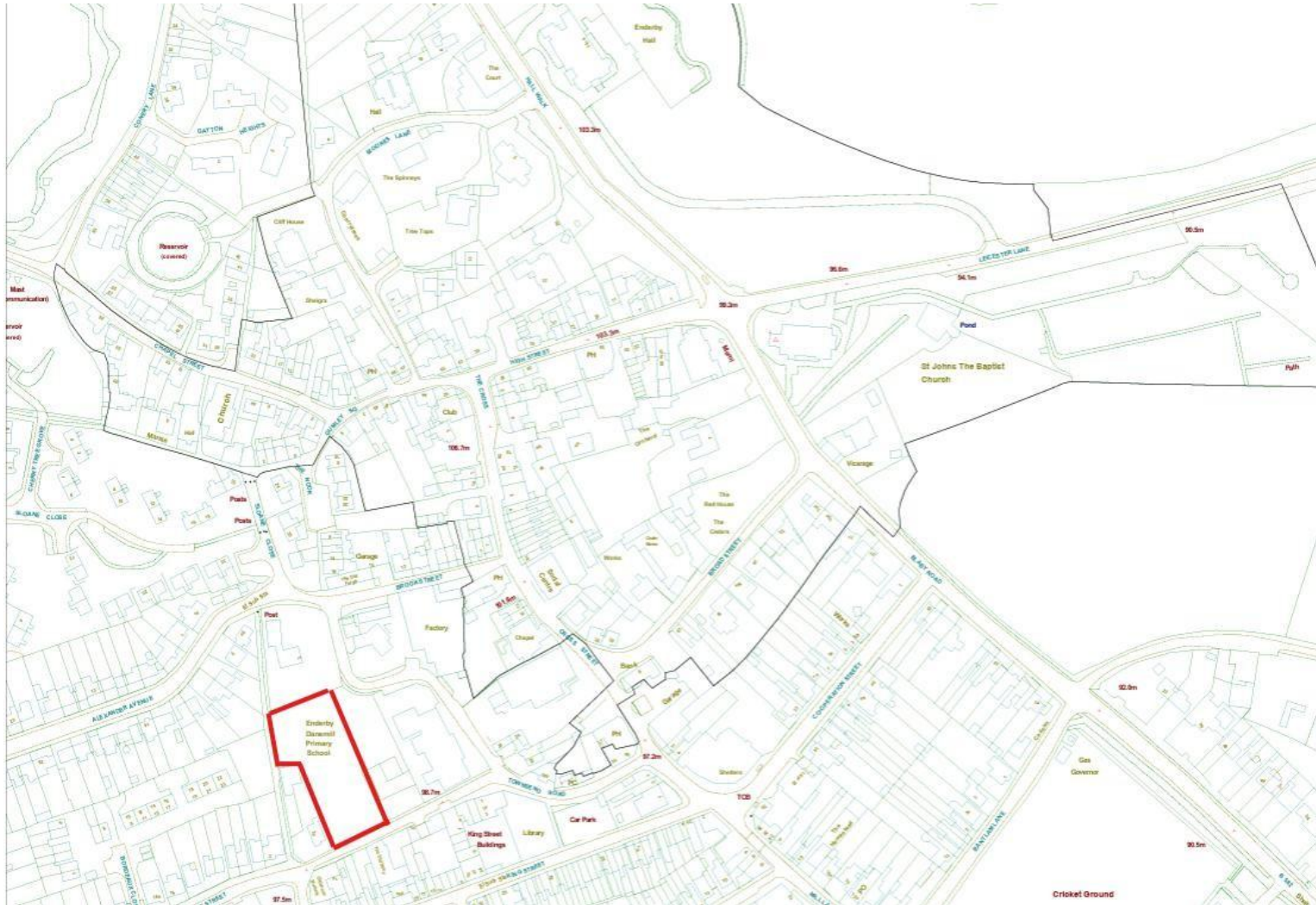
The Blaby District Council (Land rear of 2-14 George Street, Enderby) Tree Preservation Order 1999 - Yellow

The Blaby District Council (Adult Education Centre, Enderby), Tree Preservation Order 2025 - Red



Appendix C - Nearby Tree Preservation Order and Conservation Area

Enderby Conservation Area - Designated 30 May 2004



Appendix D - Site Visit Photos

Photographs From Within The Adult Education Centre Car Park





View of Trees From George Street





View of Trees From Footpath W19









View Of Trees From Townsend Road (Google Streetview)



View Of Trees From Shortridge Road (Google Streetview)



Appendix E - Representation Received



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Kiera Kalym
Blaby District Council
Council Offices
Desford Road
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Leicester LE19 2EP

17th December 2025

20-047/4.01/PAW/PAW

By email & post

Dear Sirs

**Town and Country Planning Act 1990
Town and Country Planning (Tree Preservation) (England) Regulations 2012
Blaby District Council (Adult Education Centre, Enderby), Tree Preservation
Order 2025**

We are writing as Agents for the site planning application for planning permission for a new primary care centre at the above site. We object to the proposed Tree Preservation Order (TPO) for the reasons set out below:

1. Conflict with Local Plan Landscape and Environmental Policies

The Blaby District Local Plan (Core Strategy 2013 and Delivery DPD 2019) seeks to **balance development needs with protection of the natural environment** and landscape character, including the delivery of green infrastructure and biodiversity enhancement as part of sustainable development.

The proposed development has been designed to retain and integrate existing vegetation where appropriate, including new tree planting proposals that will contribute to longer-term local landscape character and biodiversity outcomes as part of the scheme.



Directors:

Nicola A. Voose BSc (hons); M.Arch; RIBA

Ian J. Bryant BA(hons); Grad Dip Arch; RIBA

Paul A. Walwright BA(hons); Dip Arch; Grad Dip Arch; RIBA



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It is a fundamental principle of the Local Plan that development should be **consistent with planning policies that support sustainable growth while protecting and enhancing environmental assets**. Statutory protection through a TPO should be reserved for trees which make a demonstrable and significant **public amenity contribution** and where long-term retention as static features is appropriate to the overall planning and landscape strategy for the area. However:

- The trees subject to the proposed TPO **do not make a significant or demonstrable public amenity contribution** in terms of visual prominence or landscape value from public vantage points.
- The Local Plan requires landscape and green infrastructure to be planned as part of development proposals, including retention of trees where appropriate **and replacement/mitigation planting where loss is necessary to achieve sustainable development**. Mitigation measures for this site have been included in the planning submission.

On this basis, statutory protection through a TPO is **not justified** and would conflict with the Local Plan's broader approach to delivering net environmental and landscape gain through development, rather than rigid preservation in circumstances where trees are of limited long-term public benefit.

2. Local Plan Approach to Trees, Green Infrastructure and Biodiversity

Policies within the Local Plan (Core Strategy and Delivery DPD) require development to **respond positively to landscape context and integrate green infrastructure**, including landscape planting and ecological enhancements where appropriate, but do not elevate all trees to a level requiring TPO protection unless they contribute significantly to **character, biodiversity or amenity**.

The planning application submission demonstrates a balanced and policy-aligned approach to landscaping and tree retention:

- Existing trees that have **amenity and biodiversity value are being retained and reinforced** through new woodland, hedgerow and specimen planting.
- Where necessary, tree removal is mitigated through high-quality replacement planting, in accordance with Local Plan



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principles regarding **green infrastructure and landscape integration**.

- This approach is consistent with the Local Plan's strategic objectives to deliver sustainable development while **protecting and enhancing the natural environment** (including landscape character and biodiversity), rather than preventing development outright.

3. The TPO Appears Premature and Inconsistent with Plan-Led Decision-Making

The Local Plan and the National Planning Policy Framework require planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The timing of the proposed TPO — coming after submission of the planning application — suggests it is being used as a reactive tool to constrain or frustrate an otherwise policy-compliant development rather than as a means to protect trees of genuine, demonstrable amenity value.

Such use of TPO powers is inconsistent with the plan-led system that the Local Plan embodies and is not aligned with the Local Plan's overall strategy to **integrate appropriate landscape and green infrastructure planning within sustainable development proposals**.

Conclusion and Request

For the reasons above, the proposed Tree Preservation Order:

- **Fails to align with the operational principles and objectives of the Blaby District Local Plan** concerning landscape, green infrastructure and sustainable development;
- **Applies statutory protection disproportionately** to trees that do not make a significant amenity or landscape contribution justified for long-term protection;
- **Risks undermining the plan-led decision-making process** by elevating speculative tree protection as an instrument to oppose development rather than as a justified environmental safeguard.

Accordingly, we respectfully request that Blaby District Council **does not confirm the proposed TPO**.



Directors:

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Ian J. Bryant BA(hons); Grad Dip Arch; RIBA

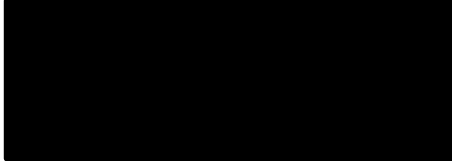
Paul A. Walwright BA(hons); Dip Arch; Grad Dip Arch; RIBA

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We reserve the right to make further detailed representations with supporting evidence should the Authority proceed to confirmation.

Yours faithfully



for and on behalf of **QAD Architects Ltd.**

Cc: Charlene Hurd - Blaby District Council
Natalie Westwood - One Medical Property



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Re: Objection to Proposed Tree Preservation Order

Site: GoLearn! Adult Education Centre, Enderby, Leicestershire

TPO Reference: Adult Education Centre, Townsend Road, Enderby Tree Preservation Order 2025

We write to you to formally submit our objection to the proposed Tree Preservation Order (TPO) for the reasons set out below.

1. Lack of Justification and Evidence for TPO Designation

Tree Preservation Orders should only be used where trees make a demonstrable, significant contribution to public amenity and where long-term retention is justified. In this instance, insufficient evidence has been provided to support the imposition of statutory protection.

In particular:

- No clear assessment has been presented demonstrating that the trees proposed for protection are of exceptional visual, landscape, or amenity value when viewed from public vantage points.
- There is limited evidence to show that the trees are prominent, distinctive, or integral to the wider character of the area.
- The justification does not demonstrate why these trees, as opposed to others in the locality, merit statutory protection.

Without a robust and transparent assessment of public amenity value, the proposed TPO appears disproportionate and unjustified.

2. Longstanding Vacancy of the Site and Timing of the TPO

The site has been vacant for a number of years, during which time no Tree Preservation Orders were imposed, despite the trees being present throughout that period. This raises concerns as to why the trees are now considered worthy of statutory protection only at this stage.

The timing of the TPO: introduced after submission of a planning application strongly suggests that it is a reactive measure rather than the result of a long-standing or evidenced concern regarding tree protection. T

TPOs should not be applied retrospectively as a mechanism to constrain development where no prior concern or protection has been deemed necessary.

3. Conflict with the Blaby District Local Plan's Plan-Led Approach

The Blaby District Local Plan (Core Strategy 2013 and Delivery DPD 2019) promotes a balanced approach to development, requiring environmental protection to be considered alongside sustainable growth, community infrastructure delivery, and public benefit.

The planning application has been designed to align with Local Plan policies through:

- The retention of existing trees where they provide genuine amenity or biodiversity value;
- The introduction of new tree planting, landscaping, and green infrastructure to enhance long-term landscape character;

- Mitigation measures where tree removal is necessary to deliver a sustainable and policy-compliant development.

The Local Plan does not seek to elevate all existing trees to a status requiring permanent protection. Instead, it supports a holistic approach to landscape and biodiversity enhancement through development, rather than rigid preservation where trees do not offer significant long-term public benefit.

The proposed TPO conflicts with this approach by prioritising speculative tree protection over a comprehensive, policy-aligned landscape strategy.

4. Inconsistency with Local Plan Landscape and Environmental Policies

Local Plan policies require trees and green infrastructure to be considered as part of the overall development framework, with retention, replacement, and enhancement balanced against site constraints and public benefit.

In this case:

- The trees subject to the proposed TPO do not make a significant contribution to the wider public realm or landscape character;
- The development proposals include appropriate mitigation and enhancement planting that will provide long-term environmental and visual benefits;
- Applying a TPO in these circumstances risks preventing the delivery of a much-needed healthcare facility without achieving meaningful environmental gain.

Statutory protection should be reserved for trees of clear, demonstrable importance, which has not been evidenced in this instance.

5. Prematurity and Procedural Concerns

The National Planning Policy Framework and the Local Plan both require decisions to be made in accordance with the development plan. Introducing a TPO at this stage risks prejudicing the planning process and runs counter to the principle of plan-led decision-making.

Conclusion

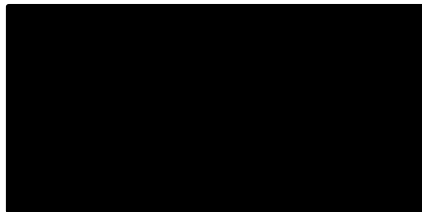
For the reasons outlined above, we consider that the proposed Tree Preservation Order:

- Is not supported by sufficient evidence demonstrating significant public amenity or landscape value;
- Is inconsistent with the plan-led approach of the Blaby District Local Plan;
- Is disproportionate, given the site's longstanding vacancy and the absence of previous tree protection;
- Risks undermining sustainable development by preventing a policy-compliant healthcare facility without delivering commensurate environmental benefit.

Accordingly, we respectfully request that Blaby District Council does not confirm the proposed Tree Preservation Order.

We reserve the right to submit further representations and supporting technical evidence should the Authority proceed towards confirmation.

Yours faithfully,



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Mr Jonathan Hodge,
Group Manager – Planning & Strategic
Growth
Blaby District Council,
Council Offices,
Desford Road,
Narborough,
Leicester,
LE19 2EP

Date: 16 January 2026
Contact: Mr Peter Gregory
Phone: 0116 305 2587
Email: Peter.gregory@leics.gov.uk

Dear Mr Hodge

Ref: 381/DC
Blaby District Council (Adult Education Centre, Townsend Road, Enderby) Tree Preservation Order 2025

I am writing in response to your letter and notice dated 01 December 2025, notifying the County Council of your intention to apply a tree preservation order to the above site.

The County Council, as owner of the land in question, would like its objections to the Order, as informed by specialist advice, to be recorded and taken into account in the District Council's further considerations.

The level of visibility of the trees in question is not of itself sufficient justification to create a TPO. Nor are the trees, located on private land, accessible to the public. Individually and collectively, as species and as a contribution to the landscape, the trees in question have little future potential as an amenity, have little rarity, cultural or historic value and have a worth that can be enhanced and replaced by a thoughtful replanting scheme.

Further, whilst it is acknowledged that the trees in question are mature and have yet to reach end of life, their age and size mean that their quality and stability are on a downward trajectory, which, even when subjected to proactive management, will present an ever-increasing risk to public safety and to nearby property.

Finally, in respect of process, whilst the Order Notice and covering letter specified submission of objections to the Order to the "Group Manager – Planning and Strategic Growth, Blaby District Council", no address for the officer concerned was publicised within the paperwork, an omission that could conceivably prejudice the successful submission of this and other objections. The County Council therefore respectfully submits that the Order should be cancelled on the grounds of prejudicial administration.

Taking account of both the questionable value and the future and foreseeable risk inherent in these trees, the County Council registers its objections to the proposed Order.

Yours sincerely



Peter Gregory BA (Hons) MRICS,
Interim Asset Manager,

Appendix F - TEMPO Assessments

G1:

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 22/09/25	Surveyor: Adam Goodall
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Tree details	Tree/Group G1 Group – hybrid poplar, ash & lime Location: George Street, Enderby
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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 canopy trees growing within a distinct group. Trees in reasonable condition.

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

- 1) Mature poplar in particular likely to become problematic as they age. Ash is in decline. Single lime in reasonable condition. 10-20yrs reasonable to assume for poplar.

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 trees clearly visible to public.

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

- 4) Tree group to edge of site.

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 site. Foreseeable threat.

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:

15

Decision:

TPO defensible.

T1: Swedish Whitebeam

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 04/11/25	Surveyor:
Tree details	
TPO Ref (if applicable):	Tree/Group: T11 Swedish Whitebeam
Owner (if known):	Location:

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) Tree in reasonable condition. No notable defects to tree, some deadwood and ivy visible.

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

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

Score & Notes

- 2) Semi-mature tree. AA 4 places whitebeam in 70-100 category.

*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

- 4) Large trees clearly visible to public.

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) Tree outside of nearby established Tree group

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 site. Foreseeable threat.

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.

T2: Ash

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 04/11/2025	Surveyor:
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Tree details	
TPO Ref (if applicable):	Tree/Group T14 Ash
Owner (if known):	Location:

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) Tree in reasonable condition. No notable defects to tree, some deadwood and ivy visible.

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) Semi-mature tree. AA 4 places Ash in 100-150 category.

*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

- 4) Large trees clearly visible to public.

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) tree outside of established group to the north

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 site. Foreseeable threat.

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:

15

Decision:

TPO defensible.

Appendix G - Currently submitted Proposed Block and Site Plans



