

## Tree Preservation Order – Amenity & Expediency Assessment Record

Officer: Alastair Durkin

Date: 30th May 2024

Address/location: 71 Lincolns Mead, Lingfield, RH7 6TA

Species: Oak

TPO reference (if applicable – e.g. review):

Tree/Group Ref: T1

### Part 1: Public visibility

Is the entire tree/group or part of the tree/s visible from a public highway, right of way, public open space or significant number of occupied dwellings, or have the potential to do so?

*\*Consideration should also be given for those trees where a likely change of ownership or land use may increase visibility*

YES  NO (Circle as appropriate)

[If NO then TPO will not be appropriate unless **Part 2d (1, 2, 3)** apply]

#### Justification:

The oak is located on the frontage of the property and is prominent when viewed from Lincolns Mead and surrounding properties.

### Part 2: Individual impact

**a) Condition:** Is the tree/s of good or typical condition and form for the species with no hazardous irremediable features?<sup>1</sup>

**b) Retention span:** Is the future life expectancy of the tree/s likely to exceed 10 years?

*\*Consideration should also be given to any existing or foreseeable near future nuisance and for trees clearly outgrowing their context or significantly affecting the development of better quality trees*

**c) Local importance:** Is the tree/s of a size, or have the potential to reach a size, that removal or other actions would result in a significant negative effect on the visual amenities of the immediate local area?

#### d) Other factors:

- 1) Does the tree have veteran or ancient status?
- 2) Is the tree rare or very unusual?
- 3) Do the trees form an important screen (*not including managed hedges*)?
- 4) Is the tree/s in a group that are important for their cohesion?
- 5) Is the tree to be planted as part of a planning condition?

a)  YES  NO - If NO then TPO not appropriate unless **(d) (1) or (2)** applies.

#### Justification:

The tree is in good condition with no major defects when observed from the road.

b)  YES  NO (If NO then TPO not appropriate)

#### Justification:

There is no reason to downgrade from life expectancy of the species when growing in a similar location. I.e. not open grown but few constraints.

c)  YES  NO

[If NO then TPO not appropriate unless (d) applies]

#### Justification:

The oak is early mature and already provides amenity, but has the potential to become a tree of very high local value.

### d) Comments or justification for non-visibility:

Not applicable

### Part 3: Wider Impact

Would removal or other actions have a significant detrimental effect on the amenities of the wider local surroundings, landscape or character of a Conservation Area?

*\*Consideration should be given to the presence or lack of other prominent trees in the area and the suitability of the tree to its setting.*

YES  NO

#### Justification:

Lincolns Mead is a cul de sac, so views from passing foot or vehicular traffic, or longer/wider views is not applicable.

### Part 4: Expediency

**a) Management of the tree:** Is the tree/s under best practice proactive arboricultural management that is likely to continue?

**b) Threats to the tree:** Is it believed that the amenity provided by the tree/s will be threatened by removal or other damaging actions? Or is the tree/s of sufficient importance to public amenity that a precautionary TPO is expedient without a proven identifiable threat being present?

*\*Consideration should be given to both present and future threats, including the possibility of future changes of property ownership or management and general development pressure*

a) YES  NO

If YES then a TPO is unlikely to be appropriate unless (b) applies.

#### Justification:

If the tree is managed then this is unlikely to continue if 4 (b) is the case.

b)  YES  NO

#### Justification:

Information received that two oak trees are to be removed at the weekend. T1 is by far the higher quality of the two and less likely to cause future management problems with proximity to the dwelling.

TPO?  YES  NO

# Explanatory notes

**Scope** – The TPO Amenity and Expediency Assessment Record is designed to be a structured guide and record of the assessment process for determining the value of trees for the purposes of a Tree Preservation Order [TPO]. It is designed only for the assessment of trees for the purpose of either ‘Individual’ or ‘Group’ classifications. The assessment of either ‘Area’ or ‘Woodland’ orders is beyond the scope of the Decision Guide. For ‘Woodland’ TPOs the ‘TPO [Woodland] Amenity and Expediency Assessment Record’ should be used.

**Assessor experience** – The TPO Amenity and Expediency Assessment Record is designed to be a simple and structured document for recording the justification process of whether a TPO should be made or not. It comprises both subjective and specialist objective arboricultural elements. The input of a qualified and suitably experienced LPA Officer is therefore a prerequisite of its effective use.

**Justification requirement** – For the purposes of transparency and consistency all decisions must be given due justification at every stage where indicated on the form. Failure to do so reduces the effectiveness of the document as a coherent record of the TPO decision making process.

<sup>1</sup> Where ancient/veteran or particularly important, rare or very unusual trees are identified then irremediable hazardous features may be tolerated if the trees are located remote from targets that may be harmed if the affected tree part fails. Consideration should also be given to whether the target can be easily moved, and to the value, and frequency of occupation of the target.