

Appendix no.2

Tree Evaluation Method for Preserved Trees (TEMPO)

TREE EVALUATION METHOD FOR PRESERVATION ORDERS (TEMPO):

SURVEY DATA SHEET & DECISION GUIDE

Date: 29/4/09 Surveyor: M Knagg

Tree details
 TPO Ref: TPO no. 455 (2009) Tree/Group No: G1 Species: Ash x 9
 Owner (if known): MR Parker
 Location: Angle Haze, Grassington.

Part 1: Amenity assessment

a) Condition & suitability for TPO:

Refer to Guidance Note for definitions

- 5) Good Highly suitable
- ③ Fair Suitable
- 1) Poor Unlikely to be suitable
- 0) Unsafe Unsuitable
- 0) Dead Unsuitable

Score & Notes ③
 Value highest as group; not as individual trees

b) Remaining longevity (in years) & suitability for TPO:

Refer to 'Species Guide' section in Guidance Note

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

Score & Notes ④
 Mature trees - owner states was a former hedgerow.

c) Relative public visibility & suitability for TPO:

Consider realistic potential for future visibility with changed land use; refer to Guidance Note

- 5) Very large trees, or large trees that are prominent landscape features Highly suitable
- ④ Large trees, or medium trees clearly visible to the public Suitable
- 3) Medium trees, or larger trees with limited view only Just suitable
- 2) Small trees, or larger trees visible only with difficulty Unlikely to be suitable
- 1) Young, v. small, or trees not visible to the public, regardless of size Probably unsuitable

Score & Notes ④
 highly visible from 3x public highway S.

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) Members of groups of trees 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

Score & Notes ①

Part 2: Expediency assessment

Trees must have accrued 9 or more points to qualify; refer to Guidance Note

- ⑤ Known threat to tree
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only
- 0) Tree known to be an actionable nuisance

Score & Notes ⑤
 This notification received to fell all 9x trees (owner)

Part 3: Decision guide

- Any 0 Do not apply TPO
- 1-6 TPO indefensible
- 7-10 Does not merit TPO
- 11-14 TPO defensible
- ① 15+ Definitely merits TPO

Add Scores for Total:
 17

Decision:
 SEND TPO.

Contact: Planning Services
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Planning Services
Maxine Knagg
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LANCASTER LA1 1PW

Date: 29th April 2009

Re: Proposed New Tree Preservation Order TPO no.455 (2009) – Land to the rear of Angle House, Gressingham

1.0 Introduction

- 1.1 Site: The trees in question are established along a boundary line on land to the rear of Angle House, Gressingham.
- 1.2 Scope and limitation of this report: This is an arboriculture report restricted to the trees subject to the proposed new Tree Preservation Order. The information provided within this report has been gathered by means of a preliminary visual tree assessment restricted to ground level observations and inspection at the time of the site visit. An objective appraisal of the amenity value of the trees in question has also been undertaken using a Tree Evaluation Method for Preservation Orders (TEMPO). It should be noted that trees are dynamic, living organisms subject to changes in weather, climate, pest and disease, development activities and site conditions.

2.0 Site Visit

- 2.1 Date: Undertaken 28th April 2009.
- 2.2 Brief site description: The site is within the curtilage of a residential property within the village and conservation area of Gressingham. The trees in question are established along a boundary line.

2.3 The owner of the trees submitted a written notification to fell a total of 9x mature ash trees.

3.0 Identification and condition of the trees

3.1 The trees in question are nine, mature ash trees established in a linear group. For the purpose of this report the trees have been identified in a single group and referenced as **G1**.

3.2 Generally, bud distribution and shoot extension growth all appear to be within normal parameters for the species. Buds are yet to break and leaves begin to expand they will do so over the next month or so.

3.3 There was no direct access to the trees to inspect them at close quarters. There is a heavy growth of ivy over the majority of main stems, extending into the lower canopy preventing a visual inspection of these areas. There is also minor deadwood present within the canopies of most trees.

3.4 The trees are established on sloping ground and are clearly visible from a number of public vantage points including three public highways. The age, size and species of trees blend in with existing trees within the vicinity and make a significant contribution to the amenity value of the area.

3.5 **G1** makes a significant landmark feature that can be seen from a number of residential properties.

3.6 It may be in the land owners best interest to have the trees regularly inspected given their relative close proximity to a number of residential properties and garden areas, in order that maintenance needs can be identified and the necessary maintenance work undertaken as required.

3.7 Following the Tree Preservation Order being served a written application must be made to the local planning authority to undertake tree works with the exception of the removal of deadwood; written consent is not required for the removal of deadwood.

4.0 Tree Preservation Order

4.1 The amenity value of **G1** has been assessed using an objective and systematic approach; the Tree Evaluation Method for Tree Preservation Orders (TEMPO system) has been used. A score of 15+ was accumulated, supporting the use of a Tree Preservation Order.

4.2 Lancaster City Council consider it expedient in the interests of amenity to make provision for the preservation of G1 – under sections 198 (201) and 203 of the Town & Country Planning Act 1990. Lancaster City Council cite the following reasons:

- Provide greening, and screening
- Highly visible from the public highway and a number of residential properties making a significant contribution to public amenity of the area
- Important landscape features
- Important wildlife resource

5.0 Recommendation

5.1 Serve a Tree Preservation Order no.455 (2009) under sections 198 (201) and 203 of the Town & Country Planning Act 1990.

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