

JK ARBORICULTURE

Assessment of trees at St. Mary's Churchyard, and Holgate's House Old Malton for their suitability for inclusion within a Tree Preservation Order

July 2019

Introduction:

I am instructed by Rachael Balmer, Senior Planning Officer, Ryedale District Council to carry out an assessment of trees at St. Mary's Churchyard and Holgate's House, Old Malton with a view to possible protection under a statutory tree preservation order.

Back ground:

Ryedale District Council has received notice to prune trees at Holgate's House which has raised a question of tree ownership between the owners of Holgate's House and the Church facility. I have subsequently been instructed to evaluate the condition and importance of these trees and other trees within the churchyard with a view to their legal protection.

Methodology: The trees have been assessed with reference to the following documents:

- *'Tree Evaluation Method for Preservation Orders - A systematised assessment tool for TPO suitability'* (TEMPO).
- Tree risk assessment dated June 2017 prepared by Weddle Landscapes Design

These following notes are based on the methodology described in the TEMPO document and have been included in their entirety to aid the Local Planning Authority in not only decision making in this respect, but also future applications which threaten tree retention. The TEMPO assessment for this site is at Appendix 1.

Origin of TEMPO - Owing to the lack of an available comprehensive means of assessing trees for inclusion under tree preservation order TEMPO was formulated by Julian Forbes-Laird (Arboricultural Consultant) in 2009 and is now recognised as one of the principal methods of assessing trees for tree preservation orders, and is widely adopted throughout the UK by local planning authorities, and demonstrates that in cases of objections to the serving of a TPO that the local planning authority has adopted a recognised methodology for assessing the trees protected under the Order.

The Guide:

Tempo is a three part guide, part 1 is the amenity assessment, part 2 is the expediency assessment, and part 3 is a numerical decision guide.

Part 1: Amenity Assessment

This part of TEMPO is broken down into four sections, each of which is related to suitability for TPO:

- a) Condition
- b) Retention span
- c) Relative public visibility
- d) Other factors

The first three sections form an initial assessment, with trees that 'pass' this going on to the fourth section. Looking at the sections in more detail:

a) **Condition:** This is expressed by five terms, which are defined as follows:

GOOD: Trees that are generally free of defects, showing good health and likely to reach normal longevity and size for species, or they may already have done so

FAIR: 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. However, they can be retained for the time being without disproportionate expenditure of resources or foreseeable risk of collapse

POOR: 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

DEAD: Tree with no indication of life DYING/ Trees showing very little signs of life or remaining vitality, or with severe, DANGEROUS irremediable structural defects, including advanced decay and insecure roothold. Death or catastrophic structural failure likely in the immediate future, retention therefore impossible as something worthy of protection

The scores are weighted towards trees in good condition. It is accepted that trees in fair and poor condition should also get credit, though for the latter this is limited to only one point. Dead, dying or dangerous trees should not be placed under a TPO, hence the zero score for these categories, due to exemptions within the primary legislation. For trees in good or fair condition that have poor form deduct one point. A note on the pro forma emphasizes that 'dangerous' should only be selected in relation to the tree's existing context: a future danger arising, for example, as a result of development, would not apply. Thus, a tree can be in a state of collapse but not be dangerous due to the absence of targets at risk. Where a group of trees is being assessed under this section, it is important to score the condition of those principle trees without which the group would lose its aerodynamic or visual cohesion. If the group cannot be 'split' in this way, then its average condition should be considered.

Each of the condition categories is related to TPO suitability

b) **Retention span:**

The reason that this is included as a separate category to 'condition' is chiefly to mitigate the difficulty of justifying TPO protection for veteran trees. For example, it is necessary to award a low score for trees in 'poor condition', though many veteran trees that could be so described might have several decades' potential retention span. This factor has been divided into ranges, which are designed to reflect two considerations:

1) It has long been established good practice that trees **incapable of retention for more than ten years are not worthy of a TPO** (hence the zero score for this category); this also ties in with the U

category criteria set out in Table 1 of BS5837:2012. The further ahead one looks into the future, the more difficult it becomes to predict tree condition: hence the width of the bands increases over time.

The Arboricultural Association (AA) publishes a guide to the life expectancy of common trees, which includes the following data:

300 years or more - Yew 200-300 Common [pedunculate] oak, sweet chestnut, London plane, sycamore, limes

150-200 Cedar of Lebanon, Scots pine, hornbeam, beech, tulip tree, Norway maple

100-150 Common ash, Norway spruce, walnut, red oak, horse chestnut, field maple, monkey puzzle, mulberry, pear

70-100 Rowan, whitebeam, apple, wild cherry, Catalpa, Robinia, tree of heaven

50-70 Most poplars, willows, cherries, alders and birches

The above list should be considered neither prescriptive nor exclusive, and it is certainly not comprehensive, though it should assist with determining the theoretical overall lifespan of most trees. However, TEMPO considers 'retention span', which is a more practical assessment based on the tree's current age, health and context as found on inspection. It is important to note that this assessment should be made based on the assumption that the tree or trees concerned will be maintained in accordance with good practice, and will not, for example, be subjected to construction damage or inappropriate pruning. This is because if the subject tree is 'successful' under TEMPO, it will shortly enjoy TPO protection (assuming that it doesn't already).

Groups of trees:

If a group of trees is being assessed, then the mean retention span of the feature as a whole should be evaluated. It would not be acceptable, for example, to score a group of mature birches based on the presence of a single young common oak. A note on the pro forma identifies for inclusion in the less than ten years band trees which are assessed being an existing or near future nuisance, including those clearly outgrowing their context, or which are having an adverse effect on adjacent trees of better quality.

The nuisance element is introduced to cover situations where, for example, a Section 211 Notice has been received by the LPA for removal of a tree causing subsidence damage. In relation to outgrowing context, some common sense is needed here: if the trees are being considered for TPO protection prior to development, and if it is apparent that demolition of existing structures will be a component of this process, then a tree should not be marked down simply because it is standing hard up against one of the existing structures. As with condition, the chosen category is related to a summary of TPO suitability.

c) Relative public visibility

The first thing to note in this section is the prompt, which reminds the surveyor to consider the 'realistic potential for future visibility with changed land use'. This is designed to address the commonplace circumstance where trees that are currently difficult to see are located on sites for future development; with this likely to result in enhanced visibility. The common situation of back land development is one such example. The categories each contain two considerations: size of tree and degree of visibility. Reference is made to 'young' trees: this is intended to refer to juvenile trees with a stem diameter less than 75mm at 1.5m above ground level. The reasoning behind this is twofold: this size threshold mirrors that given for trees in Conservation Areas, and trees up to (and indeed beyond) this size may readily be replaced by new planting. In general, it is important to note that, when choosing the appropriate category, the assessment in each case should be based on the minimum criterion. Whilst the scores are obviously weighted towards greater visibility, the view is taken that it is reasonable to give some credit to trees that are not visible (and/or whose visibility is not expected to change: it is accepted that, in exceptional circumstances, such trees may justify TPO protection.

Where groups of trees are being assessed, the size category chosen should be one category higher than the size of the individual trees or the degree of visibility, whichever is the lesser. Thus a group of medium trees would rate four points (rather than three for individuals) if clearly visible, or three points (rather than two) if visible only with difficulty. Once again, the categories relate to a summary of TPO suitability.

Scoring:

Sub-total 1 At this point, there is a pause within the decision-making process: as the prompt under 'other factors' states, trees only qualify for consideration within that section providing that they have accrued at least seven points. Additionally, they must not have collected any zero scores. The total of seven has been arrived at by combining various possible outcomes from sections a-c. The scores from the first three sections should be added together, before proceeding to section d, or to part 3 as appropriate (i.e. depending on the accrued score). Under the latter scenario, there are two possible outcomes:

'Any 0' equating to 'do not apply TPO'

'1-6' equating to 'TPO indefensible'

d) Other factors

Assuming that the tree or group qualifies for consideration under this section, further points are available for four sets of criteria, however only one score should be applied per tree (or group):

'Principle components of arboricultural features, or veteran trees' – The latter is hopefully self-explanatory. The former is designed to refer to trees within parklands, avenues, collections, and formal screens, and may equally apply to individuals and groups

'Members of groups of trees that are important for their cohesion' – This should also be self-explanatory, though it is stressed that 'cohesion' may equally refer either to visual or to

aerodynamic contribution. Included within this definition are informal screens. In all relevant cases, trees may be assessed either as individuals or as groups

‘Trees with significant historical or commemorative importance’ – The term ‘significant’ has been added to weed out trivia, but it is stressed that significance may apply to even one person’s perspective. Once again, individual or group assessment may apply

‘Trees of particularly good form, especially if rare or unusual’ – ‘Good form’ is designed to identify trees that are fine examples of their kind and should not be used unless this description can be justified. However, trees which do not merit this description should not, by implication, be assumed to have poor form. The wording of the second part of this has been kept deliberately vague: ‘rare or unusual’ may apply equally to the form of the tree or to its species. This recognises that certain trees may merit protection precisely because they have ‘poor’ form, where this gives the tree an interesting and perhaps unique character. Clearly, rare species merit additional points, hence the inclusion of this criterion. As with the other categories in this section, either individual or group assessment may apply. With groups, however, it should be the case either that the group has a good overall form, or that the principle individuals are good examples of their species. Where none of the above apply, the tree still scores one point, in order to avoid a zero score disqualification (under part 3). Sub-total 2 This completes the amenity assessment and, once again, there is a pause in the method: the scores should be added up to determine whether or not the tree (or group) has sufficient amenity to merit.

The threshold for this is nine points, arrived at via a minimum qualification calculated simply from the seven-point threshold under sections a-c, plus at least two extra points under section d. Thus trees that only just scrape through to qualify for the ‘other factor’ score, need to genuinely improve in this section in order to rate an expediency assessment. This recognises two important functions of TPOs:

TPOs can serve as a useful control on overall tree losses by securing and protecting replacement planting. Where trees of minimal (though, it must be stressed, adequate) amenity are under threat, typically on development sites, it may be appropriate to protect them allowing the widest range of options for negotiated tree retention.

Part 2: Expediency assessment:

This section is designed to award points based on three levels of identified threat to the trees concerned. Examples and notes for each category are:

‘Immediate threat to tree’ – for example, Tree Officer receives Conservation Area notification to fell.

‘Foreseeable threat to tree’ – for example, planning department receives application for outline planning consent on the site where the tree(s) stands

‘Perceived threat to tree’ – for example, survey identifies tree standing on a potential infill plot. However, central government advice is clear that, even where there is no expedient reason to make a TPO, this is still an option. Accordingly, and in order to avoid a disqualifying zero score, ‘precautionary only’ still scores one point. This latter category might apply, rarely for example, to a garden tree under good management. Clearly, other reasons apply that might prevent/usually

obviate the need for the making of a TPO. However, it is not felt necessary to incorporate such considerations into the method, as it is chiefly intended for field use: these other considerations are most suitably addressed as part of a desk study. As a final note on this point, it should be stressed that the method is not prescriptive except in relation to zero scores: TEMPO merely recommends a course of action. Thus a tree scoring, say, 16, and so 'definitely meriting' a TPO, might not be included for protection for reasons unconnected with its attributes.

Part 3: **Decision Guide:**

This section is based on the accumulated scores derived in Parts 1 & 2, and identifies four outcomes, as follows:

Any 0 scores - Do not apply TPO. It would be considered bad practise to do so.

1-6 TPO indefensible This covers trees that have failed to score enough points in sections 1a-c to qualify for an 'other factors' score under 1d. Such trees have little to offer their locality and should not be protected

7-11 Does not merit TPO. This covers trees which have qualified for a 1d score, though they may not have qualified for Part 2. However, even if they have made it to Part 2, they have failed to pick up significant additional points. This would apply, for example, to a borderline tree in amenity terms that also lacked the protection imperative of a clear threat to its retention

12-15 Possibly merits TPO. This applies to trees that have qualified under all sections, but have failed to do so convincingly. For these trees, the issue of applying a TPO is likely to devolve to other considerations, such as public pressure, resources and 'gut feeling'

16+ Definitely merits TPO. Trees scoring 16 or more are those that have passed both the amenity and expediency assessments, where the application of a TPO is fully justified based on the field assessment exercise Notation boxes. Throughout the method, notation space is provided to record relevant observations under each section. For local authorities using TEMPO, it may even be helpful to include a copy of the TEMPO assessment in with the TPO decision letter to relevant parties, as this will serve to underline the transparency of the decision-making process.

The submitted tree report:

The submitted tree report has been prepared in accordance with the recommendations in BS 5837:2012 *Trees in relation to demolition, design and construction – Recommendations*. In my opinion the submitted tree report is a sound interpretation of the tree's condition and value. Under this British Standard trees are assessed under the following categories:

U - Trees

- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)

- Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
- Trees infected with pathogens of significance to the health and/or safety of other trees nearby or very low quality trees suppressing adjacent trees of better quality.

A- Trees

Criteria - Category A

A1 (Mainly arboricultural qualities) Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).

A2 (Mainly landscape qualities) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.

A3 (Mainly cultural values, including conservation) Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).

Definition - Category B1, B2, B3 (Shown in medium outline on drawing with solid dot at trunk location) Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

Criteria - Category B

B1 (Mainly arboricultural qualities) Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.

B2 (Mainly landscape qualities) Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.

B3 (Mainly cultural values, including conservation) Trees with material conservation or other cultural value.

Definition - Category C1, C2, C3 Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.

Criteria - Category C

C1 (Mainly arboricultural qualities) Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.

C2 (Mainly landscape qualities)

Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value; and/or trees offering low or only temporary/transient landscape benefit.

C3 (Mainly cultural values, including conservation) Trees with no material conservation or other cultural value.

The TEMPO analysis of individual trees selected for inclusion under a tree preservation order is as follows:-

Tree No.	Species	BS. Category	Location	Comments
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T1	Sycamore (Acer pseudoplatanus)	B1	Frontage of Holgate's House, 18 Town Street Old Malton	Tall mature tree with full crown growing within a hard surface within the small cartilage of the property. Healthy overall condition; long-term cavity in southern main limb slowly occluding but requires further investigation.
T2	Sycamore (Acer pseudoplatanus)	A1	Within the church grounds immediately south of the boundary wall of Holgate's House	Tall mature tree in good health. No major structural faults
T3	Sycamore (Acer pseudoplatanus)	A1	Within the church grounds growing on the southern side of the access to the churchyard close to the western boundary wall.	Substantial mature tree in good health.
T4*	Purple leafed beech (Fagus sylvatica purpurea)	B2	Within the church grounds growing on close to the western side of the church.	Substantial wide spreading mature tree. Contorted crown with bark inclusions in main trunks. Branches spread to ground level.
T5	Yew	B2	Growing adjacent to T4	Healthy mature tree with symmetrical crown.
T6	Yew	A1	Growing to the west of the church on the southern side of the footpath	Healthy mature tree with symmetrical crown.
T7	Oak (Quercus robur)	B1	Within the churchyard grounds growing close to the northern boundary wall.	Young tree of good habit and health. (Future amenity value)

Conclusions:

From my observations and the results of the TEMPO analysis the following trees are suitable to be included within a TPO:

T1-T3 (Sycamore)

T5 & T6 (Yew)

T7 (Oak)

Notes:

T1 (Sycamore) appears outwardly healthy. However, there is a significant cavity in the mid-section of the southerly main bough where a branch was removed some years previously. The cavity is well rounded and appears to be occluding (closing) slowly. The extent of any decay within this bough can only be determined by a closer inspection by a tree surgeon. As a rule of thumb the remaining healthy cavity wall at this point should not be less than 2/3rds of the total diameter of the limb at this point.

I would recommend that this tree is included within an order to ensure its retention and avoidance of any detrimental pruning until further investigations into the damaged bough is carried out. Should it be proved that this limb is a potential threat then it could be omitted from an amended order at a later date.

In terms of future pruning should the tree be deemed safe after further detailed inspection I would recommend that pruning is limited to minor crown lifting in the areas close to property. T2 (Sycamore) has an overall healthy symmetrical crown, although there does appear to be a slight thinning in the upper crown section but which is not of concern at this time.

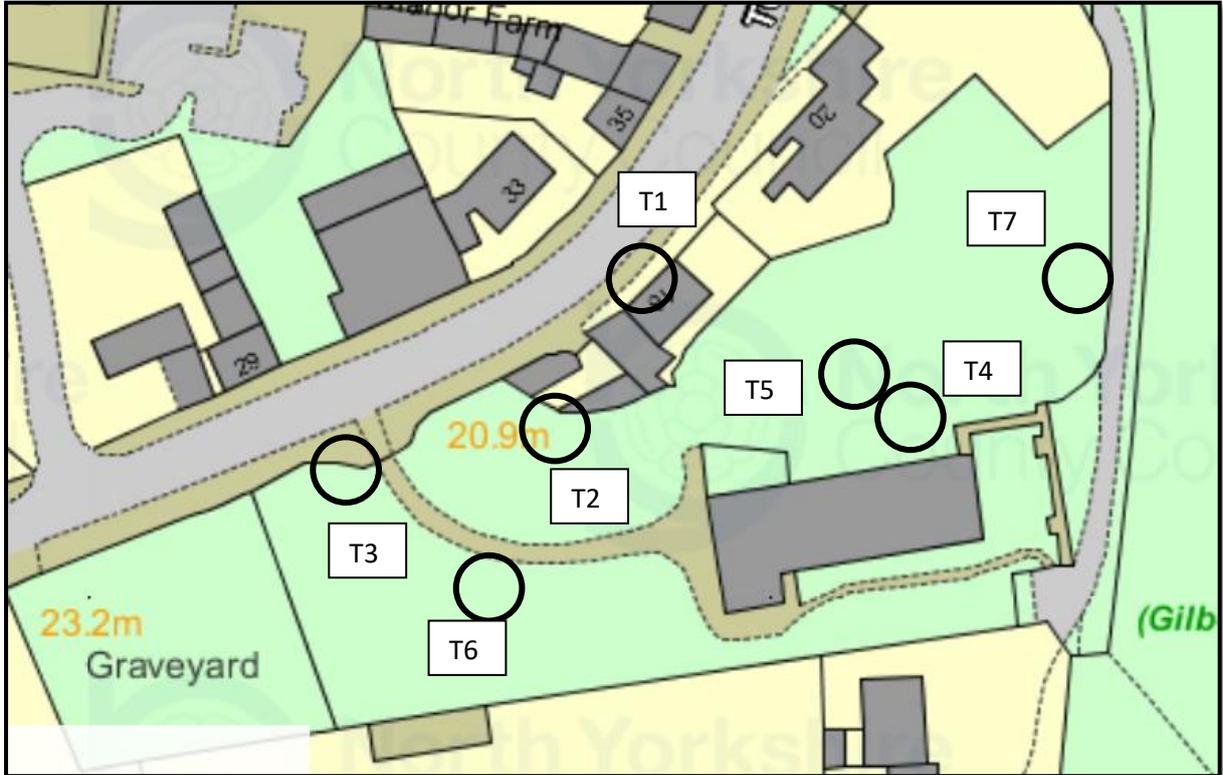
In terms of future pruning it was noted that some lower branches on the property side had been removed in the past which presumably removed any serious encroachment issues at the time. I do not see any need for further pruning of this tree at this time. The proposal to crown lift up to 5m appears excessive and therefore I would recommend that a maximum of 4m would be adequate. Any crown thinning proposed should not in my view exceed 10%.

Whilst T4 is a substantial tree and has some visibility from Town Street its structural makeup substantially downgrades it in terms of its long-term retention. The poorly connected main trunks render the tree liable to fail. Fortunately, the tree is somewhat sheltered from prevailing winds by other large trees to the west and from more easterly winds by the church building. The fact that the canopy spreads to ground level also lends further support to stresses on the crown. However, these factors do not rule out the chances of limb failure at some time.

John Clayton

JK Arboriculture

APPENDIX 1 – SITE LOCATION PLAN



APPENDIX 2 – TEMPO ANALYSIS OF INDIVIDUAL TREES

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date:	July 2019	Surveyor:	John Clayton
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Tree details			
TPO Ref (if applicable):	Tree/Group No:	Species:	Sycamore
Owner (if known):	Location:	T1	

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

* 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

2

*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

5

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 | Score & Notes

1 |
| 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 | Score & Notes

3 |
| 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 |

Add Scores for Total:

14

Decision:

TPO Defensible

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: July 2019	Surveyor: John Clayton
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Tree details		
TPO Ref (if applicable):	Tree/Group No:	Species: Sycamore
Owner (if known):	Location: T2	

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

5) Good 3) Fair/satisfactory 1) Poor 0) Dead/dying/dangerous*	Highly suitable Suitable Unlikely to be suitable Unsuitable	Score & Notes 5
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** Relates to existing context and is intended to apply to severe irremediable defects only*

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

5) 100+ 4) 40-100 2) 20-40 1) 10-20 0) <10*	Highly suitable Very suitable Suitable Just suitable Unsuitable	Score & Notes 4
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**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 4) Large trees, or medium trees clearly visible to the public 3) Medium trees, or large trees with limited view only 2) Young, small, or medium/large trees visible only with difficulty 1) Trees not visible to the public, regardless of size	Highly suitable Suitable Suitable Barely suitable Probably unsuitable	Score & Notes 5
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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
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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
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Part 3: Decision guide

Any 0 1-6 7-11 12-15 16+	Do not apply TPO TPO indefensible Does not merit TPO TPO defensible Definitely merits TPO	Add Scores for Total: 18	Decision: Definitely merits TPO
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TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: July 2019	Surveyor: John Clayton
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Tree details	Tree/Group No:	Species: Sycamore
TPO Ref (if applicable):	Location: T3	
Owner (if known):		

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

5) Good 3) Fair/satisfactory 1) Poor 0) Dead/dying/dangerous*	Highly suitable Suitable Unlikely to be suitable Unsuitable	Score & Notes 5
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** Relates to existing context and is intended to apply to severe irremediable defects only*

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

5) 100+ 4) 40-100 2) 20-40 1) 10-20 0) <10*	Highly suitable Very suitable Suitable Just suitable Unsuitable	Score & Notes 2
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** 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 4) Large trees, or medium trees clearly visible to the public 3) Medium trees, or large trees with limited view only 2) Young, small, or medium/large trees visible only with difficulty 1) Trees not visible to the public, regardless of size	Highly suitable Suitable Suitable Barely suitable Probably unsuitable	Score & Notes 5
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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
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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 1
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Part 3: Decision guide

Any 0 1-6 7-11 12-15 16+	Do not apply TPO TPO indefensible Does not merit TPO TPO defensible Definitely merits TPO	Add Scores for Total: 14	Decision: TPO defensible
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TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: July 2019	Surveyor: John Clayton
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Tree details		
TPO Ref (if applicable):	Tree/Group No:	Species: Purple beech
Owner (if known):	Location: T4	

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

5) Good 3) Fair/satisfactory 1) Poor 0) Dead/dying/dangerous*	Highly suitable Suitable Unlikely to be suitable Unsuitable	Score & Notes 3
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** Relates to existing context and is intended to apply to severe irremediable defects only*

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

5) 100+ 4) 40-100 2) 20-40 1) 10-20 0) <10*	Highly suitable Very suitable Suitable Just suitable Unsuitable	Score & Notes 1
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**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 4) Large trees, or medium trees clearly visible to the public 3) Medium trees, or large trees with limited view only 2) Young, small, or medium/large trees visible only with difficulty 1) Trees not visible to the public, regardless of size	Highly suitable Suitable Suitable Barely suitable Probably unsuitable	Score & Notes 5
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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
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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 1
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Part 3: Decision guide

Any 0 1-6 7-11 12-15 16+	Do not apply TPO TPO indefensible Does not merit TPO TPO defensible Definitely merits TPO	Add Scores for Total: 11	Decision: Does not merit TPO
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TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: July 2019	Surveyor: John Clayton
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Tree details		
TPO Ref (if applicable):	Tree/Group No:	Species: Yew
Owner (if known):	Location: T5	

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

5) Good 3) Fair/satisfactory 1) Poor 0) Dead/dying/dangerous*	Highly suitable Suitable Unlikely to be suitable Unsuitable	Score & Notes 5
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** Relates to existing context and is intended to apply to severe irremediable defects only*

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

5) 100+ 4) 40-100 2) 20-40 1) 10-20 0) <10*	Highly suitable Very suitable Suitable Just suitable Unsuitable	Score & Notes 5
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**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 4) Large trees, or medium trees clearly visible to the public 3) Medium trees, or large trees with limited view only 2) Young, small, or medium/large trees visible only with difficulty 1) Trees not visible to the public, regardless of size	Highly suitable Suitable Suitable Barely suitable Probably unsuitable	Score & Notes 3
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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
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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 1
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Part 3: Decision guide

Any 0 1-6 7-11 12-15 16+	Do not apply TPO TPO indefensible Does not merit TPO TPO defensible Definitely merits TPO	Add Scores for Total: 15	Decision: TPO defensible
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TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: July 2019	Surveyor: John Clayton
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Tree details		
TPO Ref (if applicable):	Tree/Group No:	Species: Yew
Owner (if known):	Location: T6	

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

5) Good 3) Fair/satisfactory 1) Poor 0) Dead/dying/dangerous*	Highly suitable Suitable Unlikely to be suitable Unsuitable	Score & Notes 5
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** Relates to existing context and is intended to apply to severe irremediable defects only*

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

5) 100+ 4) 40-100 2) 20-40 1) 10-20 0) <10*	Highly suitable Very suitable Suitable Just suitable Unsuitable	Score & Notes 5
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**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 4) Large trees, or medium trees clearly visible to the public 3) Medium trees, or large trees with limited view only 2) Young, small, or medium/large trees visible only with difficulty 1) Trees not visible to the public, regardless of size	Highly suitable Suitable Barely suitable Probably unsuitable	Score & Notes 3
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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
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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 1
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Part 3: Decision guide

Any 0 1-6 7-11 12-15 16+	Do not apply TPO TPO indefensible Does not merit TPO TPO defensible Definitely merits TPO	Add Scores for Total: 15	Decision: TPO defensible
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TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: JULY 2019	Surveyor: John Clayton
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Tree details		
TPO Ref (if applicable):	Tree/Group No:	Species: Oak
Owner (if known):	Location: T7	

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

5) Good 3) Fair/satisfactory 1) Poor 0) Dead/dying/dangerous*	Highly suitable Suitable Unlikely to be suitable Unsuitable	Score & Notes 5
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** Relates to existing context and is intended to apply to severe irremediable defects only*

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

5) 100+ 4) 40-100 2) 20-40 1) 10-20 0) <10*	Highly suitable Very suitable Suitable Just suitable Unsuitable	Score & Notes 5
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**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 4) Large trees, or medium trees clearly visible to the public 3) Medium trees, or large trees with limited view only 2) Young, small, or medium/large trees visible only with difficulty 1) Trees not visible to the public, regardless of size	Highly suitable Suitable Suitable Barely suitable Probably unsuitable	Score & Notes 2
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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
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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 1
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Part 3: Decision guide

Any 0 1-6 7-11 12-15 16+	Do not apply TPO TPO indefensible Does not merit TPO TPO defensible Definitely merits TPO	Add Scores for Total: 14	Decision: TPO defensible
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APPENDIX 3 - PHOTOGRAPHS



Street view of T1 from the north



Slightly swollen area in main trunk where cavity has formed





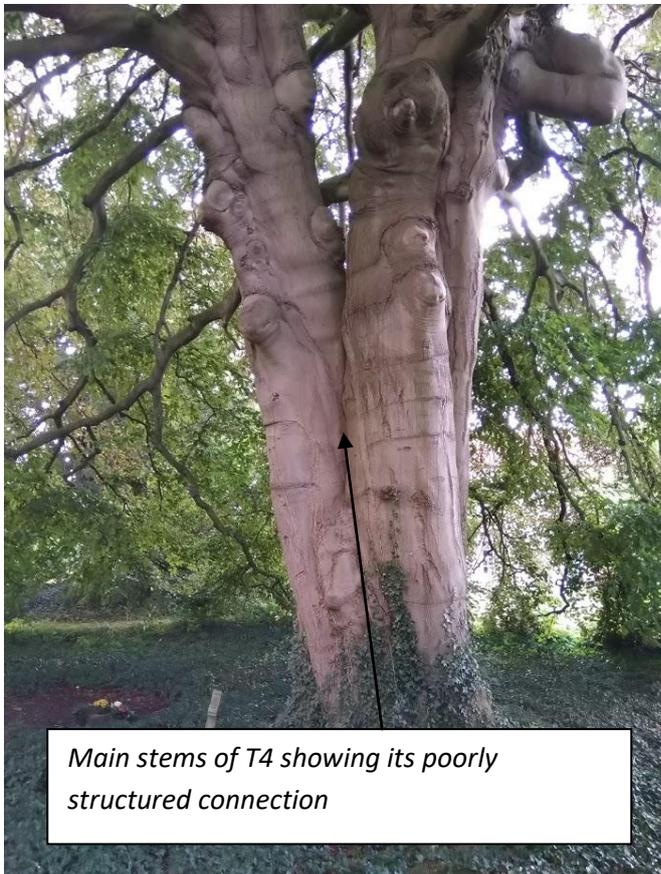
T2 – Areas of previous crown lifting



T3 looking north



T4



Main stems of T4 showing its poorly structured connection

T5



T6



T7



