



## TREE PRESERVATION ORDER ASSESSMENT SHEET

Postal Address:	10 Abbey Close Burwell Cambridge CB25 0HN	
Date of inspection:	15 <sup>th</sup> June	Reference: E/01/2020
Tree(s) assessed by:	Kevin Drane	

<b>DESCRIPTION OF TREE(S) – Please continue on separate sheet if needed</b>		
Category	Description (incl. species)	Situation
T	Silver Birch	Located against rear boundary of 10 Abbey Close

<b>CRITERION [see guidance notes]</b>	<b>ASSESSMENT</b>
<b>Visibility from a public place</b>	There is a public path adjacent the tree and it is visible from approximately 12 properties
<b>Individual Impact</b> i) <b>Size, form (incl health/condition)</b> ii) <b>Intrinsic beauty and/or contribution to the landscape (incl estimated life-expectancy and appropriateness to setting of the species)</b> iii) <b>Scarcity</b> iv) <b>Future amenity potential</b> v) <b>Distance from built structures and public highway, and impact the growth of the a tree may have on these</b> vi) <b>Special or other factors</b>	<p>The tree is approximately 18 to 20m tall with a crown spread of 6m in each of the cardinal points. There were no indications of ill health or reduced vitality evident at inspection beyond the expected amount of deadwood for a tree of this age.</p> <p>The tree has developed a good form and shape and is a striking specimen. The future life expectancy of the tree is in excess of 20/30 years. The siting of the tree and its species is appropriate for the area. The species of tree is common but the scale of this tree is uncommon. As the tree continues to grow its amenity value will increase as it develops the characteristics of a mature specimen.</p> <p>The nearest structure is a wall which is less than 0.5m away the nearest significant structure is a house which is approximately 12m away. There is a public path adjacent the wall.</p> <p>TPO requested by the tree owner.</p>
<b>Collective impact (for a group of trees or a woodland)</b>	
<b>Wider impact</b> i) <b>Significance in local setting</b> ii) <b>Suitability</b> iii) <b>Impact having regard to presence of other trees</b>	<p>The tree is highly visible with at least 12 properties being in line of sight of the tree.</p> <p>The tree species is suitable for the location any future pruning can maintain this. There are no other trees impacted by the presence of this tree.</p>

<b>EXPEDIENCY</b>	
<b>Evidence for risk of the tree being cut down or pruned</b>	Tree owner has mentioned pressure from one neighbour to have the tree cut back
<b>Would felling/pruning have a significant impact on the amenity of the area?</b>	Minor maintenance pruning of the tree would be of little concern the felling of the tree would have a significant impact on the amenity of the area.
<b>Is the risk immediate?</b>	Unknown

<b>SUMMARY ASSESSMENT – APPROPRIATENESS OF IMPOSING A TPO</b>
<p>The tree is highly visible in good health and a TPO has been requested by the tree owner due to its amenity value.</p>

# TREE PRESERVATION ORDER ASSESSMENT SHEET GUIDANCE NOTES

CRITERION	GUIDANCE
<b>AMENITY VALUE</b>	
<p><b>Visibility from a public place</b></p> <p><b>Individual impact</b></p> <p>(i) <b>Size, form</b></p> <p>(ii) <b>Intrinsic beauty and/or contribution to the landscape</b></p> <p>(iii) <b>Scarcity</b></p> <p>(iv) <b>Future amenity potential</b></p> <p>(v) <b>Special or other factors</b></p> <p><b>Collective impact (for a group of trees or a woodland)</b></p> <p><b>Wider impact</b></p> <p>(i) <b>Significance in local setting</b></p> <p>(ii) <b>Suitability</b></p> <p>(iii) <b>Impact having regard to presence of other trees</b></p>	<p>The Act does not define ‘amenity’, nor does it prescribe the circumstances in which it is in the interests of amenity to make a TPO. In the Secretary of State’s view, TPOs should be used to protect selected trees and woodlands if their removal would have a significant impact on the local environment and its enjoyment by the public.</p> <p>LPA’s should be able to show that a reasonable degree of public benefit would accrue before TPOs are made or confirmed. The trees, or at least part of them, should therefore normally be visible from a public place, such as a road or footpath, although, exceptionally, the inclusion of other trees may be justified. The benefit may be present or future; trees may be worthy of preservation for their intrinsic beauty or for their contribution to the landscape or because they serve to screen an eyesore or future development; the value of trees may be enhanced by their scarcity; and the value of a group of trees or woodland may be collective only. Other factors, such as importance as a wildlife habitat, may be taken into account which alone would not be sufficient to warrant a TPO. In the Secretary of State’s view, it would be inappropriate to make a TPO in respect of a tree which is dead, dying or dangerous.</p> <p>LPA’s should be able to explain to landowners why their trees or woodlands have been protected by a TPO. They are advised to develop ways of assessing the ‘amenity value’ of trees in a structured and consistent way, taking into account the following key criteria:</p> <ol style="list-style-type: none"> <li>(1) <b>Visibility:</b> the extent of which the trees or woodlands can be seen by the general public will inform the LPA’s assessment of whether its impact on the local environment is significant. If they cannot be seen or are just barely visible from a public place, a TPO might only be justified in exceptional circumstances;</li> <li>(2) <b>Individual impact:</b> the mere fact that a tree is publicly visible will not itself be sufficient to warrant a TPO. The LPA should also assess the tree’s particular importance by reference to its size and form, its future potential as an amenity, taking into account any special factors such as its rarity, value as a screen or contribution to the character or appearance of a conservation area. As noted in paragraph 3.2 above, in relation to a group of trees or woodland, an assessment should be made of its collective impact;</li> <li>(3) <b>Wider Impact:</b> the significance of the trees in their local surroundings should also be assessed, taking into account how suitable they are to their particular setting, as well as the presence of other trees in the vicinity.</li> </ol>
<b>EXPEDIENCY</b>	
<p><b>Evidence for risk of the tree being cut down or pruned</b></p> <p><b>Would felling/pruning have a significant impact on the amenity of the area?</b></p> <p><b>Is the risk immediate?</b></p>	<p>Although a tree may merit protection on amenity grounds it may not be expedient to make it the subject of a TPO. For example, it is unlikely to be expedient to make a TPO in respect of trees which are under good arboricultural or silvicultural management.</p> <p>It may be expedient to make a TPO if the LPA believe there is a risk of the tree being cut down or pruned in ways which would have a significant impact on the amenity of the area. It is not necessary for the risk to be immediate. In some cases the LPA may believe that certain trees are at risk generally from development pressures. The LPA may have some other reason to believe that trees are at risk; changes in property ownership and intentions to fell trees are not always known in advance, and so the protection of selected trees by a precautionary TPO might sometimes be considered expedient.</p>

## List of Consultees

Owner(s):

Parish Council:

Ward Councillors:

Legal

Land Charges

Planning

Site Notice  
needed?

Yes  No

Neighbours:

(To be checked on site)

**Date Notified**