NORTHAMPTON BOROUGH COUNCIL

GENERAL PURPOSES COMMITTEE

Your attendance is requested at a meeting to be held at The Jeffrey Room, The Guildhall, St. Giles Square, Northampton, NN1 1DE on Tuesday, 18 September 2018 at 6:00 pm**.**

George Candler
Chief Executive

AGENDA

1. APOLOGIES
2. MINUTES
3. DECLARATIONS OF INTEREST
4. DEPUTATIONS / PUBLIC ADDRESSES
5. MATTERS OF URGENCY WHICH BY REASON OF SPECIAL CIRCUMSTANCES THE CHAIR IS OF THE OPINION SHOULD BE CONSIDERED
6. TREE PRESERVATION ORDER NO. 238 5-7 THE LAKES, BEDFORD ROAD, NORTHAMPTON, NN4 7SH
7. EXCLUSION OF PUBLIC AND PRESS

   THE CHAIR TO MOVE:
   "THAT THE PUBLIC BE EXCLUDED FROM THE REMAINDER OF THE MEETING ON THE GROUNDS THAT THERE IS LIKELY TO BE DISCLOSURE TO THEM OF SUCH CATEGORIES OF EXEMPT INFORMATION AS DEFINED BY SECTION 100(1) OF THE LOCAL GOVERNMENT ACT 1972 AS LISTED AGAINST SUCH ITEMS OF BUSINESS BY REFERENCE TO THE APPROPRIATE PARAGRAPH OF SCHEDULE 12A TO SUCH ACT."

NORTHAMPTON BOROUGH COUNCIL

GENERAL PURPOSES COMMITTEE

Tuesday, 17 July 2018

PRESENT: Councillor Sargeant (Chair), Councillor Marriott

APOLOGIES: Councillor Aziz and Councillor Beardsworth

The meeting was delayed until 18:10 to attempt to reach quorum. Quorum was not reached, therefore, this was not an official meeting and no actions were taken.

The meeting was adjourned to the next scheduled General Purposes Committee.

Appendices 1 – 6
Photographs 1 – 4

NORTHAMPTON
BOROUGH COUNCIL

GENERAL PURPOSES COMMITTEE REPORT

Report Title	Tree Preservation Order No. 238 5 – 7 The Lakes, Bedford Road, Northampton, NN4 7SH

AGENDA STATUS: **PUBLIC**

Committee Meeting Date:	**18 September 2018**
Policy Document:	**Not applicable**
Directorate:	**Regeneration, Enterprise and Planning**
Accountable Cabinet Member:	**Councillor Tim Hadland**

1. Purpose

1.1 To set out the background to and the reasons for making the Tree Preservation Order, provide an outline of Government advice and seek to answer the objections raised to the Order.

2. Recommendation

2.1 That Tree Preservation Order No. 238 5 – 7 The Lakes, Bedford Road, Northampton, NN4 7SH be confirmed without modification.

3. Issues and Choices

3.1 Report Background

3.1.1 On 6 June 2017 consent was granted to add 119 car parking spaces by the erection of a split-level car park to the rear of the building, application N/2017/0189, but that option remains unfulfilled.

3.1.2 On 3 April 2018 an application was received, N/2018/0482, to re-model the surface-level car parking to the front and rear of the building to add 64 car parking spaces, to increase the current provision from 354 to 418.

3.1.3 To the front of the building the proposal was to add 27 places by removing the landscape beds that contain an avenue of 14 lime trees that lead from the public highway to the main entrance to the office building at 5 – 7 The Lakes, Bedford Road.

3.1.4 The Council's contention when proposing that the Order be made was that the lime tree avenue was an integral part of a deliberately designed landscape and that the trees had been planted as a feature, presumably with a design life of up to 150 years. The Council recognised that a lime tree can achieve an ultimate height of 22 m and so the avenue will, in the future, become the dominant feature of the local landscape.

3.1.5 Following a site visit, on 10 April, Tree Preservation Order No. 238 was served on 19 April 2018 and refers specifically to the avenue of 14 lime trees, see Appendix 1.

3.1.6 A letter dated 16 May was received from Barry Chinn Associates, Landscape Architects, on behalf of the building's leaseholder (Shoosmiths LLP), see Appendix 2, objecting to the imposition of the Order.

3.1.7 A letter dated 18 May from Trowers and Hamlins on behalf of the building's freeholder (Scottish Equitable plc) objected to the confirmation of the Order on the grounds stated by Barry Chinn Associates, see Appendix 3.

3.1.8 The Council has replied to both Barry Chinn Associates and Trowers and Hamlins, see Appendix 4, but the Order remains unconfirmed because the letter of objection has not been withdrawn.

3.2 Issues

3.2.1 Government Advice

3.2.2 Local planning authorities can make a Tree Preservation Order if it appears to them to be 'expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area'.

3.2.3 When deliberating over whether an Order is appropriate, authorities are advised to take into consideration what 'amenity' means in practice, how to account for amenity value, what 'expedient' means in practice, which trees can be protected and how they can be identified. The Council uses a methodology known as the Tree Evaluation Method for Preservation Orders, see Appendix 5.

3.2.4 The Trees

3.2.5 The trees are immature lime trees planted as a formal avenue defining the approach to the offices through the car park to the front of the building.

3.2.6 The trees appeared to be in good health and condition overall and it can reasonably be expected that the trees have a safe useful life expectancy in excess of 100 years.

3.2.7 Under TEMPO the avenue achieved a score of 24, see Appendix 6.

3.2.8 Response to objections

3.2.9 The leaseholders and freeholders objections, as expressed by Barry Chinn Associates, were two-fold: that the trees have no public amenity as they are located in a private car park, and that since the Order was served the car park proposals have been withdrawn and revised and so the trees are no longer at risk and therefore the Order is not expedient.

3.2.10 The Council finds it difficult to accept the suggestion that the trees have no public amenity, after all the car park to the front of the building currently has 204 marked bays, 18 dedicated to visitors, and the Council does not believe that it is reasonable to assert that the staff are not members of the general public.

3.2.11 The Council also finds it difficult to accept that the Order is not expedient as we believe the protection is necessary to prevent avoidable harm befalling the designed landscape in general and the lime tree avenue in particular.

3.2.12 The Order was made because it was felt that the lime tree avenue had considerable public amenity, and that value would only increase over time as the trees matured, and because it will form a significant feature in the local landscape.

3.2.13 Conclusion

3.2.14 The letter of objection has been considered but it has been concluded that the protection of the lime tree avenue is necessary to avoid the possibility of the trees' removal and the strongly adverse impact that would have upon local amenity.

3.2.15 Accordingly, it is recommended that the committee confirm Tree Preservation Order No. 238.

3.3 Choices (Options)

3.3.1 Option 1 – Confirm Tree Preservation Order 238 without modification.

3.3.2 Option 2 – Allow the provisional Tree Preservation Order to lapse without confirmation.

4. Implications (including financial implications)

4.1 Policy

4.1.1 The report does not set new policy and does not have any implication on any existing policies.

4.2 Resources and Risk

4.2.1 The trees are under private ownership and are therefore the responsibility of the land owner.

4.2.2 The only financial implications are the serving of the Tree Preservation Order (already served), the confirming of the order (if approved) and officer time dealing with any applications for work to the trees.

4.3 Legal

4.3.1 The trees remain the legal responsibility of the tree owner. The only legal implications are the Council's statutory responsibilities to administer any application for work to the tree.

4.4 Equality

4.4.1 It is not anticipated that including the trees in the Tree Preservation Order will have any direct impact on equalities, community safety, or economic issues or a perceptible impact on the social well-being, leisure and culture, or health issues.

4.5 Consultees (Internal and External)

4.5.1 No additional consultees

4.6 Other Implications

4.6.1 With regard to sustainability, the protection of the trees by Tree Preservation Order should prevent unnecessary pruning or premature removal and thereby ensure their environmental benefits continue for as long as possible.

5. Background Papers

5.1.1 Tree Preservation Order No. 238 5 – 7 The Lakes, Bedford Road, Northampton, Appendix 1
5.1.2 The letter of objection from Barry Chinn Associates, Appendix 2
5.1.3 The letter of objection from Trowers and Hamlins, Appendix 3
5.1.4 The response to Barry Chinn, and to Trowers and Hamlins, Appendix 4
5.1.5 TEMPO explained, Appendix 5
5.1.6 The completed TEMPO score sheet, Appendix 6.

Jonathan Hazell
Arboricultural Officer

Photographs

Photo 1: The lime tree avenue looking toward Bedford Road

Photo 2: The lime tree avenue looking toward the building

Photo 3: The lime tree avenue in leaf looking toward the building

Photo 4: mature lime trees in Far Cotton alongside Delapre Crescent Road

Appendix 1

TOWN AND COUNTRY PLANNING (TREE PRESERVATION)(ENGLAND) REGULATIONS 2012

TREE PRESERVATION ORDER

Town and Country Planning Act 1990
The Northampton Borough Council
Tree Preservation Order No. 238
5-7 The Lakes, Bedford Road
Northampton, NN4 7SH
(2018)

The Northampton Borough Council, in exercise of the powers conferred on them by sections 198 of the Town and Country Planning Act 1990 hereby make the following Order—

Citation

1. This Order may be cited as the Tree Preservation Order No. 238, 5-7 The Lakes, Bedford Road, Northampton, NN4 7SH (2018).

Interpretation

2. (1) In this Order "the authority" means the Northampton Borough Council.

(2) In this Order any reference in this Order 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 County Planning (Tree Preservation)(England) Regulations 2012.

Effect

3. (1) Subject to article 4, this Order takes effect provisionally on 19th April 2018.

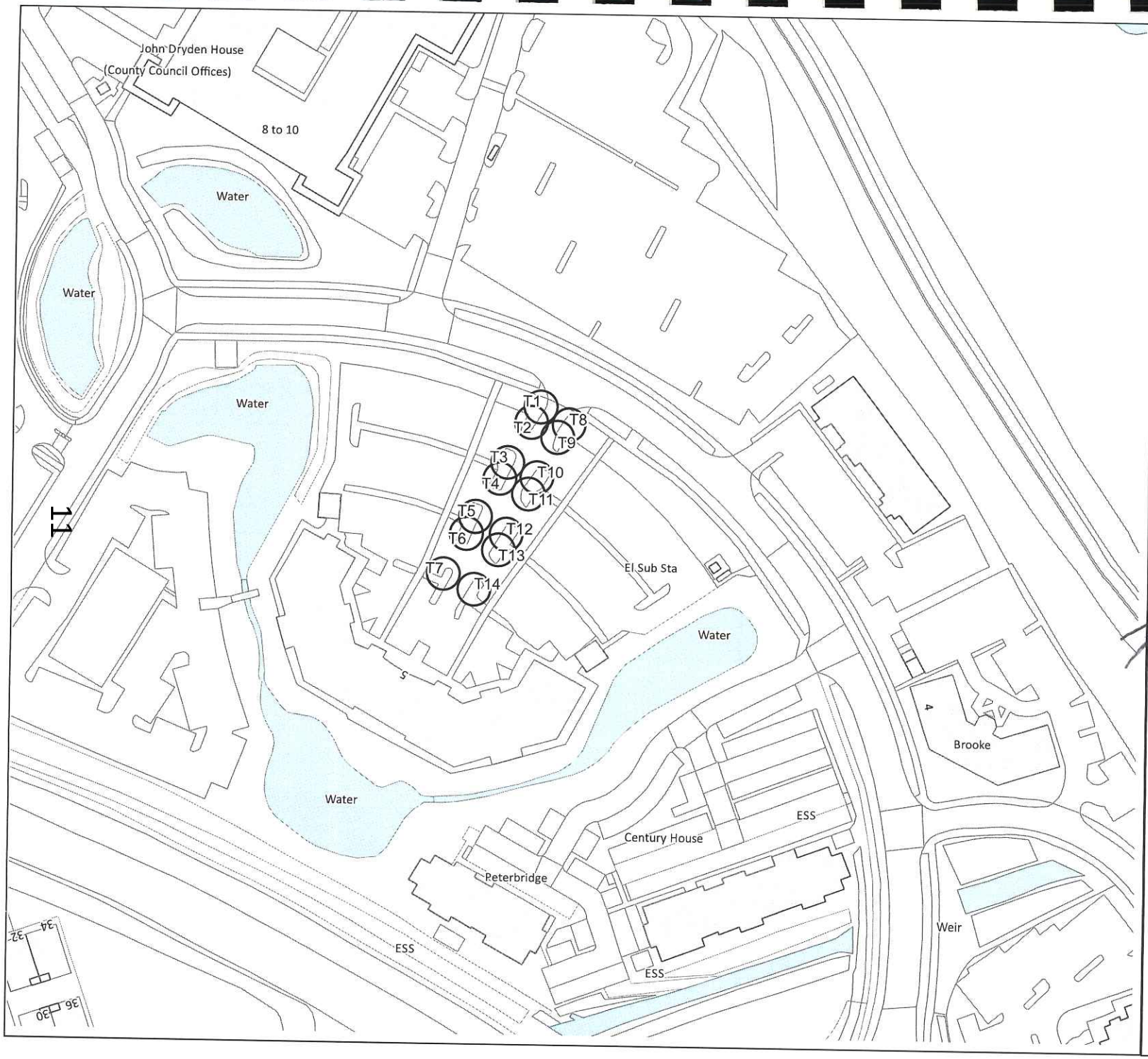
(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and subject to the exceptions in regulation 14, no person shall—

(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(s) identified in the first column of the Schedule by the letter "C", being a tree/trees to be planted pursuant to a condition imposed under paragraph (a) of 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(s) is/are planted.



Built & Natural Environment
Regeneration, Enterprise & Planning
Northampton Borough Council
The Guildhall
Northampton
NN1 1DE

NORTHAMPTON BOROUGH COUNCIL

TPO No:	238
Address:	5-7 The Lakes Northampton
Date:	18-04-2018
Scale:	1:1,000 @ A3

Individual Trees

Group of Trees

Woodland

James Cheduick

.....

Authorised Officer 6759

.....

Authorised Officer

Appendix 1

Appendix 1

Dated this 19th day of April 2018

The Common Seal of the Northampton Borough Council was hereunto affixed in the presence of—

6759

Authorised Officer James Chadwick

Appendix 1

SCHEDULE

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

Reference on map	Description	Situation
T1 – T14	Lime tree	Avenue leading to front door (See plan)

Trees specified by reference to an area
(within a dotted black line on the map)

Reference on map	Description	Situation
A1	None	See Plan

Groups of trees
(within a broken black line on the map)

Reference on map	Description (including number of trees in the group)	Situation
G1	None	See Plan

Woodlands
(within a continuous black line on the map)

Reference on map	Description	Situation
W1	None	See Plan

BCA-DP-1716-16B 05 2018 TPO
Wednesday 16th May 2018

BARRY CHINN associates
Landscape Architects

Mr Jonathan Hazell
Arboricultural Officer
Conservation
Northampton Borough Council
The Guildhall
St Giles Square
Northampton

Dear Sir

RE: TOWN AN COUNTRY PLANNING ACT 1990 TREE PRESERVATION ORDER NO.238 5-7 THE LAKES, BEDFORD ROAD, NORTHAMPTON, NN4 7SH

We act on behalf of our Client, Shoosmiths LLP who received formal notification of the above Tree Preservation Order (TPO) dated 19th April 2018 on 1st May 2018.

Our Client wishes to object to the imposition of TPO No.238, made in respect of trees on land within their leasehold and have appointed us to do so in a manner compliant with regulation 6 of The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

The Formal Notice received by our Client states that:

"The Council has made the order because the trees included within this Order have been assessed as being eligible for protection on the grounds that they individually and collectively provide considerable public amenity being highly publicly visible within a formal landscape, a lime avenue leading to the property and are of excellent form and condition".

Section 198(1) of the Town and Country Planning Act 1990 allows a local planning authority to make an Order in the following circumstances:

"If it appears to a local planning authority that it is expedient in the interests of amenity to make provision for the preservation of trees or woodland in their area, they may for that purpose make an order with respect to such trees, groups of trees or woodlands as may be specified in the order".

Our Client`s objection is two-fold based on the expediency of the Order and the degree of amenity attributed to the fourteen Lime trees listed as T1 to T14 in the TPO Schedule.

Amenity

Trees T1 to T14 are arranged in two rows of seven either side of the vehicular entrance to the Shoosmiths Office from Bedford Road. These trees are one component of a wider scheme of extensive tree planting within a mature landscape scheme which appears to have been planted approximately 20 to 25 years ago.

While these trees appear to be in good condition and of a form consistent with their age and situation, the level of amenity they provide, and the extent to which this benefits the public, should be considered in terms of their immediate context and to what extent they are *"highly publicly visible"* as stated in the Order.

BARRY CHINN associates
Landscape Architects

These trees are contained within a car park in private ownership, accessed by employees and visitors only, not the public per se. Trees T3 to T7 and T10 to T14 form part of an internal arrangement of tree planting. The level of amenity provided by these trees is primarily confined to the car park with little wider public benefit in terms of amenity or contribution to street scene.

Trees T1, T2 and T8, T9 are arranged in pairs opposite each other at the entrance of Shoosmiths and are more prominent and visible from Bedford Road, where they and other boundary trees provide a high level of screening and amenity.

Other components of the landscape scheme include rows of Hornbeam between parking bays and a broad belt of Norway Maple to the site frontage with Bedford Road. The majority of publicly accessible locations with views into the site are passing views by pedestrians or road users along Bedford Road. From here views of trees T3 to T7 and T10 to T14 are restricted by other intervening trees within the landscape, primarily the boundary Norway Maples.

Trees T1 to T14 do have an intrinsic amenity value individually and collectively along with the other trees within the Shoosmiths frontage, we would suggest however that trees T3 to T7 and T10 to T14 are not *"highly publicly visible"* and that the level of *"public amenity"* is not *"considerable"* to the extent that they warrant the statutory protection of a TPO.

Expediency

TPO No.238 appears to be a reactionary Order, following a planning submission by our Client of proposals which included reconfigured frontage car parking, which would have required the removal of trees T3 to T7 and T10 to T14 to accommodate additional parking spaces. We assume therefore that it was considered expedient by the Council to make the Order to protect these trees specifically from the proposed development.

Our Client has now decided to submit an amendment to the current planning application which seeks permission for additional parking without the requirement to remove trees T1 to T14.

As trees T1 and T14 will now be retained, we consider that a TPO is no longer required on the grounds that they are not at risk of removal resulting in a loss of amenity. The imposition of a TPO would also be unnecessarily onerous in terms of long term tree management, where an application would be required for routine works such as crown raising and crown reduction.

We would be grateful if you could consider our Client`s objections at your earliest convenience.

Yours faithfully

David Pugh
BA (hons) dip LA CMLI
Senior Landscape Architect
Barry Chinn Associates

Appendix 3

trowers & hamlins

Jonathan Hazell
Arboricultural Officer
Conservation
Northampton Borough Council
The Guildhall
St Giles Square
Northampton
NN1 1DE

by special delivery

your ref
our ref SMW.18.1392
direct dial +44 (0)20 7423 8377
email swoodhead@trowers.com
date 18 May 2018

Dear Sir

Town and Country Planning Act 1990 Tree Preservation Order No.238
5-7 The Lakes, Bedford Road, Northampton, NN4 7SH (the Property)

We act for Scottish Equitable plc, the freehold owner of the Property. We refer to the notice received by our client from Northampton Borough Council dated 19 April 2018 relating to the Tree Preservation Order No.238 also dated 19 April 2018 (**TPO**).

Our client wishes to object to the confirmation of the TPO on the grounds stated in the letter dated 16 May 2018 sent to you by Barry Chinn Associates on behalf our client's tenant, Shoosmiths LLP.

We would be grateful if you could confirm safe receipt of this letter by email return to the address provided above.

Yours faithfully

Trowers & Hamlins LLP

Trowers & Hamlins LLP

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3 Bunhill Row
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Directorate of
Regeneration, Enterprise & Planning

NORTHAMPTON
BOROUGH COUNCIL

Planning Department
The Guildhall
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E-Mail: planning@northampton.gov.uk

Mr D Pugh
Senior Landscape Architect
Barry Chinn Associates Ltd
Harbury Road
Deppers Bridge
Southam
Warwickshire
CV47 2SZ

Our Ref: TPO 238
Contact: Jonathan Hazell
Telephone No: 01604 838812
Email: JHazell@northampton.gov.uk
Date: 24 May 2018

Dear David,

TPO 238 5-7 The Lakes, Bedford Road, Northampton, NN4 7SH

Thank you for your letter dated 16 May in which you raise objections on behalf of your client, Shoosmiths LLP, to the confirmation of the above-named TPO.

The Order refers to one element of a cohesive and attractive landscape that has been designed and implemented to compliment the building and its setting. There are Norway maple "Crimson King" that, because of their colour and form, highlight the entrance to the vehicular access to the building, the avenue of limes draws the eye to the building (or perhaps away from the building's relatively uninspiring architecture and bold signage), and the hornbeam (running more or less from east to west) provide screening and shade for the car parking bays.

Your objections are under two broad headings, amenity and expediency, and our response to each of the broad points that you raise is as follows.

Amenity

Our contention when proposing that the Order be made was that the avenue of 14 lime trees was an integral part of a deliberately designed landscape and that the trees had been planted as a feature, presumably with a design life of up to 150 years. We recognised that a lime tree can achieve an ultimate height of 22 m and so the avenue will, in the future, be the dominant feature of the local landscape.

We also considered that the trees had significant public amenity: the car park to the frontage currently provides 176 staff parking spaces with a further 28 visitor places, and there are two footpath links to the building from The Lakes, each runs parallel to the lime avenue. The building must therefore receive a significant number of staff and visitors per day; in our opinion to assert that these people do not constitute "the general public" is wrong, and so we are of the opinion that the trees do, and will, provide a significant public amenity.

Expediency

We are happy acknowledge that the Order was served as a reaction to the threat contained in planning application N/2018/0482, and that the application has now been re-cast to remove that threat and to retain the lime trees. However, we do not consider that this is adequate justification to refuse to confirm the Order. We are aware of an extant consent (N/2017/0189) for a parking deck to the rear that remains unfulfilled, presumably because of

cost, and if either the freeholder or leaseholder were to change then proposals to provide additional low-cost car parking spaces that will threaten the integrity of the avenue may well come forward once again.

Would you now be prepared to withdraw your objection to the confirmation of the Order? If so could you please advise me either in writing or by e-mail at jhazell@northampton.gov.uk? If your objection were to stand then a report will need to be prepared for consideration by elected members at General Purposes Committee on 17 July, the thrust of our report would be to seek their consent for the confirmation of the Order which we believe to be "expedient in the interests of public amenity".

I trust that the above comments are of assistance. Please note, however, that they represent the views of an officer only and cannot prejudice any decision of the Council as local planning authority.

Yours sincerely,

Jonathan Hazell
Project Officer: Arboriculture
Regeneration, Enterprise & Planning

Working pattern: 008:00 – 16:00, Tuesday to Thursday

NORTHAMPTON BOROUGH COUNCIL

Tree Evaluation Method for Preservation Orders

Prior to seeking consent to raise a Tree Preservation Order the Council's Arboricultural Officer visits the site and completes a Tree Evaluation Method for Preservation Orders assessment (TEMPO). The method, developed by an Registered Consultant of the Arboricultural Association, is a systematised assessment tool and has been widely used across the arboricultural profession since its introduction in 2009 (see www.flac.uk.com/wp-content/uploads/2014/12/TEMPO-GN.pdf).

The TEMPO methodology is open, to a degree, to the interpretation and judgement of the assessor but invites consideration of amenity and expediency; each criterion is given a score of between 0 and 5 and there are guidance notes for the assessor to help provide a consistent level of assessment. A copy of the assessment sheet is given overleaf.

The four broad headings that are considered under amenity are:

- Tree condition and suitability
- Retention span in years
- Relative public visibility
- Other factors, subdivided as follows:
    - Principal components of arboricultural features, or veteran trees
    - Tree groups, or members of groups important for their cohesion
    - Trees with identifiable historic, commemorative or habitat importance
    - Trees of particularly good form, especially if rare or unusual
    - Trees with none of the above additional redeeming features

The second consideration is an assessment of expediency, and identifies four levels of threat to the tree;

- An immediate threat to the tree
- A foreseeable threat
- A perceived threat
- No obvious threat at all

Each criterion is given a score and the aggregate score that the tree achieves is used as a guide to suggest whether the tree would merit inclusion in a TPO or not. The decision guide suggests four outcomes based upon the aggregate score, provided that no zero scores were awarded. If a tree scores 6 or less it is felt likely that a decision to serve a TPO would be indefensible, if the range was between 7 and 11 a TPO would not be merited; if the tree scored between 12 and 15 a TPO might be merited and if the tree scored 16 or more the serving of a new TPO would be merited.

The guidance reminds the assessor that the method is not prescriptive (except in relation to zero scores): TEMPO merely recommends a course of action. Arboriculture is the practice of balancing the interests of trees, people and structures (which are sometimes competing and conflicting) and it should be noted that TEMPO does not make any allowance for the relationship that an owner or neighbour may have with a tree, issues that might be grouped together under the heading of "liveability", or the relationship between a tree and a structure. It is possible therefore that a tree scoring 16, and so 'definitely meriting' a TPO, might not be included for protection for reasons unconnected with its attributes.

NORTHAMPTON BOROUGH COUNCIL

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

Date:

App:

Part 1: Amenity assessment

a) Condition & suitability for TPO; where trees in good or fair condition have poor form, deduct 1 point

5	Good	Highly suitable
3	Fair	Fairly Suitable
1	Poor	Unlikely to be suitable
0	Dead or dangerous*	Unsuitable

Notes:

** 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

Notes:

**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

Notes:

d) Other factors

*Trees must have accrued **7 or more** points (with no zero score) to qualify*

0

5	Principal components of arboricultural features, or veteran trees
4	Tree groups, or 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)

Part 2: Expediency assessment

*Trees must have accrued **9 or more** points to qualify*

0

5	Immediate threat to tree
3	Foreseeable threat to tree
2	Perceived threat to tree
1	Precautionary only

Notes:

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

0

NORTHAMPTON BOROUGH COUNCIL

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

Date: 10/04/18

App: 5 - 7 The Lakes

Part 1: Amenity assessment

a) Condition & suitability for TPO; where trees in good or fair condition have poor form, deduct 1 point

5	Good	Highly suitable	**5**
3	Fair	Fairly 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*

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

5	100+	Highly suitable	**5**
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*

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**
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	

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify 14

5	Principal components of arboricultural features, or veteran trees	**5**
4	Tree groups, or 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)	

Part 2: Expediency assessment

Trees must have accrued 9 or more points to qualify

5	Immediate threat to tree	**5**
3	Foreseeable threat to tree	
2	Perceived threat to tree	
1	Precautionary only	

Part 3: Decision guide

Any 0	Do not apply TPO	**24**
1 - 6	TPO indefensible	
7-11	Does not merit TPO	
12-15	TPO defensible	
16+	Definitely merits TPO	