

Appendix 1

a) – SHDC Assessment

Tree Preservation Order Assessment Procedure

This procedure is to be used to assess trees being considered for protection under a Tree Preservation Order. The procedure provides a systematic approach to assessing public amenity value and suitability for inclusion in a TPO. The procedure includes

- A series of steps to assess level of public amenity, suitability of condition, likelihood of tree causing damage and likelihood of threat to the tree. All steps must be addressed.
- A cumulative score that gives an indication of “significance” of the tree(s) and thresholds of suitability for long term protection based on that significance.

Site: Narrow highway verge adjacent to Victoria Court Totnes
Owner: Unknown, adjacent land owned by and managed by DCH
Tree(s type): Individual – Leyland Cypress
Tree Species: X Cuprocypris leylandii
Surveyor: A Whish
Date: 11 th March 2015

Part 1. Anticipated size of crown at maturity (Crown height x width – excluding clear stem)

This assessment must score 3 or more to continue to part 2

Very large - (200m ² +)	5	5
Large - (100-200m ²)	4	
Medium - (30-100m ²)	3	
Small – (5-30m ²)	2	
Very small - (2-5m ²)	1	

Part 2. Public amenity Value

The assessment must score 3 or more to continue to part 3.

Great - <i>principle feature of public place</i>	5	
Considerable- <i>prominent individuals</i>	4	3
Some- <i>road, park, path, grounds</i>	3	
Little- <i>woods, back gardens, groups</i>	2	
Very little- <i>seen with difficulty or v small</i>	1	

Part 3. Condition and anticipated life expectancy (Based on BS 5837:2012 categories)

The assessment must score 1 or more to continue to part 4

High	At least 40 years anticipated life expectancy	3	
Moderate	At least 20 years anticipated life expectancy	2	2
Low	At least 10 years anticipated life expectancy	1	
Poor	<i>Under ten years life expectancy</i>	0	

Part 4. Location and future structural damage potential

The assessment must score 2 to continue to part 5

No anticipated unmanageable structural damage or nuisance	2	
Anticipated unmanageable structural damage or nuisance	1	1

Part 5. Expediency

The assessment must score 2 or more to continue to part 6

Immediate threat to tree(s)	3	
Perceived threat to tree(s)	2	
No known threat to tree(s)	1	

Part 6. Assessment

Initially calculate the total score as follows

Total Score = 1+2+3+4+5 =

Assess for suitability in line with following scores

Score	Significance of Amenity Value	Suitability for TPO
15 -18	Very High	Serve TPO
11-14	Moderate	Consider serving TPO

Note 1. Where the assessment includes a score of 2 on part 5 the Council must carefully consider the likely level of threat before serving a TPO. The Council is clearly guided not to serve TPOs where landowners are demonstrating good management of trees. The fact that a landowner is proposing tree works or felling is not, in itself, a sign of poor management – and indeed may be the opposite.

Officer Comments (including any unusual factors that support, or detract, from the serving of a TPO and in particular)
<p>Suitability to the setting Poor – the tree is growing in a narrow verge which is retained on the northern side by an 800mm high wall. The wall has not failed yet but given the expected growth and potential mature size there is a clear risk of damage to the wall causing an actionable nuisance.</p>
<p>Presence of other trees A smaller horse chestnut is located to the west with the same verge but given the sloping land, the retaining wall is lower at this point.</p>
<p>Form of the tree Conical and natural form, some minor shaping to lower crown in the past</p>
<p>Screening value - Some screening of Victoria Court</p>
<p>Any other factors In consideration of the points raised above there is a clear risk of failure to the wall and to the tree suffering wind throw towards the property or highway. It is the officer’s professional view that given the location of the tree, there is an unacceptable risk of failure if left unmanaged. In light of the need for significant management and clear risk of damage to the neighbouring property it is not reasonable or appropriate to serve a TPO. The Horse Chestnut can be retained with some management so also would not warrant a TPO at this stage and is not currently under threat, and is likely to be retained. The coping is already being damaged.</p>
<p>Should a TPO be served? NO</p>

b) External Consultant's Assessment

Tree Preservation Order Assessment Procedure

This procedure is to be used to assess trees being considered for protection under a Tree Preservation Order. The procedure provides a systematic approach to assessing public amenity value and suitability for inclusion in a TPO. The procedure includes

- A series of steps to assess level of public amenity, suitability of condition, likelihood of tree causing damage and likelihood of threat to the tree. All steps must be addressed.
- A cumulative score that gives an indication of "significance" of the tree(s) and thresholds of suitability for long term protection based on that significance.

Site: Tree at junction of St Katherine's way and Victoria Court
Owner: Land adjacent to Devon and Cornwall Housing
Tree(s type): Individual
Tree Species: Leyland Cypress (<i>Cupressus x leylandii</i>)
Surveyor: SPUTT
Date: 24 th March 2015

Part 1. Anticipated size of crown at maturity (Crown height x width – excluding clear stem)

This assessment must score 3 or more to continue to part 2

Very large - (200m ² +)	5	
Large - (100-200m ²)	4	4
Medium - (30-100m ²)	3	
Small – (5-30m ²)	2	
Very small - (2-5m ²)	1	

Part 2. Public amenity Value

The assessment must score 3 or more to continue to part 3.

Great - <i>principle feature of public place</i>	5	
Considerable- <i>prominent individuals</i>	4	4
Some- <i>road, park, path, grounds</i>	3	
Little- <i>woods, back gardens, groups</i>	2	
Very little- <i>seen with difficulty or v small</i>	1	

Part 3. Condition and anticipated life expectancy (Based on BS 5837:2012 categories)

The assessment must score 1 or more to continue to part 4

High	At least 40 years anticipated life expectancy	3	
Moderate	At least 20 years anticipated life expectancy	2	
Low	At least 10 years anticipated life expectancy	1	1
Poor	Under ten years life expectancy	0	

Part 4. Location and future structural damage potential

The assessment must score 2 to continue to part 5

No anticipated unmanageable structural damage or nuisance	2	
Anticipated unmanageable structural damage or nuisance	1	1

Part 5. Expediency

The assessment must score 2 or more to continue to part 6

Immediate threat to tree(s)	3	
Perceived threat to tree(s)	2	
No known threat to tree(s)	1	

Part 6. Assessment

Initially calculate the total score as follows

Total Score = 1+2+3+4+5 = 10

Assess for suitability in line with following scores

Score	Significance of Amenity Value	Suitability for TPO
15 -18	Very High	Serve TPO
11-14	Moderate	Consider serving TPO

Note 1. Where the assessment includes a score of 2 on part 5 the Council must carefully consider the likely level of threat before serving a TPO. The Council is clearly guided not to serve TPOs where landowners are demonstrating good management of trees. The fact that a landowner is proposing tree works or felling is not, in itself, a sign of poor management – and indeed may be the opposite.

Officer Comments (including any unusual factors that support, or detract, from the serving of a TPO and in particular)
<p>Suitability to the setting-</p> <p>The tree is a standalone mature Leyland cypress which suits the urban environment. It is growing on a narrow verge which is retained on the northern side by a low wall. The tree is growing within 1m of the wall and the top course of bricks is being pushed out due to the build up of organic material and fibrous roots from the tree.</p> <p>The tree at its current height, spread and basal diameter is considered to be outgrowing its position.</p>
<p>Presence of other trees-</p> <p>Moderate level of tree cover in the vicinity to the west (row of poplars), south (ornamental trees on bank) and the north (privately owned trees on the Grove).</p>
<p>Form of the tree-</p> <p>Fair form for tree of species and age. Multiple primary stems and included forks noted at secondary branch points.</p>
<p>Screening value-</p> <p>The tree has screening value for the properties to the north of the tree.</p>
<p>Any other factors-</p> <p>The tree has the potential in the short and long term to cause damage to a structure (retaining wall) which <u>could not</u> be managed through pruning of the tree.</p> <p>Although the tree is large, through its height and spread, the impact of its removal will be low due to the supporting vegetation within the immediate visual area.</p>
Should a TPO be served? No