



TPO Number: 000112

Scale: 1:2,000

Report to Planning Committee

Location: Land at Lodge Farm Lane, Arnold

Proposal: Protection of two individuals trees by a Tree Preservation Order (TPO)

Case Officer: Lewis Widdowson

1.0 Site Description

- 1.1 The site is situated to the north of Arnold and is currently agricultural land.
- 1.2 The site is allocated in the emerging Local Planning Document (LPD) for up to 150 dwellings (site allocation H5).
- 1.3 Land uses to the north of the site are agricultural and to the south are predominantly residential.
- 1.4 Two trees on the site are veteran, and due to their size and prominence, they are considered to have significant amenity value within the site.

2.0 Relevant History

- 2.1 The Forestry Officer inspected the trees on the 23rd May 2018. An evaluation of the trees was carried out to determine whether or not the trees would be worthy of protection by a Tree Preservation Order (TPO).

3.0 Proposed Action

- 3.1 Authorisation is sought to make a provisional TPO in relation to two individual Quercus robur (English Oak) trees on Kenneth Road (T1) and Rothbury Close Drive (T2).

4.0 Consultations

- 4.1 Should authorisation be granted to make the Order, a statutory consultation will be undertaken, in accordance with Regulation 5, Part 2 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, giving all persons with an interest in the land affected by the order 28 days to submit objections or representations to Gedling Borough Council.
- 4.2 The Council must then, within six months of making the Order, consider objections and representations and decide whether to confirm the Order, with or without modifications.

5.0 Planning Considerations

- 5.1 The site has been inspected by the Forestry Officer and an evaluation of the trees to assess the suitability of a TPO has been undertaken using the Tree Evaluation Method for Preservation Orders (TEMPO) which is a guide to assist in the decision-making of local authorities. The process includes a systematic assessment of a number of different attributes, ranking them from one to five and an assessment of any immediate threat.
- 5.2 Part 1 of a TEMPO assessment assesses the attributes below. The higher the attribute scores the more weight that is given to the protection of the trees.

Tree T1

- I. Condition and suitability for TPO: **5/5**
- II. Retention span (in years) & suitability for TPO: **4/5**
- III. Relative public visibility & suitability for TPO: **5/5**
- IV. Other factors: **5/5**

Tree T2

- I. Condition and suitability for TPO: **3/5**
- II. Retention span (in years) & suitability for TPO: **4/5**
- III. Relative public visibility & suitability for TPO: **5/5**
- IV. Other factors: **5/5**

- 5.3 Part 2 of the assessment measures the likely threat of any immediate danger to the trees with a higher score indicating a more imminent danger. In this instance it was judged that there was a perceived threat to the trees due to the allocation of the site for housing in the emerging LPD and a score of **2/5** for both individual trees was deemed appropriate.
- 5.4 In order for a TPO to be recommended a cumulative score of 12 or more is required. Should a TEMPO assessment generate a score greater than 16 it is considered that a TPO is definitely merited. In this instance the above individual trees scored a cumulative total of **21/25** for T1 and **19/25** for T2 respectively.
- 5.5 In my opinion, the identified trees are located in a prominent location within the site and provide a high level of visual amenity to the locality. For these reasons it is considered expedient in the interests of the amenity of the area to protect the individual trees by a TPO pursuant to section 198 of the Town and Country Planning Act 1990.
- 5.6 **Recommendation: – That the Service Manager, Development Services, be authorised to make a Tree Preservation Order in respect of the identified trees situated on land at Lodge Farm Lane.**