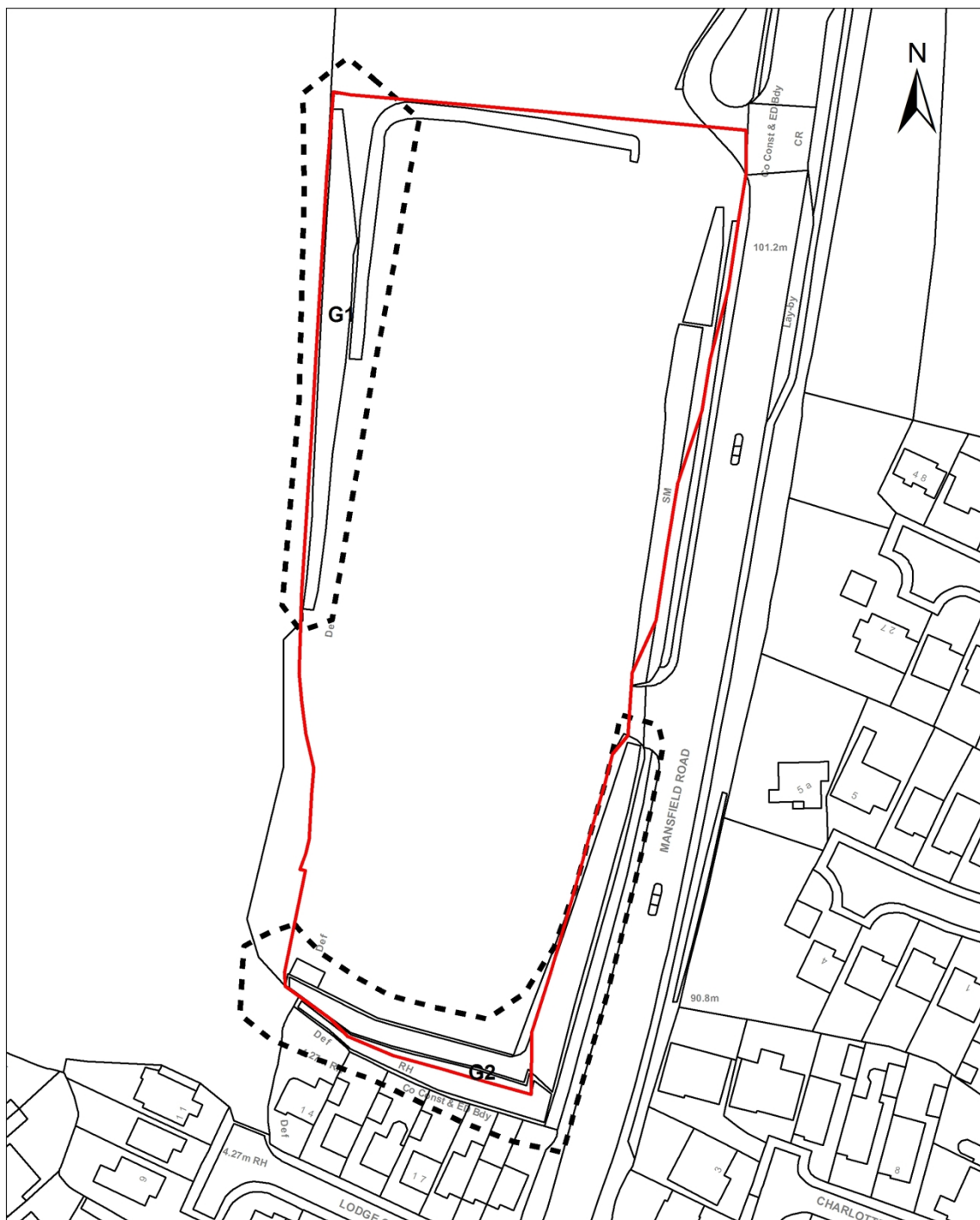




## Proposed TPO West of A60, Redhill



### Tree Preservation Order West of A60, Redhill

TPO Number: 000117

Scale: 1:1,000

## **Report to Planning Committee**

**Location:** West of A60, Redhill

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

**Case Officer:** Lewis Widdowson

### **1.0 Site Description**

- 1.1 The site is the former Metallifecture Engineering Works situated to the north of Redhill. The site was granted planning permission for 72 homes in August 2017 subject to the section 106 agreement (planning ref 2016/0854).
- 1.2 The site is allocated in the emerging Local Planning Document (LPD) for up to 70 dwellings (site allocation X2).
- 1.3 Land uses to the north and west of the site are agricultural and to the south are predominantly residential.
- 1.4 The two groups of trees on the site are mature, 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 two groups of trees on the 9<sup>th</sup> 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 a group of Silver birch, Common hawthorn, Lombardy Poplar and Willow English Oak trees to the north east of the site (G1) and a group of London plane, Lombardy Poplar and Poplar trees to the south of the site (G2).

### **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.
- I. Condition and suitability for TPO: **5/5**
  - II. Retention span (in years) & suitability for TPO: **2/5**
  - III. Relative public visibility & suitability for TPO: **4/5**
  - IV. Other factors: **4/5**
- 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** 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 trees scored a cumulative total of **17/25**.
- 5.5 In my opinion, the identified group of 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 group of 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 West of A60, Redhill.**