

Agenda Item No 7

Planning and Development Board

11 December 2023

Report of the Head of Development Control

The Levelling Up and Regeneration Act 2023

1 Summary

- 1.1 The report draws attention to the enactment of this piece of major planning legislation.

Recommendation to the Board:

That the report be noted and that further reports be brought to the Board in due course outlining the details of the changes to the preparation of local plan policy and the determination of planning applications.

2 Background

- 2.1 Members will recall earlier reports to the Board when this legislation was in draft and the subject of consultation.
- 2.2 The Government has considered responses to that consultation but has enacted the Bill without substantial change.
- 2.3 The Act sets out an approach to new planning reforms but does not contain details of how the various clauses are to be implemented. Secondary legislation is thus awaited and Members will be notified to this when it is available.

3 The Act

- 3.1 Rather than cover all of the matters in the Act, a number of key changes are highlighted below.
- i) All Local Planning Authorities will be required to have a Design Code for the whole of its area.
 - ii) A new Infrastructure Levy will replace Section 106 Obligations and the Community Infrastructure Levy.
 - iii) Local Planning Authorities will have to prepare an Infrastructure Delivery Strategy in order to inform that new Levy.
 - iv) More weight is to be given to the Development Plan, in that other material considerations would have to “strongly” indicate otherwise, if a development is to be supported that is not in accord with the Plan.
 - v) Local Plans will be limited in their content to “locally specific” matters, as wider matters will be covered by national policies either through the

National Planning Policy Framework or through National Development Management Policies (NDMP).

- vi) Climate change policies will be included in the NDMP's.
- vii) The Duty to Co-operate in respect of the preparation of Local Plans is to be replaced and time limits will be set for different stages of the Plan's preparation, including a 30-month period from plan making process begins to adoption.
- viii) Cross Boundary issues will still need to be dealt with by groups of Authorities through alignment.
- ix) Sustainability Appraisals and Environmental Impact Assessments are to be replaced by Environmental Outcome Reporting.(EOR)
- x) Street Votes will be introduced for residents to propose development on their street.
- xi) There are to be more proactive enforcement powers.
- xii) Planning Fees to be increased with effect from 6/12/23 and then annually by inflation.
- xiii) There are to be stronger rules to "force" developers to complete schemes within the standard three years.

4 Report Implications

4.1 Financial and Value for Money Implications

4.1.1 The planning fee increase is likely to amount to some £180k in the financial year 2024/25. The change to the new Infrastructure Levy will lead to significant resourcing issues – both in the planning and finance divisions. The introduction of a Design Code too may lead to additional costs but further information is required. The stricter timetabling of the Local Plan process may also impact on costs as there will be increased pressure to get studies completed within a certain time frame. EOR's will focus on the end of the plan making process focussing on the delivery of outcomes. Costs may be saved in the short term but monitoring in the longer term will require additional funding.

4.2 Environment, Sustainability and Health Implications

4.2.1 Currently a Sustainability Appraisal is required as part of the planning policy process. This will be replaced by EOR as explained above. Further details as to their exact make-up are awaited.

4.3 Climate Change

4.3.1 It is expected that climate change will have a higher priority in the planning process but details are awaited of how and what exactly the role of the local planning authority will be in the process.

The Contact Officer for this report is Jeff Brown (719310).

Agenda Item No 8

Planning and Development Board

11 December 2023

**Tree Preservation Order
Land East of Chase Cottage,
Purley Chase Lane, Mancetter**

**Report of the
Head of Development Control**

1 Summary

- 1.1 A temporary Tree Preservation Order was placed on a group of trees to the East of Chase Cottage which came into force on 22 June 2023 and lasts for six months (until 22 December 2023). Rather than making this Order permanent, it is proposed to allow the Order to lapse, but replace it with a second Order that includes twenty individual trees within the previous Group order. This second Order takes into account the representations received on the initial Order.

Recommendation to the Board

- a That the Board confirms the issue of a Tree Preservation Order for the protection of 20 trees on land to the east side of Chase Cottage Purley Chase Lane Mancetter; and**
- b Decide not to confirm previous Group order at Chase Cottage, Purley Chase Lane, Mancetter**

2 Background

- ... 2.1 The Board report recommending a group TPO is at Appendix A. This was an emergency TPO given the evidence available of potential risk to the trees. It was therefore made so as to protect the whole group of trees. As members are aware, once an Order is made, the Council must make it available for consultation and therefore the information contained in the earlier report was available to the public. As part of this consultation process, discussion and information was exchanged between an objector and also an owner of some of the trees. They supplied a schedule of the individual trees covered by the Group Order, detailing the condition for each individual tree. They also recommended arboricultural works for each. Following the submission of this information, the County Forestry Officer undertook a further EMPO assessment of each of the trees. During that assessment, it was clear that a Group order was not the proportionate way to protect the trees, as only 20 of the trees on the site had sufficient merit worthy of retention. The group contains around 25/26 trees.

3 Statement of Reasons

- 3.1 The TEMPO assessments completed by the County Tree Officer are attached to this report together with their location as Appendix B.
- 3.2 The TEMPO assessments conclude that the trees T1-T20 (London Plane x4, Sessile Oak x3, Horse Chestnut x4, Silver Maple x4, Lime x1 and Sycamore x4) are all worthy of protection. The Board is advised that subject to agreement, an emergency tree preservation order is made. It is important to serve this new Order before the extant Order expires and hence the need to report to this Board. The owner, occupier and neighbours will be served with a notice of the new tree preservation order. There will then be an opportunity for representations to be submitted. A further report will be submitted to the Planning and Development Board following the conclusion of the consultation period for Members to consider whether the new Order should be confirmed and made permanent.
- 3.3 The TEMPO forms consider the value of the trees, based on a number of factors including amenity value, retention span, relative public visibility, others issues and expediency assessment. Based on this the maximum score is 25. If a tree scores more than 16, if it scores between 12-15 then a TPO is defensible. These are all considered worthy of being protected. The scores for the trees are highlighted below.

Reference	Number of species	Tempo Score	Worthy of TPO
2KJ8	T1 London Plane	17	Yes
2KJ9	T2 Sessile Oak	15	Yes
2KJA	T3 Horse Chestnut	15	Yes
2KJB	T4 Sessile Oak	15	Yes
2KJC	T5 London Plane	17	Yes
2KJD	T6 Sycamore	17	Yes
2KJE	T7 Sycamore	17	Yes
2KJF	T8 Sycamore	17	Yes
2KHW	Horse chestnut	17	Yes
2KHX	Horse chestnut	17	Yes
2KHY	Horse chestnut	17	Yes
2KHZ	Silver maple	17	Yes
2KJ0	Silver maple	17	Yes
2KJ1	Lime	18	Yes
2KJ2	Silver maple	17	Yes
2KJ3	Silver maple	17	Yes
2KJ4	Sessile oak	21	Yes
2KJ5	London plane	17	Yes
2KJ6	Sycamore	17	Yes
2KJ7	London plane	17	Yes

3.4 Given that the Council considered that a group order was to be made in the interests of amenity, it follows that the same justification is made for the making of the Order for 20 of those trees within that group Order.

4 Report Implications

4.1 Financial and Value for Money Implications

4.1.1 There are no implications in making this Order, but if confirmed, then there may be implications, in that compensation may be payable, if Consent is refused for works to a protected tree.

4.2 Legal and Human Rights Implications

4.2.1 The Town and Country Planning Act 1990 only allows a tree preservation order to be made if it is expedient to do so in the interests of amenity. If Members are satisfied that this is the case, having considered all of the facts, the Order can be made. Once made, the owners of the land and those with an interest in it, will have the opportunity to make representations to the Council before consideration of whether the Order is confirmed.

4.3 Environment and Sustainability Implications

4.3.1 The trees to be protected exhibit value for both the present and the future public amenities of the area, given their appearance and prominence in the street scene.

4.3.2 Preservation of nature and biodiversity is an essential component of achieving net-zero and stopping climate change through the sequestration of carbon emissions.

The Contact Officer for this report is Andrew Collinson (719228).

Agenda Item No 7

Planning and Development Board

10 July 2023

**Report of the
Head of Development Control**

**Tree Preservation Order
Land East of Chase Cottage,
Purley Chase**

1 Summary

- 1.1 The report notifies the Board of action taken by the Head of Legal Services in respect of the making of a Group Tree Preservation Order for trees at this address.

Recommendation to the Board

That the Board notes the making of an Emergency Tree Preservation Order in respect of a group of trees on land east of Purley Chase Cottage, Purely Chase as identified in this report and considers any other action which may be necessary at this time.

2 Background

- 2.1 This land lies between the Purley Chase Cottage and Coachman's Cottage on the north-west side of Purley Chase Lane just to the west of the Purley Chase Centre. The area has few buildings, but backs onto an area of Ancient Woodland.

- 2.2 Officers were notified by contractors that they had been asked to fell trees by the prospective owner of the land. The trees were thus considered to be under threat. As a consequence, and because of the setting of the site and the area of Ancient Woodland, the County Forester was asked to assess the health and condition of the trees with a view to the making of an Order. The response is at Appendix A. This concludes that an Order would be appropriate.

- 2.3 In light of this and the situation as explained above, consultation took place with the Chairman, the Opposition Planning Spokesperson together with the two local Members. It was agreed that an Order should be made, and the Head of Legal Services used his delegated powers to do so. The Order has now been served.

- 2.4 A plan illustrating the extent of the Order and the species involved is at Appendix B and there are photographs at Appendix C.

3 Observations

- 3.1 As Members are aware, an Order can be made in the interests of amenity. Here this group of trees is prominent, being visible from the Lane and they are part of a much larger woodland setting which characterises this part of the Borough. The professional arboricultural view is that the trees are in good condition and have good longevity. It is considered that had the case been reported to the Board, that an Order would have been made.
- 3.2 Now that it has been made, the consultation process has commenced and Members will be able to review any comments at a later meeting when a report is brought to the Board to consider making the Order permanent.

4 Report Implications

4.1 Financial and Value for Money Implications

- 4.1.1 There are no implications in making the Order, but if confirmed, then there may be implications, in that compensation may be payable if Consent is refused for a future application for permission to undertake works to a protected tree.

4.2 Legal and Human Rights Implications

- 4.2.1 The Town and Country Planning Act 1990 states that a Tree Preservation Order may only be made when it is expedient to do so in the interests of amenity. Once an Order has been made. The owners of the land and those with an interest in it will have the opportunity to make representations to the Council before the Order is confirmed.

4.3 Environment and Sustainability Implications

- 4.3.1 The trees to be protected exhibit amenity value for both present and future amenities of the area given their setting and visibility.

The Contact Officer for this report is Jeff Brown (719310).



Town and Country Planning Act 1990

North Warwickshire Borough Council

(Land East of Chase Cottage, Purley Chase Lane, Mancetter)

Tree Preservation Order, 2023

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

Citation

1. This Order may be cited as the North Warwickshire Borough Council (Land East of Chase Cottage, Purley Chase Lane, Mancetter) Tree Preservation Order, 2023.

Interpretation

2.—(1) In this Order “the authority” means the North Warwickshire Borough Council.

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

Effect

3.—(1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(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 identified in the first column of the Schedule by the letter “C”, being a tree 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 is planted.

Dated this 22nd day of June 2023

The Common Seal of the North Warwickshire Borough Council was affixed to this deed in the presence of -

AR
C.H. TOWN HEAD OF
The Designated Officer LEARN SERVICES
Signed on behalf of the North Warwickshire Borough Council



CONFIRMATION OF ORDER

This Order was confirmed by the North Warwickshire Borough Council without modification on the day of
OR

This Order was confirmed by the North Warwickshire Borough Council, subject to the modifications indicated by , on the day of

.....
The Designated Officer
Signed on behalf of the North Warwickshire Borough Council

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by North Warwickshire Borough Council on the day of

.....
The Designated Officer
Signed on behalf of the North Warwickshire Borough Council

VARIATION OF ORDER

This Order was varied by the North Warwickshire Borough Council on the day of
by a variation order under the reference number
a copy of which is attached

.....
The Designated Officer
Signed on behalf of the North Warwickshire Borough Council

REVOCAION OF ORDER

This Order was revoked by the North Warwickshire Borough Council on the day of

.....
The Designated Officer
Signed on behalf of the North Warwickshire Borough Council

Schedule 1, Specification of trees

Trees specified individually

(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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NONE

Trees specified by reference to an area

(within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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NONE

Groups of trees

(within a broken black line on the map)

<i>Reference on map</i>	<i>Description (including number of trees of each species in the group)</i>	<i>Situation</i>
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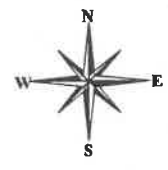
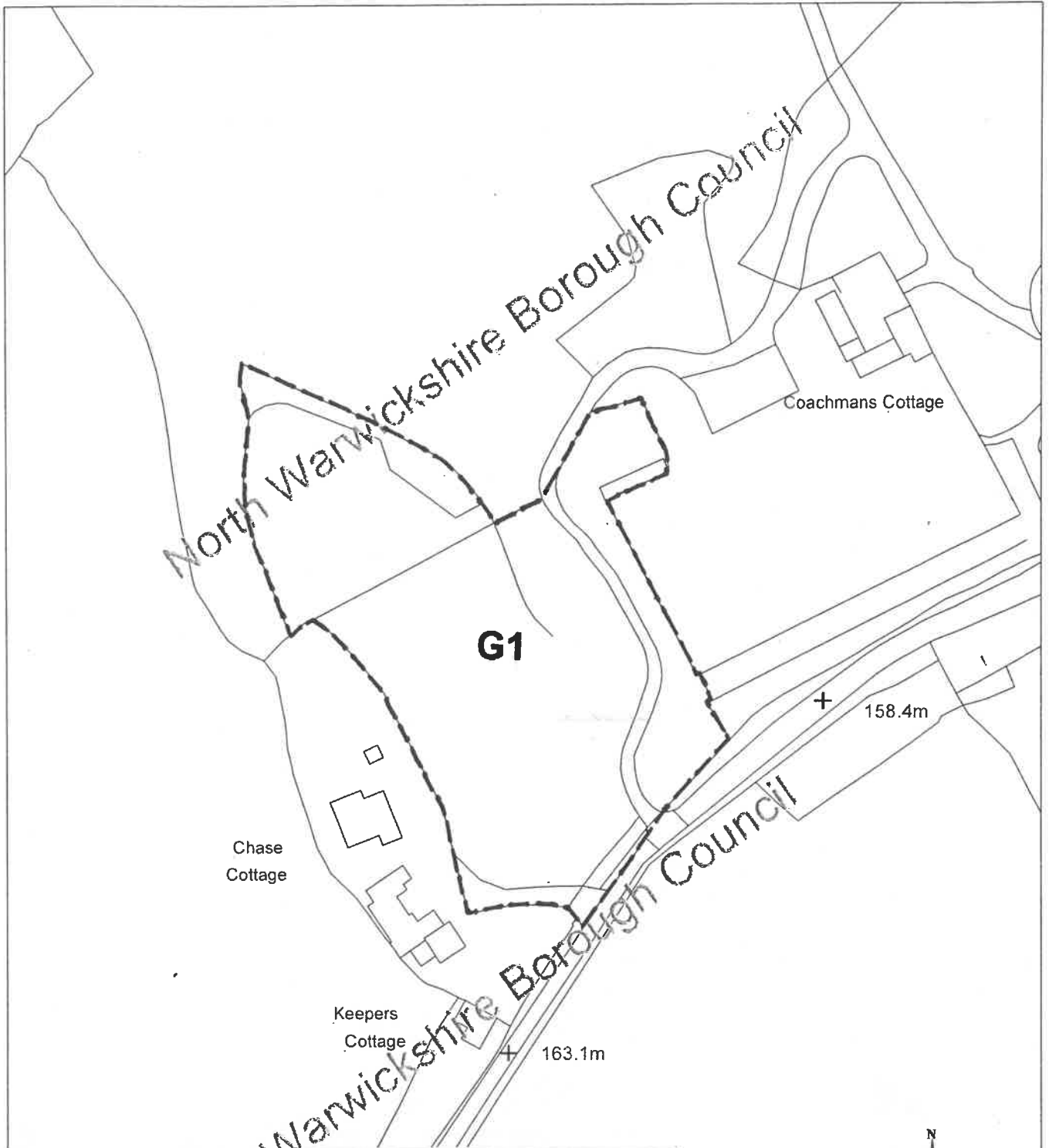
G1	Consisting of: Horse Chestnut, Sweet Chestnut, Sycamore, Silver Maple, Lime, Ash, English Oak, London Plane and Willow	Land East of Chase Cottage, Purley Chase Lane, Mancetter as set out on the Plan
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Woodlands

(within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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NONE



**Tree Preservation Order: Land East of Chase Cottage
Purley Chase Lane
Mancetter**

**G1 – Group consisting of Horse Chestnut, Sweet Chestnut, Sycamore, Silver Maple, Lime,
Ash, English Oak, London Plane and Willow**

Scale: 1:1250	Date: 22.06.23	File No: 713.050/8	Drawn By: J.S.
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Ordnance Survey 100017910



**North Warwickshire Borough Council
Office of The Chief Executive**

The Council House
South Street
Atherstone
Warwickshire CV9 1DE

Telephone (01827) 715341



Development Control

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 21/06/2023 Surveyor: Matthew Alford

Tree details

TPO Ref (if applicable):

Tree/Group No: 2K8A Species: Refer to Arbortrack report

Owner (if known):

Location: Purley Chase Lane. Mancetter

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS**Part 1: Amenity assessment****a) Condition & suitability for TPO**

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes

3

* 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 |

Score & Notes

5

*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 |

Score & Notes

2

d) Other factors

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

- | | |
|--|--------------------------|
| 5) Principal components of formal arboricultural features, or veteran trees | Score & Notes |
| 4) Tree groups, or principal 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) | |
| -1) Trees with poor form or which are generally unsuitable for their location | |

4

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | | |
|---|--------------------------|
| 5) Immediate threat to tree inc. s.211 Notice | Score & Notes |
| 3) Foreseeable threat to tree | |
| 2) Perceived threat to tree | |
| 1) Precautionary only | |

3

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 |

Add Scores for Total:

17

Decision:

TPO- Yes



Tree Inventory Report

Warwickshire County Council

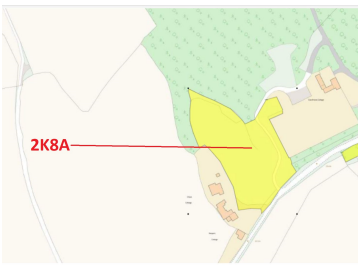
21 June 2023

Report created by Matthew Alford



Overview Photos





Inventory		Appendix C
Surveyor		
Trunk Type	Group	
Age	Early mature	
Condition	Reasonable	
Proximity	As per map	
Street	Purley Chase Lane	
Area	North Warwickshire Borough	
Sub Area	Mancetter	
Stem Diameter		
Spread		
Height		
Category	Group	
Committee	Private	
Site	Grass	

Species	
Count	1
Vegetation Type	Broadleaf
Species	Mixed Broadleaf sp.

Maintenance

Comment	
Surveyor	Matthew Alford
Comment Date	21-Jun-2023
Comment	Horse Chestnut, Sweet Chestnut, Sycamore, Silver Maple, Lime, Ash, English Oak, London Plane, Willow

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 17/08/2023	Surveyor: Matthew Alford
------------------	--------------------------

Tree details	
TPO Ref (if applicable):	Tree/Group No: 2KHW Species: Horse Chestnut
Owner (if known):	Location: Chase Cottage, Purley Chase Lane, Mancetter CV9 2RQ

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes
5

* 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 |

Score & Notes
4

* 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 |

Score & Notes
3

d) Other factors

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

- | |
|--|
| 5) Principal components of formal arboricultural features, or veteran trees |
| 4) Tree groups, or principal 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) |
| -1) Trees with poor form or which are generally unsuitable for their location |

Score & Notes
4

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | |
|---|
| 5) Immediate threat to tree inc. s.211 Notice |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes
1

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 |

Add Scores for Total:
17

Decision:
TPO- Yes

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 17/08/2023	Surveyor: Matthew Alford
------------------	--------------------------

Tree details	
TPO Ref (if applicable):	Tree/Group No: 2KHX Species: Horse Chestnut
Owner (if known):	Location: Chase Cottage, Purley Chase Lane, Mancetter CV9 2RQ

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes
5

* 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 |

Score & Notes
4

* 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 |

Score & Notes
3

d) Other factors

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

- | |
|--|
| 5) Principal components of formal arboricultural features, or veteran trees |
| 4) Tree groups, or principal 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) |
| -1) Trees with poor form or which are generally unsuitable for their location |

Score & Notes
4

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | |
|---|
| 5) Immediate threat to tree inc. s.211 Notice |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes
1

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 |

Add Scores for Total:
17

Decision:
TPO- Yes

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 17/08/2023	Surveyor: Matthew Alford
------------------	--------------------------

Tree details	
TPO Ref (if applicable):	Tree/Group No: 2KHY Species: Horse Chestnut
Owner (if known):	Location: Chase Cottage, Purely Chase Lane, Mancetter CV9 2RQ

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes
5

* 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 |

Score & Notes
4

* 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 |

Score & Notes
3

d) Other factors

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

- | |
|--|
| 5) Principal components of formal arboricultural features, or veteran trees |
| 4) Tree groups, or principal 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) |
| -1) Trees with poor form or which are generally unsuitable for their location |

Score & Notes
4

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | |
|---|
| 5) Immediate threat to tree inc. s.211 Notice |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes
1

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 |

Add Scores for Total:
17

Decision:
TPO- Yes

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 17/08/2023	Surveyor: Matthew Alford
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Tree details	
TPO Ref (if applicable):	Tree/Group No: 2KHZ Species: Silver Maple
Owner (if known):	Location: Chase Cottage, Purley Chase Lane, Mancetter CV9 2RQ

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes
5

* 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 |

Score & Notes
4

* 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 |

Score & Notes
3

d) Other factors

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

- | |
|--|
| 5) Principal components of formal arboricultural features, or veteran trees |
| 4) Tree groups, or principal 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) |
| -1) Trees with poor form or which are generally unsuitable for their location |

Score & Notes
4

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | |
|---|
| 5) Immediate threat to tree inc. s.211 Notice |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes
1

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 |

Add Scores for Total:
17

Decision:
TPO- Yes

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 17/08/2023	Surveyor: Matthew Alford
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Tree details	
TPO Ref (if applicable):	Tree/Group No: 2KJ0 Species: Silver Maple
Owner (if known):	Location: Chase Cottage, Purley Chase Lane, Mancetter CV9 2RQ

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes
5

* 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 |

Score & Notes
4

* 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 |

Score & Notes
3

d) Other factors

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

- | |
|--|
| 5) Principal components of formal arboricultural features, or veteran trees |
| 4) Tree groups, or principal 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) |
| -1) Trees with poor form or which are generally unsuitable for their location |

Score & Notes
4

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | |
|---|
| 5) Immediate threat to tree inc. s.211 Notice |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes
1

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 |

Add Scores for Total:
17

Decision:
TPO- Yes

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 17/08/2023	Surveyor: Matthew Alford
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Tree details	
TPO Ref (if applicable):	Tree/Group No: 2KJ1 Species: Lime
Owner (if known):	Location: Chase Cottage, Purley Chase Lane, Mancetter CV9 2RQ

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes
5

* 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 |

Score & Notes
4

* 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 |

Score & Notes
4

d) Other factors

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

- | |
|--|
| 5) Principal components of formal arboricultural features, or veteran trees |
| 4) Tree groups, or principal 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) |
| -1) Trees with poor form or which are generally unsuitable for their location |

Score & Notes
4

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | |
|---|
| 5) Immediate threat to tree inc. s.211 Notice |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes
1

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 |

Add Scores for Total:
18

Decision:
TPO- Yes

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 17/08/2023	Surveyor: Matthew Alford
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Tree details	
TPO Ref (if applicable):	Tree/Group No: 2KJ2 Species: Silver Maple
Owner (if known):	Location: Chase Cottage, Purley Chase Lane, Mancetter CV9 2RQ

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes
5

* 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 |

Score & Notes
4

* 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 |

Score & Notes
3

d) Other factors

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

- | |
|--|
| 5) Principal components of formal arboricultural features, or veteran trees |
| 4) Tree groups, or principal 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) |
| -1) Trees with poor form or which are generally unsuitable for their location |

Score & Notes
4

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | |
|---|
| 5) Immediate threat to tree inc. s.211 Notice |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes
1

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 |

Add Scores for Total:
17

Decision:
TPO- Yes

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 17/08/2023	Surveyor: Matthew Alford
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Tree details	
TPO Ref (if applicable):	Tree/Group No: 2KJ3 Species: Silver Maple
Owner (if known):	Location: Chase Cottage, Purley Chase Lane, Mancetter CV9 2RQ

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes
5

* 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 |

Score & Notes
4

* 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 |

Score & Notes
3

d) Other factors

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

- | | | | |
|--|--|--------------------------|---|
| 5) Principal components of formal arboricultural features, or veteran trees | <table border="1"> <tr> <td>Score & Notes</td> </tr> <tr> <td>4</td> </tr> </table> | Score & Notes | 4 |
| Score & Notes | | | |
| 4 | | | |
| 4) Tree groups, or principal 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) | | | |
- 1) Trees with poor form or which are generally unsuitable for their location

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | | | | |
|---|--|--------------------------|---|
| 5) Immediate threat to tree inc. s.211 Notice | <table border="1"> <tr> <td>Score & Notes</td> </tr> <tr> <td>1</td> </tr> </table> | Score & Notes | 1 |
| Score & Notes | | | |
| 1 | | | |
| 3) Foreseeable threat to tree | | | |
| 2) Perceived threat to tree | | | |
| 1) Precautionary only | | | |

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 |

Add Scores for Total:
17

Decision:
TPO- Yes

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 17/08/2023	Surveyor: Matthew Alford
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Tree details	
TPO Ref (if applicable):	Tree/Group No: 2KJ4 Species: Sessile Oak
Owner (if known):	Location: Chase Cottage, Purley Chase Lane, Mancetter CV9 2RQ

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes
5

* 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 |

Score & Notes
5

* 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 |

Score & Notes
5

d) Other factors

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

- | |
|--|
| 5) Principal components of formal arboricultural features, or veteran trees |
| 4) Tree groups, or principal 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) |
| -1) Trees with poor form or which are generally unsuitable for their location |

Score & Notes
5

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | |
|---|
| 5) Immediate threat to tree inc. s.211 Notice |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes
1

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 |

Add Scores for Total:
21

Decision:
TPO- Yes

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 17/08/2023	Surveyor: Matthew Alford
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Tree details	
TPO Ref (if applicable):	Tree/Group No: 2KJ5 Species: London Plane
Owner (if known):	Location: Chase Cottage, Purley Chase Lane, Mancetter CV9 2RQ

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes
5

* 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 |

Score & Notes
4

* 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 |

Score & Notes
3

d) Other factors

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

- | |
|--|
| 5) Principal components of formal arboricultural features, or veteran trees |
| 4) Tree groups, or principal 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) |
| -1) Trees with poor form or which are generally unsuitable for their location |

Score & Notes
4

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | |
|---|
| 5) Immediate threat to tree inc. s.211 Notice |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes
1

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 |

Add Scores for Total:
17

Decision:
TPO- Yes

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 17/08/2023	Surveyor: Matthew Alford
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Tree details	
TPO Ref (if applicable):	Tree/Group No: 2KJ6 Species: Sycamore
Owner (if known):	Location: Chase Cottage, Purley Chase Lane, Mancetter CV9 2RQ

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes
5

* 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 |

Score & Notes
4

* 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 |

Score & Notes
3

d) Other factors

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

- | |
|--|
| 5) Principal components of formal arboricultural features, or veteran trees |
| 4) Tree groups, or principal 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) |
| -1) Trees with poor form or which are generally unsuitable for their location |

Score & Notes
4

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | |
|---|
| 5) Immediate threat to tree inc. s.211 Notice |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes
1

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 |

Add Scores for Total:
17

Decision:
TPO- Yes

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 17/08/2023	Surveyor: Matthew Alford
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Tree details	
TPO Ref (if applicable):	Tree/Group No: 2KJ7 Species: London Plane
Owner (if known):	Location: Chase Cottage, Purley Chase Lane, Mancetter CV9 2RQ

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes
5

* 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 |

Score & Notes
4

* 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 |

Score & Notes
3

d) Other factors

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

- | |
|--|
| 5) Principal components of formal arboricultural features, or veteran trees |
| 4) Tree groups, or principal 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) |
| -1) Trees with poor form or which are generally unsuitable for their location |

Score & Notes
4

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | |
|---|
| 5) Immediate threat to tree inc. s.211 Notice |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes
1

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 |

Add Scores for Total:
17

Decision:
TPO- Yes

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 17/08/2023	Surveyor: Matthew Alford
------------------	--------------------------

Tree details	
TPO Ref (if applicable):	Tree/Group No: 2KJB Species: London Plane
Owner (if known):	Location: Chase Cottage, Purley Chase Lane, Mancetter CV9 2RQ

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes
5

* 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 |

Score & Notes
4

* 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 |

Score & Notes
3

d) Other factors

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

- | |
|--|
| 5) Principal components of formal arboricultural features, or veteran trees |
| 4) Tree groups, or principal 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) |
| -1) Trees with poor form or which are generally unsuitable for their location |

Score & Notes
4

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | |
|---|
| 5) Immediate threat to tree inc. s.211 Notice |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes
1

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 |

Add Scores for Total:
17

Decision:
TPO- Yes

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 17/08/2023	Surveyor: Matthew Alford
------------------	--------------------------

Tree details	
TPO Ref (if applicable):	Tree/Group No: 2KJ9 Species: Sessile Oak
Owner (if known):	Location: Chase Cottage, Purley Chase Lane, Mancetter CV9 2RQ

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes
3

* 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 |

Score & Notes
4

* 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 |

Score & Notes
3

d) Other factors

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

- | |
|--|
| 5) Principal components of formal arboricultural features, or veteran trees |
| 4) Tree groups, or principal 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) |
| -1) Trees with poor form or which are generally unsuitable for their location |

Score & Notes
4

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | |
|---|
| 5) Immediate threat to tree inc. s.211 Notice |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes
1

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 |

Add Scores for Total:
15

Decision:
TPO- Yes

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 17/08/2023	Surveyor: Matthew Alford
------------------	--------------------------

Tree details	
TPO Ref (if applicable):	Tree/Group No: 2KJA Species: Horse Chestnut
Owner (if known):	Location: Chase Cottage, Purley Chase Lane, Mancetter CV9 2RQ

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes
5

* 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 |

Score & Notes
4

* 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 |

Score & Notes
1

d) Other factors

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

- | |
|--|
| 5) Principal components of formal arboricultural features, or veteran trees |
| 4) Tree groups, or principal 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) |
| -1) Trees with poor form or which are generally unsuitable for their location |

Score & Notes
4

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | |
|---|
| 5) Immediate threat to tree inc. s.211 Notice |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes
1

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 |

Add Scores for Total:
15

Decision:
TPO- Yes

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 17/08/2023	Surveyor: Matthew Alford
------------------	--------------------------

Tree details	
TPO Ref (if applicable):	Tree/Group No: 2KJ8 Species: Sessile Oak
Owner (if known):	Location: Chase Cottage, Purley Chase Lane, Mancetter CV9 2RQ

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes
3

* 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 |

Score & Notes
4

* 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 |

Score & Notes
3

d) Other factors

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

- | |
|--|
| 5) Principal components of formal arboricultural features, or veteran trees |
| 4) Tree groups, or principal 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) |
| -1) Trees with poor form or which are generally unsuitable for their location |

Score & Notes
4

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | |
|---|
| 5) Immediate threat to tree inc. s.211 Notice |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes
1

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 |

Add Scores for Total:
15

Decision:
TPO- Yes

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 17/08/2023	Surveyor: Matthew Alford
------------------	--------------------------

Tree details	
TPO Ref (if applicable):	Tree/Group No: 2KJC Species: London Plane
Owner (if known):	Location: Chase Cottage, Purley Chase Lane, Mancetter CV9 2RQ

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes
5

* 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 |

Score & Notes
4

* 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 |

Score & Notes
3

d) Other factors

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

- | |
|--|
| 5) Principal components of formal arboricultural features, or veteran trees |
| 4) Tree groups, or principal 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) |
| -1) Trees with poor form or which are generally unsuitable for their location |

Score & Notes
4

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | |
|---|
| 5) Immediate threat to tree inc. s.211 Notice |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes
1

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 |

Add Scores for Total:
17

Decision:
TPO- Yes

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 17/08/2023	Surveyor: Matthew Alford
------------------	--------------------------

Tree details	
TPO Ref (if applicable):	Tree/Group No: 2KJD Species: Sycamore
Owner (if known):	Location: Chase Cottage, Purley Chase Lane, Mancetter CV9 2RQ

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes
5

* 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 |

Score & Notes
4

* 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 |

Score & Notes
3

d) Other factors

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

- | |
|--|
| 5) Principal components of formal arboricultural features, or veteran trees |
| 4) Tree groups, or principal 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) |
| -1) Trees with poor form or which are generally unsuitable for their location |

Score & Notes
4

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | |
|---|
| 5) Immediate threat to tree inc. s.211 Notice |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes
1

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 |

Add Scores for Total:
17

Decision:
TPO- Yes

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 17/08/2023	Surveyor: Matthew Alford
------------------	--------------------------

Tree details	
TPO Ref (if applicable):	Tree/Group No: 2KJE Species: Sycamore
Owner (if known):	Location: Chase Cottage, Purley Chase Lane, Mancetter CV9 2RQ

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes
5

* 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 |

Score & Notes
4

* 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 |

Score & Notes
3

d) Other factors

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

- | |
|--|
| 5) Principal components of formal arboricultural features, or veteran trees |
| 4) Tree groups, or principal 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) |
| -1) Trees with poor form or which are generally unsuitable for their location |

Score & Notes
4

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | |
|---|
| 5) Immediate threat to tree inc. s.211 Notice |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes
1

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 |

Add Scores for Total:
17

Decision:
TPO- Yes

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 17/08/2023	Surveyor: Matthew Alford
------------------	--------------------------

Tree details	
TPO Ref (if applicable):	Tree/Group No: 2KJF Species: Sycamore
Owner (if known):	Location: Chase Cottage, Purley Chase Lane, Mancetter CV9 2RQ

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes
5

* 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 |

Score & Notes
4

* 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 |

Score & Notes
3

d) Other factors

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

- | |
|--|
| 5) Principal components of formal arboricultural features, or veteran trees |
| 4) Tree groups, or principal 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) |
| -1) Trees with poor form or which are generally unsuitable for their location |

Score & Notes
4

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | |
|---|
| 5) Immediate threat to tree inc. s.211 Notice |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes
1

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 |

Add Scores for Total:
17

Decision:
TPO- Yes

Agenda Item No 9

Planning and Development Board

11 December 2023

**Report of the
Head of Development Control**

Appeal Update

1 Summary

1.1 The report updates Members on recent appeal decisions.

<p>Recommendation to the Board</p> <p>That the report be noted.</p>

2 Appeal Decisions

a) Delamere, Purley Chase Lane, Mancetter

2.1 This appeal is noteworthy because the proposal was for seven holiday lodges which as Members are aware, is often the subject of enquiries throughout the Borough. Here, the key issue was that the location was not considered to be “sustainable” relying almost wholly on the car given that footpath and cycle linkages were not considered to be safe or encouraging. Additionally, the appellant argued that this was a form of farm diversification, but the Inspector was not persuaded by this, because of the lack of substantive evidence to show that the additional use was required to support an existing business, or that any revenue raised would be used for farming purposes.

... 2.2 The appeal letter is at Appendix A.

b) 68 Dordon Road, Dordon

2.3 This is a useful decision as it confirms the objective of retaining the character and appearance of existing settings even if they are wholly residential. The open spaces around buildings are just as important as the built form itself. Here too, the potential impact on neighbouring residential development was significant because of the slope of the land in particular.

... 2.4 The appeal letter is at Appendix B.

c) **The Anchor Inn, Hurley Common**

2.5 This decision clearly upholds the Council's approach to new inappropriate development in the Green Belt and outside of settlements.

... 2.6 The appeal letter is at Appendix C.

3 Report Implications

3.1 Environment, Sustainability and Health Implications

3.1.1 The decisions reflect the content of Development Plan policy, particularly on sustainable development, the preservation of the openness of the Green Belt and retaining the existing character of an area.

The Contact Officer for this report is Jeff Brown (719310).



Appeal Decision

Site visit made on 6 September 2023

by **E Pickernell BSc MSC MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 06.11.2023

Appeal Ref: APP/R3705/W/23/3316942

68 Dordon Road, Dordon B78 1QN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Ian Brown against the decision of North Warwickshire Borough Council.
- The application Ref PAP/2021/0551, dated 22 September 2021, was refused by notice dated 20 September 2022.
- The development proposed is demolition of existing house, construction of 4 no. dwellings, garage, associated parking and access.

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are:
 - The effect of the proposal on the character and appearance of the area.
 - The effect of the proposed development on the living conditions of the occupiers of neighbouring properties and whether the proposal would provide acceptable living conditions for future occupiers with particular reference to privacy, outlook, noise and disturbance.

Reasons

Character and appearance

3. The appeal site is within a primarily residential area and is the last dwelling on Dordon Road before it turns into Whitehouse Road. Both of these streets are characterised by a variety of house types although the property at the appeal site is one of a group of bungalows on the east side of these roads. Although there is variety in the form of buildings in the area, plot widths are relatively consistent as is the position of buildings in relation to the road, behind front gardens or driveways, resulting in a linear pattern of development. This gives the area a degree of regularity which forms part of its character.
4. The appeal site is anomalous in this context in that it is larger than others in the area. It has a very wide frontage and a large front garden with the existing building set further back into the plot than most of the nearby dwellings. The site, in common with the adjoining plots, slopes down to the rear, meaning that houses of St Leonards View are at a lower level than the properties of Dordon Road and Whitehouse Road and are not widely visible from these streets in the vicinity of the appeal site. This, combined with the undeveloped nature of the

generous gardens adds to the attractive, spacious character of the area which is enhanced by highway verges and mature garden planting.

5. The proposal involves the replacement of the existing property with two dwellings fronting Dordon Road (plots 1 and 2) and two towards the rear of the site (plots 3 and 4) which would be accessed via a new driveway leading between plot 2 and 90 Whitehouse Road. Due to the topography of the site plots 3 and 4 would be lower than road level, however they would be clearly visible from Dordon Road through the gap between plots 1 and 2 and from the access point. The positioning of plots 3 and 4, deep into the site would result in a visual incursion into the existing swathe of garden land thereby eroding the spacious character of the area. The formation of a cul-de-sac would be at odds with the prevailing pattern of development, which is characterised by the regular, frontage development which exists in the area and would result in an incongruous appearance when viewed from the street.
6. The depth of the plots and consequently the size of the gardens, would be smaller than those of other properties in the vicinity and therefore the proposal would fail to respect the grain of the area. Furthermore, the span of the proposed properties would exceed those of others nearby and due to the tapering nature of the site, plots 3 and 4 would appear cramped in this context. This would be exacerbated by their large roofs and dormer windows which would add to their bulk and would harmfully erode the existing spacious character of the area.
7. I conclude that the proposal would have a harmful effect on the character and appearance of the area. It would therefore conflict with Policies LP1 and LP30 of the North Warwickshire Local Plan 2021 (LP) and paragraph 130 of the National Planning Policy Framework (the Framework) which seek to ensure that development proposals demonstrate a high quality of design, and respect and reflect the existing pattern, character and appearance of their setting.

Living conditions

8. Due to the topography of the site, plots 3 and 4 are lower than the adjacent properties at 66 Dordon Road and 90 Whitehouse Road (No. 66 and No. 90). The front dormer bedroom windows of the proposed dwellings on plots 3 and 4 would have oblique views toward the rear of these properties. Due to the relatively short distance from these windows to the rear of the existing properties, including windows to habitable rooms and raised decking areas, this would result in overlooking and a consequential loss of privacy to the rear gardens of these dwellings.
9. Overlooking would also occur from windows on the rear elevations of Nos. 66 and 90 to the bedrooms of plots 3 and 4, therefore resulting in a lack of privacy for future occupiers of these dwellings.
10. The positions of plots 3 and 4 in relation to No. 66 and No. 90 respectively, are very close to the boundary. This proximity, combined with the bulk of the proposed houses and their placement some way back into the plot, would have an overbearing impact upon the gardens of these properties. The result would be a detrimental impact on the outlook from the rear gardens of Nos. 66 and 90.

11. Furthermore, the proposed vehicular driveway would be in close proximity to the side elevation of No. 90 with a turning area adjacent to No. 66. This access road would serve 3 dwellings and therefore would be frequently used. The introduction of vehicular movements where there are currently none, adjacent to side facing windows in the case of 90 Whitehouse Road, and to private rear amenity areas in the case of both neighbouring properties, would result in noise and disturbance to the occupiers of these properties. Activity associated with use of the access, arising from headlights, car radios and exhaust fumes, which could occur at any time of the day or night, would cause harm to the living conditions of the occupiers of both No. 90 and No. 66.
12. The properties to the rear which front onto St Leonards View are on lower ground than the appeal site. The rear of both plots 3 and 4, at first floor level would contain a window serving a bathroom within the rear gable and a rooflight to a bedroom. Given that these would both be at a high level within the room they serve I am satisfied that limited overlooking towards the rear of properties at St Leonards View and their gardens would occur. Were I minded to allow the appeal, conditions could be imposed to ensure the rooflights were positioned so as to avoid overlooking from the rear bedroom windows of plots 3 and 4.
13. Whilst the gardens of the proposed development are smaller than is typical in the area, they are not so small that they could not provide adequate space for future occupiers to sit out, play and dry clothes. Therefore, the proposal makes sufficient garden space provision. The access drive would be very close to the side elevation of plot 2 which would contain windows to habitable rooms and no boundary treatment is proposed. The noise and disturbance associated with the use of the drive in such close proximity would create an unsatisfactory living environment for future occupiers.
14. Overall, I conclude that the proposed development would have a harmful effect on the living conditions of the occupiers of neighbouring properties and would fail to provide acceptable living conditions for future occupiers with particular reference to privacy, outlook, noise and disturbance. It would therefore conflict with Policy LP29 of the LP and paragraph 130 of the Framework which collectively seek to ensure that developments achieve a high standard of amenity for existing and future users and avoid unacceptable impacts upon neighbouring amenities.

Other Matters

15. My attention has been drawn to several other examples of developments which the appellant considers have the same characteristics as the appeal scheme. The Drayton Court development is a linear cul-de-sac perpendicular to the street, however there are other groups of houses in a similar backland position in the vicinity. As such the character of the surrounding area differs to that of the appeal site. The Fairfields Hill development comprises houses grouped around an access road. There are other roads leading off Fairfields Hill and other dwellings behind the frontage development in the vicinity. Therefore, the proposal would not be at odds with the prevailing pattern of development, as is the case with the appeal proposal. The Dunns Lane developments are both cul-de-sacs leading off the Lane. However, there is less consistency in the layout of development in the vicinity, compared with the area surrounding the appeal site with several buildings set back from the road frontage nearby.

16. Therefore, based on the details provided, none of the other sites referred to were in an area with such a degree of consistency of layout surrounding the appeal site and with the same lack of development behind the frontage. Therefore, I see limited parallels between the schemes referred to and the appeal scheme.
17. The proposal would provide additional dwellings in a reasonably accessible location and whilst the Council can demonstrate a 5 year housing land supply, the Framework aims to significantly boost the supply of homes. Given the modest scale of the development I attach moderate weight to this benefit. However, I attach significant weight to the conflict with the LP and the Framework with reference to character and appearance and living conditions of neighbouring and future occupiers.

Conclusion

18. I conclude that the proposals conflict with the development plan as a whole, and there are no material considerations, including the Framework, that would outweigh that conflict. Therefore, the appeal is dismissed.

E Pickernell

INSPECTOR



Appeal Decision

Site visit made on 18 September 2023

by E Worley BA (Hons) Dip EP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24 October 2023

Appeal Ref: APP/R3705/W/23/3316913

Delamere Purley Chase Lane, Mancetter CV9 2RQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Neal Pointon against the decision of North Warwickshire Borough Council.
 - The application Ref PAP/2022/0030, dated 14 January 2022, was refused by notice dated 30 November 2022.
 - The development proposed is described as 'Construct seven Holiday Lodges with associated access, car-parking, waste bin storage, services and landscaping'.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The development has already started, and work in relation to the improvements to the access including the laying of hardcore has begun. However, I cannot be certain that the work that has been carried out reflects the submitted plans. For the avoidance of doubt, I have determined the appeal based on the submitted plans.
3. Matters relating to the lawfulness or otherwise of the existing use of the site and work that has been carried out to the vehicular access, including the removal of vegetation within the highway verge, have been brought to my attention. However, these are not issues for me to consider under a Section 78 planning appeal. In the determination of the appeal, I can only have regard to the planning merits of the case.

Main Issues

4. The main issues are:
 - whether the proposed development would be in a suitable location having regard to accessibility to services;
 - the effect of the development on highway and pedestrian safety; and
 - the effect of the proposed development on the character and appearance of the area including landscape character.

Reasons

Accessibility to services

5. Policy LP1 of the North Warwickshire Local Plan adopted 2021 (LP) sets out the presumption in favour of sustainable development, and that planning applications that accord with the policies in the plan will be approved. Policy LP2 of the LP, refers to the spatial strategy and settlement hierarchy, and broadly seeks to direct new development to within development boundaries in settlements with accessibility to services. The site lies beyond a defined development boundary, in such cases Policy LP2 indicates that new development will not generally be acceptable, although there may be some instances where development may be appropriately located and would enhance or maintain the vitality of rural communities. Policy LP29 seeks, among other things, to encourage sustainable forms of transport focussing on pedestrian access and provision of bike facilities.
6. Policy LP13 of the LP supports proposals for farm diversification through the introduction of new uses onto established farm holdings, where it can be demonstrated that specific criteria are met. These include first and foremost that the development in terms of its scale, nature, location and layout would contribute towards sustaining the long-term operation and viability of the farm holding. The appeal submissions indicate that the holiday lodges would generate additional revenue to provide financial support to expand the farming enterprise at the holding, which includes raising goats for meat and market gardening. However, there is no substantive evidence that the proposal is required to support the growth and expansion of the existing rural business or that revenue arising from the development would be secured for use for such purposes. Accordingly, the proposal would not benefit from the support set out in LP Policy LP13.
7. Notwithstanding the existing use of the site, the proposal would be likely to generate a significant increase in the number of visitors, given the size of the lodges, each with 4 bedrooms and the potential for all year-round use. The appeal site is within walking distance of the edge of the village of Ridge Lane, where there are facilities including a public house, church, a corner shop and a bus stop. In the absence of any public footpath links to Ridge Lane, in order to get to the village, pedestrians and cyclists would be required to travel from the appeal site along Purley Chase Lane to its junction with Ridge Lane, where there is a footway. Purley Chase Lane is devoid of streetlights and roadside pavements, with traffic likely to be travelling at considerable speeds. Whilst the lane is not particularly heavily trafficked, I note that it is also used by HGV's leaving the nearby Mancetter Quarry. Moreover, the grass verges along the Purley Chase Lane are narrow in part and uneven due to the presence of ditches. They are therefore unsuitable for walking, cycling or wheelchairs. Consequently, considering the above factors, Purley Chase Lane would be an unsafe environment for pedestrians and cyclists.
8. It is therefore likely that visitors staying at the appeal site would be discouraged from carrying out journeys by foot or bicycle and that trips from the site to the village would be made by car. As such, the location of the proposed development would not provide access through a range of different means of travel and transport to local services and amenities. It would

therefore not be in a suitable location in relation to accessibility to services. In that regard it would fail to accord with LP policies LP1, LP2 and LP29.

Highway and pedestrian safety

9. Access to serve the holiday lodges is proposed via an existing field access to the land from Purley Chase Lane. Even if the access has been used previously, for the reasons set out above, the proposal is likely to result in an increase in vehicular movements.
10. Purley Chase Lane is a rural road with a single lane in each direction and a 60mph speed limit. I note concerns expressed by the Highway Authority (HA) that the appellant's ATC traffic survey, that was undertaken between the 7th & 13th September 2022, was not carried out at an appropriate time of year and was done so without licence. However, given that the highway is not in a residential area and there is no evidence to suggest that it is heavily used by school traffic, there is nothing before me to suggest that the results of the survey would have been influenced by the school holiday period or that it is otherwise not a robust assessment. Nor is there any conflicting evidence before me to suggest that the vehicle speeds that were recorded are not accurate.
11. Given the findings of the ATC survey, which confirm that vehicle speeds are more than 40mph, I agree that the guidance in MfS2 should not apply but rather the scheme should be assessed against the Design Manual for Roads and Bridges (DMRB). The submitted drawing No. DL601B 'Access and Visibility Splay' indicates that visibility splays of 2.4m X 177m to the right and 2.4m X 215m to the left respectively can be achieved. Whilst these distances exceed the visibility splays advocated by the HA, in accordance with the DMRB, the visibility appears to have been measured from a point further along the lane, beyond the appeal site boundary and the position of the access. Consequently, there is nothing before me to demonstrate that the required visibility splays can be achieved on land within the appellant's control and that the proposed access to serve the development would not have an adverse effect on highway safety, having regard to the visibility from the proposed access.
12. For the reasons set out above, it is unlikely that visitors staying at the holiday accommodation would walk along Purley Chase Lane to access the bus stop and services in Ridge Lane, or indeed to explore the local area. For this reason, I find that the proposal would not give rise to harm to pedestrian safety.
13. In light of the above considerations, I therefore conclude that, while the proposal would not have an adverse effect on pedestrian safety, it would harm highway safety. In that regard it would fail to accord with Policy LP29 of the LP in so far as it requires development to provide safe and suitable access to the site for all users. It would also fail to accord with the aims and objectives of the National Planning Policy Framework (the Framework) with regards to ensuring that development would achieve safe and suitable access to the site.

Character and appearance

14. The appeal site lies in an area of open countryside and comprises land between Purley Chase Lane to the front and an existing fishing lake to the rear. To one side there are existing agricultural buildings and residential properties beyond, and an area of woodland to the other side. It is used as a registered campsite, most recently accommodating 4 glamping pods, with a hardcore access drive

- from the highway to the front which runs through the site, which is otherwise mainly grass. The land is elevated in relation to the road and adjoining buildings and slopes down towards the fishing lake.
15. The proposal comprises the erection of 7 holiday lodges, in an irregular arrangement surrounded by new native woodland planting. The lodges would be single storey and constructed in timber boarding with sedum roofs with areas of timber decking. Each lodge would be accessed via pathways from the existing internal access track.
 16. The application is supported by a landscape and visual impact appraisal (LVIA). The report considers both the likely landscape and visual effects of the proposed development.
 17. The North Warwickshire Landscape Character Assessment 2010 (LCA) classifies the application site as falling within the Baddesley to Hartshill Uplands Area. The prevailing landscape character is one of wooded upland. The key characteristics of the area include a complex land use pattern made up of mining settlements, pasture and arable farmland, common land, areas of upland woodland, rock quarrying and spoil heaps. The outdoor recreational facilities and modern industrial buildings in the area are said to be generally absorbed by its prevailing wooded upland landscape.
 18. The LCA sets out that relevant landscape/management strategies to conserve and restore the character of the area seek to ensure new development reinforces the existing settlement pattern of small peripheral towns, retaining the rural character of scattered properties and farmsteads within; and that the design of any recreational facilities reflects the character of the existing landscape features. Ancient woodland should also be conserved and planting along woodland edges should favour native species.
 19. The LVIA concludes that while the construction phase would give rise to adverse effects of low/medium significance on the landscape characteristics and quality, as well as several of the identified receptors, any effects would be short term and localised. Once completed, the overall effect of the development on the landscape characteristics and quality would be beneficial and low in significance. Although the proposal would alter the topography of the site, new woodland planting would create a beneficial landscape feature of medium significance in the local landscape. In terms of visual impact, the LIVA concludes that the proposal would have a neutral effect of negligible significance from all viewpoints assessed and there would be no significant adverse landscape or visual effects as a result of the development.
 20. The Mancetter Neighbourhood Plan 2016 – 2029 (NP) identifies the view from the edge of the settlement of Ridge Lane across the fields to Purley Chase Lane as a key view. The view is towards but just beyond the edge of the Zone of Visual Influence of the proposed development at the appeal site. In addition to the new planting, the LIVA sets out that there will be no removal of landscaping to provide the required visibility splays. As such the holiday lodges would be screened from the lane and would therefore have no tangible effect on this locally important view.
 21. The proposal would introduce built form into an otherwise open area free of built development, and in contrast to the intermittent small-scale campsite use of the land. Nevertheless, despite the slightly elevated ground level of part of

the site in relation to the road, the proposed buildings would be modest in height and constructed using recessive external materials. The site is relatively well screened from Purley Chase Lane by the existing boundary planting and the development would be well contained in the wider landscape by the adjoining landscape features and nearby existing buildings. Accordingly, the development would integrate with its context and would not appear visually obtrusive in the rural landscape. Furthermore, in terms of visual impact public views of the development are likely to be limited and the effect in such views would also be relatively modest, particularly once the woodland planting becomes established.

22. The Council has expressed concerns regarding the practicalities of the proposed woodland landscaping within the appeal site given the size of the site. Whilst a detailed landscaping scheme has not been submitted as part of the proposals, there is nothing before me to suggest that an appropriate scheme could not be secured subject to a planning condition.
23. For the foregoing reasons I conclude that the proposal would not harm the character and appearance of the area or the landscape character. In that regard it would comply with the aims of Policies LP1 and LP14 of the LP, which include the need for development to integrate appropriately with the natural environment, and conserve, enhance, and where appropriate, restore landscape character, and Policy LP2 of the LP, in so far as it supports development beyond development boundaries where it would otherwise comply with the policies in the plan.
24. It would also accord with the collective aims of Policies DP1 and BE2 of the NP which require development to, among other things, to be appropriately located and of an appropriate scale and design, having regard to local character and the key landscape views and the aims of the Framework in so far as they seek to ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting.
25. The Council's refusal reason refers to Policy LP13 of the LP, however, for the reasons set out above, Policy LP13 is not relevant to the appeal proposal.

Other Matters

26. The proposal would increase the amount of holiday accommodation in the area, including the types of development for which potential opportunities were identified in the North Warwickshire and Hinckley and Bosworth Destination Management Plan (2017). There would also be economic benefits during the construction phase and once operational, through job opportunities and increased trade for local facilities and services. The proposal would also offer benefits in terms of landscape and biodiversity enhancements through new soft landscaping including native woodland. Nonetheless, these benefits would be relatively limited due to the scale of the development.
27. I have noted concerns raised by interested parties with respect to matters including the effect on existing infrastructure, future maintenance and operation of the site, foul water disposal, air quality and the effect on wildlife. However, as I have found the proposal to be unacceptable for other reasons, it is not necessary for me to explore these matters further.

Planning Balance and Conclusion

28. The proposed development would not lead to harm to the character and appearance of the area and local landscape or pedestrian safety. These are neutral matters in the planning balance.
29. The benefits of the scheme would be relatively limited and would not outweigh the harm that would occur because of the location of the development, having regard to accessibility to services, and the harm to highway safety I have identified. Therefore, the proposal would conflict with the development plan taken as a whole. Material considerations have not been shown to carry sufficient weight to indicate that a decision should be taken otherwise than in accordance with it.
30. Therefore, the appeal is dismissed.

E Worley

INSPECTOR

Appeal Decision

Site visit made on 10 October 2023

by E Worley BA (Hons) Dip EP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 November 2023

Appeal Ref: APP/R3705/W/23/3321810

Land Adjacent to Anchor Inn, Hurley Common, Hurley, Atherstone CV9 2LR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr J Gallagher against the decision of North Warwickshire Borough Council.
 - The application Ref PAP/2022/0502, dated 25 September 2022, was refused by notice dated 5 December 2022.
 - The development proposed is described as 'Building Plot for 3 new dwellings'.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The address of the appeal site given above is taken from the Council's Decision Notice rather than the planning application form, as it describes the location of the site more precisely than that used by the appellant, and I note that the revised description has been used on the appeal form.
3. The application was made in outline, with matters of access, appearance, landscaping, layout, and scale sought for approval. However, despite landscaping being included at the initial stage of the application process, it is clear from the appeal documents that landscaping is reserved for future consideration. I have determined the appeal accordingly.

Main Issues

4. The main issues are:
 - whether the proposal is inappropriate development in the Green Belt having regard to the National Planning Policy Framework (the Framework) and any relevant development plan policies;
 - the effect of the proposal on the openness of the Green Belt;
 - whether the development would be in a suitable location having regard to access to services; and
 - whether the harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations and if so, whether this would amount to the very special circumstances required to justify the proposal.

Reasons

Whether or not the development would be inappropriate

5. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Paragraph 149 of the National Planning Policy Framework (the Framework) states that the construction of new buildings in the Green Belt should be regarded as inappropriate subject to specified exceptions. One such exception is limited infilling in villages.
6. Policy LP1 of the North Warwickshire Local Plan 2021 (LP) sets out the presumption in favour of sustainable development, including that planning applications which accord with the policies in the plan will be approved without delay, unless material considerations indicate otherwise.
7. Policy LP3 of the LP sets out the extent of the Green Belt in the borough and the exceptions where specific development will be granted planning permission in the Green Belt, including that limited infilling may also be acceptable where a site is clearly part of the built form of a settlement, for example where there is substantial built development around three or more sides of a site.
8. The appeal site comprises a vacant parcel of land which lies at the end of a row of 6 residential properties, between 126 Hurley Common and the pub and its car park. It is contained by a close boarded timber fence to the side and front boundaries. There is open countryside beyond the pub, as well as to the rear of the site and on the opposite side of the road to the front of the site.
9. I note the appellant's assertion that the site is residential in character and is located within the built-up area of the settlement of Hurley Common and, due to the nature of the immediate context, would constitute infilling within the village. The site lies between the settlements of Hurley and Wood End, beyond a defined development boundary, however that in itself is not determinative.
10. Despite being sited between buildings within the existing short row of built development, the countryside surrounding the small group gives the site a relatively open rural context. Moreover, the group is separated from the nearest residential development, which, particularly on this side of the road, is sporadic and spacious in form, by a sizable gap. As such the site does not represent a clear continuous form of built development which is contiguous with the existing buildings in Hurley Common.
11. Consequently, given the dispersed development pattern of Hurley Common overall, the site is characterised as lying within the countryside rather than forming part of a village. Therefore, while the proposal would nevertheless fill a gap within the row of existing buildings, it cannot be regarded as infill within a village. Accordingly, the proposal would not fall within the exceptions listed at paragraph 149 of the Framework and would constitute inappropriate development in the Green Belt.
12. Paragraph 147 of the Framework states that inappropriate development is harmful by definition and should not be approved except in very special circumstances. Paragraph 148 of the Framework indicates that substantial weight must be given to any harm to the Green Belt.

13. I have found the site to be countryside rather than part of the village. Consequently, even though the development would be situated between existing buildings, it would nevertheless lead to encroachment of development into the countryside and as such would conflict with one of the main purposes of the Green Belt, to safeguard the countryside from encroachment.
14. My attention is drawn to the recent Green Belt Studies as part of the Central Bedfordshire Local Plan, which the appellant suggests endorses their view that there would be no conflict with the 5 purposes of including land within the Green Belt. However, the relevance of this to the effect of the proposed development at the appeal site on the Green Belt has not been demonstrated.
15. By virtue of its inappropriateness the proposal would therefore fail to accord with the provisions of Policies LP1 and LP3 of the LP and the aims of the Framework in relation to the protection of Green Belt land.

Openness

16. The fundamental aim of Green Belt policy, as set out in paragraph 137 of the Framework, is to prevent urban sprawl by keeping land permanently open. Notwithstanding the presence of the fence to the boundaries of the site, the land is otherwise free from built development. The absence of buildings also allows open views from the highway across the site, with trees, hedges and open countryside as part of the backdrop. Whilst it is narrower than other more substantial gaps in the development along Hurley Common, the site nevertheless forms a space between the neighbouring dwelling and the adjoining car park.
17. In spatial terms, the appeal proposal, for a terraced row of 2 storey dwellings on the site would result in built development where there is presently none. The footprint of the 3 dwellings and their bulk would inevitably lead to a loss of openness of the Green Belt. Having regard to the visual dimension of openness, the proposed dwellings would occupy a prominent position in the street scene and would be readily visible from the highway immediately to the front of the site, as well as in longer distance views on the approach to the site. This would also result in a reduction in the existing level of visual openness of the Green Belt.
18. For the foregoing reasons the proposal would result in a loss of Green Belt openness, both spatially and visually which would give rise to moderate harm to the openness of the Green Belt. In that regard, it would conflict with the Framework's fundamental purposes of including land within the Green Belt. As set out in the Framework I must attach substantial weight to this policy conflict.

Location

19. The Council's refusal reason cites policy LP2 of the LP, which sets out the spatial strategy and settlement hierarchy, and broadly seeks to direct new development to within development boundaries, at a level commensurate with the degree of accessibility to day-to-day services.
20. I note the appellant's suggestion that it could be argued that Hurley Common is an extension of Hurley and consequently it would fall within Category 4: *Other Settlements with a development boundary*, rather than Category 5: *All other*

locations of Policy LP2. However, it is not within my remit to comment on the categorisation of specific settlements, which is beyond the scope of this appeal.

21. As such, for the purposes of this appeal, the site lies beyond a defined development boundary where Policy LP2 indicates that new development will not generally be acceptable, although there may be some instances where development may be appropriately located and would enhance or maintain the vitality of rural communities, including new dwellings in specific circumstances, having regard to other policies in the plan.
22. There is a bus stop a short distance from the site, although I have not been provided with details of the frequency of services, as well as a pub and football and recreation grounds. There are a range of services and amenities within nearby Hurley, including a post office, village hall, convenience store and primary school. However, given the distance from the site and absence of streetlights along Hurley Common and Brickkiln Lane it is likely that this would discourage trips by foot or bicycle to access the services and amenities.
23. It is therefore likely that future residents of the development would be reliant upon private car travel to access services and amenities. Accordingly, there is clear conflict with the broad strategy for the distribution of development and subsequent increased travel by car. In that regard the proposal would fail to comply with Policy LP2 of the LP.

Other Considerations

24. The proposal would contribute positively towards housing supply, albeit this would be modest due to the scale of the development. As the Council can demonstrate a 5 year supply of housing land I attribute this limited weight. Whether or not there is a shortfall in the local plan housing provision, the evidence before me shows the Council to currently have a 5 year supply of deliverable sites, therefore I afford this limited weight.
25. The appellant also suggests there would be benefits in terms of the provision of windfall sites, however LP Policy LP2 sets out that such development would only be supported beyond development boundaries where it would accord with other policies in the plan. There is no specific support for the provision of open market housing in this location by other Policies, as such I afford this limited weight.
26. There would also be short term economic benefits of additional housing during the construction phase as well as longer term during occupation. Whilst these benefits are tempered by the modest amount of development, they nevertheless carry limited weight in favour of the proposal.
27. I note the appellants assertion that there is a desire from local residents to see the site developed, however, this does not in itself render the scheme acceptable. Moreover, it was evident at my site visit that the site is not particularly unsightly, consequently, any perceived benefits with regards to the appearance of the land would be of very limited weight.
28. The appeal submissions indicate that the dwellings could be self-build or affordable housing units. However, there is no substantial evidence in that regard and in the absence of any mechanism to restrict the properties as such, I cannot afford this any material weight. Moreover, even if the site was historically sold as a building plot, prior to the designation of the Green Belt, or

it were to be allocated for development in the future, these factors are not determinative to the appeal.

29. The Council do not raise any objection to the proposals in design terms, or in relation to the living conditions of the occupiers of neighbouring properties, and I have no reason to disagree. The appeal submissions also indicate that there would be no net loss to biodiversity. However, these are normal requirements of development and therefore neutral matters. It is also suggested that the proposal would enhance biodiversity, however in the absence of any specific details, I afford this very limited weight.
30. Matters raised by the appellant relating to the events leading up to the determination of the planning application fall beyond the scope of the assessment of the appeal proposal.

Green Belt Balance and Conclusion

31. I have found that the proposal would constitute inappropriate development in the Green Belt, which is by definition, harmful. In addition, it would also cause moderate harm to the openness of the Green Belt and would conflict with the purposes of including land within the Green Belt. Moreover, there is clear conflict with the development plan and the broad strategy for the location of development. Paragraph 148 of the Framework requires substantial weight to be given to any harm to the Green Belt. Very special circumstances will not exist unless the harm to the Green Belt and any other harm are clearly outweighed by other considerations.
32. I give some weight to the contribution that the proposal would make to housing supply, as well as to the economic benefits of the proposal. Limited weight is afforded to potential biodiversity benefits and enhancements to the appearance of the site.
33. Therefore, the substantial weight to be given to Green Belt harm, and any other harm, is not clearly outweighed by the other considerations sufficient to demonstrate very special circumstances.
34. For the reasons given above the appeal is dismissed.

E Worley

INSPECTOR

Agenda Item No 10

Planning and Development Board

11 December 2023

**Report of the
Chief Executive**

Exclusion of the Public and Press

Recommendation to the Board

To consider, in accordance with Section 100A(4) of the Local Government Act 1972, whether it is in the public interest that the public and press be excluded from the meeting for the following items of business, on the grounds that they involve the likely disclosure of exempt information as defined by Schedule 12A to the Act.

Agenda Item No 11

Authorisation to seek Injunction to prevent further unauthorised development and begin prosecution proceedings – Report of the Head of Legal Services

Paragraph 7 - Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime

Agenda Item No 12

Enforcement Notice - Report of the Head of Development Control

Paragraph 6 – by reason of the need to consider the making of an order.

In relation to the item listed above members should only exclude the public if the public interest in doing so outweighs the public interest in disclosing the information, giving their reasons as to why that is the case.

The Contact Officer for this report is Julie Holland (719237).