Amenity Evaluation for Tree Preservation Orders
Date: 2 May 2017

Replaces previous policy dated: 2005

Next review date: 2 May 2020

Policy type: Policy to ensure the systematic & repeatable evaluation of tree amenity values in accordance with the TCPA1990

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Document Review

<table>
<thead>
<tr>
<th>Version 2</th>
<th>Amendment to previous version</th>
<th>By</th>
<th>Date</th>
<th>Review Date</th>
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<tbody>
<tr>
<td></td>
<td>Inclusion of privately visible trees</td>
<td>L.M</td>
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<td>Green Infrastructure afforded weight</td>
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<td>Veteran trees afforded weight</td>
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Introduction

This document has been prepared to update document ‘Amenity Evaluation for Tree Preservation Orders, 2005’. This policy details the process for the review of trees within Torbay for the potential serving of new Tree Preservation Orders (TPOs).

Section 198(1) of the Town and Country Planning Act 1990 places a general duty upon Local Planning Authorities to make provision for the protection of trees by way of the serving of Tree Preservation Orders where it appears (to the Authority) ‘that it is expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area’. Prior to the serving of any new TPO it must be established that the subject trees have adequate amenity and upon review it is considered expedient to protect these trees. In basic terms, TPOs serve to prohibit the cutting down, uprooting, topping, lopping, wilful damage or destruction of trees without the Council’s consent.

National Planning Practice Guidance (NPPG) sets out guidelines for the implementation of the TPO system within online guidance ‘Tree Preservation Orders and trees in Conservation areas’.¹

Section 197 of the Town and Country Planning Act 1990 (as amended) requires planning authorities to make appropriate provision for the preservation and planting of trees as necessary in connection with granting planning permissions. This may be by way of planning conditions or the serving of TPOs. Given that the majority of planning conditions are time limited, it is recommended that TPOs are used to secure long term tree protection.

Amenity

Whilst the Town and Country Planning Act does not offer an exact definition of the meaning of amenity it has been variously described as:

"Pleasant circumstances or features, advantages.” (Ellis & Ruislip-Northwood UDC ([1920]) & FFF Estates v Hackney LBC ([1981])
“Visual appearance and the pleasure of its enjoyment”. (Cartwright v Post Office (1968))

Government guidance requires that TPOs should only be served on trees and woodlands where their removal would have a significant negative impact on the enjoyment of the local landscape by the public. Authorities are required to develop means of assessing amenity value (as defined above) in a structured and consistent way.

There is an obvious relationship between the level of visibility of any given tree to members of the public and the subsequent degree of amenity contributions that may ensue. The larger the tree, the greater the potential visual amenity contribution, and so it follows that one of the most important elements to be assessed will be a tree's size. In recognition of this, the points allocated to this factor are greater than with other categories.

The majority of trees are likely to be readily viewable from public spaces, such as parks, highways, footways, public rights of way and so on; however, the rolling topography of Torbay leads to dramatic and abrupt transitions of landscape and trees of suitable merit may be quickly lost from sight. It is therefore considered reasonable and in the wider public interest to accept trees for review where there is limited or no visibility from a public space but where a suitable number of members of the public can view the trees from private dwellings.2

Whilst it may be established that a tree can be seen with ease from a number of public or private locations this may not in itself warrant a TPO. A tree's individual, collective and wider impact must be assessed in terms of its size and form, future amenity potential, the amount of other trees in the landscape and the appropriateness of the tree in the local and wider context.

Young trees that might otherwise have been considered unimportant have potential to increase in size and visual prominence as they mature, therefore an important element of the assessment is a tree's future amenity value that may accrue over time.

Factors other than visual amenity benefits may be considered from time to time; for example, do they screen unpleasant views, are there any important wildlife attributes, historical associations, contributions as part of wider green infrastructure3, allied health benefits, storm water runoff resilience, local rarity and so on may all be matters for consideration. No prescriptive list is possible given the diverse circumstances of each assessment. Whilst these additional factors may be considered relevant to an assessment, each would not carry sufficient individual value in isolation to merit a new order being served.

**Expediency**

Once it is established that the trees and woodlands achieve the benchmarked level of amenity, the next element of the two part test is to consider if it is in fact expedient to serve a TPO.

In the context of trees within the planning system, the term expediency refers to whether or not it can be considered to be in the public interest to serve a TPO based upon the individual circumstances of the case. For example, it is unlikely to be

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2 Wilkinson Properties v RB Kensington & Chelsea
3 Torbay Council Green Infrastructure Delivery plan (2010)
considered expedient to protect trees that are under good arboricultural or silvicultural management, but it may be expedient to protect trees under development pressure or where land ownership transfer is proposed. Essentially, the most frequently encountered situation is where the Authority considers that trees are at risk of being pruned, felled or damaged in ways which would have a significant negative impact on the amenities of the area and that a public benefit would follow from the serving of an order.

The Appraisal Process

The requirement for the serving of a new TPO can arise from a wide range of sources including, but not restricted to:

- Review of historic area orders as per Secretary of State Guidance
- Requests from members of the public
- Enquiries from elected members
- Awareness of conveyancing of land where important trees are located
- Conservation area notifications
- In accordance with the Torbay Local Plan 2012-2030
- Planning development enquiries or planning consultations

To allow effective prioritisation of requests, officers will only review those that are clearly in the wider public interest and where a genuine threat is perceived. Initial desktop appraisals using GIS mapping, contour and topographical analysis, internet search tools and historic photography will be used in the first instance following which a site visit will be undertaken when considered appropriate. Where it is considered that amenity factors can be readily established using GIS tools, the initial appraisal is likely to be undertaken as a desk top survey.

Requests from members of the public to have trees protected should be made in writing stating the reasons for the request (the threat to the tree/s), the location of the tree and any other supporting information such as local awareness of historical context or wildlife associations. These requests will be treated with strict confidentiality. Wherever possible, submissions should be made electronically with supporting images to naturalenvironment@torbay.gov.uk

This initial review will consider the actual need or expediency for the serving of any order and only when it is considered that both potential/ sufficient amenity and expediency exists will the enquiry progress and a site visit follow.

In some cases access to land may be restricted and information must be collected from outside of the site. The Local Authority will not enter into initial dialogue with tree owners prior to the serving of provisional TPOs to reduce the possibility of pre-emptive tree felling or inappropriate pruning.

Once sufficient information has been gathered the amenity evaluation will be undertaken. Upon achieving a score of 15 or greater, a report will be prepared recommending the provisional serving of a new TPO.
The TPO type may be individual, group, woodland or area. The use of the area classification is now discouraged by the Secretary of State and is recommended for use only as a temporary or emergency measure. Review of the order should be made for re-classification to other forms of TPO wherever possible; however, this is subject to resource availability of the department and may not be undertaken immediately.

Adherence to this structured appraisal process will fully accord with Government guidance, allowing explanation to landowners as to why their trees have been protected in an open and transparent manner.

**Competency of persons using this policy**

Whilst this document is intended to be publically available for information purposes it is required that its application is undertaken by persons competent in the field of arboriculture.

A competent person is defined as ‘one who has training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task being approached’.

Skills of tree species identification, tree ageing, disease and hazard identification, an understanding of probable root growth patterns and an ability to undertake a contextual analysis of the importance of the tree in amenity terms are essential requirements.

Absence of this level of competency may lead to potential for inappropriate trees being protected and contentious enquiries to the Authority.
## Amenity Evaluation for Tree Preservation Orders 2017

### Amenity Evaluation For Tree Preservation Order’s

<table>
<thead>
<tr>
<th>Species:</th>
<th>Site:</th>
<th>Location:</th>
<th>Reference:</th>
<th>Date:</th>
<th>Assessor:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Tree size</td>
<td>Score</td>
<td>6. Suitability to the setting</td>
<td>Score</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. very small 2-5m²</td>
<td>1. Just suitable</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. small 5-10m²</td>
<td>2. Fairly suitable</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>3. small 10-25m²</td>
<td>3. Very suitable</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>4. medium 25-50m²</td>
<td>4. Particularly suitable</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>5. medium 50-100m²</td>
<td>7. Future amenity potential</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>6. large 100-200m²</td>
<td>0. Fully realised</td>
<td></td>
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<td></td>
<td></td>
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<tr>
<td>7. very large 200m²+</td>
<td>1. Limited</td>
<td></td>
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<tr>
<td>2. Age band for the species</td>
<td>2. Medium</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>1. Late mature. Full crown size achieved.</td>
<td>3. High</td>
<td></td>
<td></td>
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<tr>
<td>2. Mature. Middle half of life, possibly full height, moderately spreading laterally</td>
<td>6. Tree influence</td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td>4. Young. Recently planted or saplings, establishing well</td>
<td>0. Slight</td>
<td></td>
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</tr>
<tr>
<td>3. Conformity to typical species form</td>
<td>1. Insignificant</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-1. Poor form for species</td>
<td>9. Added factors ⁴ (max 2 added points)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0. Poor to acceptable form</td>
<td>Each additional factor scores one, excluding veteran tree factors which are scored as ³. (Max. 2 added factors).</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Average form</td>
<td>Important wildlife associations</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>2. Good form</td>
<td>Historical Association Local plan relevance</td>
<td></td>
<td></td>
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<tr>
<td>3. Particularly good form</td>
<td>Climate change resilience</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>4a. Public visibility</td>
<td>Storm water runoff interception scheme</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>1. Limited visibility from public spaces (glimpses from a few number of locations only)</td>
<td>Green Infrastructure associated benefits</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>2. Other features may block slightly but moderately appreciable from between 1 &amp; 4 public places</td>
<td>Allied health benefits</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Prominent and readily appreciable from well frequented places</td>
<td>Local plan relevance</td>
<td></td>
<td></td>
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<tr>
<td>4b. Private visibility</td>
<td>Local or nationally rare tree species</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>1. 0-10 properties within .5km radius</td>
<td>Veteran or ancient tree status</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. 11-50 properties within .5km radius</td>
<td>Local Plan relevance</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>3. More than 50 properties within .5km radius</td>
<td>Total Score (15 or greater is minimum score)</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>5. Other trees in the visual landscape ⁶</td>
<td>Notes</td>
<td></td>
<td></td>
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<tr>
<td>.5 Wooded surrounding. More than 70%, minimum 100 trees</td>
<td>ADD EACH FACTOR 1+2+3+4+5+6+7+8+9 = Rating figure</td>
<td></td>
<td></td>
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<tr>
<td>1. Many. 69 - 30%, 99 -50 trees</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Some. 30 - 10%, 49 -10 trees</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>3. Few. 0 - 10%, 9 or less trees</td>
<td></td>
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<td></td>
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<tr>
<td>4. None within .5km radius</td>
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</tbody>
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⁴ Not intended to be a prescriptive list
³ P12 – Veteran trees
⁶ Total number of trees visible within a .5km radius from the subject tree/s
Notes upon the Nine Elements of the Appraisal System

1. Size of the tree
The visual area of the crown is calculated by measuring the full height of the tree, deducting the length of clear stem below the canopy and multiplying by an average of the crown width when viewed from 2 aspects wherever possible. E.g. an 18m tall tree with a clear stem of 4m, average width of 8m will have a crown size of $112\text{m}^2$ and would achieve a score of 6.

A group of 2 or more trees that form one cohesive visual group will be assessed as one tree and are likely to be classified as a group for any new TPO.

2. Age band for the species
Typical life expectancies for most of the frequently encountered tree species within Torbay are given within Table 1. The assessor will consider the likely age of the specific species of tree using their experience of expected tree longevity in different settings and apply this to the commonly recognised age bandings.

3. Conformity to typical species form
This category uses the assessors experience to evaluate how closely a tree matches the typical natural form for the species or how appealing its form may be following any historic management works in the context of its setting. Trees with good natural characteristics, or appealing structural form following pollarding cycles or trees that contrast well with their setting are such examples.

4. Public and private visibility
   - Public visibility
     The assessor will first determine if the tree can be seen from public viewpoints and if so determine the appropriate score with consideration of anticipated levels of occupancy and actual usage of the space being an important factor (i.e. classification of road, pedestrianised area, low used footpath, bridleway, South West Coast Path and so on).

   - Private visibility
     Where the subject tree/s are not readily visible from public viewpoints, but may be viewable to an appropriate number of members of the public from residential properties the assessment will be undertaken using the private visibility criteria. The
number of properties that are able to see or may see the subject tree in the future is recorded.

5. Other trees in the visual landscape
The percentage of tree cover within the visual area considers the overall contribution of trees in the nearby surrounding area. It is intended to represent a visual impression as seen from ground level from different public viewpoints. The lower the surrounding tree population, the higher the amenity value and vice-versa.

- **Woodland surrounding** More than 70% of the visual area contains trees.
- **Many** Between 70 and 30% of the visual area contains trees.
- **Some** Between 30 and 10% of the visual area covered by trees.
- **Few** Less than 10% of the visual area covered by trees.
- **None** No other trees present in the area under consideration.

6. Suitability to the setting
The assessor will look to determine the suitability of the subject tree/s to its setting. Sometimes a tree or group of trees is particularly suitable to a certain setting or area with a particular character i.e. Weeping Willows hanging down over water, a row of oak trees in a country lane, specimen trees in the grounds of villas, well-spaced trees as part of formal or informal avenues and so on. Conversely trees may be less suitable and will not score as highly.

7. Future amenity potential
An assessment must be made on the tree’s future potential, i.e. will the tree or tree group have room to grow unchecked by pruning, will it be able to achieve full crown size for its species and will it eventually be seen by many to offer a reasonable degree of amenity value (private or public). Knowledge of a tree’s potential growth under various conditions is important to reach an accurate rating.

- **0 Potential already realised** - If the tree or trees are presently at normal full size for the species their amenity value is likely to have been realised, therefore no rating is applied.
- **1 Some potential** - The tree or trees will continue to develop to contribute some amenity value in the future but may be largely blocked by a number of other features i.e. buildings or other trees or are approaching full size.
- **2 Medium potential** - The tree or trees bear adequate scope to develop unchecked but may be somewhat blocked by other features.
- **3 High potential** - The tree or trees have been appropriately planted in suitable locations where they can develop full crown size or managed form, allowing their desirable species attributes to be readily enjoyed.
8. Tree influence

Trees in urban situations are often found in close association with existing buildings and structures. This can lead to perceived or even real conflict between the differing attributes of a tree and neighbouring structures which can be difficult to quantify during the initial assessment exercise. For the purpose of this assessment a cursory assessment of readily visible potential impacts on significant structures is undertaken so that wholly inappropriate trees are not considered for protection.

It is anticipated that the assessor will continue the process towards serving of the provisional order if other elements score appropriately. The opportunity will then be available for interested parties to submit detailed representations of evidence in relation to structural damage that will then be taken into consideration prior to final recommendation on confirmation of the TPO.

- **-1 Significant** - The trees have clear potential to pose a negative influence upon significant structures, and may be deemed a nuisance.
- **0 Slight** - The trees have only limited potential to negatively influence significant structures, little risk of being deemed a nuisance.
- **1 Insignificant** - The tree or trees are either too small or far enough away from any structure to be a significant influence at any point in their life cycle.

9. Additional factors

This category allows consideration of any special attributes that the tree may present that have not been recognised earlier.

- Commonly encountered factors may include:
- Screening unpleasant views? (present or in the future as part of a planning application)
- Historical associations (use of early edition Ordnance Survey Maps)
- Green infrastructure contributions
- Storm water resilience (Communities and Local Government, 2012)
- Local or nationally rare species
- Veteran trees.

No prescriptive list has been provided as each circumstance and tree may give rise to numerous scenarios and hence a wide range of additional special factors may be encountered. No more than two added factors may be attributed with the exception of the assessment for veteran trees.

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7 Inhabited buildings, listed features, structural retaining walls, statutory undertakers equipment (exc. phone lines), likely to exclude greenhouses, minor garden features, footpaths, driveways and so on.
8 (Torbay Green Infrastructure Delivery Plan, 2010)
9 National Planning Policy Framework (trees in the planning/development context)
10. The benchmarked final score

To achieve the necessary outcome of this amenity appraisal, that is to achieve ‘assessing amenity value in a structured and consistent way’, this appraisal system review has been field tested extensively by qualified arboriculturalists and early drafts of this policy have been modified to incorporate feedback received.

The benchmark figure of 15 or greater for the serving of a new TPO has been set to allow consistency of use and appropriate recommendations; taking into consideration the nine different factors. The methodology for the adoption of the benchmarked figure is set out as follows -

The top score of 31 is for a perfect tree, whereas a tree with a rating of 2.5 would be the lowest. A tree worthy of inclusion should be one that is well above the lowest rating.

The highest score a tree can achieve is 28 which is the sum of the maximum scores available from factors 1, 2, 3, 4, 5, 6, 8, & 9. Factor 7 is excluded from the calculation of a ‘maximum scoring tree’ as the future amenity potential of the tree will have been addressed within preceding factors, avoiding double counting and inaccurate evaluation.

The minimum score a tree can achieve is 2.5; this then establishes a scoring range of 2.5 – 28. A variety of trees were selected for evaluation during the field testing ranging from trees that were considered suitable for a TPO, those of nominal suitability and those trees which were considered to be wholly unsuitable for a variety of reasons. These were then tested using the revised appraisal system to ensure that a consistent, repeatable and reasonable result was derived. As with the original 2005 version of the amenity appraisal system the following conclusions were achieved

- Trees in the range 2.5 – 10 were considered to be wholly unsuitable for any new TPO.
- Trees in the range 11 – 21 were considered to be of satisfactory amenity value for a new TPO.
- Trees in the range 22 - 28 were clearly suitable and of significant present or future amenity importance.

It was determined during the original preparation of the amenity appraisal system, and as part of the review forming this revised document that a benchmarked score of 15 achieved a balance between excluding poorer trees of limited present or future amenity and allowing inclusion of trees of suitable merit.

Use of this policy will ensure that only those trees of appropriate amenity value are considered for protection where it is considered expedient to do so in accordance with legislative requirements.
General

The presence of a TPO should not dissuade applications to undertake reasonable works in accordance with good practise or works to address safety concerns. At all times, the Local Authority will seek to offer guidance and support to achieve a balance between the requirements of the tree owner and the wider public interests that are protected by the TPO.

It is important to note that the values given to each factor are designed to be assessed by a suitably qualified Arboriculturalist. Factors such as tree life expectancy, form, suitability to setting, root growth extent and influence on structures can only be objectively and systematically measured by experienced and qualified users who have knowledge of typical tree form for the species being reviewed, life expectancy and so on.

Tree condition

No separate section has been created to specifically consider overall tree condition. It is considered that elements of the consideration for Factors 3 ‘Conformity to Typical Species Form’ and Factor 7 ‘Future Amenity Potential’ will address structural form, either negatively or positively and likewise tree health and thus longevity is addressed within Factor 7.

Woodlands

The assessment criteria for determining the amenity value of woodlands will differ from groups and individuals given the distinct differences from other types of order in terms of protection of what may be considered poorer quality trees, requirement for a diverse age range of trees, likely reduced influence on structures across the woodland and so on. Essentially, protection will be recommended upon suitably sized tree communities that are larger than discrete groups. Regard will be paid to a broad canopy structure in height and age terms with flourishing or developing lower flora present.

If it is considered that the expediency test is satisfied, that the woodland is capable of self-succession and has appropriate levels of amenity then it is likely that it will be recommended for provisional protection.

Whether or not an order is made, the Authority will encourage landowners to bring their woodlands into proper management. If it is proven that the woodland is being managed in an appropriate manner, it would be unlikely for the Authority to serve or confirm an order if a provisional order had been served.

The creation of woodland management plans is actively supported and can be used to support applications for wide reaching works over extended time periods. Such plans, if created using a Forestry Commission template, can be used to seek grant aid funding for woodland improvement works.
Amenity Evaluation for Tree Preservation Orders 2017

Veteran trees.

‘...trees which, because of their age, size or condition are of cultural, historical, landscape and nature conservation value. They can be found as individuals or groups within ancient wood pastures, historic parkland, hedgerows, orchards, parks or other areas’\(^\text{10}\)

NPPF (National Planning Policy Framework, 2014) requires Local Authorities to refuse development applications which would result in loss or deterioration of irreplaceable habitats, including ancient woodlands and aged or veteran trees. Standing advice has been issued from Natural England and the Forestry Commission with regard to the responsibilities of Local Authorities when determining applications where veteran trees may be affected. This places a clear requirement upon the Authority to consider the protection of veteran trees as part of the planning process.

Where enquiries to protect veteran trees arise from outside of the development process (normally privately owned trees considered to be under threat), the Authority may consider it expedient to serve an order. However, the dead and dangerous exemption may allow for the pruning or even felling of a tree without consent, subject to various controls, conflicting with the requirement to preserve the niche habitats of veteran trees. The Authority will seek to engage with owners of veteran trees to find alternative solutions that do not adversely affect desired benefits such as branch shortening, installation of fencing, diversion of paths and moving of ‘targets’.

Further protection for veteran trees is afforded by the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats etc) Regulations 1994 and the Conservation (Habitats and Species) Regulations 2010.

To seek reasonable balance between the factor scoring of healthy full crowned trees against the desirable attributes of reduced crown, splits, cavities etc encountered within veteran trees an additional scoring of three is added within category nine, against any 2 factors. This seeks to ensure that appropriate consideration of protection of such trees is not weighted negatively when considered against younger; more structurally sound trees of increasing size and so on. The Authority will work with owners of such trees to advise on management works and options to allow safe retention of trees that would otherwise be of concern.

Notes upon the process of serving any new Tree Preservation Order.

- Initial threat to the tree received, assessed and decision to provisionally protect or not made – enquirer informed accordingly.

\(^\text{10}\) Definition taken from Natural England and Forestry Commission standing advice for planning authorities in relation to veteran tree management.
• Provisional TPO served, typically by recorded delivery post, all relevant parties (normally neighbours and landowners) served a copy, site notice placed prominently and the 28 day representation period commences.
• Any interested party may make representations relevant to the order, not just those parties initially served a copy.
• 28 day period for representations passes and a review of duly made submissions is undertaken. Provisional orders are limited in effect to 6 months at which point their protection lapses and they must be re-served if still considered necessary.
• TPO’s may then be confirmed without modification, modified or withdrawn following negotiations or review of representations.
• The original order is lodged with Land Registry for availability as part of property searches or resident request for viewing.
• Applications to work on protected trees can be made online via [http://www.torbay.gov.uk/tree-works/](http://www.torbay.gov.uk/tree-works/), by downloading a copy of the form or by requesting a paper copy of the form by contacting Natural Environment Services on 01803 207797 or emailing [naturalenvironment@torbay.gov.uk](mailto:naturalenvironment@torbay.gov.uk)
• Decisions in respect of tree work applications for trees protected by TPO’s can be refusal, refusal with alternative, approval or approval with conditions. Appeals can be lodged against adverse decisions or conditions attached within 28 days of the date printed on the decision notice. Details of how to appeal may be found within the guidance notes at the rear of the decision notice.
Bibliography


Amenity Evaluation for Tree Preservation Orders 2017