

Location **LANGLAND MANOR** Tree No. **T1** Date **20/02/2016** Assessor **MSALL**

Preliminary Assessment :- [enter N/A if NONE]

Area Woodland Group Individual

Refer to guidance notes Continue with inspection

Assessment of whether tree is exempt from protection or removal can be justified within 10 years

Is the tree a policy exemption?

1: Publicly owned trees under no known threat, i.e. in parks highways or churchyards, etc.

2: Statutory exemption not relating to conditions, i.e. hedge, etc.

3: Low visibility and little realistic possibility of becoming more so.

4: Small tree below a council agreed size threshold for protection.

5: Conflicts with local policy, i.e. detracts from setting of a listed building, etc.

Is the tree at high risk?

6: Dead, dying, diseased or declining.

7: Severe damage/structural defects with no potential for recovery.

8: Instability, i.e. poor anchorage, increased exposure, etc.

Is the tree an inconvenience or nuisance?

9: Excessive, severe and intolerable inconvenience to the extent that a DCLG is likely to authorise tree removal at appeal, i.e. dominance, debris, interference, etc.

10: Excessive, severe and intolerable physical damage to property to the extent that a DCLG is likely to authorise tree removal at appeal, i.e. severe structural damage to surfacing and buildings, etc.

Could the tree be removed for good management of the tree population?

11: Damage/structural defects with a low potential for recovery/improvement.

12: No realistic potential to improve.

13: Removal would benefit better adjacent trees, i.e. adverse physical interference, shading, etc.

14: Unacceptably expensive to retain.

15: Out of Character and/or unsuitable for setting.

**BS: 5837
C- GRADE**

Unsuitable for TPO

Suitable for TPO

Special Factors

Yes: Veteran Historic Rare Ecological

No:

Other Trees
0 = Many
1 = Not 0 or 2
2 = Few

Viewers
0 = Few
1 = Not 0 or 2
2 = Many

Soil
0 = 10-20 years
1 = Not 0 or 2
2 = >40 years

Size
0 = Small
1 = Not 0 or 2
2 = Large

Add scores for each four aspects and show the sum below to determine the level of suitability.

0 + 0 + 0 + 0 = **0**

Low Suitability (0 - 2)

No Known Threat	Perceived Threat	Known Threat	Immediate Threat
Yes	Yes	Yes	Yes
No need to TPO	Low Priority	Normal	Urgent
Yes	Yes	Yes	Yes

Average Suitability (3 - 5)

No Known Threat	Perceived Threat	Known Threat	Immediate Threat
Yes	Yes	Yes	Yes
No need to TPO	Low Priority	Normal	Urgent
Yes	Yes	Yes	Yes

High Suitability (6 - 8)

No Known Threat	Perceived Threat	Known Threat	Immediate Threat
Yes	Yes	Yes	Yes
No need to TPO	Low Priority	Normal	Urgent
Yes	Yes	Yes	Yes

No action Yes **Low Priority** Yes **Normal Priority** Yes **Urgent** Yes

TI

Tandridge District Council Tree Preservation Order (TPO) – Survey and Decision Guide

Date: 26/02/2016 Surveyor: RUSSELL BARK

TPO Ref (if applicable): _____ Tree/Group No: TI Species: FATSIA
 Location: LANGLAND MANNSIONS NW3 6AX

Part 1: Public visibility

Is the entire tree/s or part of the tree/s visible from a public highway, right of way, public open space or large number of occupied dwellings, or have the potential to do so?
**Consideration should also be given for those trees where a likely change of ownership or land use may increase visibility*

YES/NO
 [If NO then TPO will not be appropriate unless Part 2d (1, 2, 3) apply]
 Justification: YES FROM FINCHLEY ROAD

Part 2: Individual impact

a) **Condition:** Is the tree/s of good or typical condition and form for the species with no hazardous irremediable defects?

a) YES/NO (If NO then TPO not appropriate)
 Justification: YES
 b) YES/NO (If NO then TPO not appropriate)
 Justification: YES

b) **Retention span:** Is the future life expectancy of the tree/s likely to exceed 10 years?

**Consideration should also be given to any existing or foreseeable near future nuisance and for trees clearly outgrowing their context or significantly affecting the development of better quality trees*

c) **Local importance:** Is the tree/s of a size, or have the potential to reach a size, that removal or other actions would result in a significant negative effect on the visual amenities of the immediate local area?

c) YES/NO
 [If NO then TPO not appropriate unless (d) applies]
 Justification: NO

d) **Other factors:**

- 1) Does the tree have veteran or ancient status?
- 2) Is the tree rare or very unusual?
- 3) Do the trees form an important screen (not including managed hedges)?
- 4) Is the tree/s in a group that are important for their cohesion?
- 5) Is the tree to be planted as part of a planning condition?

d) Comments or non-visibility justification:

Part 3: Wider Impact

Would removal or other actions have a significant detrimental effect on the amenities of the wider local surroundings, landscape or character of a Conservation Area?
**Consideration should be given to the presence or lack of other prominent trees in the area and the suitability of the tree to its setting*

YES/NO
 Justification:

Part 4: Expediency

a) **Management of the tree:** Is the tree/s under best practice proactive arboricultural or forestry management that is likely to continue?

b) **Threats to the tree:** Is it believed that the amenity provided by the tree/s will be threatened by removal or other actions? Or is the tree/s of sufficient importance to public amenity that a precautionary TPO is expedient without a proven identifiable threat being present?

**Consideration should be given to both present and future threats, including the possibility of future changes of property ownership or management and general development pressure*

a) YES/NO
 If YES then a TPO is unlikely to be appropriate unless (b) applies.
 Justification:
 b) YES/NO
 Justification:
 Additional comments:
 TPO? YES NO

T1

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 19/02/16 Surveyor: RUSSELL BALL

Tree details
 TPO Ref (if applicable): Tree/Group No: T1 Species: FATSIA
 Owner (if known): Location:

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

* Relates to existing context and is intended to apply to severe irremediable defects only

Score & Notes
1 T1 IS EFFECTIVELY A LARGE SHRUB

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

*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

Score & Notes
1

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 - NOT A MEDIUM TREE BUT FORM DOESN'T MEET CRITERIA FOR SHRUBS

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

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

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:
5

Decision:
TPO INDEFENSIBLE

Location	LANGLAND MANNSONS NW3 6QA	Tree No.	TL	Date	20/02/2016	Assessor	MBALL
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Preliminary Assessment :- [enter N/A if NONE]

Area	<input type="checkbox"/>	Refer to guidance notes
Woodland	<input checked="" type="checkbox"/>	
Group	<input checked="" type="checkbox"/>	
Individual	<input checked="" type="checkbox"/>	Continue with inspection

Assessment of whether tree is exempt from protection or removal can be justified within 10 years

Is the tree a policy exemption?	1: Publicly owned trees under no known threat, i.e. in parks highways or churchyards, etc.	<input type="checkbox"/>	Unsuitable for TPO
	2: Statutory exemption not relating to conditions, i.e. hedge, etc.	<input type="checkbox"/>	
	3: Low visibility and little realistic possibility of becoming more so.	<input type="checkbox"/>	
	4: Small tree below a council agreed size threshold for protection.	<input type="checkbox"/>	
	5: Conflicts with local policy, i.e. detracts from setting of a listed building, etc.	<input type="checkbox"/>	
Is the tree at high risk?	6: Dead, dying, diseased or declining.	<input type="checkbox"/>	Unsuitable for TPO
	7: Severe damage/structural defects with no potential for recovery.	<input type="checkbox"/>	
	8: Instability, i.e. poor anchorage, increased exposure, etc.	<input type="checkbox"/>	
Is the tree an inconvenience or nuisance?	9: Excessive, severe and intolerable inconvenience to the extent that a DCLG is likely to authorise tree removal at appeal, i.e. dominance, debris, interference, etc.	<input checked="" type="checkbox"/>	Unsuitable for TPO
	10: Excessive, severe and intolerable physical damage to property to the extent that a DCLG is likely to authorise tree removal at appeal, i.e. severe structural damage to surfacing and buildings, etc.	<input checked="" type="checkbox"/>	
Could the tree be removed for good management of the tree population?	11: Damage/structural defects with a low potential for recovery/improvement.	<input type="checkbox"/>	Unsuitable for TPO
	12: No realistic potential to improve.	<input type="checkbox"/>	
	13: Removal would benefit better adjacent trees, i.e. adverse physical interference, shading, etc.	<input type="checkbox"/>	
	14: Unacceptably expensive to retain.	<input type="checkbox"/>	
	15: Out of Character and/or unsuitable for setting.	<input type="checkbox"/>	

SEE SECTION 5 OF AEC REPORT

Suitable for TPO

Special Factors		Veteran <input type="checkbox"/> Yes Historic <input type="checkbox"/> Yes Rare <input type="checkbox"/> Yes Ecological <input type="checkbox"/> Yes			
Other Trees 0 = Many 1 = Not 0 or 2 2 = Few	Viewers 0 = Few 1 = Not 0 or 2 2 = Many	Sule 0 = 10-20 years 1 = Not 0 or 2 2 = >40 years	Size 0 = Small 1 = Not 0 or 2 2 = Large	Add scores for each four aspects and show the sum below to determine the level of suitability.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	= 0	
Low Suitability (0 - 2) Yes		Average Suitability (3 - 5) Yes		High Suitability (6 - 8) Yes	
No Known Threat	Perceived Threat	Known Threat	Immediate Threat	No Known Threat	Perceived Threat
Yes	Yes	Yes	Yes	Yes	Yes
No need to TPO	Low Priority	Normal	Urgent	No need to TPO	Low Priority
Yes	Yes	Yes	Yes	Yes	Yes
No action	Yes	Low Priority	Yes	Normal Priority	Yes
				Urgent	Yes

Tandridge District Council Tree Preservation Order (TPO) – Survey and Decision Guide

Date: 20/02/2016 Surveyor: MURIEL BATH

TPO Ref (if applicable): Tree/Group No: Species:
 Location: URGELAND MANSSIONS NW3 6AQ T2 NORWAY (RED) MAPLE

Part 1: Public visibility

Is the entire tree/s or part of the tree/s visible from a public highway, right of way, public open space or large number of occupied dwellings, or have the potential to do so?
**Consideration should also be given for those trees where a likely change of ownership or land use may increase visibility*

YES/NO
 [If NO then TPO will not be appropriate unless Part 2d (1, 2, 3) apply]
 Justification: YES FROM FINCHLEY ROAD

Part 2: Individual Impact

a) **Condition:** Is the tree/s of good or typical condition and form for the species with no hazardous irremediable defects?

a) YES/NO (If NO then TPO not appropriate)
 Justification: YES

b) **Retention span:** Is the future life expectancy of the tree/s likely to exceed 10 years?

**Consideration should also be given to any existing or foreseeable near future nuisance and for trees clearly outgrowing their context or significantly affecting the development of better quality trees*

b) YES/NO (If NO then TPO not appropriate)
 Justification: NO SEE SECTION 5 OF REC REPORT

c) **Local importance:** Is the tree/s of a size, or have the potential to reach a size, that removal or other actions would result in a significant negative effect on the visual amenities of the immediate local area?

c) YES/NO
 [If NO then TPO not appropriate unless (d) applies]
 Justification:

d) Other factors:

- 1) Does the tree have veteran or ancient status?
- 2) Is the tree rare or very unusual?
- 3) Do the trees form an important screen (not including managed hedges)?
- 4) Is the tree/s in a group that are important for their cohesion?
- 5) Is the tree to be planted as part of a planning condition?

d) Comments or non-visibility justification:

Part 3: Wider Impact

Would removal or other actions have a significant detrimental effect on the amenities of the wider local surroundings, landscape or character of a Conservation Area?

**Consideration should be given to the presence or lack of other prominent trees in the area and the suitability of the tree to its setting*

YES/NO
 Justification:

Part 4: Expediency

a) **Management of the tree:** Is the tree/s under best practice proactive arboricultural or forestry management that is likely to continue?

a) YES/NO
 If YES then a TPO is unlikely to be appropriate unless (b) applies.
 Justification:

b) **Threats to the tree:** Is it believed that the amenity provided by the tree/s will be threatened by removal or other actions? Or is the tree/s of sufficient importance to public amenity that a precautionary TPO is expedient without a proven identifiable threat being present?

b) YES/NO
 Justification:
 Additional comments:

**Consideration should be given to both present and future threats, including the possibility of future changes of property ownership or management and general development pressure*

TPO? YES/NO

T2

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 20/07/2016 Surveyor: MUSSEN BULL

Tree details
 TPO Ref (if applicable):
 Owner (if known):
 Tree/Group No: LANGUARD MANNSIONS NW3 6AA
 Location: T2 Species: NORWAY (RED) MAPLE

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

* Relates to existing context and is intended to apply to severe irremediable defects only

Score & Notes
 SEE SECTION 3.2 OF AEC REPORT

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

*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

Score & Notes
 0

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
 /

SCORED 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

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:
 5

Decision:
 TPO INDEFENSIBLE

Location	LANGLAND NATIONS NW1 6QA	Tree No.	T3	Date	20/02/2016	Assessor	NBAH
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Preliminary Assessment :- [enter N/A if NONE]

Area	Woodland		Refer to guidance notes
Group	Individual		Continue with inspection

Assessment of whether tree is exempt from protection or removal can be justified within 10 years

Is the tree a policy exemption?	1: Publicly owned trees under no known threat, i.e. in parks highways or churchyards, etc. 2: Statutory exemption not relating to conditions, i.e. hedge, etc. 3: Low visibility and little realistic possibility of becoming more so. 4: Small tree below a council agreed size threshold for protection. 5: Conflicts with local policy, i.e. detracts from setting of a listed building, etc.		Unsuitable for TPO
Is the tree at high risk?	6: Dead, dying, diseased or declining. 7: Severe damage/structural defects with no potential for recovery. 8: Instability, i.e. poor anchorage, increased exposure, etc.		
Is the tree an inconvenience or nuisance?	9: Excessive, severe and intolerable inconvenience to the extent that a DCLG is likely to authorise tree removal at appeal, i.e. dominance, debris, interference, etc. 10: Excessive, severe and intolerable physical damage to property to the extent that a DCLG is likely to authorise tree removal at appeal, i.e. severe structural damage to surfacing and buildings, etc.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
Could the tree be removed for good management of the tree population?	11: Damage/structural defects with a low potential for recovery/improvement. 12: No realistic potential to improve. 13: Removal would benefit better adjacent trees, i.e. adverse physical interference, shading, etc. 14: Unacceptably expensive to retain. 15: Out of Character and/or unsuitable for setting.		

SEE SECTION 5 OF AEC REPORT

Suitable for TPO

Special Factors		Veteran → Yes Historic → Yes Rare → Yes Ecological → Yes																																																			
Other Trees 0 = Many 1 = Not 0 or 2 2 = Few	Viewers 0 = Few 1 = Not 0 or 2 2 = Many	Sule 0 = 10-20 years 1 = Not 0 or 2 2 = >40 years	Size 0 = Small 1 = Not 0 or 2 2 = Large	Add scores for each four aspects and show the sum below to determine the level of suitability.																																																	
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Tandridge District Council Tree Preservation Order (TPO) – Survey and Decision Guide

Date: 10/02/2016 Surveyor: RUSSELL BARK

TPO Ref (if applicable): _____ Tree/Group No: T3 Species: HAUTHORN
 Location: WINKELWOOD MANOR, NW3 6AA

Part 1: Public visibility

Is the entire tree/s or part of the tree/s visible from a public highway, right of way, public open space or large number of occupied dwellings, or have the potential to do so?
**Consideration should also be given for those trees where a likely change of ownership or land use may increase visibility*

YES/NO
 [If NO then TPO will not be appropriate unless Part 2d (1, 2, 3) apply]
 Justification: YES FROM FINCHLEY ROAD

Part 2: Individual impact

a) **Condition:** Is the tree/s of good or typical condition and form for the species with no hazardous irremediable defects?

a) YES/NO (If NO then TPO not appropriate)
 Justification: YES

b) **Retention span:** Is the future life expectancy of the tree/s likely to exceed 10 years?
**Consideration should also be given to any existing or foreseeable near future nuisance and for trees clearly outgrowing their context or significantly affecting the development of better quality trees*

b) YES/NO (If NO then TPO not appropriate)
 Justification: NO SEE SECTION 5 OF AEC REPORT

c) **Local importance:** Is the tree/s of a size, or have the potential to reach a size, that removal or other actions would result in a significant negative effect on the visual amenities of the immediate local area?

c) YES/NO
 [If NO then TPO not appropriate unless (d) applies]
 Justification: _____

d) Other factors:

- 1) Does the tree have veteran or ancient status?
- 2) Is the tree rare or very unusual?
- 3) Do the trees form an important screen (*not including managed hedges*)?
- 4) Is the tree/s in a group that are important for their cohesion?
- 5) Is the tree to be planted as part of a planning condition?

d) Comments or non-visibility justification: _____

Part 3: Wider Impact

Would removal or other actions have a significant detrimental effect on the amenities of the wider local surroundings, landscape or character of a Conservation Area?
**Consideration should be given to the presence or lack of other prominent trees in the area and the suitability of the tree to its setting*

YES/NO
 Justification: _____

Part 4: Expediency

a) **Management of the tree:** Is the tree/s under best practice proactive arboricultural or forestry management that is likely to continue?

a) YES/NO
 If YES then a TPO is unlikely to be appropriate unless (b) applies.
 Justification: _____

b) **Threats to the tree:** Is it believed that the amenity provided by the tree/s will be threatened by removal or other actions? Or is the tree/s of sufficient importance to public amenity that a precautionary TPO is expedient without a proven identifiable threat being present?

b) YES/NO
 Justification: _____
 Additional comments: _____
 TPO? YES NO

**Consideration should be given to both present and future threats, including the possibility of future changes of property ownership or management and general development pressure*

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 20/02/2016 Surveyor: NUSSEN BALL

Tree details
 TPO Ref (if applicable):
 Owner (if known):
 Tree/Group No: T3 Species: AKUTHORN
 Location: LANPGUNY MANSION NLS3 6QA

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

* Relates to existing context and is intended to apply to severe irremediable defects only

Score & Notes
 1 SEE SECTION 7.3 OF REC REPORT

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

*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

Score & Notes
 0

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
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Score & Notes

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- 5) Immediate threat to tree inc. s.211 Notice
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Score & Notes

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:
 5

Decision:
 TPO INDEFENSIBLE

Location	LANDLAND MARSHES NWJ 60th	Tree No.	T4	Date	20/02/2011	Assessor	MBALL
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Preliminary Assessment :- [enter N/A if NONE]

Area	Woodland		Refer to guidance notes
Group	Individual		Continue with inspection

Assessment of whether tree is exempt from protection or removal can be justified within 10 years

Is the tree a policy exemption?	1: Publicly owned trees under no known threat, i.e. in parks highways or churchyards, etc. 2: Statutory exemption not relating to conditions, i.e. hedge, etc. 3: Low visibility and little realistic possibility of becoming more so. 4: Small tree below a council agreed size threshold for protection. 5: Conflicts with local policy, i.e. detracts from setting of a listed building, etc.		Unsuitable for TPO
Is the tree at high risk?	6: Dead, dying, diseased or declining. 7: Severe damage/structural defects with no potential for recovery. 8: Instability, i.e. poor anchorage, increased exposure, etc.		
Is the tree an inconvenience or nuisance?	9: Excessive, severe and intolerable inconvenience to the extent that a DCLG is likely to authorise tree removal at appeal, i.e. dominance, debris, interference, etc. 10: Excessive, severe and intolerable physical damage to property to the extent that a DCLG is likely to authorise tree removal at appeal, i.e. severe structural damage to surfacing and buildings, etc.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
Could the tree be removed for good management of the tree population?	11: Damage/structural defects with a low potential for recovery/improvement. 12: No realistic potential to improve. 13: Removal would benefit better adjacent trees, i.e. adverse physical interference, shading, etc. 14: Unacceptably expensive to retain. 15: Out of Character and/or unsuitable for setting.		

SEE SECTION 5 OF AEC REPORT

Suitable for TPO

Special Factors		No	Yes	Veteran Historic Rare Ecological	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>																																																
Other Trees 0 = Many 1 = Not 0 or 2 2 = Few	Viewers 0 = Few 1 = Not 0 or 2 2 = Many	Sule 0 = 10-20 years 1 = Not 0 or 2 2 = >40 years	Size 0 = Small 1 = Not 0 or 2 2 = Large	Add scores for each four aspects and show the sum below to determine the level of suitability.																																																	
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Tandridge District Council Tree Preservation Order (TPO) – Survey and Decision Guide

Date: 20/02/2016 Surveyor: INSKELL VALL

TPO Ref (if applicable): Tree/Group No: T4 Species: WHITEBEAM
 Location: UNGLAND MANSIONS N43 6QH

Part 1: Public visibility

Is the entire tree/s or part of the tree/s visible from a public highway, right of way, public open space or large number of occupied dwellings, or have the potential to do so?
**Consideration should also be given for those trees where a likely change of ownership or land use may increase visibility*

YES/NO
 [If NO then TPO will not be appropriate unless Part 2d (1, 2, 3) apply]
 Justification: YES AS VIEWED FROM FINCHLEY ROAD

Part 2: Individual impact

a) **Condition:** Is the tree/s of good or typical condition and form for the species with no hazardous irremediable defects?

a) YES/NO (If NO then TPO not appropriate)
 Justification: YES

b) **Retention span:** Is the future life expectancy of the tree/s likely to exceed 10 years?
**Consideration should also be given to any existing or foreseeable near future nuisance and for trees clearly outgrowing their context or significantly affecting the development of better quality trees*

b) YES/NO (If NO then TPO not appropriate)
 Justification: NO - SEE SECTION 5 OF AEC REPORT

c) **Local importance:** Is the tree/s of a size, or have the potential to reach a size, that removal or other actions would result in a significant negative effect on the visual amenities of the immediate local area?

c) YES/NO
 [If NO then TPO not appropriate unless (d) applies]
 Justification:

d) Other factors:

- 1) Does the tree have veteran or ancient status?
- 2) Is the tree rare or very unusual?
- 3) Do the trees form an important screen (not including managed hedges)?
- 4) Is the tree/s in a group that are important for their cohesion?
- 5) Is the tree to be planted as part of a planning condition?

d) Comments or non-visibility justification:

Part 3: Wider Impact

Would removal or other actions have a significant detrimental effect on the amenities of the wider local surroundings, landscape or character of a Conservation Area?
**Consideration should be given to the presence or lack of other prominent trees in the area and the suitability of the tree to its setting*

YES/NO
 Justification:

Part 4: Expediency

a) **Management of the tree:** Is the tree/s under best practice proactive arboricultural or forestry management that is likely to continue?

a) YES/NO
 If YES then a TPO is unlikely to be appropriate unless (b) applies.
 Justification:

b) **Threats to the tree:** Is it believed that the amenity provided by the tree/s will be threatened by removal or other actions? Or is the tree/s of sufficient importance to public amenity that a precautionary TPO is expedient without a proven identifiable threat being present?

b) YES/NO
 Justification:
 Additional comments:
 TPO? YES/NO

**Consideration should be given to both present and future threats, including the possibility of future changes of property ownership or management and general development pressure*

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 20/02/2016 Surveyor: JUSTEN BALL

Tree details
 TPO Ref (if applicable): _____ Tree/Group No: T4 Species: WHITEBEAM
 Owner (if known): _____ Location: LANGLAND MANNSIONS NW3 6AN

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

* Relates to existing context and is intended to apply to severe irremediable defects only

Score & Notes
1 SEE SECTION 3.3 OF
REL REPORT

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

* 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

Score & Notes
0

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

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

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:
5

Decision:
TPO INDEFENSIBLE

Location	LAWDLAND NSL3 MANSIONS 60A	Tree No.	TS	Date	20/02/2016	Assessor	NBAU
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Preliminary Assessment :- [enter N/A if NONE]

Area	<input type="checkbox"/>	Refer to guidance notes
Woodland	<input type="checkbox"/>	
Group	<input type="checkbox"/>	Continue with inspection
Individual	<input checked="" type="checkbox"/>	

Assessment of whether tree is exempt from protection or removal can be justified within 10 years

Is the tree a policy exemption?	1: Publicly owned trees under no known threat, i.e. in parks highways or churchyards, etc.	<input type="checkbox"/>	Unsuitable for TPO
	2: Statutory exemption not relating to conditions, i.e. hedge, etc.	<input type="checkbox"/>	
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	7: Severe damage/structural defects with no potential for recovery.	<input type="checkbox"/>	
	8: Instability, i.e. poor anchorage, increased exposure, etc.	<input type="checkbox"/>	
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Could the tree be removed for good management of the tree population?	11: Damage/structural defects with a low potential for recovery/improvement.	<input type="checkbox"/>	Unsuitable for TPO
	12: No realistic potential to improve.	<input type="checkbox"/>	
	13: Removal would benefit better adjacent trees, i.e. adverse physical interference, shading, etc.	<input type="checkbox"/>	
	14: Unacceptably expensive to retain.	<input type="checkbox"/>	
	15: Out of Character and/or unsuitable for setting.	<input type="checkbox"/>	

SEE SECTION 5 OF AEC REPORT

Suitable for TPO

Special Factors		<table border="1"> <tr><td>Veteran</td><td><input type="checkbox"/></td><td>Yes</td></tr> <tr><td>Historic</td><td><input type="checkbox"/></td><td>Yes</td></tr> <tr><td>Rare</td><td><input type="checkbox"/></td><td>Yes</td></tr> <tr><td>Ecological</td><td><input type="checkbox"/></td><td>Yes</td></tr> </table>				Veteran	<input type="checkbox"/>	Yes	Historic	<input type="checkbox"/>	Yes	Rare	<input type="checkbox"/>	Yes	Ecological	<input type="checkbox"/>	Yes																																				
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Tandridge District Council Tree Preservation Order (TPO) – Survey and Decision Guide

Date: 20/02/2016 Surveyor: NUSSE BAU

TPO Ref (if applicable): Location: Tree/Group No: T5 Species: ELDERBERRY
LAKELAND MANSIONS
NW3 6QA

Part 1: Public visibility

Is the entire tree/s or part of the tree/s visible from a public highway, right of way, public open space or large number of occupied dwellings, or have the potential to do so?
**Consideration should also be given for those trees where a likely change of ownership or land use may increase visibility*

YES/NO
[If NO then TPO will not be appropriate unless Part 2d (1, 2, 3) apply]
Justification: YES AS VIEWED FROM FINCHLEY ROAD

Part 2: Individual impact

a) **Condition:** Is the tree/s of good or typical condition and form for the species with no hazardous irremediable defects?

a) YES/NO (If NO then TPO not appropriate)
Justification: YES

b) **Retention span:** Is the future life expectancy of the tree/s likely to exceed 10 years?

**Consideration should also be given to any existing or foreseeable near future nuisance and for trees clearly outgrowing their context or significantly affecting the development of better quality trees*

b) YES/NO (If NO then TPO not appropriate)
Justification: NO - SEE SECTION 5 OF AEC REPORT

c) **Local importance:** Is the tree/s of a size, or have the potential to reach a size, that removal or other actions would result in a significant negative effect on the visual amenities of the immediate local area?

c) YES/NO
[If NO then TPO not appropriate unless (d) applies]
Justification:

d) Other factors:

- 1) Does the tree have veteran or ancient status?
- 2) Is the tree rare or very unusual?
- 3) Do the trees form an important screen (not including managed hedges)?
- 4) Is the tree/s in a group that are important for their cohesion?
- 5) Is the tree to be planted as part of a planning condition?

d) Comments or non-visibility justification:

Part 3: Wider Impact

Would removal or other actions have a significant detrimental effect on the amenities of the wider local surroundings, landscape or character of a Conservation Area?

**Consideration should be given to the presence or lack of other prominent trees in the area and the suitability of the tree to its setting*

YES/NO
Justification:

Part 4: Expediency

a) **Management of the tree:** Is the tree/s under best practice proactive arboricultural or forestry management that is likely to continue?

a) YES/NO
If YES then a TPO is unlikely to be appropriate unless (b) applies.
Justification:

b) **Threats to the tree:** Is it believed that the amenity provided by the tree/s will be threatened by removal or other actions? Or is the tree/s of sufficient importance to public amenity that a precautionary TPO is expedient without a proven identifiable threat being present?

b) YES/NO
Justification:
Additional comments:
TPO? YES/NO

**Consideration should be given to both present and future threats, including the possibility of future changes of property ownership or management and general development pressure*

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 20/02/2016 Surveyor: NUSSELL DAN

Tree details
 TPO Ref (if applicable): Tree/Group No: TS Species: HAUSTRUM
 Owner (if known): Location: WINGLAND MANORIAL NSW 6211

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

* Relates to existing context and is intended to apply to severe irremediable defects only

Score & Notes
1

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

*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

Score & Notes
0

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
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- 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
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- 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

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

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:
5

Decision:
TPO INDEFENSIBLE