

# TPO/NO5/2020- Land to the rear of 175-187 Cotton Tree Lane. Officer's Notes

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## History

Around September 2020 the Principal Environment Officer was contacted by a concerned resident with regard to the tree subject to the Tree Preservation Order. A neighbour was seeking to remove the tree.

The resident was advised to check the ownership of the tree and contact the owner who is Trawden Parish Council. Both the concerned resident and the complainant contacted the Parish. The Parish contacted the Officer for advice.

The tree was discussed at the October Parish meeting during which it was decided to reply to the complainant that the Parish would not carry out any work to the tree. The complainants appealed to the Parish and in one email it clearly stated that one of the complainants was seeking to take matters into their own hands and privately pay a tree surgeon to remove the tree. At the December meeting of the Parish it was resolved that they would request a Tree Preservation Order be placed on the tree.

## Condition

The tree is a large Silver Birch located in the strip of land adjacent to allotment gardens. There two unoccluded pruning wounds at around a height of 3m. The tree has slight lean to the north but shows no evidence of root lift. At around 3.5m is the remains of an old nestbox. This has been fixed to the tree with some plastic tree strap. This should be removed at the earliest opportunity to prevent it from cutting into the tree.

There is no visible dead wood in the tree. The tree is in a healthy condition and demonstrates good form. It is a nice looking tree.

The tree is located between a fence and the kerb. The root flare at the collar is pushing against the fence causing a little damage. However, the garden does not form the curtilage of the adjacent property and the fence has been installed since the tree has been planted. The collar is also pushing against the kerb and has kicked it out a bit. However, at present this does present a hazard.

There is some cracking of tarmac within a meter of the tree. However, it is not directly in front of the tree and could as easily be attributed to the coniferous shrubs adjacent to the tree as to the Birch.

The predicted rooting environment of the tree is 4.3m when measured using BS 5837 methodology. As a result it is likely that the roots are well under the tarmac surface but not touching the yard walls of the adjacent properties. Future root growth could interact with the property walls. However, providing that these walls are well constructed it is highly likely that the roots will touch the wall and then divert laterally and not cause damage. Due to the road surface being impermeable this progression is likely to be extremely slow as water is restricted in this area.

Silver Birch are a species often used in developments close to properties as they are less likely to cause damage and do not have high water demands. As a result, planting a Silver Birch in this location is appropriate. However, it could have done with being set back into the garden a bit further.

## Amenity Value

The tree is located to the rear of terraced properties and situated on the edge of allotment gardens. The road is used by local residents making their way to Ball Grove Park and the tram tracks to the north of the tree.

The tree is clearly visible from Hollington Street and the entrance to the tram tracks at the side of LBS. There are glimpses of the tree from the eastern end of the tram tracks. The tree can also be seen over the buildings at the corner of the allotments on Lambeth Street and Cotton Tree Lane.

The tree forms part of a treescape of deciduous trees that make up the allotments and the tram tracks area. This contributes to the character of the area.

As such the tree does have a good amount of amenity value.



*Figure 1 - Tree from adjacent to LBS building*





*Figure 2 - Damage to kerb*



*Figure 3 - Tree and shrubs with tarmac cracking*





*Figure 4 - Damage to fencing*



*Figure 5 - Tree from Hollington Street*





*Figure 6 - Tree (middle) from tram tracks*

# Tree Evaluation for Preservation Order

<b>Date:</b>	23/03/2021	<b>Surveyor:</b>	Lee Johnson
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## Tree Details

<b>TPO Reference:</b>	TPO/NO5/2020	<b>Tree/Group Number:</b>	T1
<b>Owner:</b>	Trawden Parish	<b>Location:</b>	Land to rear of 175 - 187 Cotton Tree Lane
<b>Species:</b>	Silver Birch		

## Part 1 - Amenity Assessment

### a) Condition & suitability for TPO

Score	Condition	Suitability	Notes
5	Good	Highly Suitable	Tree is relatively free from defects. Slight lean to the north but nothing to worry about. This tree is in really good condition.
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

### b) Retention span & suitability for TPO

Score	Retention Span (years)	Suitability	Notes
5	100+	Highly Suitable	The constraints of the site may limit the trees life a little. That being said, there is no reason why this tree cannot be retained for 20+ years.
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

### c) Relative public visibility & suitability for TPO

*Consider realistic potential for future visibility with changed land use*

Score	Situation	Suitability	Notes
5	Very large trees with some visibility or prominent large trees	Highly Suitable	The tree is located adjacent to some allotment gardens. The route is used by local residents to get to the tram tracks and Ball Grove Park. Hence it is over medium occupancy. The tree is visible from surrounding streets and partially from the tram tracks.
4	Large 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 suitable	

## Additional Notes

The tree is in really good condition and is a nice looking tree. It's root flare is pushing against the fence and causing a little damage. However, it is likely that the tree was there before the fence. The tree is pushing out the kerb a little but this does not cause a hazard. There is some cracking to the tarmac surface but this is not directly in front of the tree and could be a result of action of the adjacent coniferous shrubs as much as it is the Birch. The remains of a nest box are located in the tree at around 3m along with the fastening tree strap. This should be removed to prevent future damage to the stem of the tree.



**d) Other factors**

*Trees must have accrued 7 or more points to qualify*

Score	Factor	Notes
5	Principal components of formal arboricultural features, or veteran trees	Tree is in nice condition and has good canopy.
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 non 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**

*Tree must have accrued 10 or more points to qualify*

Score	Condition	Notes
5	Immediate threat to tree inc. s.211 Notice	Informed via email that a neighbour was going to have the tree removed.
3	Foreseeable threat to tree	
2	Perceived threat to tree	
1	Precautionary only	

**Part 3 - Decision Guide**

Score	Retention Span (years)	Total Score	Decision
Any 0	Do not apply TPO	16	TPO
1-6	TPO indefensible		
7-11	Does not merit TPO		
12-15	TPO defensible		
16+	Definitely merits TPO		

**Surveyor Signature:**



**Date:**

23/03/2021

Tree Evaluation for Preservation Order

No.	Species	Age	Height (m)	Diam. (mm)	Crown Spread (m)	Height & Direction of first Branch (m)	Vitality	Remaining Contribution (Years)	Category	Comments	Recommendations
T1	Silver Birch	M	22	360	N3 E3 S3 W4	3S	G	20+	B2	<ul style="list-style-type: none"><li>Nice tree in good condition.</li><li>Slight lean to the north but nothing to worry about.</li><li>Some damage being cause to the kerb but not hazardous.</li><li>Some damage being caused to the fence. Not curtilage of property. Fence installed after tree planted.</li><li>Two unoccluded pruning wounds at around 3m.</li></ul>	<ul style="list-style-type: none"><li>Remove old nest box.</li><li>Monitor.</li></ul>