

# Tree Preservation Order Assessment Procedure

## Initial Assessment

Date: 28/6/2019

### 1.1. Site Details

Address: Lees Hall Quarry, Turnlee Road Glossop

### 1.2. Reason for assessment

Reference  
(if applicable)

- |                                       |                                     |                      |
|---------------------------------------|-------------------------------------|----------------------|
| a) Conservation Area notification (5) | <input type="checkbox"/>            |                      |
| b) Planning application (6)           | <input type="checkbox"/>            |                      |
| c) Strategic inspection (7)           | <input type="checkbox"/>            |                      |
| d) Emergency action (8)               | <input type="checkbox"/>            |                      |
| e) Review of existing TPO's (9)       | <input checked="" type="checkbox"/> |                      |
| f) Sale of council land               | <input type="checkbox"/>            |                      |
| g) Request from Councillor            | <input type="checkbox"/>            |                      |
| h) Request from Member of the public  | <input type="checkbox"/>            |                      |
| i) Other                              | <input checked="" type="checkbox"/> | Planning enforcement |

The site is covered by a DCC TPO dating back to 1959. It is an area order and only covers trees present when the TPO was made. i.e. trees over 50 years old.

Recent activity on site has lead to the felling of a significant number of trees. Discussions with DCC indicate that given questions over the age of the trees they will not be taking further action at this time

This leaves the trees/woodland vulnerable to further removal, although we have been advised that the works have been halted for the time being and we are anticipating a planning application

### 1.3. Site Survey (10)

- a) Date of visit: June 2019
- b) Inspected by Monica Gillespie
- c) Plan attached ? Yes  No
- d) Photos attached? Yes  No

### e) General Site description and background (11)

The woodland is on the site of a discussed quarry. Within the wooded area is an open area which has been used as a tree contractors yard for around 20 years or more. The rest of the area is wooded.

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The woodland is a designated wildlife site and contiguous with ancient woodland which is with the PDNP area

## 1.4 Desk Top Study

### Existing Designations

	On site	Adjacent to the site
Tree Preservation Order (12)	DCC TPO 61	
Conservation Area (13 and 14)	No	
Local Plan designation (15)	Countryside and green belt	
Landscape Character	Settled Valley Pastures	
Listed building	No	No
Archaeological Site /scheduled monument (16)	No	No
Site of Importance for Nature Conservation (17)	Wildlife site	Ancient woodland

### Land ownership

Mr Duckworth Hob Hobhill Farm, Hague Street, Glossop, Derbyshire SK13 8NS.  
And of 5 Kings Court Glossop

## 1.5 Initial assessment checklist

If the answer to any of these questions is yes it is unlikely that the tree/trees are suitable for inclusion in a Tree Preservation Order.

- a) Is land in the ownership of High Peak Borough Council ? (18 and 19)
- b) Is land in the ownership of Derbyshire County Council or The Peak Park Authority? (20 and 19)
- c) Is land in the ownership of National Trust? (19)
- d) Is land in the ownership of The Crown? (21)
- e) Is land in the ownership of National Health Service? (22)
- f) Are any trees in question dead, dying or dangerous? (23)
- g) Do any statutory obligations apply to the trees which would undermine the validity of the TPO eg Highways Act, Electricity Act etc? (24).
- h) Is there any evidence that the trees are causing an actionable nuisance or is such damage reasonably foreseeable? (25)
- i) Is the council likely to be liable to pay compensation in the event that an order is made and an application to fell is refused? (26 and 27)
- j) Is there any interest in the land by the Forestry Commission; Woodland Grant Scheme, Felling Licence or Forestry Dedication Covenant? (28 and 29).
- k) Are there any existing planning approvals on site which might compromise the retention of the trees? (30)
- l) Are the trees obviously cultivated for fruit production? (31)

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m) Are the trees on or adjacent to a statutory undertakers operational lane? (32)

n) Are the trees under good Arboricultural or silvicultural management ? (33)

**If yes to any of the above please provide more details**

Are trees suitable for detailed assessment?    Yes        No

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## 2. Detailed Amenity Assessment and scoring

### 2.1 Brief details of the tree(s)

<b>Species</b>	Various - woodland
<b>Height (estimate in m)</b>	Various
<b>Form</b>	
<b>Other</b>	

### 2.2 Scoring

<b>1</b>	<b>Visual amenity (34 and 35)</b>	
<b>10</b>	High visual Amenity Very large trees, or large trees that are prominent landscape features	
<b>7</b>	Relatively high visual amenity Large trees, or medium trees clearly visible to the public	Large area of woodland visible form various points around Glossop
<b>4</b>	Some visual amenity Medium trees, or larger trees with limited view only – important in locality	
<b>1</b>	Limited visual amenity Small trees, or larger trees visible only with difficulty – important to low number of people	
<b>0</b>	Low visual amenity Young, v. small, or trees not visible to the public, regardless of size	
	<b>Sub-total Score – visual amenity</b>	<b>7</b>

<b>3</b>	<b>Other exceptional circumstances (36 &amp; 37)</b> Note: More than 1 can apply	
<b>2</b>	Exceptional landscape value	
<b>2</b>	Historical associations	
<b>2</b>	Botanical interest or rarity	
<b>2</b>	Screening/buffering	
<b>2</b>	Part of a deliberate composition	
<b>2</b>	Conservation Area (in or next to)	
<b>2</b>	Contribution to setting of a listed building	
<b>2</b>	Veteran or ancient tree	

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<b>2</b>	Trees of particularly good form	
<b>2</b>	Assessment of the importance of Wildlife (17 & 45)	2 this is a wild life site and contiguous with ancient woodland
	Other – describe	
	<b>Sub total Other factors</b>	2

<b>3</b>	<b>Suitability of species for the location</b>	
	Would future replacement of trees reasonably be the same species in the same location (38)	Yes
	Landscape context - how do the trees relate to their surroundings (39)	The trees area typical of the landscape character of the area , with mature stands of trees associated with buildings
	Relative to house and garden	N/A
	Relative to Street	Because of the exposed location of the site the trees area visible from some distance.
	Relative to locality	The trees are in keeping with the landscape character of the area
	Canopy cover for ward	23.2 Whole ward – Simmondley 11.2 whole ward - Whitfield
<b>10</b>	Very suitable and in context	
<b>7.5</b>	Suitable	7.5 – some species not as typical of the landscape character
<b>5</b>	Fairly suitable – some issues	
<b>2.5</b>	Not really suitable to landscape context but make a contribution to the landscape as a whole	
<b>0</b>	Unsuitable or detrimental to landscape	
	<b>Sub – total suitability</b>	7.5

<b>4</b>	<b>Condition of the tree(s) (43 and 44)</b>	
	Comments including Brief notes on condition, past and future management (43)	
<b>5</b>	Good - <i>A sound, healthy tree needing little, if any attention</i>	5 individual trees may be in poor condition but the woodland as whole is good

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<b>3</b>	Fair - <i>A tree with minor, rectifiable defects, or in the early stages of decline.</i>	
<b>1</b>	Poor - <i>A tree with significant, non-rectifiable structural or physiological flaws.</i>	
<b>0</b>	Dead or dangerous	
	<b>Remaining longevity (in years)</b>	
<b>5</b>	100+	5 as a woodland
<b>4</b>	40-100	
<b>3</b>	20-40	
<b>2</b>	10-20	
<b>0</b>	<10	
	<b>Sub-total - condition</b>	<b>10</b>

## 2.3 Final score (44)

1. Visual amenity 10	7
2. Other factors 20	2
3. Suitability 10	7.5
4. Condition 10	10
<b>Total Score</b>	<b>26.5</b>

The above scoring is for guidance only and is a aid to assess the various aspects of the trees amenity and suitability for inclusion in a TPO. In general scores can be considered as follows

<20 – Not suitable for TPO

**20-25 – Consider making an order**

25+ – Apply TPO

## 2.4. Summary of assessment

2.4.1 The trees are suitable for inclusion in a TPO, indeed they have been within an area TPO for nearly 50 years

Current works have lead to the felling of a significant number of trees which although probably less than 50 years old are still a Signiant amenity and part of the woodland. The current works have been to extend the contractors yard are and not in line with good woodland management. The council are anticipating a planning application to deal with the works done to date and any future proposals.

Although it may be appropriate to exclude the contractors yard from the woodland TPO as this will need to be mapped carefully this has not been done at this stage.

This TPO will supersede the DCCTPO on this woodland which will effectively be obsolete for this area. It is not possible to revoke the whole TPO at this time as it is f a Glossop wide TPO which would take considerable work to replace with new orders.

## 2.5 Recommendation

In accordance with section 198 of the Town and Country Planning Act it is considered expedient in the interests of amenity to make provision for the preservation of this trees.

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## 2.6 Reason for making order

1. It is expedient in the interests of amenity.
2. The woodland is under potential threat of harm or removal.