

# Appeal Proof of Evidence

## Countryside Service – Tree Team

### Town and Country Planning Act 1990 Appeal against Refusal of Planning Permission

**Appeal:** APP/W0340/W/22/3312261

**Site:** Land Rear Of The Hollies, Reading Road, Burghfield  
Common, Reading West Berkshire RG7 3BH

**Proposal:** Erection of 32 dwellings including affordable housing,  
parking, and landscaping. Access via Regis Manor Road

**Date:** May 2023

**Council Reference:** 22/00244/FULEXT

**Appeal Hearing:** 6-9 June 2023

**Author:** Jon Thomas, Senior Tree Officer

## Appeal Proof of Evidence

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# 1. Introduction

## Qualifications

- 1.1 I am Jon Thomas, I have recently been appointed as Senior Tree Officer for West Berkshire District Council. Since October 2019 I was full time Tree Officer and before then a part time Assistant Tree Officer since April 2014. I have a BSc Hons degree, ABC Level 2 in Arboriculture, my Professional Tree Inspector certificate and am completing the ABC Level 4 qualification in Arboriculture at present. From July 2006 until April 2014 I was a full time Public Rights of Way Officer (then on slightly reduced hours from April 2014 to October 2019 at the same time a being an ATO).

## Introduction

- 1.2 This Proof of Evidence has been prepared in respect of an appeal lodged against the refusal of planning permission (Council reference 22/00244/FULEXT) for:

*Erection of 32 dwellings including affordable housing, parking, and landscaping. Access via Regis Manor Road.*

- 1.3 This Proof of Evidence relates to the following reason(s) for objection to the development:

3. *The proposed development by virtue of its size and siting, would result in the direct loss of trees the subject of TPO 201/21/0989. The loss of the trees is unacceptable especially as the proposal has not sought to minimise the impact on the existing TPO trees and also does not allow sufficient space on site to replace the trees that would be lost and this would have an adverse impact on the amenity and character of the area in which it is located.*

*The proposal is therefore contrary to policies ADPP1, CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006 - 2026 (adopted 2012) and advice contained within the NPPF.*

## 2. Impact on Trees

### Tree Preservation Orders and Site History

- 2.1 Two Tree Preservation Orders are recorded on site. TPO 835 was signed and sealed in November 2014 following the felling of a number of mature, open-grown trees within one of the existing fields in the October of that year. Photos and of the site at that time are included in Appendix A. Aerial photos of the site in 2010 and 2018 are included in Appendices B & C. A small number of the felled tree stems are still visible in the northern (lower) half of the site now.
- 2.2 TPO 835 was originally drafted as an Area Order, with preparations made for its revision to show individual trees, groups and the woodland. However the Order was not confirmed within the relevant period and so lapsed. A copy of this Order is at Appendix D.
- 2.3 TPO 989 was signed and sealed in 2019 at around the time of the adjacent development at Regis Manor Road. It reflects the intended changes to the earlier TPO 835. A copy of this Order is at Appendix E.
- 2.4 No objections were received by the Council to either Order within the statutory notice period of 28 days. One email of support requested TPO 989 was extended, however was not possible and would require a further TPO.
- 2.5 Government guidance states that the woodland element W1 of TPO 989 *“protect[s] the trees and saplings of whatever size within the identified area, including those planted or growing naturally after the Order was made. This is because the purpose of the Order is to safeguard the woodland as a whole, which depends on regeneration or new planting.”* [Paragraph 011 of [Tree Preservation Orders and trees in conservation areas - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/guidance/tree-preservation-orders-and-trees-in-conservation-areas)]. This is of relevance for part of tree group 68A.
- 2.6 In assessing whether a tree or trees are worthy of protection under a Tree Preservation Order, the Council uses the TEMPO scoring matrix. Guidance accompanying the matrix includes the following comment – *“The first thing to note in this section is the prompt, which reminds the surveyor to consider the ‘realistic potential for future visibility with*

*changed land use'. This is designed to address the commonplace circumstance where trees that are currently difficult to see are located on sites for future development, with this likely to result in enhanced visibility. The common situation of backland development is one such example."*

- 2.7 So the contention that the trees on site lack public visibility is countered within this methodology. Nevertheless trees under TPO 989 and within the Appeal site, area visible from surrounding estate roads and properties.
- 2.8 A search of the Council digital records has not yielded a contemporaneous TEMPO scoresheet, so one has been drafted for the threatened Oak stems in G2/ group 80. This is at Appendix G.

### **Relevant Policies**

- 2.9 Policy ADPP1 Spatial Strategy states that *"The role of the strategy is to achieve an appropriate balance between protection of the District's environmental assets and improving the quality of life for all, ensuring that necessary change and development is sustainable..."*
- 2.10 Policy CS14 Design Principles states that *"New development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area"* and makes a positive contribution to the quality of life in West Berkshire. It goes on to note that new developments will be expected to achieve, among other aspects the efficient use of land whilst respecting the density, character, landscape and biodiversity of the surrounding area. Specifically it will *"provide, conserve and enhance biodiversity and create linkages between green spaces and wildlife corridors."*
- 2.11 Policy CS18 Green Infrastructure states that *"The District's green infrastructure will be protected and enhanced... Developments resulting in the loss of green infrastructure or harm to its use or enjoyment by the public will not be permitted. Where exceptionally it is agreed that an area of green infrastructure can be lost a new one of equal or greater size and standard will be required to be provided in an accessible location close by."*
- 2.12 This policy defines Green Infrastructure as including *"natural and semi-natural green spaces – including woodlands, urban forestry, scrub etc."*

- 2.13 Policy CS19 Historic Environment and Landscape Character states that *“In order to ensure that the diversity and local distinctiveness of the landscape character of the District is conserved and enhanced, the natural, cultural, and functional components of its character will be considered as a whole.”*
- 2.14 The National Planning Policy Framework paragraph 131 states that: *“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that... existing trees are retained wherever possible.”*
- 2.15 Paragraph 174 of the NPPF states that *“Planning policies and decisions should contribute to and enhance the natural and local environment by: (a) protecting and enhancing valued landscapes [and] sites of biodiversity value; (b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services... and of trees and woodland.”*
- 2.16 Paragraph 180 of the NPPF covers Ancient Woodland, stating that *“development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused...”*

### **Assessment of Appeal Proposal**

- 2.17 The application is for 32 new dwellings within small fields bound by mature trees and hedges. The land slopes steeply away to the north, towards Pondhouse Copse Ancient Woodland, which the site abuts. The northern edge of the site falls under the 15m buffer to the Ancient Woodland. If one considers a 50m buffer to the Ancient Woodland (see [planners-manual-for-ancient-woodland.pdf](http://planners-manual-for-ancient-woodland.pdf) ([woodlandtrust.org.uk](http://woodlandtrust.org.uk))), even more of the site is contained within it.
- 2.18 The site includes a number of trees under TPO 989. These include two Groups G1 & G2 of trees which are effectively the mature field boundaries immediately behind the new dwellings at The Oaks, Reading Road (G1) and another perpendicular to that in the middle of the appeal area (G2). To the north, part of the red line boundary of the site falls under the Woodland W1 element of the same TPO. This confers protection on all trees, from seedlings upwards. Lastly there is an Ash T3 in the western part of the site under the TPO, which has been in a poor state of health and was due to be felled and replaced under a separate Tree Works Application.

- 2.19 Elsewhere on site are many others trees and some hedges, which are for the most part smaller and younger. There are several notable individual trees adjacent to or off site.
- 2.20 The application is accompanied by an Arboricultural Impact Assessment to British Standard BS 5837:2012 Trees in relation to design, demolition and construction, recommendations, by Keen Consultants. The trees have been graded according to the cascade system under the British Standard.
- 2.21 17 U-grade trees recommended for removal. It should be remembered that these may well have the greatest Ecological value due to cavities, exposed heartwood, wounds, cracks, splits and other niche environments.
- 2.22 The removal of U-grade trees in general, is only necessary given the proposed development will introduce new targets that may be affected by some of the hazards associated with trees in poorer health. Exceptions to this general rule would apply to trees presenting hazards to neighbouring properties.
- 2.23 No A-grade trees are recorded on site. However, tree 104 in the Keen Consultants paperwork is and A-grade Oak situated in an adjacent garden.
- 2.24 B-grade trees are found in tree groups G1 and G2 of TPO 989 – reference group 113 and 80 respectively in the Keen Consultants plans. Other B-grade trees are recorded; further northwest along the mature hedge containing group G2/ 80; in the northern part of the site (W1 of the Order/ Keen Consultants reference number 125); individual offsite trees to the south of the site and a hedge to the southwest (Keen Consultants reference number 97A).
- 2.25 The proposed layout has evidently tried to accommodate many of the trees on site, but there are significant losses and the design overall is compressed with little room for mitigation planting. Significant among the removals is the proposed felling of five stems (plus understorey) from group G2 of TPO 989/ Keen Consultants reference number 80. This is to accommodate the estate road near plot 14. If it is accepted that this tree line should be breached, it would make more sense to remove the C-grade trees slightly further north (trees 75-78 in the Keen report) rather than half of the B-grade TPO trees here. Such an alteration would require a revised layout, but would not necessarily require a reduction in housing numbers.



- 2.26 The reason given for the removal of trees from G2/ 80 is to do with the engineering requirements of the site. However there are various changes in levels throughout the site which would seem to require a greater or lesser degree of engineering depending on the chosen layout. This layout is to the detriment of trees forming part of G2/ 80 – whereas another layout need not be.
- 2.27 Also significant loss is the entire removal of overgrown hedge 92. This is a component part of the landscape in and immediately around the sites area – with trees and hedges dividing the land into discrete parcels of land. Although this hedge has been graded as C-class it could be brought into management and retained. In so doing it would provide instant landscaping and screening, whilst preserving some Ecological value at the same time. The site could be re-jigged to utilise this natural feature as an asset, rather than an impediment.
- 2.28 The Council is also concerned about the encroachments into the Woodland element of the TPO in the north of the site. Part of the Attenuation Basin and Open Space are situated here. Such land uses would obliterate any seedlings currently developing and put considerable anthropological pressure on the glade area which currently exists.
- 2.29 Infill and mass planting is proposed in three areas – Keen SOC paragraph 4.7 refers. Two of these (the southeastern boundary from Plots 1-5 and Plot 15; and the area northeast of Plots 21-23) have the potential to clash with the crowns of the existing TPO trees in these locations as the new planting develops. The crown spread of the TPO trees at these locations from their stems, is recorded as 8m and 9m average respectively – i.e. covering much of the width of these amenity areas and leaving little if any room for saplings to grow. In effect all but the peripheral parts of these planting areas should be considered likely to succeed without damaging existing TPO trees.
- 2.30 The remaining mass planting area proposed along the northwestern boundary, north of Plot 24 is largely occupied by existing trees and saplings (some in the W1 woodland area of TPO 989). So new infill planting in this area is likely to be limited. It is unlikely to offset the losses in Green Infrastructure resulting from the removals of C-grade hedge 91 and tree groups 68 & 68A.
- 2.31 The proposed street tree planting conforms to advice in NPPF paragraph 131. Street trees are usually small or medium sized at maturity and often fastigate varieties. So,

these trees should be considered a requirement of the NPPF and not as replacements for the five B-grade Oak stems of group 80 (G2 under TPO 989).

- 2.32 Realistically the proposed planting of 12-13 open grown trees around the open space in the north of the site offers the best mitigation for the loss of the 5 B-grade Oak stems from group 80/ G2 (and possibly the 3 C-grade trees from elsewhere on site). However given anticipated losses due to natural causes and vandalism whether five of these trees will successfully establish and reach the same stature and age remains to be seen.
- 2.33 Local Authorities often use the CAVAT method to quantify the value of their tree stock. The system is designed to express public amenity benefits in financial terms. It extrapolates from known UK planting and management costs, viewing trees as assets and based on their size and situation. A Quick CAVAT\* calculation of the value of one 650mm dbh stem in West Berkshire (with an asymmetrical crown and life expectancy of over 20 years as per the details in the Keen tree report), yields a value of £36,925 per stem [Appendix F].
- 2.34 So, extrapolating from the figure above, the five B-grade Oak stems proposed for removal from G80 have a cumulative value of £184,625. This total figure reflects the value of investing in landscaping planting and maintenance in order to achieve the necessary level of mitigation the proposal requires. The 12-13 tree replacements proposed fall well short of this value.

[\*note – ideally the Full CAVAT method (rather than the Quick method) is recommended to calculate the value of a group of trees. Each individual tree is evaluated – with the total for the group then being the sum of the five individual valuations. However due to time constraints the Quick method has been used in this instance to give a reasonable idea of the asset based value of the trees in G2 / 80]

- 2.35 The Council is concerned that the application is too congested, with little space for mitigation planting or landscaping and requires too many tree and hedge losses. Both of which could otherwise be designed out with a different layout. The proposed removals of good quality B-grade TPO trees and trees of any age within the TPO Woodland area are particularly unwelcome and not sufficiently mitigated. The application fails to explore alternative layouts that would either avoid and/ or minimise the impact on TPO trees and also allow sufficient space for commensurate replacement, by potentially considering a less intensive layout.

2.36 It is noted that the submitted layout has respected the required minimum 15m buffer strip to the Ancient Woodland which will help protect the woodland in accordance with NPPF paragraph 180. However, a concern remains about the lack of mitigation to reduce the pressures which will arise on this woodland by the number of new occupants on the site if it proceeded. For example, experience at other Ancient Woodland sites shows anthropological pressure from adjacent housing can cause significant damage to the specialist vascular plants of the ground and field layers. Recent site visits confirm the presence of a number of Ancient Woodland Indicator species and it is worth noting several can be seen developing in the southern fringe of the TPO woodland W1 /125 as well.

### **Policy Tests**

2.37 Given the removal of the trees overall from site which the application will require, plus the limited opportunity for successful mitigation planting the test in Policy ADPP1 for sustainable development has not been met.

2.38 The Policy CS14 test for development which “*respects and enhances the character and appearance of the area*” and “*conserve and enhance biodiversity and create linkages between green spaces and wildlife corridors*” is not met as large B-grade Oak stems are proposed for removal from G80, an entire hedgerow 91 and the trees within it are also shown for removal. These losses will break up and remove existing field boundaries acting as wildlife corridors and harm the character of the site currently as discrete land parcels bound by hedges and trees.

2.39 The removal of important Green Infrastructure is counter to the requirement in Policy CS18 that “*Green Infrastructure will be protected and enhanced*”. The existing GI is not protected and enhanced by the proposal, but rather removed and disaggregated in places. Whilst this Policy allows for losses in GI, the mitigation proposed is limited and unlikely to offset those losses.

2.40 The landscape character of the site – being small fields bound by trees and hedges is largely removed from the proposed layout, so the test in Policy CS19 that this is “*conserved and enhanced*” is not met.

2.41 The NPPF test in paragraph 131 that “*existing trees are retained wherever possible*” is not met in that significant, good quality site trees are not retained (G80 in particular)

when an alternative layout could be utilised allowing for their retention. Similarly other site trees and hedge 91 could be retained with a slightly different site layout.

2.42 The NPPF test of paragraph 174 that development should “*contribute to and enhance the natural and local environment*” is not met due to the tree and hedge losses already outlined. The mitigation planting will potentially clash with existing TPO trees and is not as generous around the Attenuation Basin and Open Space as characterised, because of the presence of existing trees in those areas.

2.43 Whilst the proposal does not directly harm the Ancient Woodland and a 15m buffer is proposed in accordance with NPPF paragraph 180, the concern that insufficient mitigation to offset anthropogenic impacts on the woodland remains.

### 3. Conclusion

3.1 The proposed development is contrary standing government advice, the NPPF, Policies ADPP1, CS14, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026).

3.2 The Local Planning Authority respectfully requests the appeal is dismissed.

# Appendix A

Appendix A – Site Photos Dated 9th October 2014











# Appendix B

# 2010 Air Photo

Currency 22 May 2010

Scale @ A4 = 1:1000



(c) GeoInformation

# Appendix C

# 2018 Air Photo

Currency 27 February 2018

Scale @ A4 = 1:1000



(c) APGB

# Appendix D

# Town and Country Planning Act 1990

## West Berkshire District Council

### (Land to the North West of Reading Road Burghfield Common Reading Berkshire) Tree Preservation Order 201/21/0835 2014

**WEST BERKSHIRE DISTRICT COUNCIL**, in exercise of the powers conferred on it by Section 198 of the Town and Country Planning Act 1990 hereby makes the following Order:-

#### 1. Citation

This Order may be cited as **West Berkshire District Council (Land to the North West of Reading Road Burghfield Common Reading Berkshire) Tree Preservation Order 201/21/0835 2014**

#### 2. Interpretation

- (1) In this Order "the authority" means West Berkshire District Council.
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

#### 3. Effect

- (1) This Order takes effect provisionally on the date on which it is made.
- (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall--
  - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
  - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

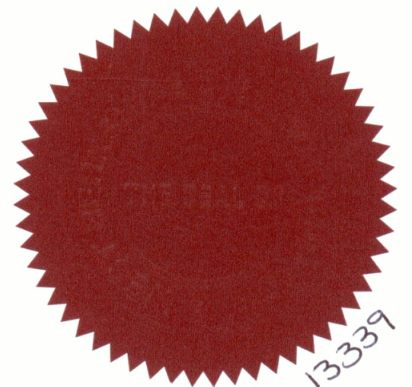
Dated this 14<sup>TH</sup> day of NOVEMBER 2014

**EXECUTED AS A DEED** by affixing the Common  
Seal of WEST BERKSHIRE DISTRICT COUNCIL

and authenticated by:

*S. Case*

Authorised by the Council to sign in that behalf



# SCHEDULE

## SPECIFICATION OF TREES

### Article 3

**Trees specified individually** (encircled in black on the map)

—

**Trees specified by reference to an area** (within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
A1	Mixed Species	Land to the North West of Reading Road Burghfield Common Reading Berkshire

**Groups of trees** (within a broken black line on the map)

—

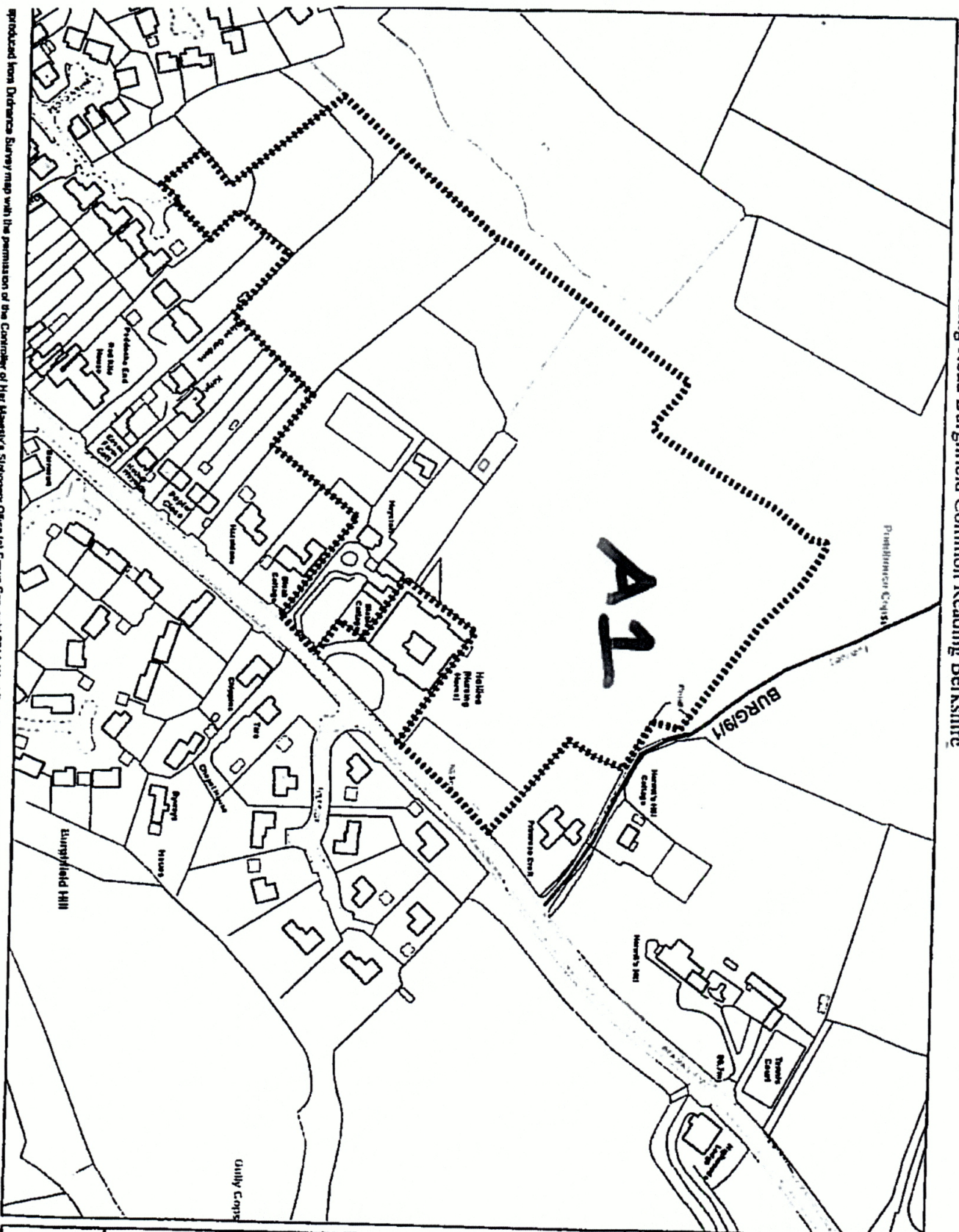
**Woodlands** (within a continuous black line on the map)

—



# Tree Preservation Order

Land to the North West of Reading Road Burghfield Common Reading Berkshire



- X Tree not covered by TPO (Tree positions approximate)
- (T) Individual Tree
- Area of Trees
- Group of Trees
- WM Woodland

Authorised Signature: *S. Croke*

Tree Preservation Order No: 2011/21/835

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31/10/2014  
 1:2500



# Appendix E

# Town and Country Planning Act 1990

## West Berkshire District Council

(Land to the North West of Reading Road, Burghfield Common, Reading,  
Berkshire) Tree Preservation Order 201/21/0989  
2019

WEST BERKSHIRE DISTRICT COUNCIL, in exercise of the powers conferred on it by Section 198 of the Town and Country Planning Act 1990 hereby makes the following Order:-

### 1. Citation

This Order may be cited as **West Berkshire District Council (Land to the North West of Reading Road, Burghfield Common, Reading, Berkshire) Tree Preservation Order 201/21/0989 2019**

### 2. Interpretation

- (1) In this Order "the authority" means West Berkshire District Council.
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

### 3. Effect

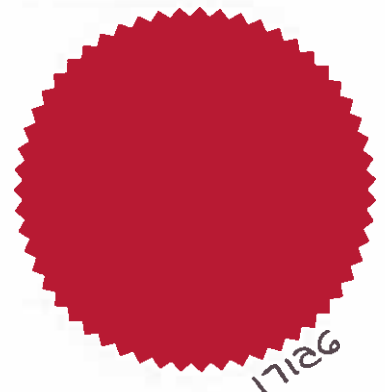
- (1) This Order takes effect provisionally on the date on which it is made.
- (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall--
  - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
  - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Dated this 1<sup>st</sup> day of October 2019

EXECUTED AS A DEED by affixing the Common  
Seal of WEST BERKSHIRE DISTRICT COUNCIL

and authenticated by:



Authorised by the Council to sign in that behalf

### CONFIRMATION OF ORDER

This Order was confirmed by the West Berkshire  
District Council without modification on the  
18<sup>th</sup> day of November 2019



Authorised by the Council to sign in that behalf

# SCHEDULE

## SPECIFICATION OF TREES

### Article 3

#### Trees specified individually (encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	Oak	Land to the North West of Reading Road, Burghfield Common, Reading, Berkshire

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T2	Oak	Land to the North West of Reading Road, Burghfield Common, Reading, Berkshire

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T3	Ash	Land to the North West of Reading Road, Burghfield Common, Reading, Berkshire

#### Trees specified by reference to an area (within a dotted black line on the map)

#### Groups of trees (within a broken black line on the map)

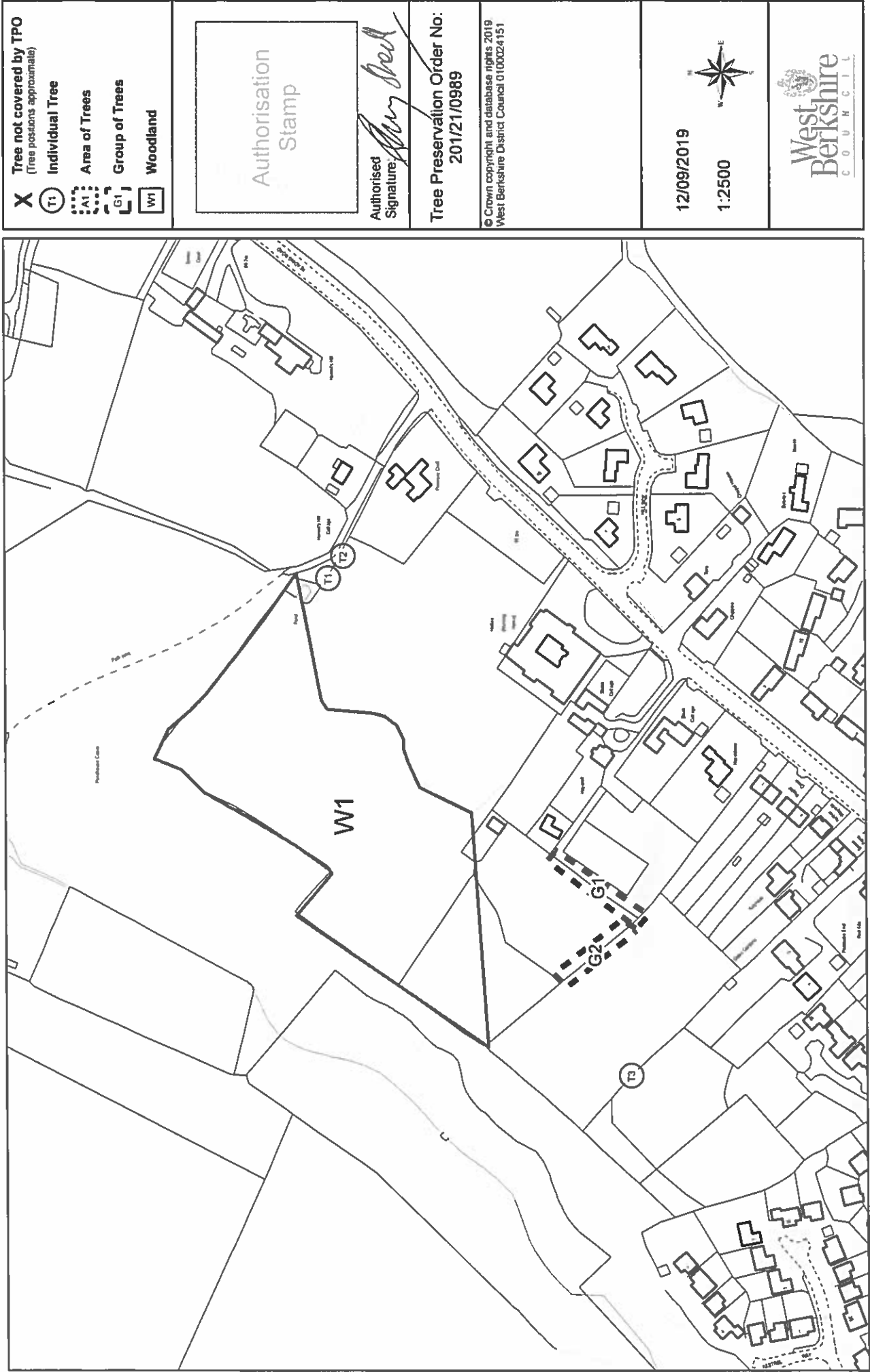
<i>Reference on map</i>	<i>Description (including number of trees of each species in the group)</i>	<i>Situation</i>
G1	13 Oak	Land to the North West of Reading Road, Burghfield Common, Reading, Berkshire

<i>Reference on map</i>	<i>Description (including number of trees of each species in the group)</i>	<i>Situation</i>
G2	7 Oak	Land to the North West of Reading Road, Burghfield Common, Reading, Berkshire

#### Woodlands (within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
W1		Land to the North West of Reading Road, Burghfield Common, Reading, Berkshire

# Land to the North West of Reading Road, Burghfield Common, Reading, Berkshire



**X** Tree not covered by TPO  
(Tree positions approximate)

**(T)** Individual Tree

**(A)** Area of Trees

**(G)** Group of Trees

**(W)** Woodland

Authorisation  
Stamp

Authorised  
Signature *[Signature]*

Tree Preservation Order No:  
201/21/0989

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West Berkshire District Council 0100024151

12/09/2019

1:2500





# Appendix F

# CAVAT Quick method

Spreadsheet to calculate the asset value of trees using the Quick method

Notes

Enter data and comments in grey boxes.  
 Data in white boxes are calculated automatically.  
 Hover cursor over red triangles for guidance notes.

Date:

Name:

Tree ID:

Tree Species:

Location:

CAVAT Steps	Data Input	Calculated Values
<b>1. Base Value</b> Stem Diameter (cm) Unit Value Factor <a href="#">Link to latest Unit Value Factor</a>	<input type="text" value="60 - &lt;70"/> <input type="text" value="£18.44"/>	
Base Value		<input type="text" value="£61,541.47"/>
<b>2. CTI Value</b> Community Tree Index (CTI) Factor <a href="#">Link to CTI factors spreadsheet</a>	<input type="text" value="100%"/>	
Community Tree Index (CTI) Value		<input type="text" value="£61,541"/>
<b>3. Functional value</b> Functional Factor	<input type="text" value="75%"/>	
Functional Value		<input type="text" value="£46,156"/>
<b>4. Life Expectancy</b> Life Expectancy	<input type="text" value="20 - &lt;40 years"/>	
<b>CAVAT VALUE</b>		<input type="text" value="£36,925"/>



# Appendix G

# TREE EVALUATION METHOD FOR PRESERVATION ORDERS (TEMPO):

## SURVEY DATA SHEET & DECISION GUIDE

Date: May 23	Surveyor: JT
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<b>Tree details</b> TPO Ref: 989 Owner (if known): Location: Land to NW of Reading Rd, Burghfield Common	Tree/Group No: G2	Species: Oak
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### Part 1: Amenity assessment

#### a) Condition & suitability for TPO:

Refer to Guidance Note for definitions

- 5) Good Highly suitable
- 3) Fair Suitable
- 1) Poor Unlikely to be suitable
- 0) Unsafe Unsuitable
- 0) Dead Unsuitable

<b>Score &amp; Notes</b>  5 - Normal for age and species
--

#### b) Remaining longevity (in years) & suitability for TPO:

Refer to 'Species Guide' section in Guidance Note

- 5) 100+ Highly suitable
- 4) 40-100 Very suitable
- 2) 20-40 Suitable
- 1) 10-20 Just suitable
- 0) <10 Unsuitable

<b>Score &amp; Notes</b>  5 - Capable of 200-300 years
--

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

Consider realistic potential for future visibility with changed land use; refer to Guidance Note

- 5) Very large trees, or large trees that are prominent landscape features Highly suitable
- 4) Large trees, or medium trees clearly visible to the public Suitable
- 3) Medium trees, or larger trees with limited view only Just suitable
- 2) Small trees, or larger trees visible only with difficulty Unlikely to be suitable
- 1) Young, v. small, or trees not visible to the public, regardless of size Probably unsuitable

<b>Score &amp; Notes</b>  3 - though will increase if developed
---

#### d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify – SUBTOTAL = 13

- 5) Principal components of arboricultural features, or veteran trees
- 4) Members of groups of trees that are important for their cohesion
- 3) Trees with significant historical or commemorative importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features

<b>Score &amp; Notes</b>  4 - old hedge line, strong linear feature in area
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### Part 2: Expediency assessment

Trees must have accrued 9 or more points to qualify; refer to Guidance Note – SUBTOTAL = 17

- 5) Known threat to tree
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only
- 0) Tree known to be an actionable nuisance

<b>Score &amp; Notes</b>  5 – 22/00244/fulext to remove part of G2
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### Part 3: Decision guide

- Any 0 Do not apply TPO
- 1-6 TPO indefensible
- 7-10 Does not merit TPO
- 11-13 Possibly merits TPO
- 14+ Definitely merits TPO

<b>Add Scores for Total:</b>  22	<b>Decision:</b>  Merit TPO
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