

**Tree Preservation Order**  
**Town and Country Planning Act 1990**  
**The Tree Preservation Order No 418 (2017)**  
**178 Howard Road, Sheffield**

The Sheffield City Council in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

**Citation**

1. This Order may be cited as Tree Preservation Order No 418 (2017) – 178 Howard Road, Sheffield

**Interpretation**

2.— (1) In this Order “the authority” means the Sheffield City 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.

**Effect**

3.— (1) Subject to article 4, 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.

**Application to trees to be planted pursuant to a condition**

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 1<sup>st</sup> day of December 2017

EXECUTED as a DEED )  
By the Sheffield City Council )  
Whose Common Seal was  
Hereunto affixed in the presence of )





17.955.3795

**SCHEDULE**

**Specification of trees**

**Trees specified individually**

(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	Acer Pseudoplatanus(Sycamore)	

**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>
	NONE	

**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>

**Woodlands**

(within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
	NONE	

**NOTES / REVISIONS:**

Notes:  
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**TREE SCHEDULE**

⊙ Tree specified individually  
 (Encircled in black on the map)

T1 ACER PSEUDOPLATANUS (Sycamore)

Trees specified by reference to a group - None

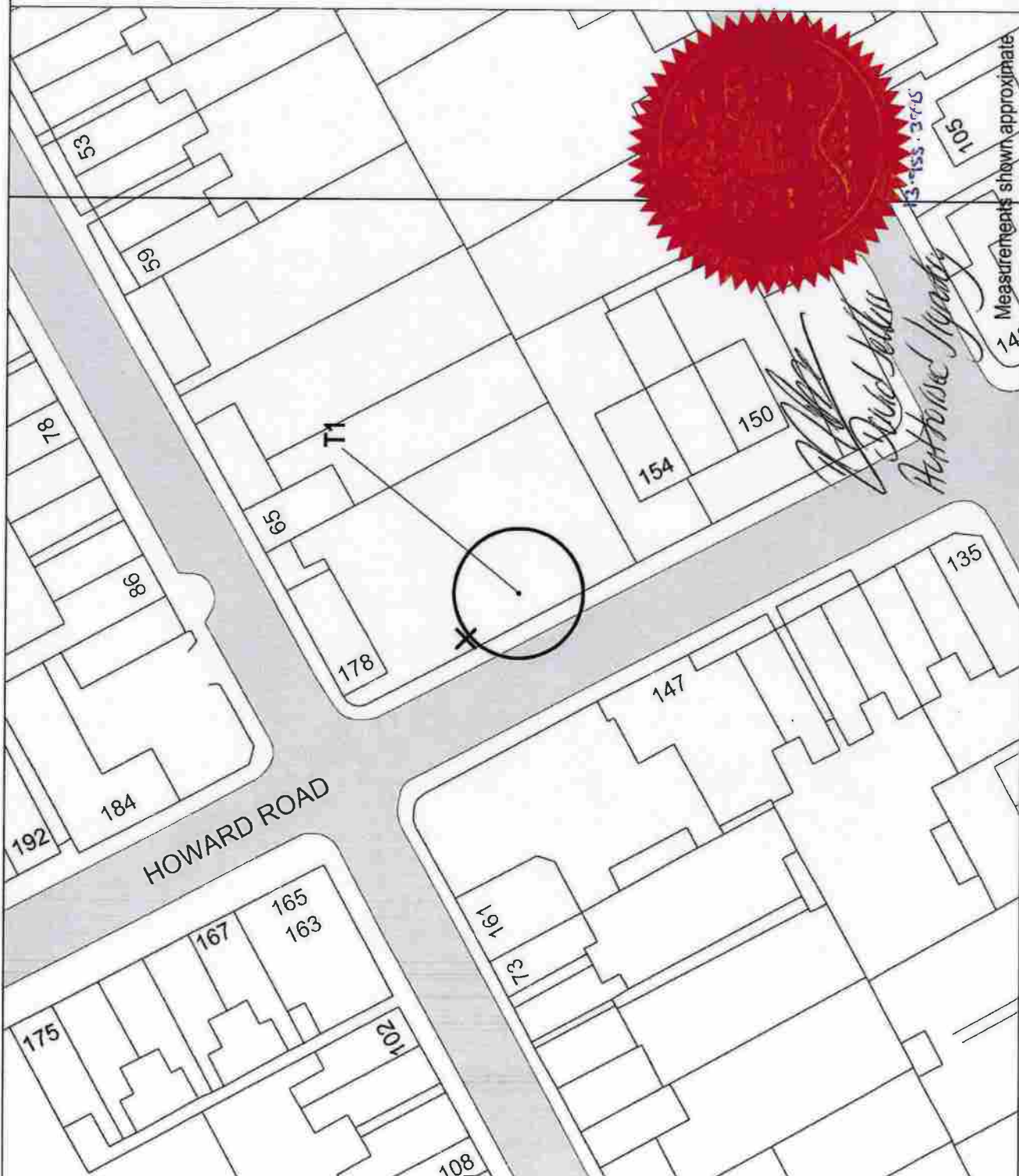
Trees specified by reference to an area - None

Trees specified by reference to woodland - None

✕ Other Trees not included in this Preservation Order

OS Grid Reference SK 3347 8834

SHEFFIELD CITY COUNCIL PLACE	
REGENERATION & DEVELOPMENT SERVICES	
SCHEME: <b>TREE PRESERVATION ORDER</b>	
No. 418	
TITLE: <b>178 HOWARD ROAD, S6 3RU</b>	
SCALE: <b>1:500 @ A4</b>	
Drawn by: _____	Check by: _____
IS _____	DATE: 29/11/2017
Drawing No: <b>A4/JUED/808/418</b>	



Measurements shown approximate



# TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

## SURVEY DATA SHEET & DECISION GUIDE

Date: 28/11/2017 Surveyor: Ian Skynyon / Nathan McWhinney

Tree details  
 TPO Ref (if applicable): N/A Tree/Group No: 1 Species: SYCAMORE  
 Owner (if known): N/A Location: 178 HOWARD ROAD, SHEFFIELD

### 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

Score & Notes: TREE MIDDLE AGED, HEALTHY AND IN GOOD CONDITION. SOME DEADWOOD, ONE WEIGHTED LIMB  
 (5)

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

##### 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

Score & Notes: EXPECTED 20-40 YEARS.  
 (2)

\*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

- 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) VISIBLE IN BOTH DIRECTIONS ALONG HOWARD STREET, SEEN AS A GROUP WITH TREES ON OPPOSITE SIDE OF ROAD

##### 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: (1) ALTHOUGH SEEN AS A TREE WITH OTHERS, GROUP IS NOT TOGETHER, IE. NOT IN SAME GROUP

#### 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: (2) PERCEIVED - PROPERTY UP FOR AUCTION

#### 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:  
14

Decision:  
TPO

# TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

## SURVEY DATA SHEET & DECISION GUIDE

Date: 28/11/2017 Surveyor: IAN STANTON / NATHAN MCWHINIE

**Tree details**  
 TPO Ref (if applicable): N/A Tree/Group No: 2 Species: SYCAMORE  
 Owner (if known): N/A Location: 178 HOWARD ROAD, STEFFIELD

### REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

#### Part 1: Amenity assessment

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

6  
1

- 5) Good Highly suitable
- 3) Fair/satisfactory Suitable
- 1) Poor Unlikely to be suitable
- 0) Dead/dying/dangerous\* Unsuitable

**Score & Notes**  
 TREE UNBALANCED DUE TO SHADING BY TREE 1, WEAKER TREE OF THE PAIR

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

##### b) Retention span (in years) & suitability for TPO

2

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

**Score & Notes**  
 EXPECTED 20-40 YEARS

\* 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

4  
7

- 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**  
 VISIBLE IN BOTH DIRECTIONS ALONG HOWARD STREET, SEEN AS A PART OF A GROUP ON BOTH SIDES OF THE ROAD

##### d) Other factors

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

4  
1  
8 11

- 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**  
 ALTHOUGH SEEN WITH OTHER TREES CAN ONLY BE GROUPED AS A PAIR WITH TREE 1

#### Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

2  
13

- 5) Immediate threat to tree inc. s.211 Notice
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

**Score & Notes**  
 PERCEIVED - PROPERTY UP FOR AUCTION

#### 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:**  
 10

**Decision:**  
 DOES NOT MERIT TPO