

Response to TPO Objection Note for TPO 439 at Storrs Bridge Lane, Loxley, prepared by Tyler Grange.

Timing

TPO 439 was made on 6 October 2020. Para 2.2 refers to comments in the Planning Officers Report dated 8 September regarding a number of trees on the site subject to a TPO, and that these comments may have affected the planning decision without allowing an opportunity for consideration of protected status to be included in application submissions.

My understanding is that these comments in the Officers Report referred to TPO 15. This order was made in 1974 and covers part of the woodland area within the south-east of the application site. Please refer to the relevant Planning Officer to confirm.

Consistency with Wider Site

Para 2.5 queries the woodland categorisation for W1 bordering Storrs Bridge Lane. This category was felt to be the most suitable of the limited range of categories available under the TPO legislation. This categorisation will be reviewed in light of comments prior to confirmation.

Para 2.6 queries omission of woodland to the south and east of the site from the Order. Because planning application documents included retention, enhancement and no development within these large woodland habitat areas, TPO protection was not considered to be expedient.

TEMPO Method

Condition

Para 2.12 states that the 'Fair' rating for condition should be applied, accruing 3 points. Generally agreed.

Retention Span

Para 2.12 states that the 'do nothing' scenario should be considered with resulting reduction in longevity. However, TEMPO guidance is clear that assessment should be based on the assumption that trees will be maintained in accordance with good practice.

Relative Public Visibility

Para 2.12 states that a score of 3 or 4 would be appropriate for visibility. Generally agreed.

Para 2.12 contains an additional item headed 'Relative Public Visibility'. I assume this is intended to refer to the TEMPO section 'Other Factors'. This states that a score of 1 point would be appropriate, applicable to trees with no additional redeeming features. However, TEMPO assessment criteria under this section includes 'tree groups, or principal members of groups important for their cohesion'. This criteria was judged to apply to many trees included within the Order.

Para 2.14 states that the 'foreseeable threat to tree' criteria is applicable under part 2 of the TEMPO assessment. Agreed.

Para 2.15 states that scoring under TEMPO assessment would not warrant TPO protection. However, results of TEMPO assessment carried out by the Council indicated that a TPO was fully justified. This informed the view that it was expedient to make the Order.

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