

Appendix A

Tree Preservation Orders No. 409 and map

Tree Preservation Order

Town and Country Planning Act 1990

The Tree Preservation Order No 409 (2017)

11 Brocco Bank, Sheffield, S11 8RQ

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 409 (2017) – 11 Brocco Bank, Sheffield, S11 8RQ

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—
(aa) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
(bb) 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 21st September 2017

EXECUTED AS A DEED)
By Sheffield City Council)
whose common seal was)
hereunto affixed in the presence of)


David Sellers
Duty Authorised Signatory



17.904.3110

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	Pinus Radiata (Monterey Pine)	OS Grid Ref: SK 333 860

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>
	None	

Woodlands

(within a continuous black line on the map)

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

NOTES / REVISIONS:

Notes:

The use of this data acts as agreement to the following statements:

- Copyright Sheffield City Council. All rights reserved in Chapter IV of the Copyright, Designs and Patents Act 1988 have been generally asserted
- Do not scale from this drawing
- All dimensions to be checked on site
- Report any discrepancies or omissions to the Land Architect and Contract Administrator before proceed
- This document is to be read in conjunction with the specification and all other contract documentation.
- This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown copyright and database rights Ordnance Survey 100018816 2013

TREE SCHEDULE

TREE SPECIFIED INDIVIDUALLY



(Encircled in black on map)

T1 Pinus Radiata (Monterey Pine)

- TRESS SPECIFIED BY REFERENCE TO A GROUP - None

TREES SPECIFIED BY REFERENCE TO AN AREA - None

TREES SPECIFIED BY REFERENCE TO AREA - None

OS Grid Reference SK333860

**SHEFFIELD CITY COUNCIL
DEVELOPMENT SERVICES
URBAN AND ENVIRONMENTAL DESIGN**

Scheme: Tree Preservation Order
No. 409

Title: 11 Brocco Bank

Scale: 1:500 @ A4

Drawn by:	Checked by:	Date:
ST		September 2017

Drawings: A4/JED/808/409/ Rev1

CAD FILE NAME:



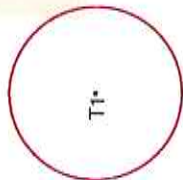
David Walker
Duty Authorised Signatory

17.904.310

ROAD

125.0m
125.0

11



T1

118.5m

118.5

34

40

30

23

40

41

39

13

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Appendix B

Tree Evaluation Method for Preservation Orders (TEMPO) assessment for TPO 409.

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 06.09.17 Surveyor: SAM THORN

Tree details
 TPO Ref (if applicable): Tree/Group No: Species: LIME
 Owner (if known): Location: 33 BOTANICAL ROAD

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO; where trees in good or fair condition have poor form, deduct 1 point

- 5) Good Highly suitable
- 3) Fair 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

Score & Notes
 5 - CLEARLY VISIBLE FROM TOP/BOTTOM OF STREET

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

*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

Score & Notes
 4 ALL HEALTHY KNOWN WITH NO SIGNS OF DISEASE

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
 5. VERY MAJOR + VISIBLE SPECIMEN

d) Other factors

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

- 5) Principal components of arboricultural features, or veteran trees
- 4) Tree groups, or 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)

Score & Notes
 1

Part 2: Expediency assessment

Trees must have accrued 9 or more points to qualify

- 5) Immediate threat to tree
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

Score & Notes 5. POTENTIAL EXCAVATIONS WITHIN RPA COULD LEAD TO IRREVERSIBLE DAMAGE

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:
 20

Decision:
 TPO

TREE EVALUATION METHOD FOR PRESERVATION ORDERS (TEMPO)

SURVEY DATA SHEET & DECISION GUIDE

Date: 06/09/2017	Surveyor: Leonie Kapadia
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Tree details		
TPO Ref (if applicable):	Tree/Group No: T1	Species: Pinus Radiata (Monterey Pine)
Owner (if known):	Location: Westwood House, 11 Brocco Bank, Sheffield	

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

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

<p>Score & Notes</p> <p>5 – Tree is in overall excellent condition, vitality and form. There has been some minor crown lifting on the building side but this does not affect the form when viewed from nearby streets.</p>

** 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 |

<p>Score & Notes</p> <p>2 – Average lifespan for this species is 80-90 years. Predicted remaining lifespan of 20-40 years but at the upper end of this range, and could potentially exceed it.</p>

**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 |

<p>Score & Notes</p> <p>4 – Clearly visible from Brocco Bank, Botanical Rd and many surrounding roads and buildings.</p>

d) Other factors

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

- | |
|--|
| 5) Principal components of arboricultural features, or veteran trees |
| 4) Tree groups, or 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 |

<p>Score & Notes</p>

2 – Unusual pine species for Sheffield and an excellent specimen. Only two other pines noted in this locality (1 in another garden and 1 in the Botanical Gardens). Even more highly visible in winter as few coniferous trees in this area. Of additional value as Brocco Bank has heavy traffic emissions. Tree has nest box affixed and blue tit observed using box at earlier inspection.

Part 2: Expediency assessment

Trees must have accrued 9 or more points to qualify

- | |
|-------------------------------|
| 5) Immediate threat to tree |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

<p>Score & Notes</p> <p>1 – Precautionary after recent re-development</p>
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Part 3: Decision guide

- | | |
|-------|-----------------------|
| Any 0 | Do not apply TPO |
| 1-6 | TPO indefensible |
| 7-10 | Does not merit TPO |
| 11-14 | TPO defensible |
| 15+ | Definitely merits TPO |

<p>Add Scores for Total:</p> <p align="center">14</p>
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<p>Decision:</p> <p align="center">TPO defensible</p>
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Part 1: a) Condition and Suitability for TPO



Part 1: b) Relative Public visibility and Suitability for TPO

View of Tree from Endcliffe Terrace Road and Brocco Bank



Part 1: b) Relative Public visibility and Suitability for TPO

View of Tree from Wigfull Road and Botanical Road



Part 1: d) Other factors

Habitat importance: Blue tit nesting March 2016



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