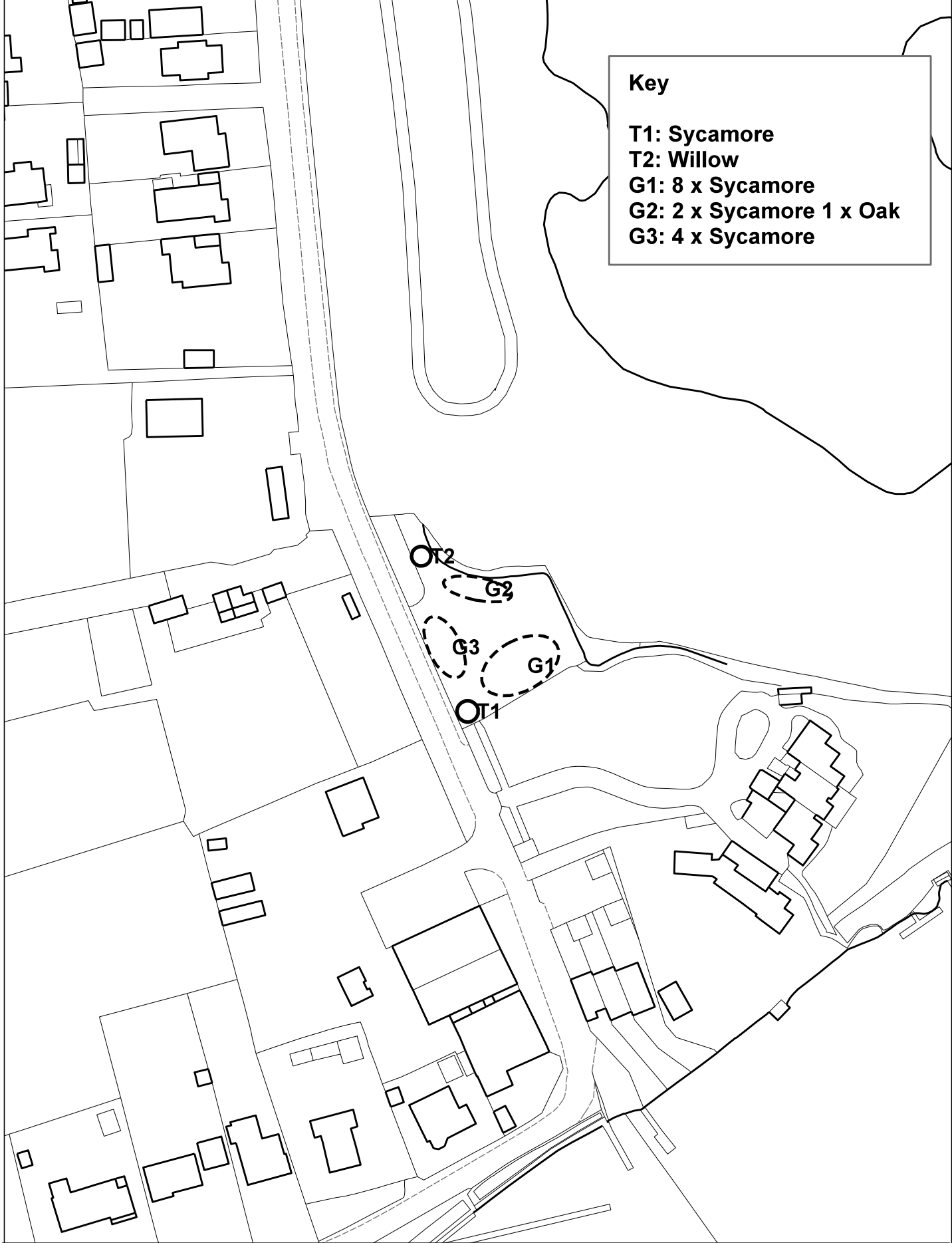


Key

- T1: Sycamore**
- T2: Willow**
- G1: 8 x Sycamore**
- G2: 2 x Sycamore 1 x Oak**
- G3: 4 x Sycamore**



TPO 285/2023
Land (The Paddock) To The North West Of Ladye Place, Riverbank Cottage
And Bank Cottage, Adjacent To Ferry Lane, Shepperton, TW17 9LQ



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Scale: 1:1,250

Date: 2 March 2023

TREE EVALUATION METHOD FOR PRESERVATION ORDERS ASSESSMENT

Surveyor: Stewart Bee Date: 18/1/23

Owner: _____

Location: The Paddock to the North West of Ladye Place, Riverbank Cottage, Bank Cottage and adjacent to Ferry Lane

Tree species: T1 Sycamore, G1 8 Sycamore, G2 2 sycamore and 1 oak, G3 4 Sycamore, T2 willow

PART 1: AMENITY ASSESSMENT

A) Condition and suitability for TPO (NB: Refer to guidance note for definitions)

Score	Condition	Suitability	Notes
5	Good	Highly suitable	After surveying the previous Area TPO we have selected 2 individual trees and 3 groups to be covered by a revised TPO. These are the better quality trees, the remainder are excluded because they are not of sufficient quality to merit a TPO. The assessment was aided by a Tree survey provided by the original owners
<u>3</u>	Fair	Suitable	
1	Poor	Unlikely to be suitable	
0	Unsafe	Unsuitable	
0	Dead	Unsuitable	

B) Remaining longevity and suitability for TPO (NB: Refer to 'Species guide in guidance note)

Score	Age	Suitability	Notes
5	100+	Highly suitable	Young mature trees
<u>4</u>	40 -100	Very suitable	
2	20 - 40	Suitable	
1	10 – 20	Just suitable	
0	<10	Unsuitable	

C) Relative public visibility & suitability for TPO (NB: Consider future potential refer to guidance note)

Score	Visibility	Suitability	Notes
5	Very large or large trees that are prominent landscape features	Highly suitable	Trees are prominent Ferry Lane
<u>4</u>	Large/medium trees clearly visible to the public	Suitable	
3	Medium/larger trees with limited view only	Just suitable	
2	Small/larger trees visible only with difficulty	Unlikely to be suitable	
1	Trees that are not visible to the public, regardless of size	Probably unsuitable	

D) Other factors (NB: Trees must have accrued 7 or more points (no zeros) to qualify)

Score	Factor	Notes
5	Principal components of arboricultural features, or veteran trees	None
4	Members of groups of trees that are important for their cohesion	
3	Trees with significant historical or commemorative importance	
2	Trees of good form, especially if rare or unusual	
<u>1</u>	Trees with none of the above additional redeeming features	

PART 2: EXPEDIENCY ASSESSMENT (NB: Trees must have accrued 9 or more points to qualify)

Score	Expediency	Notes
5	Known threat to tree	An Area TPO was originally placed on the trees but after a detailed inspection only the selected trees are now considered to be of sufficient quality to include in a new TPO
3	Perceived threat to tree	
<u>2</u>	Reasonably foreseeable threat to tree	
1	Threat to tree not reasonably foreseeable	
0	Tree known to be an actionable nuisance	

PART 3: DECISION GUIDE

Score	TPO	Total	Decision
Any 0	Do not apply TPO	3+4+4+1+2=14	
1-10	Does not merit TPO		
11-13	Possibly merits TPO		
14+	Definitely merits TPO		

Signature: Stewart Bee.....

FOR OFFICE USE ONLY:

TPO Reference No:	Tree Number	File Reference	Case officer