1st August 2022

TOWN & COUNTRY PLANNING ACT 1990

TREE PRESERVATION ORDER TPO/06/22

relating to

Trees within and adjacent to 1 - 4 Brompton Gardens and Lucas Drive, West End, Woking.

Surrey Heath Borough Council, Surrey Heath House, Knoll Road, Camberley, Surrey, GU15 3HD

TOWN & COUNTRY PLANNING ACT 1990

TPO/06/22

Trees within and adjacent to 1 - 4 Brompton Gardens and Lucas Drive, West End, Woking.

TREE PRESERVATION ORDER

Surrey Heath Borough Council in exercise of the powers conferred on them by sections 198 of the Town and Country Planning Act 1990 make the following Order:

Hereby make the following Order-

Citation

1. This Order may be cited as TPO/06/22 Trees within and adjacent to 1 - 4 Brompton Gardens and Lucas Drive, West End, Woking.

Interpretation

2. In this Order "the authority" means Surrey Heath Borough Council

(2) In this Order any reference to a numbered section is a reference to the section so number 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) section of 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: 1st August 2022

[Signed on behalf of Surrey Heath Borough Council

G.Chinniah

box SIGN   4PZV8994-4YJ668J1

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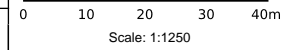Authorised by the Council to sign in that behalf]

TOWN & COUNTRY PLANNING ACT 1990

SCHEDULE 1
SPECIFICATION OF TREES

TREES SPECIFIED INDIVIDUALLY
(Encircled in black on map)

Reference on Map	Species	Situation*
T1	Oak	Growing to right of the entrance road behind 49 and 51 Beldram Bridge Gardens (as shown on plan)
T2	Oak	Growing to right of the entrance road behind 53 and 55 Beldram Bridge Gardens (as shown on plan)
T3	Oak	Growing to right of the entrance road behind 53 and 55 Beldram Bridge Gardens (as shown on plan)
T4	Oak	Between the boundary of 2 Brompton Gardens and 14 Benner Lane (as shown on plan)
T5	Oak	Between the boundary of 4 Brompton Gardens and land of 20 Benner Lane (as shown on plan)
T6	Oak	Between the boundary of 4 Brompton Gardens and land of 20 Benner Lane (as shown on plan)
T7	Oak	Growing on land of Lucas Drive adjacent to No 9 Lucas Drive (As shown on plan)

NB   Please note that the initials within the brackets after the Latin name are for identification of trees on the TPO map which are contained within groups where applicable.

TPO 06/2022	Surrey Heath Borough Council		SURREY HEATH
7 X Oaks	**Author:** A. Barnes	0 10 20 30 40m Scale: 1:1250	BOROUGH COUNCIL
	Date: 01/08/2022		

BENNER LANE

Benner Lane

El Sub Sta

Jenner Drive

Benner Lane

Lucas Drive

Ps

T6

T5

T4

T7

Brompton Gardens

T3

T2

T1

Cameo Cottage

Tolivar

Homeleigh

Bear Cottage

Beldam Bridge Road

Cottage

The Chalet

Stratton

Beldam Bridge Gardens

Beldam Bridge Gardens

Queens Place

Play Area

El Sub Sta

Ppg Sta

Path

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TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 01/08/2022   Surveyor: A Barnes

Tree details
TPO Ref (if applicable): 06/2022   Tree/Group No: Species: Oak x 7
Owner (if known):   Location: in or around Brompton Gardens, west End

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

3 - tree of various states and conditions

* 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

2

*Includes trees which are an existing or near future nuisance, including those <u>clearly</u> 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

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
2

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
3

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