

AMENITY EVALUATION RATING FOR TPO'S

TPO NO: E2/23/33	SITE VISIT DATE: 24 August 2016
TREE SPECIES Various	
	EFFECTIVE DATE: 18 March 2016
ADDRESS: Former Kingsteignton Community Resource Centre, Greenhill Road, Kingsteignton	TPO DESIGNATION: Woodland
AMENITY VALUE RATING: 17	SURVEYED BY: M Waddams
REASON FOR TPO: Proposed development, the trees contribute to the visual amenity of the area	

<p>1. <u>Size – height x spread</u></p> <table style="width: 100%;"> <tr><td>1</td><td>very small 2-5m²</td><td rowspan="7" style="text-align: center; vertical-align: middle;">7</td></tr> <tr><td>2</td><td>small 5-10m²</td></tr> <tr><td>3</td><td>small 10-25²</td></tr> <tr><td>4</td><td>medium 25-50m²</td></tr> <tr><td>5</td><td>medium 50-100m²</td></tr> <tr><td>6</td><td>large 100-200m²</td></tr> <tr><td>7</td><td>very large 200m² +</td></tr> </table>	1	very small 2-5m ²	7	2	small 5-10m ²	3	small 10-25 ²	4	medium 25-50m ²	5	medium 50-100m ²	6	large 100-200m ²	7	very large 200m ² +	<p>6. <u>Suitability to area</u></p> <table style="width: 100%;"> <tr><td>1</td><td>Just suitable</td><td rowspan="4" style="text-align: center; vertical-align: middle;">2</td></tr> <tr><td>2</td><td>Fairly suitable</td></tr> <tr><td>3</td><td>Very suitable</td></tr> <tr><td>4</td><td>Particularly suitable</td></tr> </table>	1	Just suitable	2	2	Fairly suitable	3	Very suitable	4	Particularly suitable
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<p>2. <u>Life expectancy</u></p> <table style="width: 100%;"> <tr><td>1</td><td>5-15 yrs</td><td rowspan="4" style="text-align: center; vertical-align: middle;">3</td></tr> <tr><td>2</td><td>15-40 yrs</td></tr> <tr><td>3</td><td>40-100yrs</td></tr> <tr><td>4</td><td>100yrs +</td></tr> </table>	1	5-15 yrs	3	2	15-40 yrs	3	40-100yrs	4	100yrs +	<p>7. <u>Future amenity value</u></p> <table style="width: 100%;"> <tr><td>0</td><td>Potential already recognised</td><td rowspan="4" style="text-align: center; vertical-align: middle;">0</td></tr> <tr><td>1</td><td>Some potential</td></tr> <tr><td>2</td><td>Medium potential</td></tr> <tr><td>3</td><td>High potential</td></tr> </table>	0	Potential already recognised	0	1	Some potential	2	Medium potential	3	High potential						
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<p>3. <u>Form</u></p> <table style="width: 100%;"> <tr><td>-1</td><td>Trees which are of poor form</td><td rowspan="5" style="text-align: center; vertical-align: middle;">0</td></tr> <tr><td>0</td><td>Trees of not very good form</td></tr> <tr><td>1</td><td>Trees of average form</td></tr> <tr><td>2</td><td>Trees of good form</td></tr> <tr><td>3</td><td>Trees of especially good form</td></tr> </table>	-1	Trees which are of poor form	0	0	Trees of not very good form	1	Trees of average form	2	Trees of good form	3	Trees of especially good form	<p>8. <u>Tree influence</u></p> <table style="width: 100%;"> <tr><td>-1</td><td>Significant</td><td rowspan="3" style="text-align: center; vertical-align: middle;">1</td></tr> <tr><td>0</td><td>Slight</td></tr> <tr><td>1</td><td>Insignificant</td></tr> </table>	-1	Significant	1	0	Slight	1	Insignificant						
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<p>4. <u>Visibility</u></p> <table style="width: 100%;"> <tr><td>1</td><td>Trees only seen with difficulty or by a very small number of people</td><td rowspan="3" style="text-align: center; vertical-align: middle;">3</td></tr> <tr><td>2</td><td>Back garden trees, or trees slightly blocked by other features</td></tr> <tr><td>3</td><td>Prominent trees in well frequented places</td></tr> </table>	1	Trees only seen with difficulty or by a very small number of people	3	2	Back garden trees, or trees slightly blocked by other features	3	Prominent trees in well frequented places	<p>9. <u>Added factors</u></p> <p><i>If more than one factor relevant maximum score can still only be 2</i></p> <table style="width: 100%;"> <tr><td>1</td><td>Screening unpleasant view</td></tr> <tr><td>1</td><td>Relevant to the Local Plan</td></tr> <tr><td>1</td><td>Historical association</td></tr> <tr><td>1</td><td>Considerably good for wildlife</td></tr> <tr><td>1</td><td>Veteran tree status</td></tr> </table>	1	Screening unpleasant view	1	Relevant to the Local Plan	1	Historical association	1	Considerably good for wildlife	1	Veteran tree status							
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<p>5. <u>Other trees in the area</u></p> <table style="width: 100%;"> <tr><td>0.5</td><td>Wooded surrounding</td><td rowspan="5" style="text-align: center; vertical-align: middle;">1</td></tr> <tr><td>1</td><td>Many</td></tr> <tr><td>2</td><td>Some</td></tr> <tr><td>3</td><td>Few</td></tr> <tr><td>4</td><td>None</td></tr> </table>	0.5	Wooded surrounding	1	1	Many	2	Some	3	Few	4	None	<p>10. <u>Notes and total score</u></p> <p style="text-align: center;">Not / Reasonable for inclusion within the TPO</p> <p style="text-align: right; font-weight: bold;">17</p>													
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NOTES

Typical useful life expectancy of common trees.

300+ Yew
 200-300 Oak, Sweet Chestnut, Plane, Sycamore, Lime
 150- 200 Scots Pine, Hornbeam, Beech, Tulip Tree, Norway Maple, Lebanon Cedar
 100 - 150 Ash, Spruce, Walnut, Red Oak, Horse Chestnut, Field Maple, Monkey Puzzle, Mulberry, Pear.
 70 - 100 Rowan, Whitebeam, Apple, Gean, Catalpa, Robinia, Ailanthus
 50 - 70 Poplars, Willows, Cherries, Alders, Birches.

**ADD EACH FACTOR TOGETHER 1+2+3+4+5+6+7+8+9 = Rating figure
 (The suitable benchmark rating for inclusion within a TPO is 15)**

Typical useful life expectancy of common trees.