Renfrewshire Council

**To:** **Planning and Climate Change Policy Board**

**On:** **29 August 2023**

**Report by:** **Chief Executive**

**Heading:** **Tree Preservation Order Requests**

## 1. Summary

1.1 This report seeks to provide an update to the tree preservation order (TPO) requests which were considered at previous meetings of the Planning and Climate Change Policy Board.

1.2 In addition, this report also seeks to respond to requests to apply a TPO designation to a number of sites across Renfrewshire.

1.3 The requests submitted are considered in line with the relevant legislation, namely, Section 160 of The Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006, and within the procedures set out in the Town and Country Planning (Tree Preservation Order and Trees in Conservation Areas) (Scotland) Regulations 2011.

1.4 The report recommends that a tree preservation order is made in relation to the following sites:

- 3 trees at Potterhill Avenue, Paisley
- Trees to the south of Stanely Reservoir
- Trees at St. Marks Church, Paisley

1.5 The report also recommends that a tree preservation order is not made in relation to the following sites:

- Station Road, Bridge of Weir
- Edzell Drive, Elderslie
- Barrochan Road, Brookfield

## 2. Recommendations

2.1 It is recommended that the Board:

(i) Approve the need for a tree presentation order at a site at Potterhill Avenue, Paisley, trees to the south of Stanely Reservoir and trees at St. Marks Church, Paisley and agree that officers proceed to prepare the order, serve it on relevant parties and make the order available to the public and seek representations.

(ii) Agree that tree preservation orders are not progressed at Station Road, Bridge of Weir; Edzell Drive, Elderslie; and Barrochan Road, Brookfield.

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## 3. TPO Requests

3.1. A number of other requests for tree preservation orders to be designated have been received and assessed.

3.2. The requests relate to the following sites:

- Trees at Potterhill Avenue, Paisley
- Trees located to the south of Stanely Reservoir, Paisley
- St. Marks Church, Paisley
- Station Road, Bridge of Weir
- Trees at Edzell Drive, Elderslie
- Trees at Barrochan Road, Brookfield

3.3. In light of the above, the sites in question have been assessed and a recommendation provided in respect of whether a TPO should be made.

## 4. TPO Considerations

<u>Trees at Potterhill Avenue, Paisley</u>

4.1. This request relates to the trees found on the street along Potterhill Avenue, Paisley. The trees in question are found to be mature street plantings of common lime which run along both sides of the road from Neilston Road to the junction with Arthur Road.

4.2. Almost all trees in question are under the adoption of the Council with the exception of three trees located on the street outside the properties at 30, 32, 34 and 36 Potterhill Avenue.

4.3. In light of the above it is considered that the trees under the adoption of the Council do not require protection given that the Council can control any works or proposals. In this regard an assessment of such trees was not undertaken.

4.4. The trees located outside the properties of 30, 32, 34 and 36 Potterhill Avenue are not part of the Council adoption and were therefore subject to appropriate assessment.

4.5. The independent assessment undertaken noted that little management has been carried out in recent years with the exception of the tree located outside No. 36 which has recently been crown reduced. The work undertaken is noted as being carried out professionally.

4.6. The assessment undertaken considered the general condition of the trees, their character, longevity and visibility in wider area for the group of lime trees indicated that making a tree preservation order would be defensible.

4.7. A copy of the assessment undertaken can be found at Appendix 1.

4.8. In this regard it is recommended that a TPO designation is applied to the group of 3 trees in question.

Trees located to the south of Stanely Reservoir, Paisley

4.9. This request relates to the trees found on the former Paisley and Barrhead District Railway where it runs along the southern side of Stanely Reservoir. The site is found to have little, if any, management since the closure of the railway line and now supports a locally dense, self-sown diverse woodland of mostly native species.

4.10. Trees found on the site include ash, hawthorn, sycamore, birch, goat willow, holly, elm, alder and rowan. The assessment undertaken notes that some ash are affected by Chalara Ash Dieback but otherwise the overall quality of the tree cover is fair to good, with abundant new growth arising where conditions allow.

4.11. The site forms the largest continuous woodland block in the locality and acts as an important landscape and ecological buffer between Stanely Reservoir and the housing development to the south.

4.12. No individual tree or groups of trees of particular merit were identified, therefore only a TEMPO assessment, as it relates to woodland, was carried out.

4.13. The TEMPO assessment, undertaken by an independent consultant, notes that the site is of significant landscape importance and the overall scoring concluded that the site definitely merits a TPO designation.

4.14. A copy of the assessment undertaken can be found at Appendix 2.

4.15. In this regard it is recommended that a TPO designation is applied to group of trees in question.

St. Marks Church, Paisley

4.16. This request relates to trees found within the grounds of St. Marks Church, Paisley for inclusion within a TPO.

4.17. The tree cover at the site was found to consist of a pair of mature beeches on the Glasgow Road frontage, a mature cherry and a purple plum on the lawn along the western boundary adjacent to Corrie Drive, and a young beech and a false cypress to the rear at the junction with Darvel Crescent.

4.18. An independent consultant carried out an assessment of all trees on the site however most were dismissed as they are too small and insignificant or have short future life expectancies. A pair of early-mature common beech trees growing on the Glasgow Road frontage were identified as being in acceptable condition and were assessed together as a Group. They have both been heavily crown-lifted in the past and this has resulted in large wounds which will decay and limit the trees future life expectancies, but both appear to be otherwise in satisfactory condition at present.

Despite their past treatment and form, they scored sufficient points in the relevant TEMPO categories to merit inclusion in a TPO.

4.19. A copy of the assessment undertaken can be found at Appendix 3.

4.20. In this regard it is recommended that a TPO designation is applied to the group of trees in question on the Glasgow Road frontage to the site.

Station Road, Bridge of Weir

4.21. This request relates to an area of woodland at Station Road, Bridge of Weir for inclusion within a TPO. The site consists of informal woodland which has grown up alongside the old railway line, now used as a formal footpath/cycle path (National Cycle Route 75) running adjacent to the A761.

4.22. The tree cover at the site consists of mixed broadleaved species with heights up to approximately 19m and most comprises young to semi mature, self-sown sycamore, ash, goat willow and silver birch.

4.23. The most significant trees are multi-stemmed sycamores growing adjacent to the main road. Although they are mostly in good health, they are of poor structural form due to earlier pruning management and have limited future potential. Some of the ash is suffering from Chalara Ash Dieback, but not all trees are affected. Maintenance appears to be carried out as required to keep vegetation clear of the road and the path, but otherwise it is minimal.

4.24. The TEMPO assessment, undertaken by an independent consultant, concluded that a tree preservation order in relation to the site in question would be indefensible.

4.25. A copy of the assessment undertaken can be found at Appendix 4.

4.26. In addition, it is important to note that the site in question benefits from planning permission as granted by the Government Reporter in September 2022 following a planning appeal.

4.27. Officers have previously obtained external legal advice in relation to the potential functioning of a TPO on a site where planning permission has been granted for development.

4.28. It is considered that applying a TPO designation to the woodland at Station Road, Bridge of Weir would have no notable effect in regard the preservation of trees and would carry significant legal risks.

4.29. In light of all of the above it is recommended that a TPO designation is not applied to the site in question.

Trees at Edzell Drive, Elderslie

4.30. This request relates to the suitability of trees at 16 Edzell Drive, Elderslie for inclusion within a TPO.

4.31. An independent assessment was undertaken and as such no individual trees of particularly outstanding merit, rarity or value were found. Two mature cherries growing on the Edzell Drive frontage were considered but they are over-mature and declining with short future life expectancies, so they were dismissed.

4.32. A pair of semi-mature Lawson cypresses growing adjacent to the northern (rear) site boundary were identified as being in acceptable condition, and were considered together as a group. They have both been reduced in the past and are developing typically weak, multi-stemmed crowns as a result. Unless kept maintained at their current size (i.e. as garden ornaments with annual pruning), they have very limited future useful life expectancies. Due to their past treatment and poor form, they scored insufficient points in the relevant TEMPO categories to merit inclusion in a TPO.

4.33. A copy of the assessment undertaken can be found at Appendix 5.

4.34. In light of all of the above it is recommended that a TPO designation is not applied to the trees in question.

Trees at Barrochan Road, Brookfield

4.35. This request relates to the suitability of a site adjacent to the B789 at Barrochan Road, Brookfield for inclusion within a tree preservation order.

4.36. The site comprises a relatively small area of garden attached to a residential property, planted with typical garden trees which have been allowed to get somewhat overgrown, giving the impression of a woodland block. Trees include early-mature cherries, ash, poplar, Lawson cypresses, Goat willow (collapsed) and a Scots pine, with abundant regeneration of birch and Norway maple seedlings arising where they get light. Some recent work has been carried out cutting down some stems, but otherwise little management has been carried out in recent years.

4.37. The site is contiguous with the embankment along the northern side of the National Cycle Route No.75 cycleway and is also clearly visible from the B789, but there are numerous trees along the cycleway embankment which obscure the site's trees, limiting their significance in the wider landscape.

4.38. No individual trees or groups of trees of particular merit were found, so only a Woodland TEMPO evaluation was carried out.

4.39. The TEMPO assessment, undertaken by an independent consultant, concluded that a tree preservation order in relation to the site in question would be indefensible.

4.40. A copy of the assessment undertaken can be found at Appendix 6.

4.41. In light of all of the above it is recommended that a TPO designation is not applied to the trees in question.

**5. Next Steps**

5.1. A TPO is prepared in respect of each of the sites at:

- Trees at Potterhill Avenue, Paisley
- Trees located to the south of Stanley Reservoir, Paisley
- St. Marks Church, Paisley

Thereafter the order will be served on the respective landowners and made available to the public for comment.

5.2. Following a period of public consultation, each of the above noted TPO's will be returned to Board to take account of any comments received and to confirm, or otherwise the order.

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**Implications of the Report**

1. **Financial** – None.

2. **HR & Organisational Development** – None.

3. **Community/Council Planning –**

4. **Legal** – The recommendations in the report would require for three separate tree preservation orders to made in relation to the sites in question. Should the orders be confirmed they would require to be lodged with the Land Register of Scotland.

5. **Property/Assets** – None.

6. **Information Technology** – None.

7. **Equality & Human Rights** -

(a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights.

No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – None.

9. **Procurement** – None.

10. **Risk** – None.

11. **Privacy Impact** – None.

12. **COSLA Policy Position** - None.

13. **Climate Risk** – None.

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**Appendix 1:** TEMPO Assessment of Trees at Potterhill Avenue, Paisley
**Appendix 2:** TEMPO Assessment of Trees, Site to south of Stanely Reservoir
**Appendix 3:** TEMPO Assessment of Trees St. Marks Church, Glasgow Road
**Appendix 4:** TEMPO Assessment of Woodland at Station Road, Bridge of Weir
**Appendix 5:** TEMPO Assessment of Trees at 16 Edzell Drive, Elderslie
**Appendix 6:** TEMPO Assessment of Trees at Barrochan Road, Brookfield

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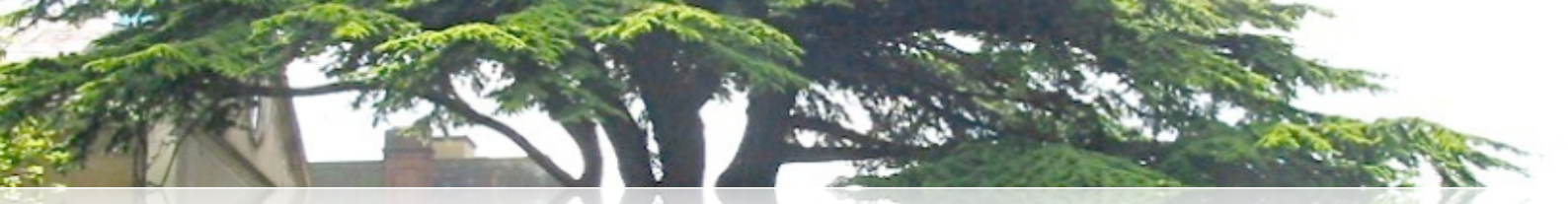

# Tree Consultancy Group

Arboriculture - Urban Forestry - Planning

**'TEMPO' ASSESSMENT**
**OF**
**TREES**

**AT**
**30 - 38 POTTERHILL AVENUE**
**POTTERHILL**
**PAISLEY**
**PA2 8BA**

**Client: Renfrewshire Council**

**Date: May 2023**

QTRA Licensed User

Arboricultural Association Professional Member

Institute of Chartered Foresters Registered Consultant

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Principal Consultant:
Kenneth Harvey MICFor. M.Arbor.A. Dip.For.
Chartered Arboriculturist

## 1 INSTRUCTIONS

1.1 We have been instructed by Mr David Love, Head of Planning at Renfrewshire Council, to assess the suitability of three street trees growing in the pavement outside Nos. 30 - 36 Potterhill Avenue, Potterhill, Paisley for inclusion within a Tree Preservation Order (TPO). The assessment was to be carried out using the TEMPO evaluation method developed by Julian Forbes-Laird MICFor. The information is required to assist with long-term planning for the area.

## 2 BACKGROUND

2.1 A TPO suitability assessment starts with an assessment carried out from places to which the public have access, as the purpose of protecting trees by a TPO is primarily to preserve their visual amenity in the landscape. This process involves identifying the most significant trees, groups or woodlands and then considering the expediency of making them the subjects of a TPO.

2.2 In order to be able to decide which trees are suitable for inclusion in a TPO and which aren't, the use of some kind of system is recommended to ensure, as far as possible, that selection is carried out in a fair, consistent, objective, and repeatable manner. It helps the Council explain to landowners why their trees have been included in a TPO, and also helps to avoid including large numbers of low value trees within the TPO system which the Council then has to manage.

2.3 The most widely used appraisal system developed for this purpose is the *Tree Evaluation Method for Tree Preservation Orders - TEMPO*. It is an easy to use field guide to decision-making which also provides a written record of the process. It is presented as a single-page pro forma, and allocates scores to various relevant criteria. When these scores are added together, it gives a total figure which informs whether the tree merits protection by a TPO and, if so, whether the making of a TPO is justifiable (i.e. defensible). As with any such system, its efficacious use is predicated on the assessor having a thorough understanding and knowledge of the subject matter.

2.4 As Woodland TPOs are essentially different in nature and intent to 'normal' TPOs, TEMPO has been produced in two forms - one for individual trees and groups of trees, and one for woodlands. In the assessment of the trees at Potterhill Avenue, we have used the individual and group version.

## 3 SITE VISIT AND METHODOLOGY

3.1 We visited the site to carry out an assessment on 25th May 2023. The trees were assessed to establish their general condition, character, longevity and visibility in the wider area.

3.2 The trees were considered as individuals but it was considered more appropriate to regard them together as a group.

## 4 ASSESSMENT FINDINGS

4.1 Potterhill Avenue is characterised by the mature street tree plantings of Common lime which run along both sides of the road from Neilston Road to the junction with Arthur Road. Some of the original plantings have been lost over the years, but 27 remain - 14 along the southern side and 13 along the northern side.

4.2 Overall, the trees' condition is rather variable. Many are in good health and still growing vigorously, but others are struggling and some clearly declining due mostly to a combination of root loss caused by utility works and drought caused by too-efficient surface water drainage.

4.3 We understand that all but the three limes outside 30 - 36 Potterhill Avenue are under the adoption of Renfrewshire Council as Highways Authority. Little management has been carried out in recent years with the exception of the last tree at the western end on the north side, outside No. 36, which has recently been crown reduced.

4.4 Although Common limes are widely planted as formal street trees due to their ability to tolerate poor rooting conditions and regular pruning, they can quickly get too large and cause problems if management is neglected. These trees were probably originally planted with the intention that once established they would all be pollarded or heavily reduced on a regular 5 - 10 year cycle to keep the them at an appropriate size, and issues of leaf fall, honeydew from aphids, falling deadwood, obstruction and general light loss to a minimum. Unfortunately, due to financial constraints not envisaged at the time, the costs of such works now means they are rarely done anywhere near as often as was intended.

4.5 From an arboricultural perspective, the work recently carried out to the lime outside No. 36 appears to have been carried out professionally and is probably more in keeping with the original management plan for the group as a whole. The remaining two limes under private ownership (i.e. those outside No.30 and No.32) have not been subject to any recent management. The one outside No.30 is looking rather stressed but both are in acceptable condition and together with the reduced tree outside No.36 they form a significant part of the larger group and are worth retaining.

4.4 A plan of the site along with the relevant TEMPO score sheet is attached.

**5 CONCLUSIONS**

5.1 The TEMPO evaluation for the group of limes produced a total score of 14 points, indicating that making a Tree Preservation Order would be defensible.

Kenneth Harvey MICFor. MArborA. Dip.For.
Chartered Arboriculturist
Registered Consultant of The Institute of Chartered Foresters

30th May 2023

# TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 25-5-2023 Surveyor: K Harvey MICFor

**Tree details**
TPO Ref (if applicable): n/a Tree/Group No: G1 Species: 3no. Lime *Tilia spp.*
Owner (if known): Unk. Location: o/s 30 - 38 Potterhill Avenue, Paisley PA2 8BA

**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 |

** Relates to existing context and is intended to apply to severe irremediable defects only*

**Score & Notes**
Fair / satisfactory — Suitable — 3 points

**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**
20 - 40 — Suitable — 2 points

**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**
Large / medium trees clearly visible — 4 points

**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**
Members of group important for cohesion — 4 points

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**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**
Precautionary only — 1 point

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**Part 3: Decision guide**

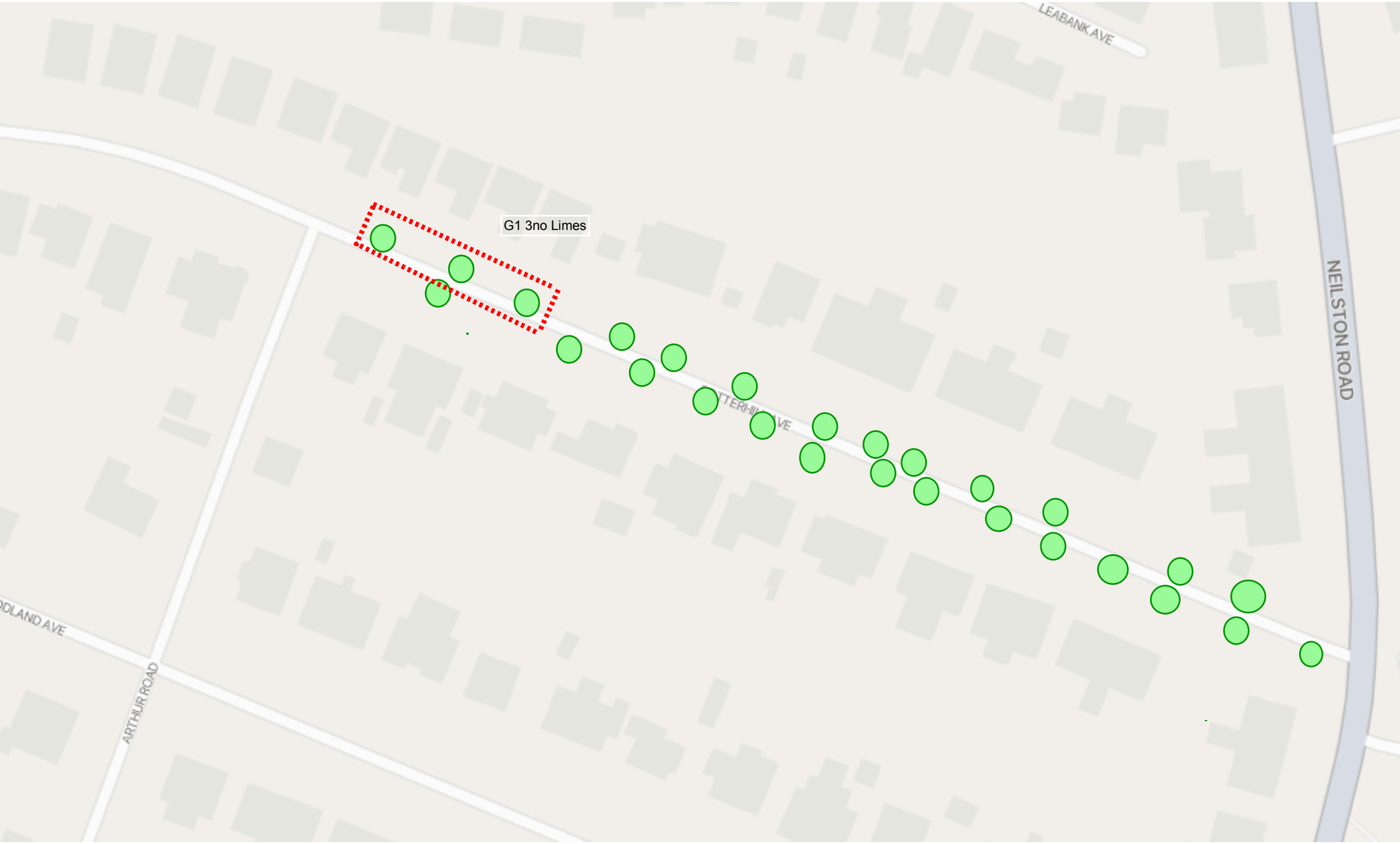
| | |
|---|---|
| Any 0 | Do not apply TPO |
| 1-6 | TPO indefensible |
| 7-11 | Does not merit TPO |
| 12-15 | TPO defensible |
| 16+ | Definitely merits TPO |

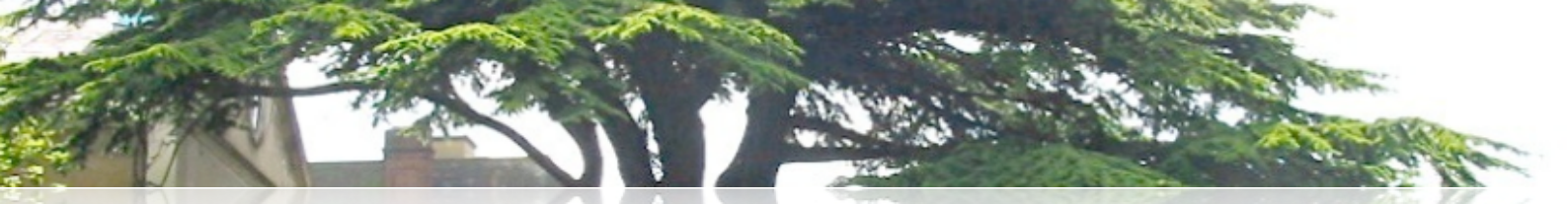
**Add Scores for Total:**
14 points

**Decision:**
TPO defensible

Lime outside No.36 after reduction works


Google Streetview dated September 2022 (No.30 in foreground


G1 3no Limes
LEABANK AVE
NEILSTON ROAD
ARTHUR ROAD



# Tree Consultancy Group

Arboriculture - Urban Forestry - Planning

**'TEMPO' ASSESSMENT**
**OF**
**TREES**

**SITE TO SOUTH OF**
**STANELY RESERVOIR**
**FOXBAR**
**PAISLEY**
**PA2 0RX**

**Client: Renfrewshire Council**

**Date: May 2023**

QTRA Licensed User

Arboricultural Association Professional Member

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Principal Consultant:
Kenneth Harvey MICFor. M.Arbor.A. Dip.For.
Chartered Arboriculturist

## 1 INSTRUCTIONS

1.1 We have been instructed by Mr David Love, Head of Planning at Renfrewshire Council, to assess the suitability of a site adjacent to Stanely Reservoir, Foxbar, for inclusion within a Tree Preservation Order (TPO). The assessment was to be carried out using the TEMPO evaluation method developed by Julian Forbes-Laird MICFor. The information is required to assist with long-term planning for the area.

## 2 BACKGROUND

2.1 A TPO suitability assessment starts with an assessment carried out from places to which the public have access, as the purpose of protecting trees by a TPO is primarily to preserve their visual amenity in the landscape. This process involves identifying the most significant trees, groups or woodlands and then considering the expediency of making them the subjects of a TPO.

2.2 In order to be able to decide which trees are suitable for inclusion in a TPO and which aren't, the use of some kind of system is recommended to ensure, as far as possible, that selection is carried out in a fair, consistent, objective, and repeatable manner. It helps the Council explain to landowners why their trees have been included in a TPO, and also helps to avoid including large numbers of low value trees within the TPO system which the Council then has to manage.

2.3 The most widely used appraisal system developed for this purpose is the *Tree Evaluation Method for Tree Preservation Orders - TEMPO*. It is an easy to use field guide to decision-making which also provides a written record of the process. It is presented as a single-page pro forma, and allocates scores to various relevant criteria. When these scores are added together, it gives a total figure which informs whether the tree merits protection by a TPO and, if so, whether the making of a TPO is justifiable (i.e. defensible). As with any such system, its efficacious use is predicated on the assessor having a thorough understanding and knowledge of the subject matter.

2.4 As Woodland TPOs are essentially different in nature and intent to 'normal' TPOs, TEMPO has been produced in two forms - one for individual trees and groups of trees, and one for woodlands. In the assessment of the trees at Stanely Reservoir we have used the woodland version.

## 3 SITE VISIT AND METHODOLOGY

3.1 We visited the site to carry out an assessment on 25th May 2023. The trees were assessed to establish their general condition, character, longevity and visibility in the wider area.

3.2 The tree cover was considered in the terms of a) individual trees, b) groups of trees and c) woodlands as deemed appropriate.

## 4 ASSESSMENT FINDINGS

4.1 The site comprises approximately 500m of the former Paisley and Barrhead District Railway where it runs along the southern side of Stanely Reservoir. The site (including Stanely Station at the western end) has limited public access and is still largely secured by the original chain-link security fencing. This branch of the line was barely used and formally closed by the early 1960s. Little, if any, management has been carried out since the line's closure and the entire site now supports a locally dense, self-sown diverse woodland of mostly native tree species.

4.2 Tree species noted include ash, hawthorn, sycamore, birch, Goat willow, holly, elm, alder and rowan. Heights of up to 18m were noted for some ash and sycamores. A few small areas have been cleared (presumably by residents of properties on Stravaig Walk to the south) but the cleared vegetation is regenerating rapidly. Some ash are affected by Chalara Ash Dieback, but otherwise the overall quality of the tree cover is fair to good, with abundant new growth arising where conditions allow.

4.3 The site is of considerable significance in the local landscape, forming the largest continuous woodland block in the locality. It also acts as an important landscape and ecological buffer between Stanely Reservoir and the dense housing developments to the south.

4.4 No individual trees or groups of trees of particular merit were found, so only a Woodland TEMPO evaluation was carried out.

4.5 A plan of the site along with the relevant TEMPO score sheet is attached.

## 5 CONCLUSIONS

5.1 The TEMPO evaluation for the site produced a total score of 31 points, indicating that it definitely merits the making a Woodland Tree Preservation Order.

Kenneth Harvey MICFor. MArborA. Dip.For.
Chartered Arboriculturist
Registered Consultant of The Institute of Chartered Foresters

30th May 2023

**WOODLAND EVALUATION METHOD FOR PRESERVATION ORDERS (WOODLAND TEMPO)**

**SURVEY DATA SHEET & DECISION GUIDE**

| Date: | 25-5-2023 | Surveyor: | K Harvey MICFor |
|---|---|---|---|

**Woodland details**

| TPO Ref (if applicable): | n/a | Location: / OSGR: | Land south of Stanely Reservoir Foxbar, Paisley OS 246568, 661493 | Owner (if known): | Unk. |
|---|---|---|---|---|---|
| Composition: | | | | | |

**REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS**

**Part 1: Amenity assessment**

**a) Condition & suitability for TPO**

| | |
|---|---|
| 10) Unmanaged – good/fair condition | Highly suitable |
| 8) Unmanaged – poor condition | Very suitable |
| 5) Excessively managed | Suitable |
| 2) Under good management | Barely suitable |
| 1) Derelict | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

** Relates to existing context and is intended to apply to majority of main stand trees having severe irremediable defects*

| Score & Notes | |
|---|---|
| Unmanaged - fair condition | 10 points |

**b) Naturalness & suitability for TPO**

| | |
|---|---|
| 10) Ancient / ASN | Highly suitable |
| 8) Recent semi-natural | Very suitable |
| 5) Replanted ancient | Suitable* |
| 2) Recent native plantation | Barely suitable |
| 1) Pioneer dominant | Unlikely to be suitable |
| 0) Recent exotic plantation | Unsuitable |

** If few old growth trees present & little or no regen consider TEMPO tree/group assessment*

| Score & Notes | |
|---|---|
| Recent semi-natural | 8 points |

**c) Size (ha) & suitability for TPO**

| | |
|---|---|
| 10) 100 + | Extremely suitable |
| 8) 10 - <100 | Highly suitable |
| 5) 5 - <10 | Very Suitable |
| 2) 0.25 to <5 | Suitable |
| 1) 0.1 – <0.25 | Barely suitable |
| 0) < 0.1 | Unsuitable (consider TEMPO tree/group assessment) |

| Score & Notes | |
|---|---|
| Approx. 1.5ha | 2 points |

**d) Cultural factors**

*Woodland must have accrued 13 or more points (with no zero score) to qualify*

10) Historical record / vital landscape feature / ≥10% veteran tree population present
8) SSSI or other national designation; significant landscape / habitat importance
5) Woodland with local designation / high public use / identifiable habitat value
2) Woodland with internal public access (use light or unknown) / some habitat value
1) Woodland adjacent to highway or with external public access / low habitat value
0) Woodland with none of the above additional features inc. minimal habitat value

| Score & Notes | |
|---|---|
| Significant landscape importance | 8 points |

**Part 2: Expediency assessment**

*Woodland must have accrued 15 or more points to qualify*

5) Immediate threat to overall woodland
4) Immediate risk of significant loss / severe fragmentation
3) Foreseeable risk of significant loss / severe fragmentation
2) Foreseeable risk of partial loss / fragmentation
1) Precautionary only

| Score & Notes | |
|---|---|
| Foreseeable risk of significant loss / fragmentation | 3 points |

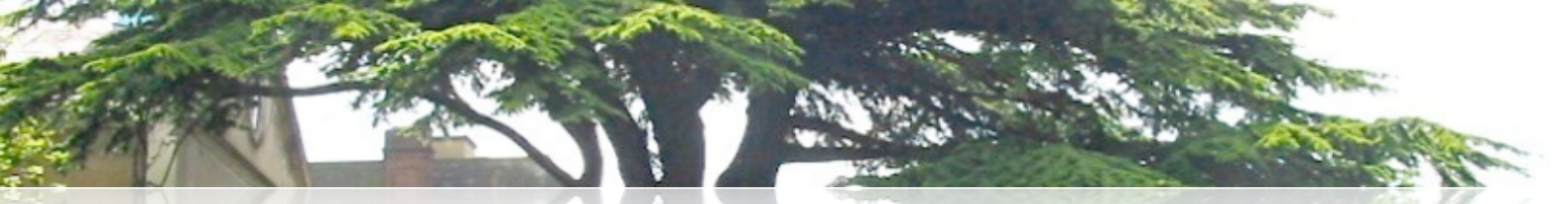
**Part 3: Decision guide**

| | |
|---|---|
| Any 0 | Do not apply TPO |
| 1-12 | TPO indefensible |
| 13-15 | Does not merit TPO |
| 16-20 | TPO defensible |
| 21 + | Definitely merits TPO |

| Add Scores for Total: | Decision: |
|---|---|
| 31 points | Definitely merits TPO |

Aerial view from south-west.


Specified survey site



# Tree Consultancy Group

Arboriculture - Urban Forestry - Planning

**'TEMPO' ASSESSMENT**
**OF**
**TREES**
**AT**
**ST MARK'S CHURCH**
**GLASGOW ROAD**
**RALSTON**
**PA1 3BG**

**Client: Renfrewshire Council**

**Date: March 2023**

QTRA Licensed User

Arboricultural Association Professional Member

Institute of Chartered Foresters Registered Consultant

Crownhead, Stobo,
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www.treeconsultancygroup.com

Principal Consultant:
Kenneth Harvey MICFor. M.Arbor.A. Dip.For.
Chartered Arboriculturist

## 1 INSTRUCTIONS

1.1 We have been instructed by Mr David Love, Head of Planning at Renfrewshire Council, to assess the suitability of the trees at St Mark's Church, Glasgow Road, Ralston for inclusion within a Tree Preservation Order (TPO). The assessment was to be carried out using the TEMPO evaluation method developed by Julian Forbes-Laird MICFor. A development of the site is under consideration, and the information is required to assist with the design and planning processes.

## 2 BACKGROUND

2.1 A TPO suitability assessment starts with a walkover assessment carried out from places to which the public have access, as the purpose of protecting trees by a TPO is primarily to preserve their visual amenity in the landscape. This process involves identifying the most significant trees and then considering the expediency of making them the subjects of a TPO.

2.2 In order to be able to decide which trees are suitable for inclusion in a TPO and which aren't, the use of some kind of system is recommended to ensure, as far as possible, that selection is carried out in a fair, consistent, objective, and repeatable manner. It helps the Council explain to landowners why their trees have been included in a TPO, and also helps to avoid including large numbers of low value trees within the TPO system which the Council then has to manage.

2.3 The most widely used appraisal system developed for this purpose is the *Tree Evaluation Method for Tree Preservation Orders - TEMPO*. It is an easy to use field guide to decision-making which also provides a written record of the process. It is presented as a single-page pro forma, and allocates scores to various relevant criteria. When these scores are added together, it gives a total figure which informs whether the tree merits protection by a TPO and, if so, whether the making of a TPO is justifiable (i.e. defensible). As with any such system, its efficacious use is predicated on the assessor having a thorough understanding and knowledge of the subject matter.

2.4 As Woodland TPOs are essentially different in nature and intent to 'normal' TPOs, TEMPO has been produced in two forms - one for individual trees and groups of trees, and one for woodlands. In the assessment of the trees at St Mark's Church, we have used the normal version.

## 3 SITE VISIT AND METHODOLOGY

3.1 We visited the site to carry out an assessment of the trees on 24th February 2023. The trees were assessed to establish their general condition and their suitability for retention within any future development of the site. They were visually inspected and assessed from ground level as far as access and site conditions allowed. No climbing or specialist investigations were undertaken.

3.2 The tree cover was considered in the terms of individual trees and groups of trees.

3.3 Only trees in good condition with useful future safe life expectancies were considered further. Those in poor condition, or which otherwise are unlikely to make useful long term contribution were discounted and dismissed.

3.4 The remaining trees were then assessed using the TEMPO method.

## 4 ASSESSMENT FINDINGS

4.1 Tree cover at the site consists of a pair of mature beeches on the Glasgow Road frontage, a mature cherry and a Purple plum on the lawn along the western boundary adjacent to Corrie Drive, and a young beech and a False cypress to the rear at the junction with Darvel Crescent.

4.2 All the trees were considered for assessment but most were dismissed as they are are too small and insignificant or have short future life expectancies. A pair of early-mature Common beech growing on the Glasgow Road frontage were identified as being in acceptable condition, and were assessed together as a Group. They have both been heavily crown-lifted in the past and this has resulted in large wounds which will decay and limit the trees future life expectancies, but both appear to be otherwise in satisfactory condition at present. Despite their past treatment and form, they scored sufficient points in the relevant TEMPO categories to merit inclusion in a TPO.

4.3 A plan of the site showing the approximate locations of the trees assessed is attached, along with the relevant TEMPO score sheet .

## 5 CONCLUSIONS

5.1 The two beeches on the Glasgow Road frontage (identified as Group 1) are the only trees present at the site which are worth including in a Tree Preservation Order.

Kenneth Harvey MICFor. MArborA. Dip.For.
Chartered Arboriculturist
Registered Consultant of The Institute of Chartered Foresters

3rd March 2023

Group 1 - Two Common beeches

# TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 24-02-2023 Surveyor: K Harvey MICFor

**Tree details**
TPO Ref (if applicable): n/a Tree/Group No: G1 Species: 2no. Common beech
Owner (if known): Location: St. Mark's Church, Glasgow Road, Ralston

**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**
Fair/satisfactory 3 Points

** 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**
20 - 40 Suitable 2 Points

**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 |

**Score & Notes**
Large trees clearly visible to public 4 Points

**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**
Principal components of formal arboricultural features 5 Points

**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**
Foreseeable threat to trees 3 Points

**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:**
17 Points

**Decision:**
Definitely merit TPO


# St Marks Church

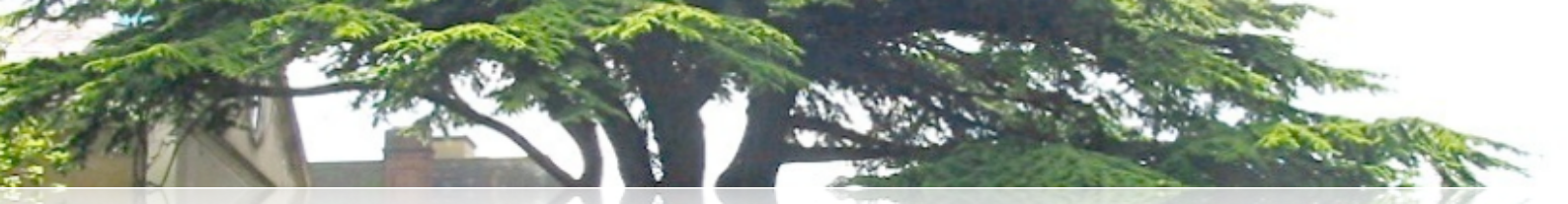
Renfrewshire Council

1:2,500

Author: %Author%

Date: 23/01/2023

Notes:
%Notes%



# Tree Consultancy Group

Arboriculture - Urban Forestry - Planning

**'TEMPO' ASSESSMENT**
**OF**
**WOODLAND**
**AT**
**STATION ROAD**
**BRIDGE OF WEIR**
**RENFREWSHIRE**

**Client: Renfrewshire Council**

**Date: February 2023**

QTRA Licensed User

Arboricultural Association Professional Member

Institute of Chartered Foresters Registered Consultant

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Principal Consultant:
Kenneth Harvey MICFor. M.Arbor.A. Dip.For.
Chartered Arboriculturist

## 1 INSTRUCTIONS

1.1 We have been instructed by Mr David Love, Head of Planning at Renfrewshire Council, to assess the suitability of an area of woodland at Station Road, Bridge of Weir for inclusion within a Tree Preservation Order (TPO). The assessment was to be carried out using the TEMPO evaluation method developed by Julian Forbes-Laird MICFor. The information is required to assist with long-term planning for the area.

## 2 BACKGROUND

2.1 A TPO suitability assessment starts with a walkover assessment carried out from places to which the public have access, as the purpose of protecting trees by a TPO is primarily to preserve their visual amenity in the landscape. This process involves identifying the most significant trees, groups or woodlands and then considering the expediency of making them the subjects of a TPO.

2.2 In order to be able to decide which trees are suitable for inclusion in a TPO and which aren't, the use of some kind of system is recommended to ensure, as far as possible, that selection is carried out in a fair, consistent, objective, and repeatable manner. It helps the Council explain to landowners why their trees have been included in a TPO, and also helps to avoid including large numbers of low value trees within the TPO system which the Council then has to manage.

2.3 The most widely used appraisal system developed for this purpose is the *Tree Evaluation Method for Tree Preservation Orders - TEMPO*. It is an easy to use field guide to decision-making which also provides a written record of the process. It is presented as a single-page pro forma, and allocates scores to various relevant criteria. When these scores are added together, it gives a total figure which informs whether the tree merits protection by a TPO and, if so, whether the making of a TPO is justifiable (i.e. defensible). As with any such system, its efficacious use is predicated on the assessor having a thorough understanding and knowledge of the subject matter.

2.4 As Woodland TPOs are essentially different in nature and intent to 'normal' TPOs, TEMPO has been produced in two forms - one for individual trees and groups of trees, and one for woodlands. In the assessment of the trees at Station Road, we have used the woodland version only.

## 3 SITE VISIT AND METHODOLOGY

3.1 We visited the site to carry out an assessment of the woodland on 24th February 2023. The trees were assessed to establish their general condition, character, longevity and visibility in the wider area.

3.2 The tree cover was considered in the terms of a) individual trees, b) groups of trees and c) woodlands as deemed appropriate. No individual trees or groups of trees of particular merit were found, so only a Woodland TEMPO evaluation was carried out.

## 4 ASSESSMENT FINDINGS

4.1 The site consists of informal woodland which has grown up alongside the old railway line, now used as a formal footpath/cycle path (National Cycle Route 75) running adjacent to the A761.

4.2 Tree cover at the site consists of mixed broadleaved species with heights up to approximately 19m. Mostly it comprises young to semi-mature, self-sown sycamore, ash, Goat willow and Silver birch.

4.3 The most significant trees are multi-stemmed sycamores growing adjacent to the main road. Although they are mostly in good health, they are of poor structural form due to earlier pruning management and have limited future potential. Some of the ash is suffering from Chalara Ash Dieback, but not all trees are affected. Maintenance appears to be carried out as required to keep vegetation clear of the road and the path, but otherwise it is minimal.

4.4 A plan of the site along with the relevant TEMPO score sheet is attached.

## 5 CONCLUSIONS

5.1 The TEMPO evaluation for the site produced a total score of only 12 points, indicating that a Tree Preservation Order is indefensible.

Kenneth Harvey MICFor. MArborA. Dip.For.
Chartered Arboriculturist
Registered Consultant of The Institute of Chartered Foresters

27th February 2023

**WOODLAND EVALUATION METHOD FOR PRESERVATION ORDERS (WOODLAND TEMPO)**

**SURVEY DATA SHEET & DECISION GUIDE**

Date: 24-02-2023 Surveyor: K Harvey MICFor

**Woodland details**

TPO Ref (if applicable): n/a Location: / OSGR: 239158, 665358 Owner (if known): -

Composition: Self-sown sycamore, ash, willow and birch.

**REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS**

## Part 1: Amenity assessment

### a) Condition & suitability for TPO

| | |
|---|---|
| 10) Unmanaged – good/fair condition | Highly suitable |
| 8) Unmanaged – poor condition | Very suitable |
| 5) Excessively managed | Suitable |
| 2) Under good management | Barely suitable |
| 1) Derelict | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

**Score & Notes**

Unmanaged - poor condition 8 points

** Relates to existing context and is intended to apply to majority of main stand trees having severe irremediable defects*

### b) Naturalness & suitability for TPO

| | |
|---|---|
| 10) Ancient / ASN | Highly suitable |
| 8) Recent semi-natural | Very suitable |
| 5) Replanted ancient | Suitable* |
| 2) Recent native plantation | Barely suitable |
| 1) Pioneer dominant | Unlikely to be suitable |
| 0) Recent exotic plantation | Unsuitable |

**Score & Notes**

Pioneer dominant 1 point

** If few old growth trees present & little or no regen consider TEMPO tree/group assessment*

### c) Size (ha) & suitability for TPO

| | |
|---|---|
| 10) 100 + | Extremely suitable |
| 8) 10 - <100 | Highly suitable |
| 5) 5 - <10 | Very Suitable |
| 2) 0.25 to <5 | Suitable |
| 1) 0.1 – <0.25 | Barely suitable |
| 0) < 0.1 | Unsuitable (consider TEMPO tree/group assessment) |

**Score & Notes**

0.25 to < 5 2 points

### d) Cultural factors

*Woodland must have accrued 13 or more points (with no zero score) to qualify*

10) Historical record / vital landscape feature / ≥10% veteran tree population present
8) SSSI or other national designation; significant landscape / habitat importance
5) Woodland with local designation / high public use / identifiable habitat value
2) Woodland with internal public access (use light or unknown) / some habitat value
1) Woodland adjacent to highway or with external public access / low habitat value
0) Woodland with none of the above additional features inc. minimal habitat value

**Score & Notes**

Woodland adjacent to highway with external public access & low habitat value 1 point

## Part 2: Expediency assessment

*Woodland must have accrued 15 or more points to qualify*

5) Immediate threat to overall woodland
4) Immediate risk of significant loss / severe fragmentation
3) Foreseeable risk of significant loss / severe fragmentation
2) Foreseeable risk of partial loss / fragmentation
1) Precautionary only

**Score & Notes**

not applicable as only accrued 12 points

## Part 3: Decision guide

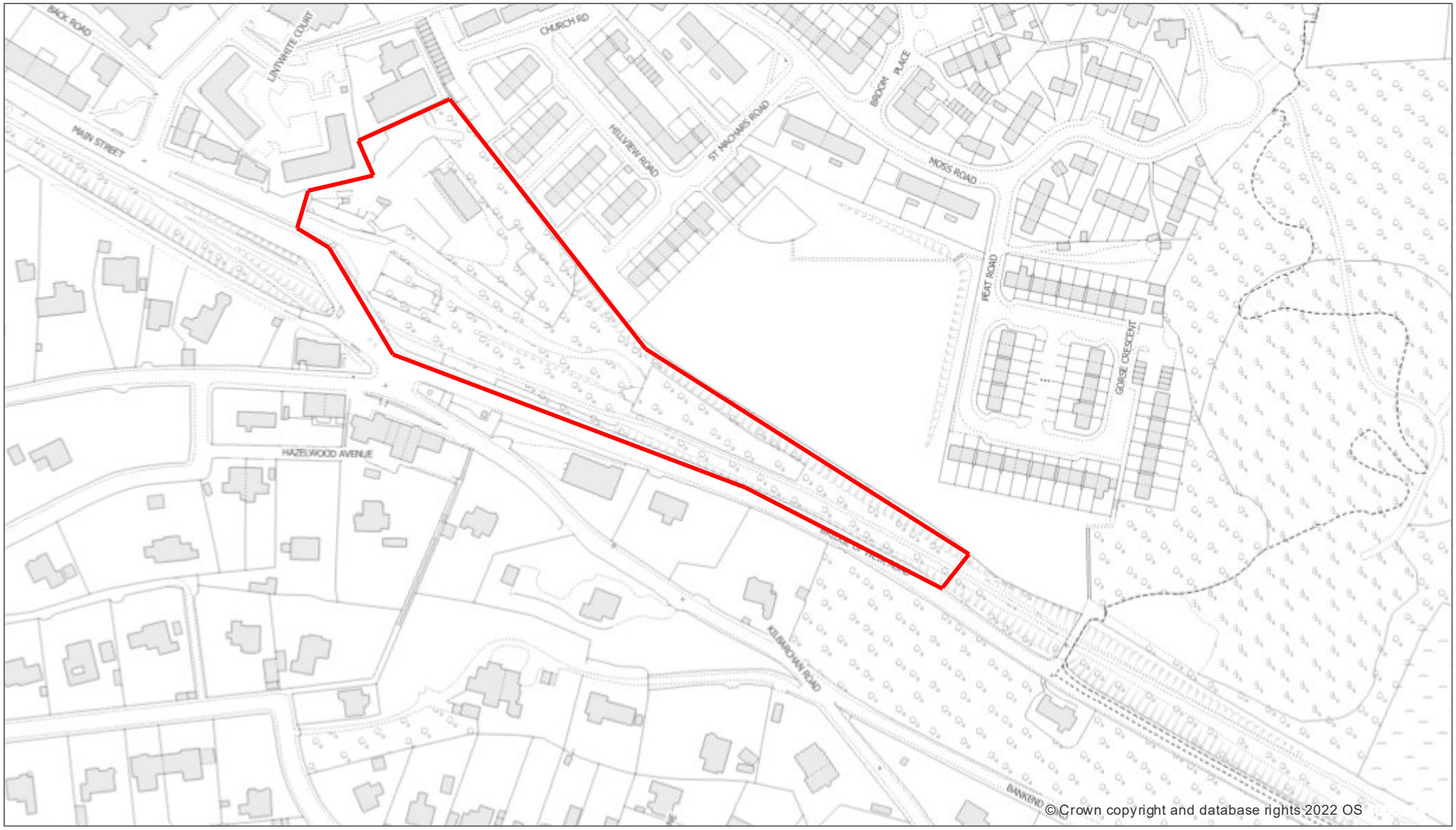
| | |
|---|---|
| Any 0 | Do not apply TPO |
| 1-12 | TPO indefensible |
| 13-15 | Does not merit TPO |
| 16-20 | TPO defensible |
| 21 + | Definitely merits TPO |

**Add Scores for Total:**

12 points

**Decision:**

TPO indefensible




# %Title%

Renfrewshire Council

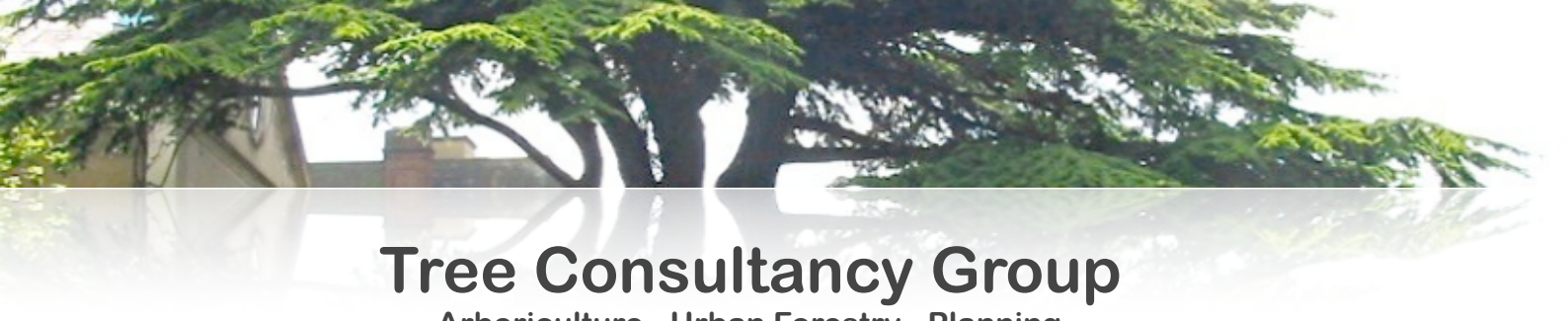
1:2,500

Notes:
%Notes%



Author: %Author%

Date: 26/01/2023



# Tree Consultancy Group

Arboriculture - Urban Forestry - Planning

**'TEMPO' ASSESSMENT**
**OF**
**TREES**
**AT**
**16 EDZELL DRIVE**
**ELDERSLIE**
**PA5 9AL**

**Client: Renfrewshire Council**

**Date: March 2023**

QTRA Licensed User

Arboricultural Association Professional Member

Institute of Chartered Foresters Registered Consultant

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Principal Consultant:
Kenneth Harvey MICFor. M.Arbor.A. Dip.For.
Chartered Arboriculturist

## 1 INSTRUCTIONS

1.1 We have been instructed by Mr David Love, Head of Planning at Renfrewshire Council, to assess the suitability of the trees at 16 Edzell Drive, Elderslie for inclusion within a Tree Preservation Order (TPO). The assessment was to be carried out using the TEMPO evaluation method developed by Julian Forbes-Laird MICFor. A development of the site is under consideration, and the information is required to assist with the design and planning processes.

## 2 BACKGROUND

2.1 A TPO suitability assessment starts with a walkover assessment carried out from places to which the public have access, as the purpose of protecting trees by a TPO is primarily to preserve their visual amenity in the landscape. This process involves identifying the most significant trees and then considering the expediency of making them the subjects of a TPO.

2.2 In order to be able to decide which trees are suitable for inclusion in a TPO and which aren't, the use of some kind of system is recommended to ensure, as far as possible, that selection is carried out in a fair, consistent, objective, and repeatable manner. It helps the Council explain to landowners why their trees have been included in a TPO, and also helps to avoid including large numbers of low value trees within the TPO system which the Council then has to manage.

2.3 The most widely used appraisal system developed for this purpose is the *Tree Evaluation Method for Tree Preservation Orders - TEMPO*. It is an easy to use field guide to decision-making which also provides a written record of the process. It is presented as a single-page pro forma, and allocates scores to various relevant criteria. When these scores are added together, it gives a total figure which informs whether the tree merits protection by a TPO and, if so, whether the making of a TPO is justifiable (i.e. defensible). As with any such system, its efficacious use is predicated on the assessor having a thorough understanding and knowledge of the subject matter.

2.4 As Woodland TPOs are essentially different in nature and intent to 'normal' TPOs, TEMPO has been produced in two forms - one for individual trees and groups of trees, and one for woodlands. In the assessment of the trees at Edzell Drive, we have used the normal version.

## 3 SITE VISIT AND METHODOLOGY

3.1 We visited the site to carry out an assessment of the trees on 24th February 2023. The trees were assessed to establish their general condition and their suitability for retention within any future development of the site. They were visually inspected and assessed from ground level as far as access and site conditions allowed. No climbing or specialist investigations were undertaken.

3.2 The tree cover was considered in the terms of individual trees and groups of trees. No woodlands or areas were considered appropriate.

3.3 Only trees in good condition with useful future safe life expectancies were considered. Those in. poor condition, or which otherwise are unlikely to make useful long term contribution were discounted and dismissed.

3.4 The remaining trees were then assessed using the TEMPO method.

## 4 ASSESSMENT FINDINGS

4.1 No individual trees of particularly outstanding merit, rarity, or value were found. Two mature cherries growing on the Edzell Drive frontage were considered but they are are over-mature and declining with short future life expectancies, so they were dismissed.

4.2 A pair of semi-mature Lawson cypresses growing adjacent to the northern (rear) site boundary were identified as being in acceptable condition, and were considered together as a Group. They have both been reduced in the past and are developing typically weak, multi-stemmed crowns as a result. Unless kept maintained at their current size (i.e. as garden ornaments with annual pruning), they have very limited future useful life expectancies. Due to their past treatment and poor form, they scored insufficient points in the relevant TEMPO categories to merit inclusion in a TPO.

4.3 A plan of the site showing the approximate locations of the trees assessed is attached, along with the relevant TEMPO score sheet .

## 5 CONCLUSIONS

5.1 None of the trees present at the site are worth including in a Tree Preservation Order.

Kenneth Harvey MICFor. MArborA. Dip.For.
Chartered Arboriculturist
Registered Consultant of The Institute of Chartered Foresters

3rd March 2023

Two cherries dismissed due to age and poor overall condition.

Two Lawson cypresses considered together as Group 1

# TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 24-02-2023 Surveyor: K Harvey MICFor

**Tree details**
TPO Ref (if applicable): n/a Tree/Group No: G1 Species: 2No. Lawson cypress
Owner (if known): Location: 16 Edzell Drive, Elderslie

**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**
Fair/satisfactory 3 Points

** 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**
10 - 20 1 Point

**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 |

**Score & Notes**
Medium trees clearly visible to public 4 Points

**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**
No redeeming features and of indifferent form 1 Point

**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**
Perceived threat to trees 2 Points

**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:**
11 Points

**Decision:**
Do not merit TPO

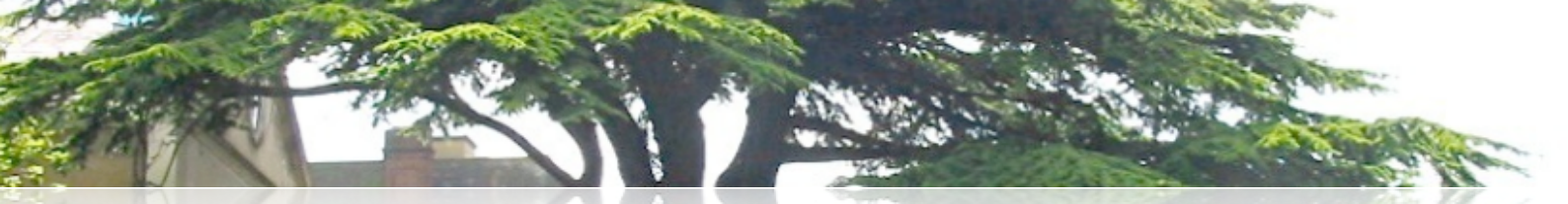

# 16 Edzell Drive

1:1,250

Notes:
%Notes%

Author: %Author%

Date: 23/01/2023



# Tree Consultancy Group

Arboriculture - Urban Forestry - Planning

**'TEMPO' ASSESSMENT**
**OF**
**TREES**

**SITE AT**
**BORROCHAN ROAD**
**BROOKFIELD**
**RENFREWSHIRE PA6 7AA**

**Client: Renfrewshire Council**

**Date: May 2023**

QTRA Licensed User

Arboricultural Association Professional Member

Institute of Chartered Foresters Registered Consultant

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Principal Consultant:
Kenneth Harvey MICFor. M.Arbor.A. Dip.For.
Chartered Arboriculturist

## 1 INSTRUCTIONS

1.1 We have been instructed by Mr David Love, Head of Planning at Renfrewshire Council, to assess the suitability of a site adjacent to the B789 at Barrochan Road, Brookfield, for inclusion within a Tree Preservation Order (TPO). The assessment was to be carried out using the TEMPO evaluation method developed by Julian Forbes-Laird MICFor. The information is required to assist with long-term planning for the area.

## 2 BACKGROUND

2.1 A TPO suitability assessment starts with an assessment carried out from places to which the public have access, as the purpose of protecting trees by a TPO is primarily to preserve their visual amenity in the landscape. This process involves identifying the most significant trees, groups or woodlands and then considering the expediency of making them the subjects of a TPO.

2.2 In order to be able to decide which trees are suitable for inclusion in a TPO and which aren't, the use of some kind of system is recommended to ensure, as far as possible, that selection is carried out in a fair, consistent, objective, and repeatable manner. It helps the Council explain to landowners why their trees have been included in a TPO, and also helps to avoid including large numbers of low value trees within the TPO system which the Council then has to manage.

2.3 The most widely used appraisal system developed for this purpose is the *Tree Evaluation Method for Tree Preservation Orders - TEMPO*. It is an easy to use field guide to decision-making which also provides a written record of the process. It is presented as a single-page pro forma, and allocates scores to various relevant criteria. When these scores are added together, it gives a total figure which informs whether the tree merits protection by a TPO and, if so, whether the making of a TPO is justifiable (i.e. defensible). As with any such system, its efficacious use is predicated on the assessor having a thorough understanding and knowledge of the subject matter.

2.4 As Woodland TPOs are essentially different in nature and intent to 'normal' TPOs, TEMPO has been produced in two forms - one for individual trees and groups of trees, and one for woodlands. In the assessment of the trees at Barrochan Road we have used the woodland version.

## 3 SITE VISIT AND METHODOLOGY

3.1 We visited the site to carry out an assessment on 25th May 2023. The trees were assessed to establish their general condition, character, longevity and visibility in the wider area.

3.2 The tree cover was considered in the terms of a) individual trees, b) groups of trees and c) woodlands as deemed appropriate.

## 4 ASSESSMENT FINDINGS

4.1 The site comprises a relatively small area of garden attached to a residential property, planted with typical garden trees which have been allowed to get somewhat overgrown, giving the impression of a woodland block. Trees include early-mature cherries, ash, poplar, Lawson cypresses, Goat willow (collapsed) and a Scots pine, with abundant regeneration of birch and Norway maple seedlings arising where they get light. Some recent work has been carried out cutting down some stems, but otherwise little management has been carried out in recent years.

4.2 The site is contiguous with the embankment along the northern side of the National Cycle Route No.75 cycleway and is also clearly visible from the B789, but there are numerous trees along the cycleway embankment which obscure the site's trees, limiting their significance in the wider landscape.

4.3 No individual trees or groups of trees of particular merit were found, so only a Woodland TEMPO evaluation was carried out.

4.4 A plan of the site along with the relevant TEMPO score sheet is attached.

## 5 CONCLUSIONS

5.1 The TEMPO evaluation for the site produced a total score of only 10 points, indicating that making a Tree Preservation Order would be indefensible.

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Chartered Arboriculturist
Registered Consultant of The Institute of Chartered Foresters

30th May 2023

**WOODLAND EVALUATION METHOD FOR PRESERVATION ORDERS (WOODLAND TEMPO)**

**SURVEY DATA SHEET & DECISION GUIDE**

Date: 25-5-2023 Surveyor: K Harvey MICFor

**Woodland details**

TPO Ref (if applicable): n/a Location: / OSGR: Land adjacent to B789 at OS 242222, 664564 Owner (if known): unk.

Composition:

**REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS**

## Part 1: Amenity assessment

### a) Condition & suitability for TPO

| | |
|---|---|
| 10) Unmanaged – good/fair condition | Highly suitable |
| 8) Unmanaged – poor condition | Very suitable |
| 5) Excessively managed | Suitable |
| 2) Under good management | Barely suitable |
| 1) Derelict | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

** Relates to existing context and is intended to apply to majority of main stand trees having severe irremediable defects*

**Score & Notes**

Unmanaged - poor condition 8 points

### b) Naturalness & suitability for TPO

| | |
|---|---|
| 10) Ancient / ASN | Highly suitable |
| 8) Recent semi-natural | Very suitable |
| 5) Replanted ancient | Suitable* |
| 2) Recent native plantation | Barely suitable |
| 1) Pioneer dominant | Unlikely to be suitable |
| 0) Recent exotic plantation | Unsuitable |

** If few old growth trees present & little or no regen consider TEMPO tree/group assessment*

**Score & Notes**

Recent garden origin (some exotic and some native) 1 point

### c) Size (ha) & suitability for TPO

| | |
|---|---|
| 10) 100 + | Extremely suitable |
| 8) 10 - <100 | Highly suitable |
| 5) 5 - <10 | Very Suitable |
| 2) 0.25 to <5 | Suitable |
| 1) 0.1 – <0.25 | Barely suitable |
| 0) < 0.1 | Unsuitable (consider TEMPO tree/group assessment) |

**Score & Notes**

0.1ha Barely suitable 1 point

### d) Cultural factors

*Woodland must have accrued 13 or more points (with no zero score) to qualify*

| | |
|---|---|
| 10) Historical record / vital landscape feature / ≥10% veteran tree population present | |
| 8) SSSI or other national designation; significant landscape / habitat importance | |
| 5) Woodland with local designation / high public use / identifiable habitat value | |
| 2) Woodland with internal public access (use light or unknown) / some habitat value | |
| 1) Woodland adjacent to highway or with external public access / low habitat value | |
| 0) Woodland with none of the above additional features inc. minimal habitat value | |

**Score & Notes**

N/a as insufficient score at a) to c) above 0 points

## Part 2: Expediency assessment

*Woodland must have accrued 15 or more points to qualify*

| | |
|---|---|
| 5) Immediate threat to overall woodland | |
| 4) Immediate risk of significant loss / severe fragmentation | |
| 3) Foreseeable risk of significant loss / severe fragmentation | |
| 2) Foreseeable risk of partial loss / fragmentation | |
| 1) Precautionary only | |

**Score & Notes**

N/a as insufficient score at Part 1

## Part 3: Decision guide

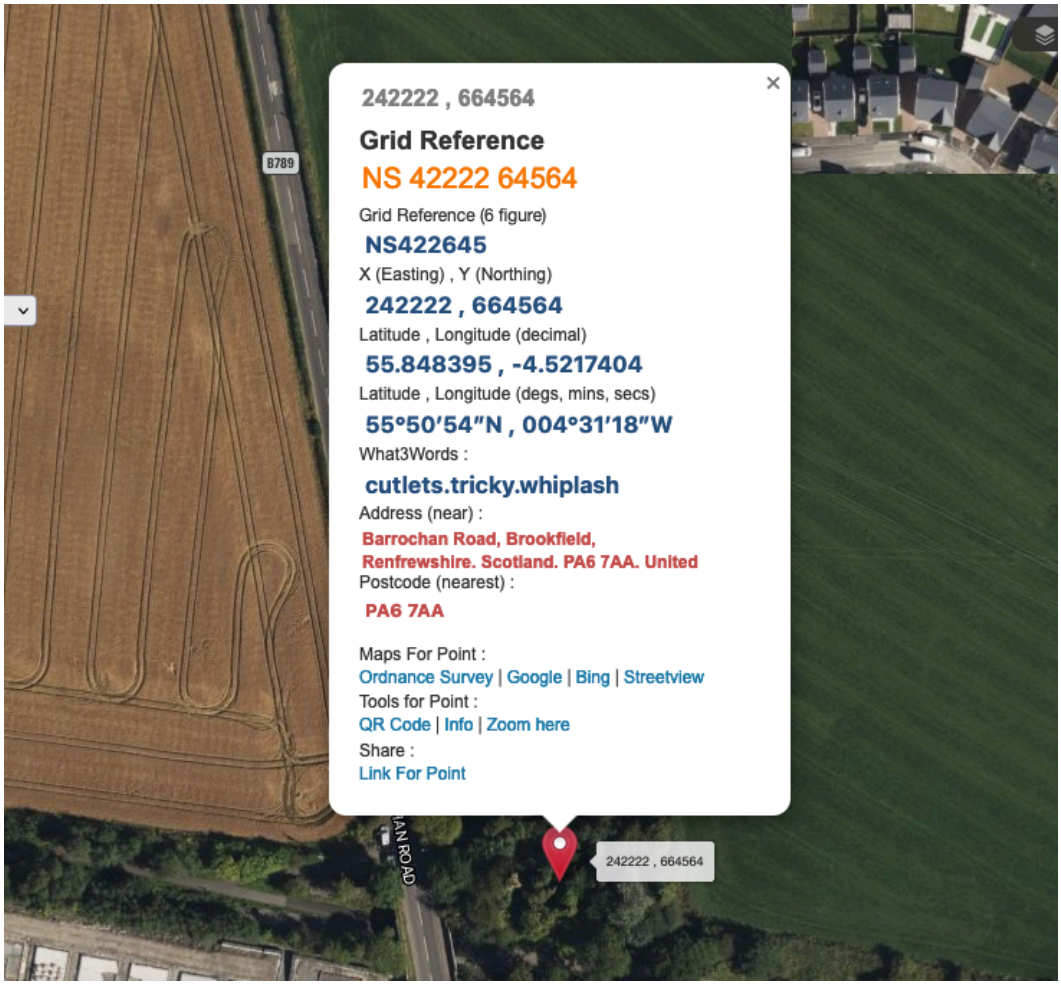
| | |
|---|---|
| Any 0 | Do not apply TPO |
| 1-12 | TPO indefensible |
| 13-15 | Does not merit TPO |
| 16-20 | TPO defensible |
| 21 + | Definitely merits TPO |

**Add Scores for Total:**

10 points

**Decision:**

TPO indefensible


242222 , 664564
Grid Reference
NS 42222 64564
Grid Reference (6 figure)
NS422645
X (Easting) , Y (Northing)
242222 , 664564
Latitude , Longitude (decimal)
55.848395 , -4.5217404
Latitude , Longitude (degs, mins, secs)
55°50′54″N , 004°31′18″W
What3Words :
cutlets.tricky.whiplash
Address (near) :
Barrochan Road, Brookfield,
Renfrewshire. Scotland. PA6 7AA. United
Postcode (nearest) :
PA6 7AA
Maps For Point :
Ordnance Survey | Google | Bing | Streetview
Tools for Point :
QR Code | Info | Zoom here
Share :
Link For Point
B789
242222 , 664564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