

**CONFIRMATION OF TREE PRESERVATION ORDER REF. TPO/0013/2023 – LAND TO THE REAR OF 1 NETHERCOTE AVENUE WOKING, GU21 3JZ**

**Executive Summary**

The purpose of this report is to recommend to the Committee that a Tree Preservation Order be confirmed following the receipt of one letter of objection to the making of the Order. The Tree Preservation Order protects two Oak trees on land to the rear of 1 Nethercote Avenue, Woking, Surrey, GU21 3JZ.

**Recommendations**

The Committee is requested to:

**RESOLVE that** Tree Preservation Order Ref. TPO/0013/2023 be confirmed without modification

<b>This Committee has authority to determine the above recommendations.</b>
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**Background Papers:**

1. Photographs of Tree Preservation Order trees
2. Site Location Plan of Tree Preservation Order trees
3. 1 no. letter of objection:
4. TEMPO Assessment

**Reporting Officer:**

Thomas James, Development Manager  
E Mail: thomas.james@woking.gov.uk

**Contact Officer:**

James Veats, Senior Arboricultural Officer  
E Mail: james.veats@woking.gov.uk

## **1.0 Introduction**

- 1.1 A Tree Preservation Order (TPO) was made on 25 May 2023 relating to two Oak trees on land to the rear of 1 Nethercote Avenue, Woking, Surrey, GU21 3JZ.
- 1.2 Photos of the TPO'd trees are attached at **Appendix 1**.
- 1.3 A plan showing the site location is at **Appendix 2**.
- 1.4 One objection was received to the making of the Tree Preservation Order. This is shown in **Appendix 3**.
- 1.5 Notwithstanding the objections received to the making of the Tree Preservation Order, the recommendation is that it be confirmed without modification.

## **2.0 Background Information**

- 2.1 1 Nethercote Avenue sits on the junction of Nethercote Avenue and Clifton Way within Goldsworth Park. When Goldsworth Park was originally constructed many mature trees were retained. These trees are a legacy of the area's former use as nursery land and are considered to significantly enhance the character of the area.
- 2.2 In the middle of May the Council were alerted to the fact that the owner of the property was looking to remove the two trees (now protected).
- 2.3 The trees were assessed from a public amenity value perspective and a Tree Evaluation Method for Preservation (TEMPO) assessment was undertaken. The trees scored 18, meeting the criteria required to protect the trees. The trees are assessed as being significant trees making a valuable contribution to the sylvan character of the area. The assessment is attached at **Appendix 4**.
- 2.4 Given the foreseeable threat to the trees a TPO was made.

## **3.0 Letter of Objection**

- 3.1 One letter of objection was received by the Council on the 15 June 2023. This is attached at **Appendix 3**.
- 3.2 The objection essentially relates to issues with detritus from the tree, leaves, acorns and deadwood etc. and its proximity to the building and the lack of light caused.

## **4.0 Tree Officer's Assessment**

- 4.1 The issues highlighted can largely be mitigated by appropriate pruning. The Council's officers would be happy to advise on the options available. These would include dead wooding, reducing back from the building and raising the canopy to allow more light.
- 4.2 The sylvan character of the area is considered to be high and all trees which are protected in the area add to the value of the local treescape. The two trees in question contribute significantly to that sylvan character. When considered individually the trees are good examples of the species and age and, as a group, they make a significant impact on the character of the area. It is important to consider that it is a collection of individual trees which create a sylvan treescape. Therefore, the loss of these trees may encourage further tree loss in the area and ultimately erode the sylvan character of the area.

- 4.3 The Council's officers have carried out a TEMPO assessment (**Appendix 4**) which has determined that the trees are classed as "Definitely Merits TPO." The TEMPO guidance notes state that the "Definitely Merits TPO" category comprises "trees scoring 16 or more are those that have passed both the amenity and expediency assessments, where the application of a TPO is fully justified based on the field assessment exercise."
- 4.4 Overall, it is considered that the concerns can be mitigated by appropriate works and they are not considered to outweigh the public amenity benefits of protecting the trees.

## **5.0 Implications**

- 5.1 Financial
- 5.2 None
- 5.3 Human Resource/Training and Development
- 5.4 None
- 5.5 Environmental/Sustainability
- 5.6 The protection of mature trees has biodiversity benefits.

## **6.0 Conclusions**

- 6.1 Given the trees' high public amenity value and the threat from removal, protection of the trees is considered appropriate and it is recommended that the Tree Preservation Order be confirmed without modification.

REPORT ENDS

Appendix 1



## Appendix 2



## Appendix 3

### Christine Duplock

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From: James Veats  
Sent: 16 June 2023 09:35  
To: Christine Duplock  
Subject: Fwd: Tree preservation order

Hi Christine please can you attach this to the TPO as an objection.  
Looks like another one for committee.  
Many thanks  
James

Sent from [Outlook for iOS](#)

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From: Devi Ramsamy [REDACTED]  
Sent: Thursday, June 15, 2023 3:37:13 PM  
To: James Veats <James.Veats@woking.gov.uk>  
Subject: Tree preservation order

Dear James

Replying to the letter Re Tree Preservation order at 1 Netercote Avenue Surrey GU21 3JZ.

I recently asked tree surgeon Shawn Root and shoot to come over to my property to give me a quote about cutting the trees down, he said he sent an Email since April with no reply.  
That's before I received your letter.

Over the years living at this property has been nothing mostly except for the hard work of having the trees in the back garden.  
Am listing a few below.

- 1- The trees must have been there before the houses were built.
- 2- The tree is just about 2.4/ 2.5 meters away from the house.
- 3- it's endless hours of physical efforts to clean all the fallen leaves and dead falling branches and twigs.
- 4- I recently lost my 15 months old puppy as he keeps chewing the falling acorns from the trees that are toxins to dogs when eaten, which has resulted from a huge bill from the vet trying to treat the dog.
- 5- I suffer from trees and grass pollen so being in my own property outdoor doesn't help with the trees. Sometimes I can't even leave the back door and windows open.
- 6- the falling dead branches are a risk to me and anyone in the garden. One of the branches of the tree fell on the car and cracked the windscreens
- 7- we don't get any sun because of the trees's branches completely cover the whole garden whole garden is shaded with the branches. Yet again can't enjoy our own garden space. Can't put the clothes on the lines because of the falling flowers that stain the clothing.
- 8- we will never be able to have a small extension/ conservatory at the back of the garden because of the trees being so near.
- 9- I have spent a lot of money getting artificial grass laid but couldn't level the ground as we wanted to because of all the roots.
- 10 - we have to do few trips to the dump to take the huge garden waste. / large bags of fallen leaves.
- 11- can't really grow anything as the ground is too rooted except for lots of new acorns trees germinating everywhere and we constantly have to pull them out.
- 12- In the autumn the pavement is covered with dropping acorns and when it rain and wet becomes very slippery and dangerous for pedestrians.

All the above is so stressful that we really don't get any joy of the trees. Am even considering of selling the property.

If I knew about it I would have never bought the property.  
I have saved for the last 5 years and even compromising of buying a car to get the trees cut down.  
Unfortunately the tres for me is more stress and hard work than joy.  
Physically am not fit and healthy for that anymore.

I really love nature and would be more than happy to have few trees in my garden if had few acres of land and but not right in my back garden.

Can you please consider my circumstances and not one fit all.  
I should be able to enjoy my own back garden.

Am sending few photos you can see how the whole garden is shaded with the branches.

Kind regards

Devi Ramsamy

## Appendix 4

TEMPO ASSESSMENT	
20/05/2023 Surveyor:	
2 x Oaks	
Part 1: Amenity assessment	SCORE
<b>a) Condition &amp; suitability for TPO</b> 5) Good - <b>Highly suitable</b> 3) Fair/satisfactory - <b>Suitable</b> 1) Poor - <b>Unlikely to be suitable</b> 0) Dead/dying/dangerous* - <b>Unsuitable</b> * Relates to existing context and is intended to apply to severe irremediable defects only	5
<b>b) Retention span (in years) &amp; suitability for TPO</b> 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	4
<b>c) Relative public visibility &amp; suitability for TPO</b> 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	4
<b>d) Other factors</b> <b>Trees must have accrued 7 or more points (with no zero score) to qualify</b> 5) Principal components of formal Arbicultural 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	4
Part 2: Expediency assessment	
<b>Trees must have accrued 10 or more points to qualify</b> 5) Immediate threat to tree inc. s.211 Notice 3) Foreseeable threat to tree 2) Perceived threat to tree 1) Precautionary only	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	20
<b>Decision</b>	<b>Definitely Merits TPO</b>
<b>Further Information:</b>	