



ANNEX C – CDC TPO ASSESSMENT

Cotswold District Council Tree Preservation Order Assessment

Site: **5 Mill Close, Blockley** Date: **24.06.25**

Officer: **JH**

General Description of Tree(s) (or group of trees/woodland):

1no mature copper beech & 1no mature Ash approx. 25m height, TD – 900 - 1000mm, 1no cypress tree, 3m height, TD – 150mm

1 Public Visibility

Public places from which the tree can be seen (including future considerations such as development)

Beech & Ash clearly visible from Mill close & surrounding roads & busy footpath through adjacent Church. Upper crowns visible from village green – copper beech especially prominent. Cypress tree, small & inconsequential.

Is/are the tree/trees a skyline feature?

Beech & Ash yes, trees are growing in an elevated position. Cypress tree no.

Is/are the tree/trees seen against a backdrop of other trees?

Not in the main.

Is/are the tree/trees a visual feature in a Conservation Area or AONB?

Beech & Ash Yes. Prominent trees in the heart of Blockley Conservation Area. Cypress no.

Cypress not worthy of a TPO

2 Arboricultural Quality

Is/are the tree/trees in reasonable arboricultural condition?

Yes – No significant structural or physiological risk features at time of assessment. Good crown vitality, no significant deadwood, no evident basal issues, no fungal fruiting bodies. Ash not definitely infected with Ash Dieback.

Is/are the tree/trees an appropriate species for the character of the locality and landscape?

Yes – mix of ornamental & native in a large, historic garden setting.

Is/are the tree/trees a particularly old or large example of its species and/or does the tree have veteran characteristics?

No veteran characteristics.

Does/do the tree/trees have specific cultural, historic or biodiversity interest?

Partially. Ash is native, and whilst the beech is ornamental, it will provide biodiversity value.

3 Life Expectancy and Replaceability

Has/have the tree/trees a biological life expectancy of more than 20 years?

Yes (unless ash is infected with ADB). Both mature and not showing characteristics of over maturity/decline.

Is/are the tree/trees growing in sufficient space to be allowed to grow for a further 20 years?

Yes. The trees are fully grown and in a large garden setting.

Could the visual amenity value of the tree/s be replaced by new planting within 10 years?

No, absolutely not.

Is there clear evidence of structural damage to property caused by the tree(s) that could only be resolved by removal of the tree(s)?

No – No evidence of structural damage provided. Both trees are approx. 2m from top of a retaining wall. No evidence of damage to wall.

4 Impact of Removal

Would the loss of the tree(s) be noticeable from public places?

Yes, significantly

Would the removal of the tree(s) harm or benefit the health or stability of other trees?

The removal of 1 tree would expose the other tree to increased wind pressure from the direction of the removed tree.

Would the removal of the tree(s) result in loss of screening of an eyesore or poor quality landscape feature?

No

Is/are the tree/trees part of an agreed landscape/ tree retention scheme or replacement planting scheme subject to a planning condition?

No

Conclusions

Would the removal of the tree(a) have a significant negative impact on the local environment and its enjoyment by the public?

Yes

Would protection with a TPO bring a reasonable degree of public benefit in the present or future?

Yes, if the ash tree develops Ash Dieback, it can be managed accordingly as/when/if this happens.

Expedient to serve a Tree Preservation Order - **Beech & Ash Yes, as individual trees.**