

Appendix: TEMPO Assessment – TPO/25/1076 – Lime Tree House, Cley-next-the-Sea, High St, Holt NR25 7RG

Tree Evaluation Method for Preservation Orders (TEMPO)

Independent assessment undertaken by Adrian Kingsbury, BSc (Hons), HND Arb, Cert Arb

This assessment represents my personal professional opinion and has not been adopted by the Senior Landscape Officer (Arboriculture) of the Council. It is provided in support of the expediency and amenity case for confirmation of the TPO.

1. Amenity Assessment → 12 out of 15 points

- **Condition and suitability:** The Large-leaved Lime tree is in good overall health with a strong, upright form. It shows no evidence of significant decay, disease, or structural weakness. Seasonal leaf cover is full and consistent, indicating good vitality. Historic unsympathetic lopping of lower limbs has left basal stubs; these would benefit from remedial pruning to achieve proper occlusion.
- **Future Public Visibility and Land Use:** The Large-leaved Lime has high public visibility from both near and mid-distance viewpoints, being clearly seen from the highway and adjacent public rights of way. Its mature form contributes significantly to the established character of the street scene. Future changes in land use within the locality are unlikely to diminish its prominence, and in the event of development the tree would continue to provide a valuable visual anchor within the landscape. Retention is therefore justified on both current and long-term amenity grounds.
- **Individual Impact:** Strong cultural and personal significance. The tree was planted in 1977 as a replacement for a Huntingdon Elm lost to Dutch elm disease. It was dedicated to my late parents, with particular regard to my father who served in the Second World War, was wounded in action, and whose bravery and sacrifice for the freedom of this country are honoured through the planting. The Lime gives authentic meaning to the property name “Lime Tree House.”
- **Wider Impact:** The Large-leaved Lime is highly visible within the street scene and forms a prominent feature of the Cley Conservation Area. Notable contribution to the wider Conservation Area and village character.

2. Other Factors → 3 out of 5 points

- **Historic/Commemorative Value:** Planted as a living memorial to my parents and as a symbolic replacement for the Elm. The dedication also reflects my father’s wartime service and the foresight of my parents in establishing a tree for future generations to enjoy.
- **Wildlife/Habitat Value:** Large-leaved Lime supports biodiversity, particularly important pollinators.

3. Expediency → 3 out of 5 points

- **Immediate Threat:** Recent unauthorised lopping (removal of 8–10 lower limbs) demonstrates active threat from unsupervised works.
- **Future Threat:** Proposed development works (carport, trench, extension) fall within the Root Protection Area and present a foreseeable risk.

Total Score: 18 out of a total of 25 points

Outcome (based on TEMPO guidance): A score of 18 strongly supports the making and confirmation of a Tree Preservation Order in the interests of amenity, expediency, and heritage value.

Conclusion

The Lime at Lime Tree House is demonstrably under immediate and future threat. Its high visibility, cultural and

historic associations, commemorative planting, and ecological importance confirm that statutory protection is both expedient and essential.

Tree Evaluation Method for Preservation Orders - TEMPO

Survey Sheet and Decision Guide

Location:	Lime Tree House, High Street, Cley, NR25 7RG	Date:	21.07.25
Surveyor:	Adrian Kingsbury	Owner (if known):	
Species:	Large-leafed Lime	TPO ref:	TPO/25/1076
Part 1: Amenity Assessment			SCORE:
a.) Condition & Suitability for TPO; where trees in good or fair condition have poor form, deduct 1 point			
5	Good	Highly suitable	4
3	Fair	Suitable	
1	Poor	Unlikely to be suitable	
0	Dead/dying/dangerous	Unsuitable	
NOTES	Overall condition good downgraded for recent poor pruning cuts and minor dead wood.		
b.) Retention span (in years) & suitability			SCORE:
5	100+ years	Highly suitable	4
4	40-100 years	Very suitable	
2	20-40 years	Suitable	
1	10-20 years	Just suitable	
0	< 10*	Unsuitable	
NOTES	Reasonable safe useful lifespan potential depending on management		
c.) Relative public visibility & suitability for TPO			SCORE:
<i>Consider realistic potential for future visibility with changed land use</i>			
5	Very large trees with some visibility or prominent large trees	Highly suitable	4
4	Large trees or medium trees clearly visible to the public	Very 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	
NOTES	Very large tree clearly visible to the public		
d.) Other factors			SCORE:
<i>Trees must have accrued 7 or more points (with no zero score) to qualify</i>			
5	Principal components of arboricultural features or veteran trees		3
4	Tree groups, or 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		
NOTES	The Lime tree gives authentic meaning to the property name "Lime Tree House."		
Part 2: Expediency assessment			SCORE:
<i>Trees must have accrued 9 or more points to qualify</i>			
5	Immediate threat to tree		3
3	Foreseeable threat to tree		
2	Perceived threat to tree		
1	Precautionary only		
NOTES	Tree located close to driveways will suffer pressure to carryout extreme works to address light issues		
Part 3: Decision guide		TOTAL SCORE:	DECISION:

Any 0	Do not apply TPO	18	Individual tree definitely merits TPO
1-6	TPO indefensible		
7-11	Does not merit TPO		
12-15	TPO defensible		
16+	Definitely merits TPO		

End of Appendix