



Protected Tree & Planning Constraints Report

Independent property constraint analysis using official published data.

Reference

TPO-SAMPLE

Location	Local authority	Date issued
Otley Road, Leeds — SAMPLE REPORT	Leeds City Council	30 July 2026

This report interprets published digital records. It is **not confirmation from the Local Planning Authority** and is intended as guidance only. Always contact the local authority to confirm before carrying out work to any tree.

Findings at a glance

The searched location falls inside a conservation area. Work to trees here — including pruning — requires the council's consent or prior notice before it starts. Contact Leeds City Council before instructing any works.

Summary of designations checked		
DESIGNATION CHECKED	AT THE SEARCHED LOCATION	WITHIN SEARCH RADIUS
Tree Preservation Order	None mapped	36 within 500 m
Conservation area	Inside a conservation area	1 within 250 m
Article 4 direction	Inside an Article 4 area	1 within 250 m
Listed buildings	None mapped	2 within 150 m
Searched from the LS16 5PS coordinate. Radii differ by designation — see the methodology on the final page.		

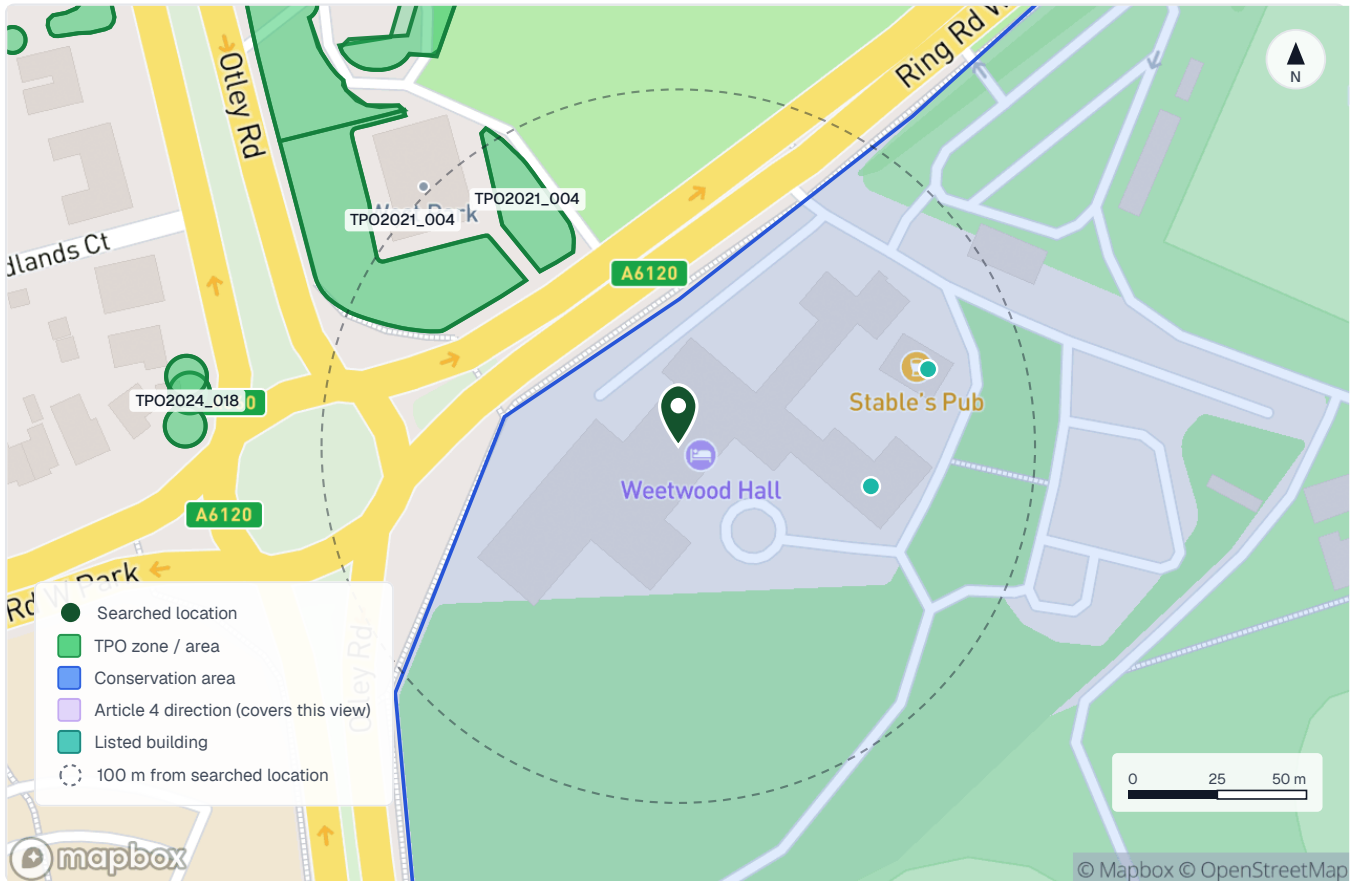
Tree Preservation Orders nearest the searched location				
DISTANCE	TPO REFERENCE	TYPE	LOCAL AUTHORITY	STATUS
62 m	TPO2021_004	Tree Preservation Order	Leeds City Council	Active
62 m	TPO2021_004	Protected tree (TPO)	Leeds City Council	Active
63 m	TPO2021_004	Protected tree (TPO)	Leeds City Council	Active
122 m	TPO2021_004	Protected tree (TPO)	Leeds City Council	Active
129 m	TPO2021_004	Protected tree (TPO)	Leeds City Council	Active
132 m	TPO2024_018	Tree Preservation Order	Leeds City Council	Active
132 m	TPO2024_018	Protected tree (TPO)	Leeds City Council	Active
133 m	TPO2024_018	Protected tree (TPO)	Leeds City Council	Active
134 m	TPO2024_018	Protected tree (TPO)	Leeds City Council	Active
198 m	TPO2001_062	Tree Preservation Order	Leeds City Council	Active
36 records identified within 500 m of the searched location · showing the 10 nearest				

All records above are taken from the local authority's own published dataset.

“On site” means the searched coordinate falls inside the mapped boundary. A distance is measured to the nearest edge of the boundary, not to its centre — so a small distance means the designation is close to the searched point, not that it is small.

Council consent is required before tree work

The searched location falls inside a conservation area. Work to trees here — including pruning — requires the council's consent or prior notice before it starts. Contact Leeds City Council before instructing any works.



The pin marks the searched location, not a surveyed property boundary. Designation boundaries are drawn from published data and are indicative. The searched location sits within an Article 4 direction area extending beyond this view, so its boundary is not shown. © Mapbox © OpenStreetMap.

Map findings

- No mapped TPO covers the searched location
- Nearest mapped TPO: TPO2021_004 at approximately 62 m
- The searched location falls inside a conservation area
- The searched location falls inside an Article 4 direction area (affects permitted development, not tree work)
- 36 TPO records within 500 m
- Figure covers roughly 120 m in each direction; dashed ring marks 100 m

Map limitations

The searched coordinate is a postcode-level point and does not represent the property's full extent — a boundary shown outside it may still cross the property. Published boundaries are digitised approximations and may be simplified, out of date, or absent where a council has not published its records.

Tree Preservation Orders

A Tree Preservation Order (TPO) makes it an offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy a protected tree without the council's written consent. It can cover a single tree, a group, an area, or a whole woodland, and it applies to the tree regardless of who owns it or how recently it was planted.

No mapped TPO boundary covers the searched location, but 36 records lie within 500 m. Mapped boundaries are approximate, so a tree near one of these may still be covered — confirm with the council if the tree you have in mind is anywhere near a boundary shown in this report.

Penalties

Carrying out work to a protected tree without consent is a criminal offence. On conviction in a magistrates' court the fine is unlimited; the court must take into account any financial benefit gained from the work. Anyone instructing the work — not only the contractor carrying it out — can be prosecuted.

Exemptions

Consent is not needed to remove a tree that is dead, or to cut back what is genuinely dangerous, but written notice to the council is still required — five working days beforehand, or as soon as practicable where the danger is immediate. The exemption is narrow and the burden of proving it falls on whoever carried out the work, so photograph and date the tree first. Fruit trees grown for fruit production, and work required by a statutory obligation, are also exempt.

The 36 records found are listed on the next page, nearest first.

Tree Preservation Order records

Every mapped record within 500 m of the searched location, nearest first. Distances are to the nearest edge of each mapped boundary.

DISTANCE	TPO REFERENCE	TYPE	LOCAL AUTHORITY	STATUS
62 m	TPO2021_004	Tree Preservation Order	Leeds City Council	Active
62 m	TPO2021_004	Protected tree (TPO)	Leeds City Council	Active
63 m	TPO2021_004	Protected tree (TPO)	Leeds City Council	Active
122 m	TPO2021_004	Protected tree (TPO)	Leeds City Council	Active
129 m	TPO2021_004	Protected tree (TPO)	Leeds City Council	Active
132 m	TPO2024_018	Tree Preservation Order	Leeds City Council	Active
132 m	TPO2024_018	Protected tree (TPO)	Leeds City Council	Active
133 m	TPO2024_018	Protected tree (TPO)	Leeds City Council	Active
134 m	TPO2024_018	Protected tree (TPO)	Leeds City Council	Active
198 m	TPO2001_062	Tree Preservation Order	Leeds City Council	Active
198 m	TPO2001_062	Protected tree (TPO)	Leeds City Council	Active
215 m	TPO2001_062	Protected tree (TPO)	Leeds City Council	Active
222 m	TPO2001_062	Protected tree (TPO)	Leeds City Council	Active
229 m	TPO2001_062	Protected tree (TPO)	Leeds City Council	Active
230 m	TPO2001_062	Protected tree (TPO)	Leeds City Council	Active
237 m	TPO2001_062	Protected tree (TPO)	Leeds City Council	Active
36 records identified within 500 m of the searched location · showing the 16 nearest				

All records above are taken from the local authority's own published dataset.

Conservation areas and Article 4 directions

Conservation areas

Trees in a conservation area are protected even where no TPO exists. Give the council six weeks' written notice (a 'section 211 notice') before carrying out work to any tree over 75mm in diameter measured at 1.5m above ground level. This applies whether or not the tree also has a TPO. The council may respond by making a new TPO; if six weeks pass with no response you may carry out the work as described, within two years.

DISTANCE	DESIGNATION	LOCAL AUTHORITY	STATUS
on site	WEETWOOD	Leeds City Council	Active
1 record identified within 250 m of the searched location			

Article 4 directions

An Article 4 direction removes specified permitted development rights, so planning permission is needed for work that would normally not require it. It does not itself control tree work, but it often accompanies a conservation area and it does affect wider works to the property — including hard landscaping and outbuildings that might follow tree removal.

DISTANCE	DESIGNATION	LOCAL AUTHORITY	STATUS
on site	A4D01	Leeds City Council	Active
1 record identified within 250 m of the searched location			

Listed buildings nearby

Listed building consent can be required for work to a tree standing within the curtilage of a listed building, in addition to any tree consent — for example where a tree forms part of the setting of the building or where its removal would affect that setting. This section lists what is nearby so that possibility can be ruled in or out; a listed building on the far side of a street is context, not a constraint.

Listed buildings within 150 m			
DISTANCE	BUILDING	GRADE	LIST ENTRY
55 m	WEETWOOD HALL	Grade II*	1375330
73 m	STABLES IMMEDIATELY TO NORTH EAST OF WEETWOOD HALL	Grade II	1375371
2 records identified within 150 m of the searched location			

List entry numbers are Historic England references. The full entry for any listed building, including its official description, can be read at historicengland.org.uk/listing/the-list by searching the list entry number.

What this means for your tree work

Council consent is required before tree work

The searched location falls inside a conservation area. Work to trees here — including pruning — requires the council's consent or prior notice before it starts. Contact Leeds City Council before instructing any works.

- The location is in a conservation area. Give six weeks' written notice for work to any tree over 75 mm in diameter measured 1.5 m above ground — this applies even where there is no TPO.
- Dead, dying or dangerous trees have limited exemptions, but you normally must still give the council five working days' notice before the work (or notice as soon as practicable in a genuine emergency). Photograph and date the tree before anything is cut — the burden of proving the exemption falls on whoever did the work.
- Restrictive covenants, planning conditions attached to the original development, hedgerow regulations and protected species (bats and nesting birds in particular) can also restrict tree work. None of these appear in any of the datasets checked here.

Who to contact

Leeds City Council

Apply to the council for consent before carrying out any work to a tree covered by a Tree Preservation Order. Applications are free and are made on the standard 'Tree works: works to trees subject to a TPO' form, either through the Planning Portal or directly on the council's own website. The council has eight weeks to determine the application. Carrying out work without consent is a criminal offence.

Tree pages <https://www.leeds.gov.uk/planning/conservation-protection-and-heritage/tree-works-and-preservation>

When you contact the council, quote the report reference TPO-SAMPLE and the postcode LS16 5PS. Ask specifically whether the property is covered by a Tree Preservation Order or falls within a conservation area — those are the two questions that determine whether you need consent.

Methodology, sources and limitations

The postcode LS16 5PS was resolved to a single coordinate using Postcodes.io, the Office for National Statistics postcode data. Each dataset below was then queried for records intersecting a search area around that coordinate, and the distance from the coordinate to the nearest edge of every record was measured. Distances are edge distances, not centre distances.

Datasets queried for this report				
DATASET	SOURCE	RADIUS	RECORDS	OUTCOME
Tree Preservation Orders	planning.data.gov.uk + council data	500 m	36	Checked
Conservation areas	planning.data.gov.uk	250 m	1	Checked
Article 4 directions	planning.data.gov.uk	250 m	1	Checked
Listed buildings	Historic England via planning.data.gov.uk	150 m	2	Checked
Queried 30 July 2026. Radii differ by designation because relevance differs: a TPO matters anywhere near a tree, a listed building only within its immediate curtilage.				

Direct council sources used

- Leeds City Council (council data)

Where a council publishes its own tree data, that record supersedes the national one for the same order — the council's copy is the authoritative version and is usually more current.

Known limitations

- Coverage is incomplete. Publishing to the national register is not mandatory, so a council can hold a Tree Preservation Order that appears in no dataset queried here. Absence of a record is not evidence of absence of protection.
- The searched coordinate is a postcode-level point, not a property boundary or a title plan. For a large plot, a corner of the property may fall inside a designation the coordinate sits outside.
- Published boundaries are digitised approximations, sometimes simplified from paper originals, and can be out of date. A distance shown in this report of a few metres should be read as “adjacent”.
- Only England is covered. The national planning datasets used here do not extend to Scotland, Wales or Northern Ireland.
- The datasets record designations, not trees. A TPO area boundary does not tell you which individual trees inside it are protected, nor their condition or species.

Status of this document

This report was generated automatically from the datasets named above and reflects them as at 30 July 2026 only. It is guidance, not legal advice, and it is not confirmation from any Local Planning Authority. TPO Checker is not a substitute for advice from your Local Planning Authority or a qualified arboriculturalist, and accepts no liability for work carried out in reliance on this document. Report reference TPO-SAMPLE. Contains public sector information licensed under the Open Government Licence v3.0.