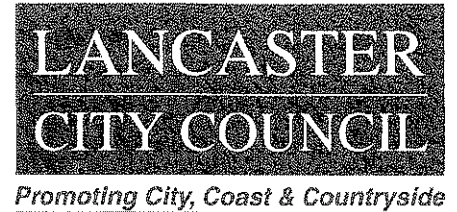




Contact: Planning Services  
Telephone: 01524 582381  
FAX: 01524 582323  
Email: [mknagg@lancaster.gov.uk](mailto:mknagg@lancaster.gov.uk)  
Website: [www.lancaster.gov.uk](http://www.lancaster.gov.uk)



Planning Services  
Maxine Knagg  
Tree Protection Officer

Palatine Hall  
Dalton Square  
LANCASTER LA1 1PW

Date: 30<sup>th</sup> January 2008

## Appeals Committee (TPO)

Trees subject of the Appeals Committee – established on land within the curtilage of Park Cottage, Deer Park Lane, Hornby, Lancashire and subjects of **Tree Preservation Order no.425 (2007)**.

This report has been produced by Maxine Knagg (BSc Hons Arboriculture), Tree Protection Officer, Lancaster City Council.

### 1.0 Introduction

**1.1 Site:** The trees in question are established within the curtilage of above detailed property and are comprised of a substantial belt of woodland trees including species of sycamore, oak, yew, lime, beech, horse chestnut and sweet chestnut. A number of the trees are large, mature trees that have become significant landscape features.

**1.2 Scope and limitation of this report:** This is an arboriculture report restricted to only those trees subject of the Appeals Committee. The information provided within this report has been gathered by means of a preliminary visual tree assessment restricted to ground level observations and inspection at the time of the site visit. A systematic and objective appraisal of the amenity value of the trees has been undertaken using the *Tree Evaluation Method for Preservation Orders (TEMPO)*. It should be noted that trees are dynamic, living organisms subject to changes in weather, climate, pest and disease, development activities and site conditions.

### 2.0 Site Visit

**2.1 Date:** Undertaken 17<sup>th</sup> December 2007.

**2.2 Brief Site Description:** The site is established in an elevated position, and rural location within the village of Hornby, several miles to the east of Lancaster city.



To the west of the main dwelling house is a substantial belt of woodland trees providing significant tree cover and links to other groups and belts of trees in the vicinity. Trees can be seen from the main public highway in the village, from other residential properties and visitors utilising Deer Park Lane.

- 2.3 **Site Development:** We understand from the property owner, His Honour Judge Appleton that works are proposed to develop a new access drive to the western most aspect of the woodland belt, off Deer Park Lane. Any development that involves the disturbance of the ground, whether changes in ground levels, surfacing and or excavation works has significant potential to cause damage to trees within the vicinity of such works. Damage to root systems has the real potential to limit the life potential, health, vigour and stability of affected trees.

### 3.0 Identification and condition of the trees:

- 3.1 The woodland trees in question are the subjects of **Tree Preservation Order no. 425 (2007) (Appendix 1)**. The trees have been identified in a single woodland belt (**W1**) within the Tree Preservation Order.

- 3.2 **W1** a woodland belt of trees comprised of semi-mature, and mature species of beech, yew sycamore, sweet chestnut, oak, horse chestnut, and lime. A number of the trees have the potential to develop into important veteran trees; trees that because of their age, size or condition are of exceptional value culturally, in the landscape or for their wildlife value. Generally the woodland trees are of a good condition, health and state of vigour with the potential to continue to provide significant amenity value long into the future.

### 4.0 Tree Preservation Order

- 4.1 The amenity value of trees within **W1** has been assessed using an objective and systematic approach (Tree Evaluation Method for Preservation Orders - *TEMPO* system). A score of 15+ was achieved supporting the action of serving a Tree Preservation Order (**Appendix 2**).

- 4.2 Trees within **W1** contribute significantly to the local amenity by providing the following:

- important visual amenity
- improvements in air quality, screening, and privacy
- cohesion linking others groups and stands of trees within the vicinity
- important wildlife resource

- 4.3 Lancaster City Council considers it expedient in the interests of amenity to make provision for the preservation of the trees in question **under sections 198, 201 and 203 of the Town & Country Planning Act 1990**. Lancaster City Council cites the following reasons.

- Provide important public amenity benefits;
- Potential threat from site development in the future;
- Important wildlife resource.

It is the view of Lancaster City Council that damage or removal of these trees would have a detrimental impact on the amenity value of the local area and as such trees should be afforded protection by serving a Tree Preservation Order.

**Maxine Knagg BSc (Hons) Arboriculture**  
Tree Protection Officer, Planning Services  
Lancaster City Council