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Date: 6th August 2010

Appeals Committee (TPO)

Trees subject of the Appeals Committee – in connection to the proposed wind turbine project site, University Lancaster, Bailrigg Lane, Lancaster – trees subject of **Tree Preservation Order no. 467 (2010)**.

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 on land under the control of Lancaster University. The site was subject to a planning application (10/00039/FUL) for the erection of two wind turbines; this has subsequently been refused planning permission.

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 February 2010.

2.2 **Brief Site Description:** The site includes open fields with extensive hedgerows established along the boundaries and three areas of woodland.

3.0 Identification and condition of the trees:

- 3.1 The trees in question are the subject of Tree Preservation Order no. 467 (2010) (appendix 1). The trees have been identified as **T1-T7** and three woodland areas identified as **W1, W2, & W3**
- 3.2 **W1** - (Beck Wood - 2.2 hectares) semi-natural woodland established along the course of a beck and understood to be growing on a former ancient woodland site. Species include sycamore, oak, ash, birch, hawthorn, blackthorn and alder.
- 3.3 **W2** – (North Copse – 0.3 hectares) established outside the development site. The woodland is established around an old pond, upon a mounded area. Species include a veteran oak, ash, beech, sycamore, Scots pine, and birch.
- 3.4 **W3** – (Motorway Wood – 1.8 hectares) this woodland is mixed species deciduous, semi-ancient woodland, including oak, ash, cherry, beech and birch.
- 3.5 **T1-T7** – individual, field grown trees including sycamore, alder, and oak. Several of these trees have been classified as veteran trees or potential veteran status. With the exception of T5 these trees are all in good condition
- 3.5 The Tree Protection Officer provided a consultation response to Planning Application no: 10/00039/FUL. A formal objection was made to the extent of the proposed tree removals, many biologically, historically and environmentally important trees, hedgerows and parts of woodlands were proposed for removal in order to accommodate the erection of the two wind turbines. The Tree Officer determined that the proposed tree removals would have a detrimental and long-term adverse impact on the existing individual trees, hedgerows and woodlands which could not be mitigated by proposed replacement planting (appendix 2).

4.0 Tree Preservation Order

- 4.1 The amenity value of trees within the site 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 3).
- 4.2 Trees within the site and off site contribute significantly to the local amenity by providing the following:
 - highly visible landscape features
 - make an important contribution to the character of the wider area
 - Important historically and biologically – many trees of veteran status/potential veteran status
 - 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 cite the following reasons.
Trees :

- important visual amenity
- provide cohesion to adjacent woodlands/trees
- important wildlife resource
- under threat from removal, in relation to development proposals with an adverse impact of the locality and wider area

It is my view that the proposed extent of trees removals would have an immediate and long-term adverse impact on the amenity value of the local area; irreplaceable local heritage and important wildlife resources would be lost. As such these trees and woodlands should be protected by serving a Tree Preservation Order.

5.0 Objection to TPO no. 467(2010)

- 5.1 Lancaster City Council has received a written objection from *Segen* the agent acting on behalf of the landowners; dated 10th March 2010. The issues raised in the letter of objection have been addressed in my correspondence dated 3rd June 2010 (appendix 4).

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