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Our Ref: TPO470/2010/MK

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Date: 6th August 2010

Appeals Committee (TPO)

Trees subject of the Appeals Committee – Trees established on land between no.1 Highdale Place, and 18 Hurstleigh Drive, Mossgate Park, Heysham, subject of **Tree Preservation Order no. 470 (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 between Moreton Green, Highdale Place and Hurstleigh Drive. Ownership of the land is unclear.

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 7th April 2010 (appendix 1).

2.2 **Brief Site Description:** The site is part of a residential development completed around 8-10 years ago. The trees in question were planted as part of the original development. There is a footpath that runs between the various properties; there are indications that the path is frequently used.

3.0 Identification and condition of the trees:

- 3.1 The trees in question are the subject of Tree Preservation Order no. 470 (2010) (appendix 2). They have been identified as **G1** for the purpose of this report and for the Tree Preservation Order.
- 3.2 **G1** - the trees are predominantly semi-mature and early-mature trees, including species of lime, birch, ash, rowan, hawthorn and sycamore. Generally the trees are healthy and free from pests and disease.
- 3.3 Collectively the trees provide important greening and screening between properties and the footpath. They are also an important wildlife resource.
- 3.3 Lancaster City Council received information from a concerned member of the public, reporting that a number of trees had been removed and branches had been removed from other trees.
- 3.4 This was found to be the case during the site assessment made by Maxine Knagg on 7th April 2010. Recently felled tree stumps could be seen and branch stubs were evident on some of the tree in the vicinity and to the rear of no.1 Highdale Place.

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 contribute significantly to the local amenity by providing the following:
 - Clearly visible landscape features
 - greening and screening between properties and local footpath
 - make an important contribution to the character of the area
 - 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 greening and screening in a heavily urbanised area
- important wildlife resource
- under threat from removal

It is my view that further tree removals from within this site would have a detrimental impact on the amenity value of the local area and as such trees should be protected by serving a Tree Preservation Order.

5.0 Objection to TPO no. 470(2010)

5.1 Lancaster City Council has received two written objections to the order being served. The issues raised were addressed in my letters dated 3rd June 2010 (appendix 4).

5.2 Lancaster City Council received a letter of support for TPO no.470 (2010) dated 18th April 2010 (appendix 5).

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