

Appendix no. 1

Site visit report relating to new Tree Preservation Order no. 470 (2010)

Date

Contact: Maxine Knagg
Telephone: 01524 582384
FAX: 01524 582323
Email: mknagg@lancaster.gov.uk
Website: www.lancaster.gov.uk
Our Ref: TPO/470/010
Your Ref:

Regeneration & Policy
Development Management Team

PO Box 4
Town Hall
LANCASTER
LA1 1QR

DX63531 Lancaster

Date: 9th April 2010

Re: New Tree Preservation Order TPO no.470 (2010) – Land to the rear of Moreton Green, no.1 Highdale and no.18 Hurstleigh Drive, Mossgate Park, Heysham

1.0 Introduction

- 1.1 Site: The trees in question are established on land between private residential properties within the Heysham Mossgate housing area.
- 1.2 Scope and limitation of this report: This is an arboriculture report restricted to the trees subject to the proposed new Tree Preservation Order. 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. An objective appraisal of the amenity value of the trees in question has also been undertaken using a 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.
- 2.2 Brief site description: The land lies between Moreton Green, Highdale and Hurstleigh Drive. There is a narrow public footpath that begins at Highdale and proceeds behind housing on Moreton Green, finally leading out onto Hurstleigh Drive.
- 2.3 The surrounding housing development was constructed and completed within the last 8-10-years. As part of the development trees were planted on the land in question.

2.4 The trees provide valuable greening and screening between properties, creating a pleasant walk through a heavily urbanised locality. They are also an important wildlife resource

3.0 Identification and condition of the trees

3.1 The trees are predominantly semi-mature and early-mature. Species include lime, silver birch, ash, rowan, cherry, hawthorn and sycamore. For the purpose of this report and the proposed new tree preservation order the trees in question have been identified and referenced as **G1**.

3.2 Generally, the trees are healthy and vigorous. However, a number of trees have recently been removed and heavily pruned to a poor standard. They remain under threat from unauthorised future works.

4.0 Tree Preservation Order

4.1 The amenity value of trees within **G1** have been assessed using an objective and systematic approach; the Tree Evaluation Method for Tree Preservation Orders (TEMPO system) has been used. A score of 15+ was accumulated, supporting the use of a Tree Preservation Order.

4.2 Lancaster City Council considers it expedient in the interests of amenity to make provision for the preservation of **G1** – under sections 198 (201) and 203 of the Town & Country Planning Act 1990. Lancaster City Council cite the following reasons:

- make an important contribution to greening, screening and amenity value of the surrounding area
- clearly visible from the public footpath, and limited view from the public highway which will increase as trees grow and mature
- important wildlife resource

5.0 Recommendation

5.1 Serve a Tree Preservation Order no.470 (2010) under sections 198 (201) and 203 of the Town & Country Planning Act 1990.

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



TREE EVALUATION METHOD FOR PRESERVATION ORDERS (TEMPO):

SURVEY DATA SHEET & DECISION GUIDE

Date: 7/11/10 Surveyor: MH

Tree details
 TPO Ref: 470 (2010) Tree/Group No: G1 Species: Lime, Spence, birch, Hawthorn, ash, lime, cherry, rowan.
 Owner (if known): unknown
 Location: Land to rear Merton Green, Hursleigh Drive + Hatfield, Mossgate Park, Heydon

Part 1: Amenity assessment

a) Condition & suitability for TPO:
 Refer to Guidance Note for definitions

- 5) Good Highly suitable
- 3) Fair Suitable
- 1) Poor Unlikely to be suitable
- 0) Unsafe Unsuitable
- 0) Dead Unsuitable

Score & Notes 5
 Remaining trees, healthy + vigorous / good form.

b) Remaining longevity (in years) & suitability for TPO:
 Refer to 'Species Guide' section in Guidance Note

- 5) 100+ Highly suitable
- 4) 40-100 Very suitable
- 2) 20-40 Suitable
- 1) 10-20 Just suitable
- 0) <10 Unsuitable

Score & Notes 4
 Semi-mature - early mature trees

c) Relative public visibility & suitability for TPO:

Consider realistic potential for future visibility with changed land use; refer to Guidance Note

- 5) Very large trees, or large trees that are prominent landscape features Highly suitable
- 4) Large trees, or medium trees clearly visible to the public Suitable
- 3) Medium trees, or larger trees with limited view only Just suitable
- 2) Small trees, or larger trees visible only with difficulty Unlikely to be suitable
- 1) Young, v. small, or trees not visible to the public, regardless of size Probably unsuitable

Score & Notes 3
 Usable public footpath increasing with growth + maturity

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of arboricultural features, or veteran trees
- 4) Members of groups of trees 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

Score & Notes 1

Part 2: Expediency assessment

Trees must have accrued 9 or more points to qualify; refer to Guidance Note

- 5) Known threat to tree
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only
- 0) Tree known to be an actionable nuisance

Score & Notes 5
 Number trees felled + heavily pruned.

Part 3: Decision guide

- Any 0 Do not apply TPO
- 1-6 TPO indefensible
- 7-10 Does not merit TPO
- 11-14 TPO defensible
- 15+ Definitely merits TPO

Add Scores for Total:
 18

Decision:
 Seize TPO