

Proposed New TPO Number: 485 (2011)

Site: Bay View Holiday Park, Detron gate, Bolton le Sands

Reason: Important amenity value, under threat

Assessment:

The trees in question are established along an exposed coastal location immediately to the west of Bay View Holiday Park. Trees species include hawthorn, sycamore and ash. The majority of trees are mature and in a satisfactory condition; no significant pests or disease were identified.

For the purpose of this report and the proposed new Tree Preservation Order trees have been identified as **T1** - sycamore, **G1** - a group of x3 hawthorn, **G2** - a group of x12 hawthorn, **G3** - a group of x6 sycamore and **W1** - a woodland/scrubland belt of mainly hawthorn, sycamore, hawthorn and occasional ash. There is also an additional group of x6 mature sycamore trees established within the curtilage of the holiday park.

T1, G1, G2 & W1 are all growing along an exposed coastal location. They are highly visible trees which can be seen from the public footpath which follows the coastline. The tree tops can also be seen from within the holiday park. Typically their shape and form have been heavily influenced by their exposure to the maritime climate. These trees are an important component of the coastal landscape.

A number of trees along the coastline have been 'topped' in the recent past; canopies have been partially removed. This action has had an adverse impact on their aesthetic appearance, their remaining life potential and overall amenity value. Remaining trees may be under threat from similar management. The site is currently undergoing a re-development works.

G3 is a group of x6 mature sycamore trees established within the curtilage of the holiday park opposite existing stone buildings. They can be seen from outside the holiday park. They make an important contribution to the character of the local landscape. No significant pests or disease were identified.

Recommendation:

To serve Tree Preservation Order no. 485(2011) affecting trees T1, G1, G2, G3 & W1 under sections 198 (201) and 203 of the Town & Country Planning Act 1990, in the interests of public amenity.

***Maxine Knagg
Tree Protection Officer
Regeneration & Policy Services***

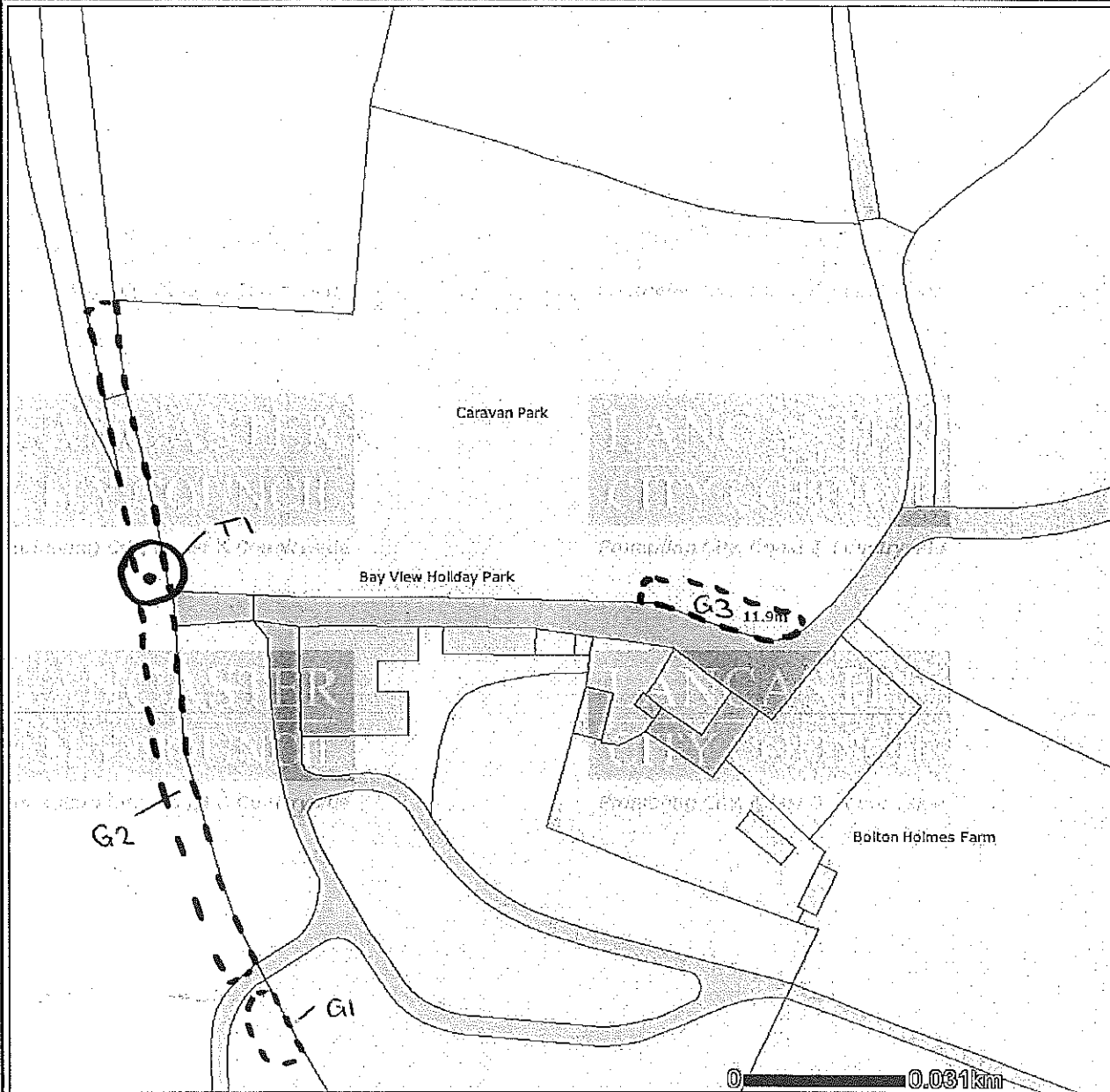
(08.04.2011)

Tree Preservation Order no.485 (2011)

Bay View Park, Detron Gate
Bolton le Sands

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Legend

- | | |
|-----------------------|-------------------|
| Annotation | General Surface |
| Areas | Glasshouse |
| Building | Height Control |
| Building or Structure | Historic Interest |
| Built Environment | Inland Water |
| General Feature | Landform |
| Multiple Surface | Landform - Slope |
| Step | Landform - Cliff |
| (cont) | (cont) |

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Map Information

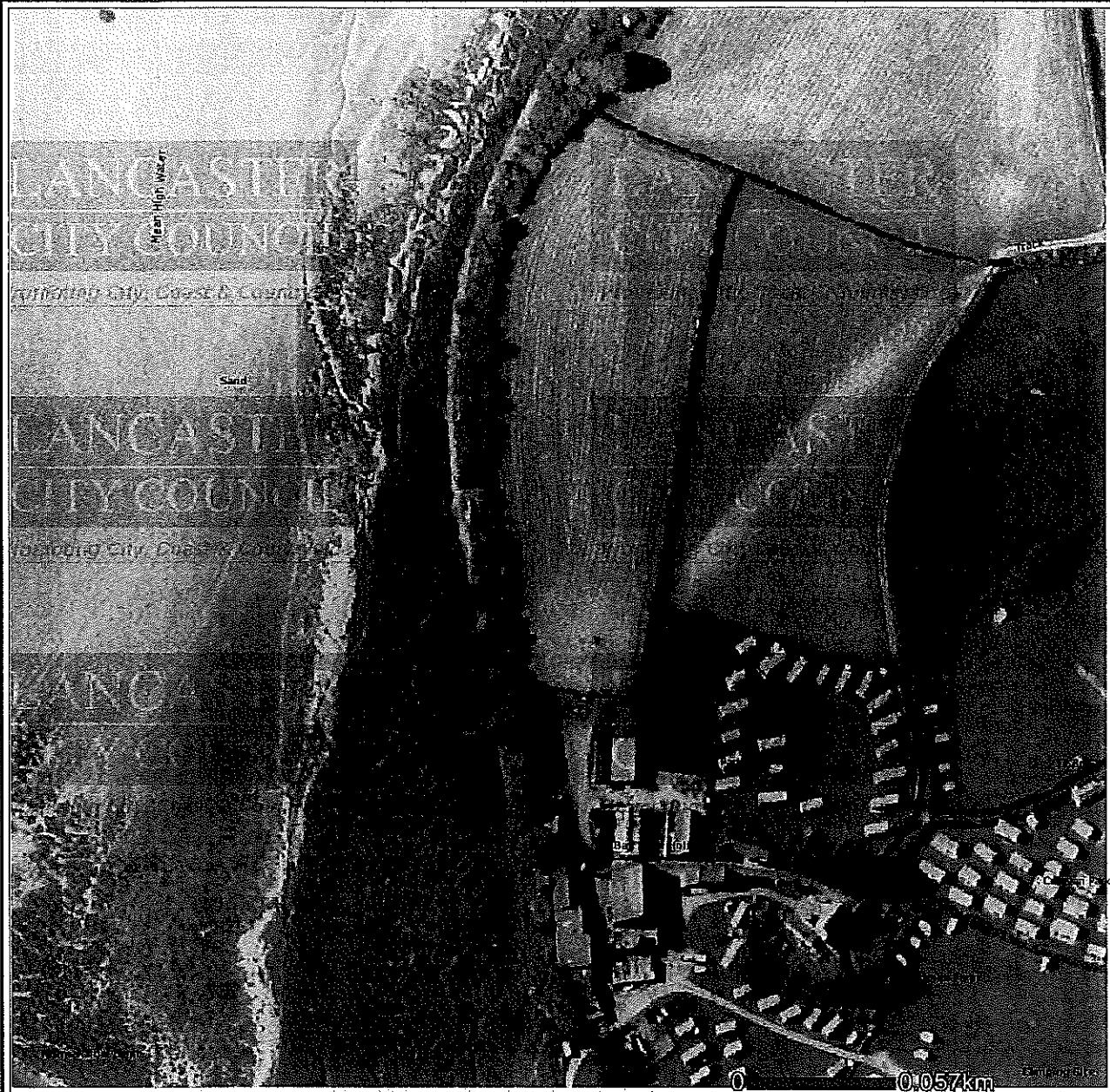
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Date:	8.4.2011

Tree Preservation Order no.486^S (2011)

Bay View Park, Detron Gate
Bolton le Sands

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Legend

Annotation
Aerial Photos 2000

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Map Information

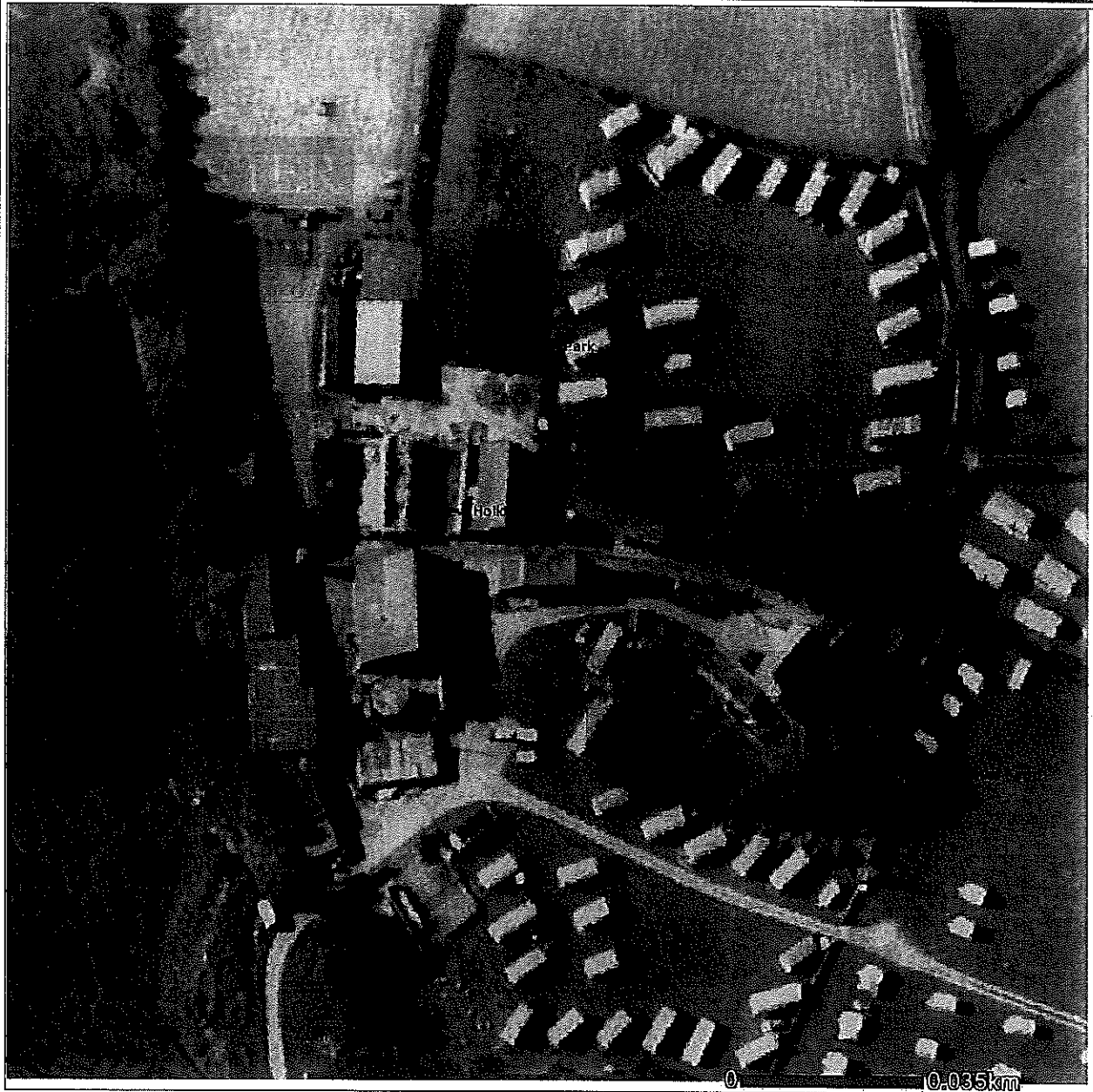
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Tree Preservation Order no.485 (2011)

Bay View Park, Detron Gate
Bolton le Sands

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Legend

- Annotation
- Aerial Photos 2000

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Map Information

Scale:	1: 1250
Date:	8.4.2011

TREE EVALUATION METHOD FOR PRESERVATION ORDERS (TEMPO):

SURVEY DATA SHEET & DECISION GUIDE

Date: 04.04.11 Surveyor: MK.

Tree details
 TPO Ref: 485 (2011) Tree/Group No: T1 Species: Sycamore
 Owner (if known): G1-G3 Hawthorn
 Location: Coast, Bayview WI Ash

Holiday Park, DebonGate, BLS.

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 ③

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 ②
 Many trees are Hawthorn; Sycamore + ash > life potential

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
 Growth reduced -
 maritime location
 visible public
 footpath.

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 have be recently topped, in front of new holiday home plots.

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:
 14

Decision:
 Save TPO