

Proposed New Tree Preservation Order No: 496 (2011)**Site: Land to the west of Lune Industrial Estate, Lancaster****Location of Trees: To west of industrial estate and immediately adjacent to cycle/public footpaths****Assessment:**

I have assessed an area of woodland which is established to the west of Lune Industrial Estate. The land is bounded by two public footpaths and a cycle way. To the north of the wood is an important wildlife resource known as Freeman's Pools, wildlife pools established by the Environment Agency in association with the management of local flood issues. Beyond the pools is the River Lune.

The woodland is comprised of a number of tree species including sycamore, hawthorn, ash, elder, willow and poplar. The trees are clearly visible from a number of public vantage points including the length of the cycle/footpath to the north, west and south of the site. Lune Industrial Estate is established to the eastern boundary of the land. There is an under-storey element of brambles and nettles.

The woodland has its greatest value in providing greening and screening to the industrial estate, and as a green backdrop to the public foot/cycle paths. It is an important resource for wildlife making important links with a similar area trees to the west.

The wider area is frequented by cyclists, walkers and dog walkers alike and as such is a valuable local amenity of which the trees are undoubtedly an important component providing interest, greening, screening, and character to the locality.

The site is known to be designated as a brown field site and maybe developed in the future. A Tree Preservation Order does not prevent development; however it does ensure that trees are protected and that they are a material consideration in any future plans to develop the site.

Generally the condition of the trees is good, however the absence of formal management in recent years does mean that certain works maybe required in the interests of good arboriculture practice. A woodland management plan would be of benefit to an area such as this to ensure its long term sustainability, that health & safety issues are addressed and that new tree planting is on going and appropriate, ensuring species diversity and maximum amenity and wildlife benefits.

For the purpose of this report the woodland has been identified and referenced as **W1**.

Land Owners:

The Property Trust plc
Kingsgate House
114/115 High Holborn
London WC1V 6JJ
Tel: 020 7242 0008

Third Party Neighbours:

1. Lune Industrial Estate
2. Land search required

Maxine Knagg BSc (Hons) Arboriculture
Tree Protection Officer
Regeneration & Policy Services
(12.12.2011)