

**Proposed New Tree Preservation Order No: 512 (2013)****Site: Queen's Well Wood, Crook O'Lune, Lancaster****Location of Trees: A woodland established immediately west of the public highway A683 and immediately south of the Crook O'Lune Caravan Park, Crook O Lune, Lancaster****Assessment:**

I have assessed trees established to the west of the A683, public highway and immediately south of the Crook O Lune Caravan Park, in relation to their suitability and the appropriateness of serving and protecting trees with a Tree Preservation Order.

The trees form an extensive area of predominantly deciduous woodland formed immediately west of the A683 and immediately south of the Crook O Lune Caravan Park. The woodland is under private ownership which may extend to more than one private party. A land registry search will be undertaken accordingly.

The woodland is comprised of mainly deciduous species including oak, ash, sycamore, silver birch, hazel and elm. Ages range from young, natural regeneration to mature trees in excess of 18m in height. Generally trees are in a good overall condition, there is evidence of deadwood within the canopy of a number of trees, typical of a mature woodland situation. The woodland is an immensely important resource for a range of wildlife communities.

The natural topography of the site is relatively steep in areas, sloping north to south, down to a small water course, here the topography inclines again, rising up to the southern boundary of the site. There is an access to the site from the public highway to the east, from which an access track, continues through the site on level ground through to the west.

There is evidence of recent tree felling works, a total of x5 mature trees have been felled and x2 semi-mature trees. There is a small area of excavation immediately north of the access track. This felling work was undertaken prior to the submission of an existing planning application (No.13/00081/FUL). This application proposes to install a new sewage tank to serve the caravan park to the north. Trees removals previously mentioned above were cited as part of 'site investigations'. The exact nature of these investigations is unclear and why trees had to be removed prior to undertaking the 'investigations'.

Whilst a tree preservation order is not intended to prevent or obstruct development, it does ensure that affected trees remain a material consideration, preventing their lawful removal prior to submission of any future planning application or prior to determination where trees may otherwise be considered to be an unacceptable constraint. It should be noted that Permitted Development Rights do not override the powers or constraints of a Tree Preservation Order. However, full planning permission does override the powers of a TPO where trees would clearly require removal in order to allow the implementation of any future planning consent.

Trees within the site are clearly visible from a number of public vantage points including the public highway to the east. The wood provides important screening and greening between the Caravan Park and public domain, in effect enclosing the caravan site from public view. The trees also link to the Crook O Lune Wood, immediately to the east providing extremely important links for wildlife. This woodland also links Queen's Well Wood to the River Lune

which has been designated a Biological Heritage Site, of which trees are important component features.

The trees in question are under threat from severe damage in relation to existing development proposals, and the absence of significant mitigation and tree protection measures.

The amenity value of the wood has been assessed using a Tree Evaluation Method for Preservation Orders (TEMPO). TEMPO Assessment Score: 15+ – Merits TPO.

**Decision:** To serve Tree Preservation Order no. 512 (2013) under sections 198 and 203 of the Town & Country Planning Act 1990, in the interests of public amenity; affecting a single woodland (W1).

The trees and woodland in question have important amenity value and have become significant landscape features. They make an important contribution to the amenity and character of their immediate vicinity and wider locality. They link to similar woodland areas in the immediate vicinity and as such are significantly important resources for a range of wildlife.

Trees within the woodland are under threat from an existing planning application.

Any tree works must be undertaken by a suitably competent, trained and experienced arborist and in line with BS 3998 (2010) Tree works – recommendations. Written agreement with the local planning authority must be obtained prior to undertaking any works to protected trees.

<b>Title</b>	TPO 512 (2013) Queen's Well Wood, Crook O'Lune, Lancaster
<b>Grounds</b>	The woodland is a highly visible landscape feature, contributing to the character and appearance of the locality. Trees within the wood provide important greening, and screening, and links to similar woodlands in the vicinity. <b>W1</b> is an important resource for a range of wildlife communities including protected species. Trees within the woodland are under threat from an existing development proposal.

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