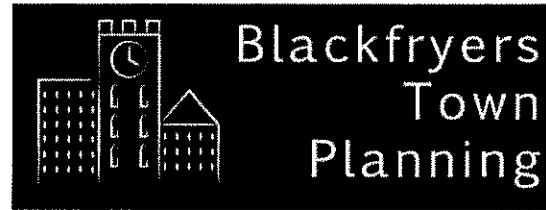


Andrew Dobson  
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 Lancaster City Council  
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 Lancaster LA1 1QR



26 March 2013

## Tree Preservation Order 512 (2013) Crook o Lune Caravan Park

Thank you for your letter of 15 March 2013 informing us about this order and requesting comments before 12 April. I confirm that the wood is owned and managed by Pure Leisure Group (PLG) as part of the caravan park and that PLG is aware of the implications of the Tree Preservation Order.

PLG also own a number of caravan parks with a woodland setting and appreciates that customers value the amenity, wildlife and active play potential that woodlands bring. The PLG record in protecting trees and woodlands is excellent, and the group is committed to maintaining the woodland cover at Crook o Lune – as shown through the offer to implement a 'light touch' management plan in this woodland.

The Order has been placed in the context of application 13/00081/FUL (Buried sewage treatment plant and small kiosk) and we recognise that it is normal for a TPO to be placed on development sites to protect trees while proposals are assessed.

13/00081/FUL aims to implement pollution prevention measures requested by the Environment Agency and considered essential to protect fisheries in the European protected area of Morecambe Bay. We feel that after application is determined that **the Tree Preservation Order should not be confirmed**, for the following reasons:

- There will be no potential threat to trees in the woodland at all, over any other woodland in the area once application 13/00081/FUL is determined. Guidance suggests that although trees may merit protection on amenity grounds it may not be expedient to make them the subject of a TPO.
- The TEMPO assessment is deficient and has been over-scored – as if the wood was a free-standing group of trees in a parkland setting. If the assessment was accurate, then every established woodland in reasonable condition near a road in the Lancaster area would merit a TPO, and this is clearly not the intention of either the legislation or the TEMPO process. For instance 'Other factors' is scored as 4 (Members of groups of trees important for their cohesion). However this is intended for significant groups of trees, perhaps in an historic parkland, not a clough woodland largely hidden from view.
- A TEMPO assessment undertaken on behalf of PLG is attached – this suggests that once the development issue is resolved, the woodland does not merit a TPO.
- The text of the notification letter is also misleading. It states that '*W1 is an important resource for a range of wildlife communities including protected species*'. It is strange, therefore that the site has no statutory wildlife designation such as SSSI, and no local designation either. It may be true that protected species (for instance bats) use the woodland, but this is true for most woodlands. Again if this is a qualification for a TPO, then every wood within Lancaster City Council area would merit a TPO.

- Similarly it is described as a 'highly visible landscape feature'. In fact, most of the trees are hidden in a narrow valley and not visible. Only a handful are visible from the A683.
- The area covered by the TPO is far too large – it includes a large area where trees are not visible to the public, regardless of size, and where there is no possible development threat.
- Confirmation of the TPO would make normal woodland management unnecessarily bureaucratic and expensive, and therefore less likely to be carried out – to the long term detriment of the health of the woodland.

**We feel that it is reasonable to ask that a decision on confirmation of the TPO is delayed until after the development control process on application 13/00081/FUL is complete. This should happen well before the six month deadline for confirmation of the TPO.**

I would be grateful if you could confirm receipt of this letter and let me know when a decision on the permanency of the TPO will be made, so that we can make further representations if needed

Best wishes.

Peter Black MRTPI (on behalf of PLG)  
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[PeterBlack62@gmail.com](mailto:PeterBlack62@gmail.com)

End of letter – appendix follows.

**TREE EVALUATION METHOD FOR PRESERVATION ORDERS (TEMPO):**

**SURVEY DATA SHEET & DECISION GUIDE**

Date: 25.03.2013	Surveyor: Peter Black
<b>Tree details</b>	
TPO Ref: 512 (2013)	Tree/Group No: W1 Species: Ash, Sycamore, Oak, Silver Birch, beech, Elm & Hazel

**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)** Trees within the woodland are in a good overall condition, although most of the site is sloping and unstable with leaning and recently fallen trees. Several multi-stemmed Sycamores

**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)** Unstable nature of sloping site means that trees are generally young, but with limited life expectancy. Some Oaks are established and could have significant life, but these are exceptions.

**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)** Most of the trees are medium, and in general are not visible to the general public apart from glimpses from road

**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)** The trees have typical elongated woodland form and do not have good form, historic, commemorative or habitat importance, and while a pleasant wood, have no special cohesion.

**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 1)** After determination of current application, no known threat.

**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:**  
10

**Decision:**  
Does not merit TPO