

Proposed New Tree Preservation Order No: 539 (2014)

Site: Land East of The Shore, Hest Bank

Location of Trees: A total of 3x individual trees and a small woodland compartment

Assessment:

Background

I have assessed trees established within and adjacent to land proposed for development, land east of The Shore, Hest Bank, in relation to their suitability and the appropriateness of serving with a Tree Preservation Order.

The land in question is subject to a current planning application no. 14/00065/FUL; a proposal for the erection of two, two-storey, four bedroom dwellings with associated access and landscaping. The land in question is designated Green Belt land. Any development has significant potential to threaten trees.

There are x4 individual trees established to the west and just off site to the south. There is also a small woodland compartment to the eastern boundary. All of these trees are clearly visible from the public domain and as such make a positive contribution to the character and appearance of the wider locality. They are all entirely in-keeping with the character and appearance of the wider locality and are established close to the foreshore. As such they are subjected to the local maritime climate, characterised by salt laden winds. Local conditions have a strong influence over the form and growth rates of existing trees. Many species are unsuited to this type of maritime location, this in many respects adds to the value of trees where they have managed to established and mature given such potentially challenging conditions.

Trees

There are x4 sycamore trees referenced as **T1-T4** for the purpose of this report. **T1-T3** are in a good overall condition with the potential to continue for a number of decades to come. **T4**, is in a poor overall condition and has developed a large open cavity to the main stem; its condition renders it unsuitable for inclusion within a TPO. It should be noted that **T3** is established on adjacent land under the control of the planning applicant.

A small woodland group of trees (**W1**), comprised of mainly broadleaf species, predominantly sycamore is established to the eastern boundary. Here the land significantly falls away, creating a split level. This natural topography affords some protection to the establishment and growth of young trees in this locality, before exposure to salt laden winds as they continue to grow and mature. This woodland compartment makes apposite contribution to the amenity of the site and wider locality. It is also a valuable resource for wildlife with the potential to provide habitat and foraging opportunities for protected species including nesting birds and bats.

Whilst a tree preservation order is not intended to prevent or obstruct development, it does require that affected trees are a material consideration. 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 require removal in order to implement a planning consent.

The amenity value of the trees has been assessed using a Tree Evaluation Method for Preservation Orders (TEMPO). TEMPO Assessment Score: 13 – TPO Defensible.

Decision: To serve Tree Preservation Order no.539 (2014) under sections 198 and 203 of the Town & Country Planning Act 1990, in the interests of public amenity; affecting x3 individual trees, **T1-T3** and a single woodland compartment of trees, **W1**.

The trees in question have important amenity value and have become significant landscape features, many are important for their cohesive qualities and small arboriculture feature that they form. They make an important contribution to the amenity and character of their immediate vicinity and wider locality. They are also an important resource for wildlife.

Trees that are considered to be dead or in a dangerous condition would be exempt from the controls of a tree preservation order.

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.

Title	Tree Preservation Order no.539 (2014), Land east, The Shore, Hest Bank
Grounds	In the interest of public amenity
Designation	T1-T3, & W1

Maxine Knagg BSc (Hons) Arboriculture
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