

**Proposed New Tree Preservation Order No: 559 (2015)**

**Site: Riverside Caravan Park, Lancaster Road, Heaton with Oxcliffe, LA3 3ER**

**Location of Trees: x1 Area of trees contained within the curtilage of the above site.**

**Assessment:**

I have assessed trees established within the curtilage of the above property, with regard to their suitability and the appropriateness of serving them with a Tree Preservation Order.

**Background**

The site does not lie within a conservation area or Area of Outstanding Natural Beauty. There are no trees subject of a Tree Preservation Order, either within the site proposed for development or on any immediately adjacent property.

The site lies approximately 100m from the River Lune. This area is designated a Biological Heritage Site; trees established along the river banks are considered to be key component features of the BHS in a range of locations along the river.

There is a large volume of mature hedgerow trees within the site, much of which is clearly visible from the public domain. The hedgerow trees make a significant contribution to the form, character and appearance of the site itself, and also that of the wider landscape and public domain.

The greatest value of trees within the site, is not as individual trees, but as groups and hedgerows. Many of the hedgerows provide important screening and greening benefits between different elements of the caravan site.

Trees within the site will provide important habitat and foraging opportunities for wildlife. Certain habitats and species, including nesting birds and bats are subject to protection as laid out in the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010.

Lancaster City Council has received a planning application no. 15/00626/FUL for the proposed development of up to 129 additional static caravan holiday plots. The scale of the development proposed would result in the large scale loss of important mature hedgerows and landscape trees that currently make a significant contribution and impact upon the character and appearance of the site, and wider landscape, in terms of public amenity value and wildlife benefit.

**Trees**

For the purpose of this report the trees in question have been identified as **Area 1 (A1)**. Species include ash, sycamore, hawthorn, alder and eucalyptus.

Trees are generally in good overall condition with long periods of useful remaining life potential.

Lancaster City Council considers the threat to existing mature landscape trees to be sufficient to justify their protection with a tree preservation order.

The amenity value of trees contained within **A1** have been assessed using a Tree Evaluation Method for Preservation Orders (TEMPO). TEMPO Assessment Score: 15+ was achieved – Definitely Merits a TPO.

A TPO does not prevent maintenance from being undertaken, to include pruning works to alleviate existing conflicts with adjacent structures. It does however, mean that all works with the exception of removal of deadwood must be agreed in writing by the local authority prior to undertaking work. All work must be undertaken in compliance to BS 3998 (2010) Tree Work.

**Decision:** To serve Tree Preservation Order no.559 (2015) under sections 198 and 203 of the Town & Country Planning Act 1990, in the interests of public amenity; affecting x1 Area of trees.

The trees in question have important amenity value. They are an important resource for wildlife.

<b>Title</b>	Tree preservation Order no. 559 (2015), Riverside Caravan Park, Lancaster Road, Heaton with Oxcliffe
<b>Grounds</b>	In the interest of public amenity and wildlife benefit
<b>Designation</b>	<b>A1</b>

Maxine Knagg BSc (Hons) Arboriculture  
Tree Protection Officer  
Regeneration & Planning Service

18.09.15