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**Planning Services  
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Date: 10th February 2009

## **Appeals Committee (TPO)**

Trees subject of the Appeals Committee – Woodland to the rear of Woodlands Cottage off Woodland Drive, Silverdale subject of **Tree Preservation Order no. 452 (2008)**.

This report has been produced by Maxine Knagg (BSc Hons Arboriculture), Tree Protection Officer, Lancaster City Council.

### **1.0 Introduction**

**1.1 Site:** The trees in question are established on land to the rear of Woodlands Cottage, Off Woodlands Drive, Silverdale. We understand that the woodland area belongs to the owners of the Woodland Hotel.

**1.2 Scope and limitation of this report:** This is an arboriculture report restricted to only those trees subject of the Appeals Committee. The information provided within this report has been gathered by means of a preliminary visual tree assessment restricted to ground level observations and inspection at the time of the site visit. A systematic and objective appraisal of the amenity value of the trees has been undertaken using the *Tree Evaluation Method for Preservation Orders (TEMPO)*. It should be noted that trees are dynamic, living organisms subject to changes in weather, climate, pest and disease, development activities and site conditions.

### **2.0 Site Visit**

**2.1 Date:** Undertaken 17<sup>th</sup> December 2008.

**2.2 Brief Site Description:** The site is established within Arnside & Silverdale Area of Outstanding Natural Beauty (AONB) within the village of Silverdale. The site is undulating and steep in areas, with exposed limestone, characteristic of the

area. The site is established close to a small number of private residential properties off Woodlands Drive.

### 3.0 Identification and condition of the trees:

- 3.1 The trees in question are the subject of Tree Preservation Order no. 452 (2008) (appendix 1). The trees have been identified as woodland - (**W1**).
- 3.2 **W1** is mixed species woodland including ash, sycamore, yew, willow, beech and holly. Age class ranges from semi-mature to mature. Shoot extension growth and the distribution of buds across tree canopies are all within normal parameters for the species indicating trees in a good state of health. There is little evidence of branching to the main stems of trees, which have developed relatively high canopies typical of trees grown in a competitive, woodland environment.
- 3.3 Lancaster City Council received information from a concerned member of the public, reporting that a number of trees had been removed and several trees had been marked with spray paint, possibly in readiness for further tree removals. This was found to be the case during the site assessment made by Maxine Knagg on 17<sup>th</sup> December 2008. Recently felled tree stumps could be seen around the site, stacked recently felled timber stacked and a number of trees marked with spray paint, usual practice in identifying trees for removal. Equipment lay within the site to assist in the extraction and removal of felled timber.

### 4.0 Tree Preservation Order

- 4.1 The amenity value of trees within the site has been assessed using an objective and systematic approach (Tree Evaluation Method for Preservation Orders - *TEMPO* system). A score of 15+ was achieved supporting the action of serving a Tree Preservation Order (appendix 2).
- 4.2 Trees within the site contribute significantly to the local amenity by providing the following:
  - highly visible landscape features
  - make an important contribution to the character of the AONB
  - important wildlife resource
- 4.3 Lancaster City Council considers it expedient in the interests of amenity to make provision for the preservation of the trees in question **under sections 198, 201 and 203 of the Town & Country Planning Act 1990.**

Lancaster City Council cite the following reasons.

Trees :

- important visual amenity – seen from the public highway
- provide cohesion to adjacent Eaves Wood (appendix 3)
- important wildlife resource
- under threat from removal, adversely affecting the character of the locality and wider AONB

It is my view that further tree removals from within this site would have a detrimental impact on the amenity value of the local area and as such trees should be protected by serving a Tree Preservation Order.

**5.0 Objection to TPO no. 452(2008)**

- 5.1 Lancaster City Council has received one written objection from the owners of the woodland Mr & Mrs Lloyd (appendix 3) the issues raised have been addressed in my correspondence dated 2<sup>nd</sup> February 2008 (appendix 4).
- 5.2 Lancaster City Council received a letter in support of serving TPO no.452 (2008) (appendix 5).

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