Appendix no. 1

Site visit report relating to new Tree Preservation Order no. 472 (2010)

Contact: Telephone: Maxine Knagg 01524 582384

FAX:

01524 582323

Email: mknagg@lancaster.gov.uk Website:

www.lancaster.gov.uk

Our Ref:

TPO/470/010

Your Ref:

Regeneration & Policy Service **Development Management**

PO Box 4 Town Hall LANCASTER LA1 1QR

DX63531 Lancaster

Date: 27th May 2010

Re: New Tree Preservation Order TPO no.472 (2010) - Land adjacent to Escow Beck, off Low Road, Halton

1.0 Introduction

- Site: The trees in question are established on land immediately adjacent to Escow Beck. 1.1
- Scope and limitation of this report: This is an arboriculture report restricted to the trees 1.2 subject to the proposed new Tree Preservation Order. 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. An objective appraisal of the amenity value of the trees in question has also been undertaken using a 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.

Site Visit 2.0

- Date: Undertaken 26th May 2010. 2.1
- Brief site description: There was no direct access to the private property. There was 2.2 evidence of the recent removal of a single, mature oak tree that had been established immediately adjacent to the beck. The reason for removal was unknown.
- The trees in question are clearly visible from two public highways and are all important 2.3 components of the local landscape making an important contribution to the character of the area and are also an important wildlife resource.

3.0 Identification and condition of the trees

- 3.1 The trees are mature and include 2x oak, and 4 x hawthorn. All of the trees in question are established within a private property immediately adjacent to Escow Beck. They are situated several hundred meters from the River Lune which is an important biological site.
- For the purpose of this report and the proposed new tree preservation order the trees in question have been identified and referenced as T1-T2; & G1.
- 3.3 T1 & T2 are oak; G1 is a group comprised of 4x hawthorn.
- 3.4 Generally, the trees appear to be healthy and vigorous; leaf size, shape, colour and distribution are all within normal parameters for the species. There is some deadwood within the canopy of the oak trees T1 & T2) and a number of small cavities which represent important wildlife resources and potential habitat for protected species including bats and nesting birds.

4.0 Tree Preservation Order

- 4.1 The amenity value of the trees has been assessed using an objective and systematic approach; the Tree Evaluation Method for Tree Preservation Orders (TEMPO system) has been used. A score of 14 was accumulated, supporting the use of a Tree Preservation Order.
- 4.2 Lancaster City Council considers it expedient in the interests of amenity to make provision for the preservation of T1-T2 & G1 under sections 198 (201) and 203 of the Town & Country Planning Act 1990. Lancaster City Council cite the following reasons:
- make an important contribution to the character and amenity value of wider local area
- provide greening, screening, and shelter within the site
- clearly visible from a number of public vantage points and highways
- important wildlife resource

5.0 Recommendation

5.1 Serve a Tree Preservation Order no.472 (2010) under sections 198 (201) and 203 of the Town & Country Planning Act 1990.

Maxine Knagg BSc (Hons) Arboriculture Tree Protection Officer Planning Services Lancaster City Council

TREE EVALUATION METHOD FOR PRESERVATION ORDERS (TEMPO):

Date: 27(5(10) Surveyor: HIM Tree details TPO Ref: 472(700) Tree/Group No: Species: CARY Z Owner (if known): Attach Core TTTTZ', Location: Location: A Red Heatto Core TTTTZ', Heattor X4 Part I: Amenity assessment a) Condition & suitability for TPO: Refer to Guidance Note for definitions 5) Good Highly suitable D) Poor Unlikely to be suitable 0) Unsafe Unsuitable 0) Dead Unsuitable 0) Core & Notes (3) Core & Notes (4) Core & Notes (5) Core & Notes (6) Core & Notes (7) Core & Notes (8) Core & Notes (9) Core & Not		SURVEY DATA SHEET	T & DECISION GUIDE	
TPO Ref. 472(700) Tree/Group No: Species: CAKY 2 Owner (if known): CALL AND ARE. THTZ, Location: CALL Retto CI Part I: Amenity assessment a) Condition & suitability for TPO: Refer to Guidance Note for definitions 5) Good Highly suitable (Pair Suitable 1) Poor Unlikely to be suitable 0) Unsaré Unsuitable 0) Dead Unsuitable b) Remaining longevity (in years) & suitability for TPO: Refer to 'Species Guide' section in Guidance Note 5) 100+ Highly suitable (Pair Suitable Unsuitable) 1) 100-20 Just suitable 1) 100-20 Just suitable 1) 100-20 Just suitable 2) 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 (Part Lace Score & Notes) Oct that Score & Notes Unsuitable 1) 100-20 Just suitable 2) 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 larger trees with limited view only 2) Small trees, or larger trees with limited view only 2) Small trees, or larger trees with limited view only 2) Small trees, or larger trees with limited view only 3) Medium trees, or larger trees with limited view only 4) Young, v. small, or trees not visible to the public, regardless of size 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 3) Trees with none of the above additional redeeming features 1) Trees with none of the above additional redeeming features	Date: 27(51(0	Surveyor: HH		APPENDITURE LA CALLESTINA DE LA CALLESTI
a) Condition & suitability for TPO: Refer to Guidance Note for definitions 5) Good Highly suitable Fair Suitable 1) Poor Unlikely to be suitable 0) Unsafe Unsuitable 0) Dead Unsuitable 0) Dead Unsuitable 0) Dead Unsuitable 1) Bereit Species Guide' section in Guidance Note 5) 100+ Highly suitable 1) 10-20 Just suitable 1) 10-20 Just suitable 1) 10-20 Just suitable 2) 20-40 Suitable 1) 10-20 Just suitable 2) 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 1) Just suitable 2) Small trees, or larger trees with limited view only Just suitable 2) Small trees, or larger trees with limited view only Just suitable 2) Small trees, or larger trees with limited view only Just suitable 3) Medium trees, or larger trees with limited view only Just suitable 2) Small trees, or larger trees with limited view only Just suitable 3) Medium trees, or larger trees with limited view only Just suitable 3) Medium trees, or larger trees with limited view only Just suitable 3) Medium trees, or larger trees with limited view only Just suitable 3) Medium trees, or larger trees with limited view only Just suitable 3) Medium trees, or larger trees with limited view only Just suitable 3) Medium trees, or larger trees with limited view only Just suitable 3) Medium trees, or larger trees with limited view only Just suitable 3) Principal components of arboricultural features, or veteran trees 4) 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	TPO Ref: 472(7 Owner (if known): 6	nthan rome. Tit		×4
The suitable one of the above additional redeeming features Score & Notes (3) Score & Notes (3) Score & Notes (3) No direct access to Grees. Notes (4) No direct access to Grees. Notes (5) No direct access to Grees. Notes (6) Notes (6) Score & Notes (6) Date Lace Score (1) Total Traces access to Grees. Notes (6) Notes (7) Date Lace Score (1) Total Traces Score (1) Notes (8) No direct access (1) Notes (1) No direct access (1) No direct access (1) Notes (1)	a) Condition & suitabili	ity 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 Consider realistic potential for future visibility with changed land use; refer to Guidance Note 6) Very large trees, or large trees that are prominent landscape features 1) Medium trees, or larger trees with limited view only 2) Small trees, or larger trees with limited view only 3) Medium trees, or larger trees visible only with difficulty 1) Young, v. small, or trees not visible to the public, regardless of size 1) 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	3) Fair Suitabl 1) Poor Unlike 0) Unsafe Unsuita	le ly to be suitable able		
4)40-100 Very suitable 2) 20-40 Suitable 1) 10-20 Just suitable 0) <10 Unsuitable Consider realistic potential for future visibility with changed land use; refer to Guidance Note Source & Notes Oatt have Significantly 7 potentials of the public visibility with changed land use; refer to Guidance Note Consider realistic potential for future visibility with changed land use; refer to Guidance Note Source & Notes Oatt have Significantly 7 potentials of the public visibility with changed land use; refer to Guidance Note Score & Notes Score & Notes Unlikely suitable Unlikely to be suitable Oatt have Significantly Score & Notes Score & Notes Core & Notes Oatt have Significantly served.			PO:	
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 2) Small trees, or larger trees visible only with difficulty 3) Young, v. small, or trees not visible to the public, regardless of size 4) 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 Threes with none of the above additional redeeming features 1) Trees with none of the above additional redeeming features	4) 40-100 Very su 2) 20-40 Suitable 1) 10-20 Just sui	ritable 3	core & Notes @ Date have significantly remaining longery	7 poteste
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	Consider realistic potentials 5) Very large trees, or large 1) Large trees, or medium 3) Medium trees, or large 2) Small trees, or larger to	ial for future visibility with chan ge trees that are prominent lands in trees clearly visible to the publer trees with limited view only rees visible only with difficulty	Scape features Highly suitable lic Suitable Just suitable Unlikely to be suitable rdless of size Probably unsuitable	edy seen
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 Threes with none of the above additional redeeming features		7 or more points (with no zero s		
Part 1. Expediency occomment	4) Members of groups of 3) Trees with identifiable 2) Trees of particularly go	trees important for their cohesic historic, commemorative or hab ood form, especially if rare or ur	on Score & Notes (
Trees must have accrued 9 or more points to qualify; refer to Guidance Note	Part 2: Expediency asserties must have accrued		r to Guidance Note	
Score & Notes (2) Score & Notes (2) Perceived threat to tree Precautionary only Tree known to be an actionable nuisance Score & Notes (2) X cate recently Felled - reason to the cate of the cat	3) Foreseeable threat to tr 2) Perceived threat to tree 1) Precautionary only		Score & Notes (2) 1x cate recently Fellect Unknown at present =	- reason

Part 3: Decision guide

Any 0 Do not apply TPO TPO indefensible 1-6 7-10-Does not merit TPO (1-14) 15+ TPO defensible Definitely merits TPO

Add Scores for Total:

14

Decision:

Serve TPO,