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Our Ref: TPO474/2010/MK

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Date: 12<sup>th</sup> November 2010

## Appeals Committee (TPO)

Trees subject of the Appeals Committee – Trees established within Low Mill, Caton, subject of **Tree Preservation Order no. 474 (2010)**.

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 with Low Mill, Caton which is a private residential complex developed around the former mill site.

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 25<sup>th</sup> August 2010.

2.2 **Brief Site Description:** The site is part of a residential development designed around the former mill buildings. There is substantial landscape planting designed by John Collis. The design and planting is of a high standard and as such has received formal recognition in the past.

2.3 The river Lune runs to the north of the site where there is a public footpath enjoyed by walkers, and dog walkers alike. Trees within the site can be seen from this public vantage point.

### **3.0 Identification and condition of the trees:**

3.1 The trees in question are the subject of Tree Preservation Order no. 474 (2010) (Appendix 1). They have been identified as T1-T5, G1-G10 for the purpose of this report and for the Tree Preservation Order.

3.2 There is a wide range of deciduous and evergreen tree species, including redwood, pine, cherry, birch, willow, lime, oak, holly, maiden hair tree, and walnut. The full list of tree species is listed within the 1<sup>st</sup> Schedule of the order.

3.3 Many trees are young, semi-mature and early-mature. They are in a good overall condition and are free from major pests or disease which would generally be expected for trees of this age range.

3.4 Collectively the trees provide a range of important greening and intermittent screening between different components of the residential complex.

3.5 The trees are an important and significant resource for a range of wildlife.

3.6 There appears to be an ongoing difference of opinion between some residents and the relevant management board within the complex in relation to trees.

3.7 Lancaster City Council was contacted and asked to consider trees within the site for protection with a Tree Preservation Order. Concerns had been expressed that healthy trees had been removed in the past and that more trees were under consideration for removal.

3.8 Residents had contacted the Council earlier in the year expressing similar concerns, however it was decided at that time that residents would try to resolve their concerns with the relevant residents committee.

### **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 16 was achieved supporting the action of serving a Tree Preservation Order (appendix 2).

4.2 Trees within the site can be seen from a public vantage point to the north. The canopies of trees links to wider tree populations, and are now an integral part of the local landscape. The trees make a significant contribution to the amenity value of the complex and contribute to the character of the area beyond the boundary lines of the site. Trees within the site provide the following:

- visible landscape features
- greening and intermittent screening within the residential complex
- can be seen from a public vantage point
- make an important contribution to the character of the area
- 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
- provide greening and screening
- important wildlife resource
- under threat from removal

The trees are a hugely important component within the site, they have sufficient amenity value and importance within the landscape to justify their protection with TPO no.474 (2010). However, a tree preservation order does not prevent works being undertaken that are appropriate and reasonable and in the interest of good arboriculture practice.

#### **5.0 Objection to TPO no. 470(2010)**

5.1 Lancaster City Council has received x8 letters either objecting to TPO no.474 (2010) or supporting (appendix 3) formal letters of objection to the order. We also received and formal enquiry sent on behalf of the Parish Council which were addressed in my letter dated 6<sup>th</sup> October 2010.

5.2 Lancaster City Council has received x8 letters supporting (appendix 4)the formal protection of trees within the site with TPO no.474 (2010).

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