

Proposed New Tree Preservation Order No: 530 (2013)

Site: Land east of Midland Terrace, Carnforth

Location of Trees: x1 area of trees established on land east of Midland Terrace, Carnforth

Assessment:

Lancaster City Council has been made aware of the removal of a large area of trees from land to the east of Midland terrace, Carnforth. The trees in question include a variety of species including ash, sycamore, alder, willow, hawthorn and sycamore.

The site is under the ownership of Oceanwave Estates, Limited. The company has recently obtained planning consent for the development of two new dwelling houses on land to the west of the site in question.

The site lies outside the local conservation area and there are no existing tree preservation orders. The land in question is dissected by a path to the west; land to the east of this path is designated a Biological Heritage Site. The local plan designates the wider area as amenity land.

Trees established on the land in question are visible from a range of public vantage points. They are also an important resource for a range of wildlife including protected species such as nesting birds and the potential to provide habitat and foraging opportunities for bats. For the purpose of this report and the TPO, trees included within the order have been identified as **Area 1 (A1)** and include whatever species are present within the area marked **A1**.

The reasons for such extensive tree removals are unknown, however, it may relate to the consideration of the site for future development. Whilst a tree preservation order is not intended to prevent or obstruct development, it does require that affected trees become a material consideration, preventing their lawful removal prior to submission of any future planning application. 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 clearly require removal in order to allow the implementation of any future planning consent.

The amenity value of the trees has been assessed using a Tree Evaluation Method for Preservation Orders (TEMPO). TEMPO Assessment Score: 15+ – TPO defensible

Decision: To serve Tree Preservation Order no. 530 (2013) 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 and have collectively become significant landscape features, many are important for their cohesive qualities. 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.

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.530 (2013) – land east of Midland Terrace, Carnforth
Grounds	In the interests of amenity
Designation	Area 1 (A1)

Please describe Area 1 (A1) as: “Trees of whatever species within the area marked A1”, within the model order.

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

(16.12.13)