

**Proposed New Tree Preservation Order No: 544 (2015)**

**Site: Trees at Ridgeway Park, Lindeth Road, Silverdale**

**Location of Trees: An area of woodland trees established within the curtilage and immediately neighbouring properties at Ridgeway Park, Lindeth Road, Silverdale**

**Assessment:**

Further to a visit by a local authority officer, it has come to the attention of Lancaster City Council, that a large number of trees have been felled from woodland within the curtilage of the above property; an estimated number in excess of some x20 trees have been recently felled.

The site is established within Arnside & Silverdale Area of Outstanding Natural Beauty (AONB). Whilst the AONB does not afford specific protection for affected trees, trees are recognised as key component features within the AONB. The site is also designated a Biological Heritage Site (BHS) and is also subject to Limestone Pavement Protection Order.

The site is also currently subject of planning application no. 15/00049/RCN. The application proposes the removal of x3 existing conditions relating to the use of two of the three properties. The conditions are proposed for removal, in order to remove the current restrictions preventing the use of two of the dwellings as residential dwellings.

Mature and early-mature trees have been removed recently. The removal of trees were not previously detailed in any of the earlier planning applications affecting the site.

Lancaster City Council considers existing woodland to be at potential risk of damage or further removal works. This threat may be increased with the proposed removal of planning conditions to allow for unrestricted residential use of the three dwellings, should consent be granted.

**Forestry Commission**

A Felling License is required, if 5 cubic meters of timber is to be felled within any given quarterly period, authorisation must be sought from the Forestry Commission (FC) prior to undertaking any such work. It is unclear at this time, if the land owner has sought any such authorisation. The FC have been asked to confirm if a felling License has been granted in relation to the above property.

**Trees**

For the purposes of this report the trees have been identified as a single Area (A1). Species include ash, yew and sycamore.

Collectively the woodland trees form a significant landscape feature. Clearly visible as a woodland from the public domain. The woodland is an integral feature of the landscape. It makes an important contribution to the character and appearance of the immediate locality and significantly, also that of the wider Biological Heritage Site and Area of Outstanding Natural Beauty.

The woodland is an important resource for a range of wildlife. It has the potential to provide habitat and foraging opportunities for a range of wildlife, including nesting birds and bats;

both of which are protected under the Wildlife & Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010.

The amenity value of the trees has been assessed using a Tree Evaluation Method for Preservation Orders (TEMPO). TEMPO Assessment Score: 21 – Definitely Merits a TPO.

**Decision:** To serve Tree Preservation Order no.544 (2015) under sections 198 and 203 of the Town & Country Planning Act 1990, in the interests of public amenity; affecting x1 Area of woodland trees, **A1**.

The trees in question have important amenity value and are a significant landscape feature, in a biologically rich and sensitive area. The trees are important for their cohesive qualities and the arboriculture feature that they collectively form. They make an important contribution to the visual appearance and character of their immediate vicinity and wider locality. They are 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.

<b>Title</b>	Tree Preservation Order no.544 (2015), Ridgeway Park, Lindeth Road, Silverdale
<b>Grounds</b>	In the interest of public amenity and wildlife value
<b>Designation</b>	A1

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