

Proposed New Tree Preservation Order No: 565 (2015)

Site: Land off Ashton Road, Lancaster

Location of Trees: x2 woodland compartments and x1 group of three ash trees

Assessment:

I have assessed trees established on land off Ashton Road, Lancaster, and immediately adjacent to Lancaster Canal, with regard to their suitability and the appropriateness of serving them with a Tree Preservation Order (TPO).

Background

The site lies immediately adjacent to Lancaster Canal. The canal is designated a Biological Heritage Site (BHS). Trees whilst not expressly protected under the terms of the BHS, they are recognised as key component of the BHS. The site does not lie within a conservation area and existing trees are not already subject of a TPO.

The site in question is established to the south-eastern aspect of Lancaster city and is dissected by the residential area known as Pinewood Close. Immediately to the north-west, land is currently in use for agricultural purposes.

The trees in question form along a linear woodland compartment dissected by residential dwellings within Pinewood Close. There are a number of large mature woodland trees that have become significant landscape features. Many are clearly visible from a range of location within the public domain and from the canal and its associated tow paths.

Trees in question provide important habitat and foraging opportunities for wildlife. Certain habitats and species, including nesting birds and bats are subject to protection as laid out in the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010.

Lancaster City Council has received a Pre Application Advice request detailing a proposal to develop the land immediately adjacent to the woodland trees for residential purposes. Development of land has significant potential to threaten existing trees through a range of direct and indirect means. Loss of tree in this location have significant potential to harm important landscape trees.

Trees

For the purpose of this report the trees and woodlands in question have been identified as woodland compartments **W1 – W2** and a single group **G1**, comprised of x3 early-mature, multi-stemmed ash trees. Woodland tree species include ash, sycamore, oak, hawthorn, elder, and elm. Other species may also be present and included within the woodland designation.

G1 is a small group of three ash tree, established along the boundary of the site, adjacent to Pinewood Close. These trees are clearly seen from the public domain. Whilst not important trees individually, collectively they make a positive contribution to the character and appearance of the wider locality.

Generally the trees in question are in good overall condition with long remaining period of useful remaining life potential.

The loss of trees identified as **W1**, **W2** and **G1** would have significant potential for long term harm, adversely impacting local amenity value and wildlife value.

Threat

Lancaster City Council considers the future potential threat to existing woodland and trees to be sufficient to justify their protection with a tree preservation order.

The amenity value of trees contained within **W1 – W2 and G1** have been assessed using a Tree Evaluation Method for Preservation Orders (TEMPO). TEMPO Assessment Score: 15+ was achieved – Definitely Merits a TPO.

A TPO does not prevent maintenance from being undertaken, to include pruning works to alleviate existing conflicts with adjacent structures. It does however, mean that all works with the exception of removal of deadwood must be agreed in writing by the local authority prior to undertaking work. All work must be undertaken in compliance to BS 3998 (2010) Tree Work.

Decision: To serve Tree Preservation Order no.565 (2015) under sections 198 of the Town & Country Planning Act 1990, in the interests of public amenity; affecting x2 Woodland compartments and x1 group comprised of x3 ash trees.

The trees in question have important amenity value. They are an important resource for wildlife.

Title	Tree Preservation Order no.565 (2015), Land off Ashton Road, Lancaster
Grounds	In the interest of public amenity and wildlife benefit
Designation	W1 – W2 and G1

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

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