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Date: 30th August 2006

Appeals Committee (TPO) – Monday, 20th November 2006

Trees subject of the Appeals Committee – Land South of Bailrigg Lane, Lancaster, and subject of **Tree Preservation Order no.385 (2006)**.

This report has been produced by Maxine Knagg (BSc Hons Arboriculture), Tree Protection Officer, Lancaster City Council.

1.0 Introduction

1.1 **Site:** There are two trees in question, established on land to the south of Bailrigg Lane, Lancaster. The site is an open aspect field, currently in use to graze farming livestock.

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 21st February 2006.

2.2 **Brief Site Description:** In general, the site is an open aspect field, currently in use for agricultural grazing. The A6 a busy public highway lies immediately to the west with Bailrigg Lane to the north. To the east are agricultural fields, again in use for grazing livestock. Immediately adjacent

to the southern boundary is a large shelterbelt of trees. The topography of the site is undulating with changes in ground levels across the site. There is a small stream running through the site from the north-east to the south-west. The site has been proposed for development as a new business park.

2.3 **Identification and condition of the tree:** The two trees in question are the subjects of **Tree Preservation Order no. 385 (2006)**. The trees are visible from Bailrigg Lane and the A6 public highway, and considered important landscape features of the site. The trees have been referenced as **T2** and **T3** within Tree Preservation Order no.385 (2006).

2.4 **T2** is a mature Oak of good condition, and structural form. A native species of tree, Oak are renowned for their potential longevity, strength of timber and the wide diversity of biological life that they are able to support. This tree is likely to have been established on this site for in excess of 400 years.

2.5 **T3** is a mature Horse Chestnut of exceptional character. This tree has a large, well-structured and shaped crown and is likely to have been established on this site beyond 150 years. There are no other Horse Chestnut trees of this age, good structure, form and character within the immediate locality or wider landscape.

3.0 Tree Preservation Order

3.1 The amenity value of both trees has been assessed using an objective and systematic approach (Tree Evaluation Method for Preservation Orders - *TEMPO* system). A score of **15+** was achieved indicating that the trees in question fall in the category identified as '*definitely merit*' protection with a Tree Preservation Order.

3.2 Lancaster City Council considers it expedient in the interests of amenity to make provision for the preservation of the two trees in question **under sections 198 (201) and 203 of the Town & Country Planning Act 1990**. Lancaster City Council cite the following reasons:

- Intrinsic beauty, two trees of exceptional form and good condition.
- Highly visible from two public highways.
- Important wildlife value.
- Development pressure from within the site.

It is the view of Lancaster City Council that damage or removal of these trees would have a detrimental and negative impact on the amenity value of the local area and as such should be afforded protection by serving a Tree Preservation Order.

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