

Report of:	Meeting	Date	Item No.
Mark Billington Service Director People and Places	Planning Committee	4 April 2018	6

Wyre Borough Council Tree Preservation Order No 3 of 2018 - Land to the North East of the Woodlands, Manor Mews, Poulton le Fylde, Lancashire.

1. Purpose of report

- 1.1 To consider objections and determine whether to confirm the making of Wyre Borough Council Tree Preservation Order No 3 of 2018 - Land to the North East of the Woodlands, Manor Mews, Poulton le Fylde, Lancashire.

2. Outcomes

- 2.1 To determine whether to confirm the Wyre Borough Council Tree Preservation Order No3 of 2018 - Land to the North East of the Woodlands, Manor Mews, Poulton le Fylde, Lancashire. Once a TPO is made it is an offence to do any works to the protected trees without first gaining consent from the Local Planning Authority unless such works are covered by an exemption within the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

3. Recommendation

- 3.1 That the Wyre Borough Council Tree Preservation Order No3 of 2018- Land to the North East of the Woodlands, Manor Mews, Poulton le Fylde, Lancashire(" the TPO") is confirmed.

4. Legislative background to the TPO

- 4.1 Section 198 of The Town and Country Planning Act 1990 (as amended) empowers Local Planning Authorities to protect trees in the interest of amenity by making tree preservation orders. Following the introduction of **The Town and Country Planning (Tree Preservation) (England) Regulations 2012**, The Local Planning Authority is required to confirm a tree preservation order within six months of the issue date. When an objection is received, a decision on confirmation is usually referred to the Planning Committee.

4.2 Tree preservation orders are usually made because it is considered expedient in the interests of amenity to protect the trees from felling or pruning. Authorities can also consider other sources of risks to trees with significant amenity value. For example, changes in property ownership and intentions to fell trees are not always known in advance, so it may sometimes be appropriate to proactively make an order as a precaution.

4.3 Amenity is not defined in law but the government's advice is that the following criteria should be taken into account when assessing the amenity value of trees:

- **visibility:** *the extent to which the trees or woodlands can be seen by the general public will inform the LPA's assessment of whether its impact on the local environment is significant. The trees, or at least part of them, should normally be visible from a public place, such as a road or footpath, or accessible by the public.*
- **Individual, collective and wider impact:** *public visibility alone will not be sufficient to warrant an Order. The authority is advised to also assess the particular importance of an individual tree, of groups of trees or of woodlands by reference to it of their characteristics including:*
 - *Size and form;*
 - *Future potential as amenity;*
 - *Rarity or historic value;*
 - *Contribution to, and relationship with, the landscape; and*
 - *Contribution to the character or appearance of a conservation area.*
- **Other factors:** *where relevant to an assessment of the amenity value of trees or woodlands, authorities may consider taking into account other factors, such as importance to nature conservation or response to climate change.*

(Source: Tree Preservation Orders and trees in Conservation Areas/Planning Practice Guidance March 2014).

4.4 The Regulation 5 notice, which is a legal notice that is served with the tree preservation order documents on the owner and occupier of the land affected by a tree preservation order and also the owner and occupier of the adjoining land, states the reason why the trees have been protected and invites objections or representations to be made to the Local Planning Authority within a 28-day period. The Regulation 5 Notice issued in respect of the land affected by the TPO gave the reason for making the TPO as "it is expedient in the interest of amenity continuity".

- 4.5** Once made, a tree preservation order takes effect provisionally for six months, but must be confirmed by the Local Planning Authority within that period. If it is not confirmed the tree preservation order ceases to have effect and the trees are unprotected. When objections or representations are received the Council must consider those before any decision is made to confirm the order. In these cases, referral to Planning Committee is usually appropriate.

5. Background to making the Woodland TPO

- 5.1** A Woodland designation covers each and every tree irrespective of whether it was growing at the time the TPO was made. The Woodland designation covers future trees. The Woodland designation can make allowance for some degree of woodland management taking place in order to sustain the woodland.

In January 2018 the Tree Officer received information from a member of the public stating that woodland located at Land to the North East of the Woodlands, Manor Mews, Poulton-le-Fylde, Lancashire, was under threat. The Tree Officer visited site on the 25 January 2018 to investigate and undertook a tree evaluation method for preservation orders survey data sheet which guided the decision to make a tree preservation order.

Copies of the completed 25 January 2018 TEMPO Survey data sheet and public visibility images of 'W1' Woodland of Wyre Borough Council Tree Preservation Order No3 of 2018- Land to the North East of the Woodlands, Manor Mews, Poulton le Fylde, Lancashire, are appended to this report at Appendix 2.

- 5.2** On 31 January 2018 Wyre Borough Council made the TPO. The Council served correspondence on the owners and occupiers of the land affected by the TPO, notifying them of the making of the TPO in accordance with Regulation 5 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

After the allowing of a requested extension, the period for any objections and representations to be made to the Council in respect of the TPO ended on 16 March 2018 (5pm).

A copy of the TPO plan is appended to this report at Appendix 1.

- 5.3** Wyre Council received a formal objection to the TPO dated 26 February 2018 from Ralli solicitors as instructed by the owners of the land lying to the north east of Moorland Avenue, Poulton-le-Fylde.

A formal objection was also received on 16 March 2018 from a co-owner of the land lying to the north east of Moorland Avenue, Poulton-le-Fylde.

A copy of each objection is appended to this report at Appendix 3.

6. Summary of objections

- 6.1
- No trees are specified by reference to the affected area.
 - The Order will deny access to and from the affected land via the Wain homes development including via the road at the north-west boundary of the affected land.
 - The registered proprietors of the affected land are seeking to develop the affected land having been advised that it is suitable for housing.
 - Development of the affected land for housing is consistent with development of the said adjoining land and is consistent with the local planning authority's policy of providing affordable housing in the area.
 - The Order would materially adversely affect the prospective development of the affected area.
 - Provided Tree Condition Report.

7. Response to Objections

The Tree Officer's response to the objections are as follows:

- 7.1 The following extract from the TPO Schedule evidently provides the specified woodland information which relates to the TPO plan;

Woodland.

{Shown within a solid black line on map}

W1	Shown as W1 and located within the continuous black line on the tree preservation order plan. Tree species comprising Spruce, Fir, Poplar, Cherry, Chestnut, Pine, Birch, Crab Apple, Hawthorn, Rowan, Alder, and Cypress.	centred on grid ref:	(E) 335456	(N) 439982
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The Tree Officer completed a Tree Evaluation Method for Tree Preservation Orders (TEMPO) data sheet on 25 January 2018.

This comprised an assessment in relation to the condition and suitability of the trees along with remaining tree life expectancy, public visibility, other factors and expediency. It was concluded that the TPO should be made on a precautionary basis.

Consideration of access to and from the affected land via the Wain homes development is unrelated to assessing the justification for creation of the TPO. Also, on completion and occupying of the Wain Homes development further amenity provided by the TPO to the wider public will accrue.

The site has not been considered for development allocation within the Local Plan. Opportunities to make representations, respond to requests for sites relating to the Local Plan has expired. The completed consultation process complied fully with the Town and Country Planning (Local Plan) (Eng) 2012 Regulations (SI number 767).

No request for pre-application advice has been sought from the Planning Department in relation to the site.

The tree condition report covers a subgroup within the Order and identifies 9 trees recommended to be removed due to a poor or undesirable condition. Additionally, correspondence dated 15th March from a co-owner of the site indicates a number of trees identified as dead or dying.

Time constraints presented by the forwarded cut-off date for placing the item on Aprils Planning Committee Agenda prevented the Tree Officer from revisiting the site. However the following advise can be provided;

The Tree Officer is in approval of visiting site at a later date to consider future request for maintenance works to the Woodland TPO trees as part of the process of application for tree works to protected trees. Tree works covered by an exemption within the Town and Country Planning (Tree Preservation) (England) Regulations 2012 include works to trees in a dead, dying or dangerous condition.

Concluding remarks

It is considered that the Woodland TPO is fully justified and should be confirmed.

Financial and legal implications	
Finance	None.
Legal	Before confirming a Tree Preservation Order, the Local Planning Authority must consider any objections/representations made within the 28-day objection period. If, having considered any objections/representations received, the Local Planning Authority is satisfied that the tree merits a TPO; it may confirm the Order under the Town and Country Planning Act 1990 and supporting Regulations. The LPA may also confirm an Order in modified form, revoke it, or allow it to lapse. There is no right of appeal to the Secretary of State, but a challenge may be made to the High Court on a point of law.

Other risks/implications: checklist

If there are significant implications arising from this report on any issues marked with a ✓ below, the report author will have consulted with the appropriate specialist officers on those implications and addressed them in the body of the report. There are no significant implications arising directly from this report, for those issues marked with an x.

implications	✓ / x
community safety	x
equality and diversity	x
sustainability	x
health and safety	x

risks/implications	✓ / x
asset management	x
climate change	✓
data protection	x

report author	telephone no.	email	date
Ryan Arrell	01253 887614	Ryan.Arrell@wyre.gov.uk	21/03/2018

List of background papers:		
name of document	date	where available for inspection
Wyre Council TPO 3 of 2018	21 March 2018	Room 134 or by email to Tree Officer.

List of appendices

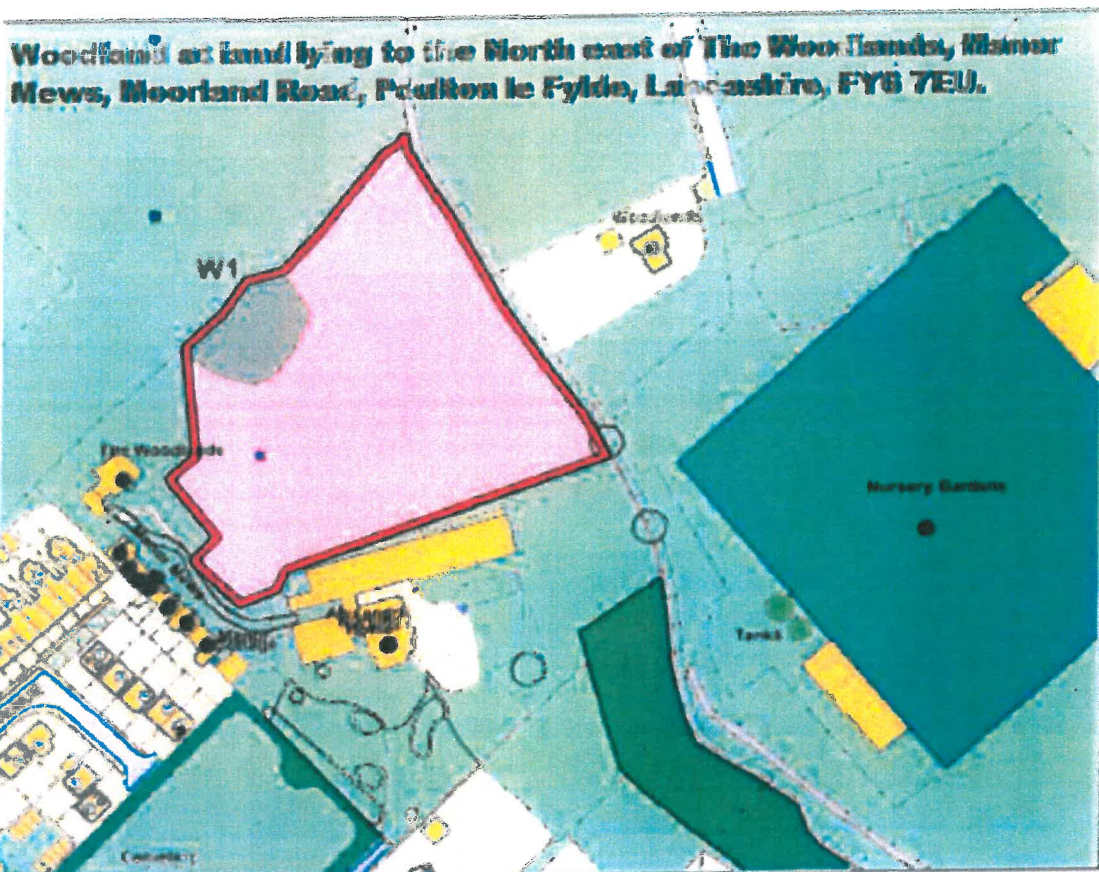
Appendix 1 – Wyre Council Tree Preservation Order No3 of 2018- Wyre Borough Council Tree Preservation Order No3 of 2018 - Land to the North East of the Woodlands, Manor Mews, Poulton le Fylde, Lancashire, plan.

Appendix 2 –25 January 2018 completed TEMPO Survey data sheet and also Public visibility Images of Woodland 'W1'.

Appendix 3 - Copy of objections made.

arm/rg/pla/cr/18/0404ra1

Wyre Council Tree Preservation Order No.3 of 2011



Legend

8164
Mary Gardner



Map data from the Ordnance Survey, supplied by the permission of the Controller of Her Majesty's Stationery Office, © Crown Copyright, 2011

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Organization	Wyre Council
Department	Planning Department
Comments	Not Set
Date	11 January 2018
SLA Number	100010120

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 25/01/18	Surveyor: RYAN ARRELL	
Tree details	Woodland 1	
TPO Ref (if applicable):	Tree/Group No: W1	Species: mixed deciduous and coniferous.
Owner (if known):	Location:	

Visit undertaken without entering the land
REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Merit assessment

a) Condition & suitability for TPO

- 5) Good Highly suitable
- 3) Fair/satisfactory Suitable
- 1) Poor Unlikely to be suitable
- 0) Dead/dying/dangerous* Unsuitable

* Relates to existing context and is intended to apply to severe irreparable defects only

Score & Notes

3

b) Retention span (in years) & suitability for TPO

- 5) 100+ Highly suitable
- 4) 40-100 Very suitable
- 2) 20-40 Suitable
- 1) 10-20 Just suitable
- 0) <10* Unsuitable

* Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

Score & Notes

2

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- 5) Very large trees with some visibility, or prominent large trees Highly suitable
- 4) Large trees, or medium trees clearly visible to the public Suitable
- 3) Medium trees, or large trees with limited view only Suitable
- 2) Young, small, or medium/large trees visible only with difficulty Barely suitable
- 1) Trees not visible to the public, regardless of size Probably unsuitable

Score & Notes

4

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of formal arboricultural features, or veteran trees
- 4) Tree groups, or principal members of groups important for their cohesion
- 3) Trees with identifiable historic, commemorative or habitat importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features (inc. those of indifferent form)
- 1) Trees with poor form or which are generally unsuitable for their location

Score & Notes

4

Part 2: Expediency assessments

Trees must have accrued 10 or more points to qualify

- 5) Immediate threat to tree inc. s.211 Notice
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

Score & Notes

1

Part 3: Decision guide

- Any 0 Do not apply TPO
- 1-6 TPO indefensible
- 7-11 Does not merit TPO
- 12-15 TPO defensible
- 16+ Definitely merits TPO

Add Scores for Total:

14

Decision: Make TPO

TPO defensible



12 Fouldrey Ave - Google Maps - Internet Explorer
https://www.google.com/maps/@53.8931678,-2.0814374,2a,75y,318.76h,100.95t/data=!3m1!1e3!1m1!1s0x41000410e10c10e10c:0x10e10c10e10c10e10c:2x07119312@6655f10e0

Google recommends using Chrome
Try a fast, secure browser with updates built in. **NO THANKS** **YES**

12 Fouldrey Ave
Poulton-le-Fylde, England
Google, Inc.
Street View - Mar 2009

Expand A privacy reminder from Google **REMEMIND ME LATER** **REVIEW**

Our Ref AEA/ES/M1494-0006
Your Ref PLG/8/
Date 26 February 2018



The Tree Officer
Wyre Council
Leisure Services
Wyre Civic Centre
Breck Road
Poulton-Le-Fylde
FY6 7PU
By Post and Email: ryan.arrell@wyre.gov.uk

t: 0151 615 0682
f: 0151 615 0742
ewen.sharpe@ralli.co.uk

Dear Sirs

Wyre Council Tree Preservation Order No.3 of 2018

We act on behalf of Janet Mellor, Stuart Metcalfe and Adrian Anderson, owners of land lying to the north east of Moorland Avenue, Poulton-Le-Fylde. Please note our interest.

Wyre Council have recently made the above mentioned Tree Preservation Order on this land, please find enclosed our clients' initial objections to this Order.

We look forward to hearing from you on this matter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ewen Sharpe'.

Ralli Solicitors LLP

Enc



OBJECTION

to Wyre Council Tree Preservation Order No.3 of 2018

Tree Preservation Order: 003/2018/TPO ("the Order")
Location: Land to the North East of the Woodlands, Manor Mews,
Moorland Road, Poulton Le Fyde, FY6 7EU

Background

The Order, once confirmed, will not allow anyone to cut down, top or lop without permission any of the trees described in the First Schedule of the Order. The Order states that these trees are located within the continual black line on the plan attached to the Order. The Order relates to tree species comprising Spruce, Fir, Poplar, Cherry, Chestnut, Pine, Birch, Crab Apple, Hawthorn, Rowan, Alder and Cypress.

The land shown as W1 on the plan attached to the Order delineated in red is part of land owned by:

- (1) Janet Mellor [REDACTED]
- (2) Stuart Metcalf [REDACTED]
- (3) Paul Mellor [REDACTED]
- (4) Adrian Ernest Anderson Solicitor of Ralli Solicitors LLP, Brook House, 64-72 Spring Gardens, Manchester, M2 2BQ

Registered with title number LA868792 and shown edged with a red line on the plan and known as land lying to the north east of Moorland Avenue, Poulton-Le-Fyde ("the Affected Land"). Please see Plan 1 attached.

[REDACTED] has a beneficial interest in the land. [REDACTED] own the land as trustees of the estate of the late Ronald Mellor.

Objections

The Objections to the Order are:

- (1) No trees are specified by reference to the Affected Area.
- (2) The Order will deny access to and from the Affected Land via the adjoining land shown hatched red on the plan attached (marked "Plan 1") which is being developed by Wain Homes, the extent of which is more accurately detailed on the plan attached marked "Plan 2". The Wain Homes development as proposed is shown on Plan 2. The proposed Tree Preservation Order over the Affected Land will deny access to the Affected Land via the Wain Homes' development including via the road shown on Plan 2 at the north-western boundary of the Affected Land.
- (3) The Registered Proprietors of the Affected Land are considering seeking to develop the Affected Land for housing having been advised that it is suitable for housing.

- (4) Development of the Affected Land for housing is consistent with development of the said adjoining land hatched red on Plan 1 and is consistent with the local planning authority's policy of providing affordable housing in the area
- (5) The Order would materially adversely affect the prospective development of the Affected Land

Signed by Raili Solicitors LLP as agents
with the authority of and on behalf of

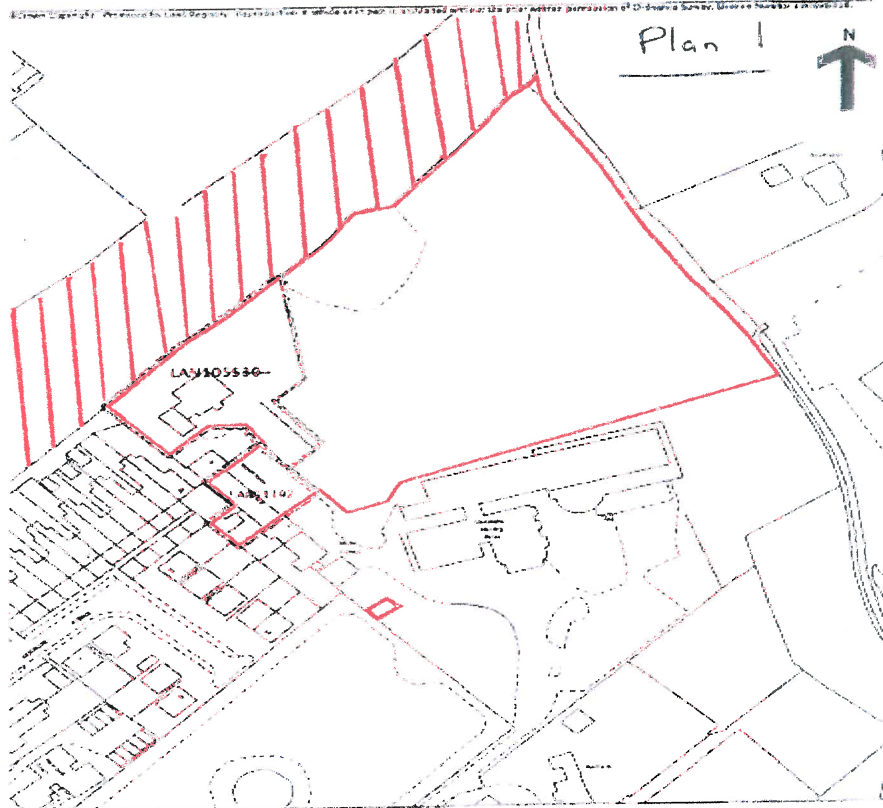
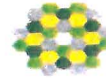
Janet Mellor, Stuart Metcalf & Adrian Ernest Anderson

Signed by

Paul Mellor

Land Registry
Official copy of
title plan

Title number **LA868792**
Ordnance Survey map reference **SD3539NW**
Scale **1:1250**
Administrative area **Lancashire : Wyre**



Plan 2



March 15th 2018

Ryan Arnell
Tree and Woodlands Officer
Wyre Civic Centre
Poulton-le-Fyde
FY8 7PU



Dear Sir

Tree Preservation Order : 003/2018/T.P.O North East of Woodland

Further to my original objection, I have looked at some other trees on the arboretum and identified some dead or dying trees, (marked on the plan) which I object to being TPOd. This should be taken into consideration together with the survey from Andrew McLoughlin submitted on my behalf.

Sam Whittle of Helmrig has offered to go round the site at a mutual day and time with yourself. His telephone number is 07815 464 245.

Yours faithfully



Enc.



HELMRIG Ltd

New Inn Farm, Dawson Lane, Leyland, Lancashire, PR25 5DB

Telephone 01772 621013

Tree Condition Report with a Recommended Works Schedule

Site

Woodland/
Nr. Alexandra *Cove Home*
Poulton-le-Fylde *Drive*
FY6 7EU

Author

Andrew McLoughlin
Treestyle Consultancy

Instructed By

Mrs Mellor

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Appendix A – Tree Mapping

Appendix B - Tree Schedule

Appendix C – Glossary

Appendix D – Tree Categorisation Chart

Executive Summary

Treestyle Consultancy was commissioned to complete a tree condition appraisal on a group of recently Tree Preservation Order (TPO) trees that are located at the far end of Woodlands, Alexandra, Poulton-le-Fyde. The trees are located in a property that is at the end of a road and is behind Alexandra Nursing Home. The group of trees in question are located on the far side of the garden opposite a development site. Only this small area of trees that have been TPO'd have been assessed.

The area of TPO'd trees are various in size, quality and value. They are predominately pioneer species of trees that have been planted for quick establishment. The highest quality and value of all the trees assessed are the row of Poplars that line the border. These hybridised Poplars would have been planted for quick screening. However, with a potential height of 35m, a brittle nature, limited longevity and producing clouds of flowers in spring are probably not a favourable species of tree next to residential housing. One of the Poplar trees has mechanical weakness, with multiple "V" unions and bark inclusion. Other similar pioneer species such as Alder, Birch and Willow vary greatly in quality, as some are suppressed and have poor form or are dead. Growing along the border is a row of overgrown Hawthorn hedge that is relatively large, leaning and unmanageable.

It was noted an area of trees are dead, dying and in decline, it is suspected that Phytophthora disease maybe present and moving its way through the wood. The fruiting body of the disease was not observed, only an area of dead and dying trees were present.

The overall quality of this group of trees would be categorised in accordance with BS5837 – 2012 as B medium quality and value with 20 years longevity. This is because of the type of tree species is fast growing, however, short lived. When the area was designed there should have been other varieties of trees planted such as Oak, Beech and Hornbeam, this would have provided longevity to the wooded area. The young Arboretum to the south has much greater longevity due to their species type.

It is important that the caveats and limitations of this report are known, these can be read on section 4.0 of this report.

1.0 Introductions

- 1.1 This report describes the inspection, condition and the recommendations of an area of trees that have been recently TPO'd by Wyre Borough Council. It is these that have been specified for surveying within the grounds of Woodlands, Alexandra.
- 1.2 Mrs Mellor contacted Helmrig Ltd and made the request for a tree survey. Then a meeting was held with myself where she kindly showed me the area of trees in question. However, Mrs Mellor did not know the precise location and number of the trees under the TPO. Failure to contact the Council made the exact trees to assess difficult.

2.0 Terms of Reference

- 2.1 The report was commissioned by Mrs Mellor and Helmrig Ltd in the month of February 2018, the survey was carried out on the 22nd February 2018.
- 2.2 Only the trees that fall under the TPO were assessed and have been highlighted in Appendix B – Tree Schedule. It must be noted that Treestyle Consultancy has no association with any of the tree work that is recommended in this report.
- 2.3 Objectives and scope of the report are:
- Assess the condition of the trees identified for surveying within the grounds
 - Categorise both individual trees and as a group for their quality and value

3.0 Personnel Involved

Andrew McLoughlin

- 3.1 I have a National Certificate in Arboriculture and a Higher National Diploma in Arboriculture. Qualified Arboriculturalist since 1998. I am also a qualified teacher and a LANTRA instructor and assessor. Founder and Managing Director of Treestyle Consultancy since 2001. ISA Tree Risk Assessment Qualification, Quantified Tree Risk Assessor. Recently an Ancient and Veteran Tree Expert.

Up to date Curriculum Vitae (which include records of up to date Continued Professional Development - CPD) can be provided upon request.

4.0 Caveats and Limitations

- 4.1 This survey was carried out from ground level. No aerial inspection was undertaken and, as such, this report can only identify defects clearly visible from the ground. A VTA (Visual Tree Assessment) is a level two arboricultural tree survey. This normally involves a full 360 degree visual of the buttress, stem and crown of the tree. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.
- 4.2 No tree is entirely safe given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site.
- 4.3 Underground services were not confirmed around any of the trees surveyed. The potential influences of trees upon building or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effect of incremental root growth are specifically excluded from this report.
- 4.4 The report reflects the tree stock as found on the day surveyed. Change of ground levels, soil conditions, surrounding tree cover or land use, or any ground works within the root zone of any tree may invalidate the content of this report. No root zone excavation was undertaken.
- 4.5 Change of circumstance as a result of unusual weather conditions may invalidate the content of this report. It is recommended that trees should be reassessed after strong gale, 39 – 46 mph wind Beaufort scale 8.
- 4.6 The content of this report is valid for 12 months from the cover date. Any works recommended for beyond this time period are based on expectations rather than in response to currently identified defects. Trees should have their condition re-inspected by a qualified arboricultural consultant within three years of this report being written.

5.0 Site Details

- 5.1 The property can be found at the end of Alexandra in Poulton-le-Fykde. There is residential housing surrounding most of the grounds with a large nursing home to the east. The grounds could be considered as being located near the town centre although there are plenty of fields nearby.
- 5.2 The property has a large area of land with a variety of trees and shrubs that are predominantly in early maturity. This green area is located behind the nursing home and borders a development site to the north. For a site plan of the locations of all trees surveyed for work please refer to **Appendix A**.

6.0 Survey Details

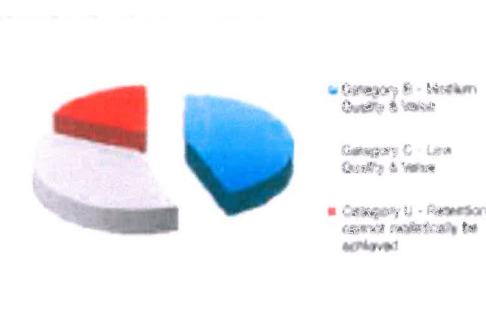
- 6.1 The survey was carried out on the 22nd February 2018 and was undertaken by Andrew McLoughlin of Treestyle Consultancy.
- 6.2 The weather was cold and clear with no visibility constraints.
- 6.3 This is a level two (basic assessment) Arboricultural survey that has been devised by the ISA (International Society of Arboriculture) and involves a full 360 of the stem, crown and rooting area of each individual tree. In some cases a level one (limited visual assessment) could only be achieved due to the trees being covered in Ivy or in neighbouring gardens. In circumstances a level two survey can be raised to a level three (Advanced assessment) which may involve either climbing the tree or using advanced decay detection equipment.
- 6.4 The tree survey takes into account health and safety issues that stem from the biological and mechanical issues, tree aesthetics, time and cost practicability. This allows management time to carryout recommended tree work within 12 months. In addition it allows the environment to adapt to the tree removal. Appendix D is the tree categorisation chart taken from BS 5837, Trees in relation to design, demolition and construction – Recommendation 2012, this lists the trees quality and value.

7.0 Species Composition

- 7.1 The tree species as a group have been categorised as medium quality and value. The reasoning behind this is because they are predominately pioneer species with limited longevity and most are generally short lived. These will have been originally planted for quick growing screening.
- 7.2 The area of trees that surrounds the trees to the south are of much higher quality and value with greater longevity.

8.0 Discussion

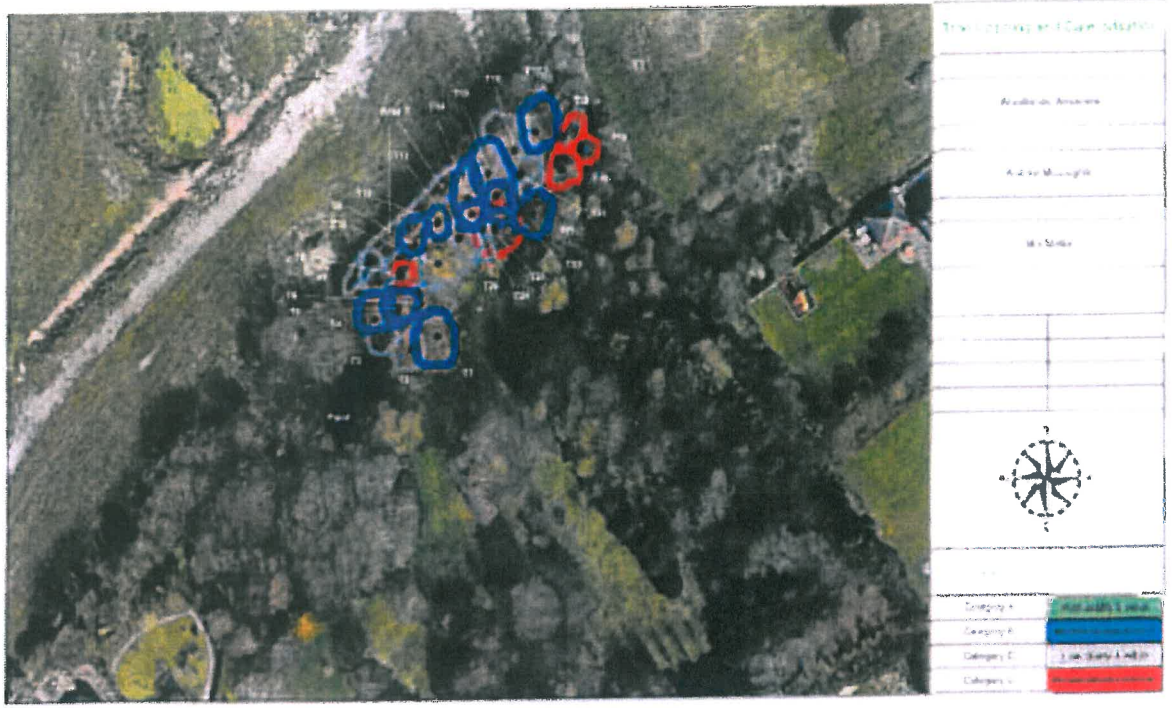
- 8.1 The grounds of the Woodland residence have a wonderful green infrastructure that as a whole are good quality and value. However, the area of trees surveyed that has been recently TPO'd by Wyre Borough Council has been categorised as medium quality and value. This is because they would have been originally planted as screen trees to protect the ones within. These quick growing pioneer tree species have limited longevity because of their growth pattern and are mostly brittle in nature. The original planting scheme for the TPO's trees was a poor choice of species with only pioneer tree species and no longer lived varieties. The area should have also been planted with Oaks, Beech, Scot Pine etc. This would have given rise to better species diversity and longevity. This has now left many quick growing, brittle natured species all fighting for dominance resulting in many dead, dying and suppressed trees. The dominant species are the Hybridised Poplars that can grow to a height of 35m in a relatively short period of time.
- 8.2 It was noted that there is an area of trees that are either dead, dying and suffering from stress. It is suspected that there is a fungal infection within the soil profile that may have been transported by the stream that passes the end of the garden. The disease could not be identified at the time of inspection but its possibly *Phytophthora* spp which has resulted in a gap in the overall canopy of these trees. Additionally, the recommended removal of T16 Poplar further opens the canopies of these brittle natured trees to the elements that are potentially overhanging a new residential development.
- 8.3 This entire area has seen little or no management. An example of this can be seen were the Hawthorn hedge lines the northern border, this overgrown hedge is now tall and leaning in the direction of the garden. Normally these species could be re established as a hedge, unfortunately due to its size and lean it may now not be possible.
- 8.4 To summarise, because of the species type, the potential size of these trees, the potential presence of *Phytophthora* disease and the potential target area. It would be advisable that these trees be removed and replaced with a more suitable species that has tolerance to *Phytophthora* spp.
- 8.5 Tree categorisation pie chart show the approximate percentages of tree quality.



9.0 Other Works and Future Considerations

- 9.1 It is recommended that all trees included in this survey be re-inspected on a fifteen month cycle. This will allow the inspector to view the tree over different sections of its annual cycle (dormancy in winter, bud burst in spring, full leaf in summer, leaf drop & fungal activity in autumn).
- 9.2 All tree work carried out should be carried out in accordance with BS 3998:2010 *Recommendations for tree work* by a competent, qualified arborist. They must also hold sufficient public/employees liability insurance.

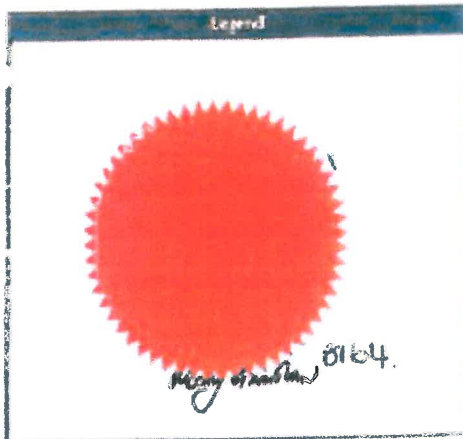
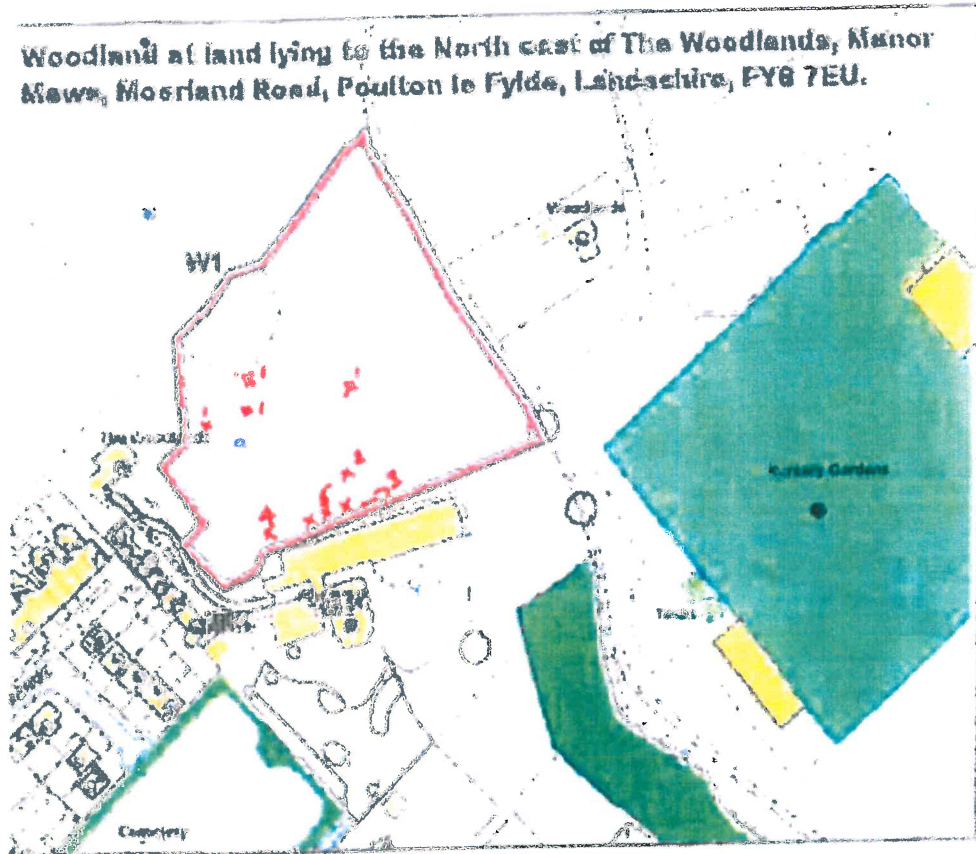
Appendix A - Tree Mapping and Categorization



Wyre Council Tree Preservation Order No.3 of 2018



Woodland at land lying to the North east of The Woodlands, Manor Mews, Moorland Road, Poulton le Fylde, Lancashire, FY8 7EU.



Map of the Poulton le Fylde area. All rights reserved. © Wyre Council 2018. All rights reserved. © Wyre Council 2018.

Organization	Wyre Council
Department	Planning Department
Comments	See Map
Date	14 January 2018
SLA Number	024611-26

- 1 Dead.
- 2 tree leaning at dangerous 30°
- 3 leylandi: screen blocks all light to Nursing home windows
- 4 dying/diseased
- 5 leylandi: falling over

Appendix B - Tree Schedule

Tree number	Basic information			B55437 note				Height	Condition	Basic Management Recommendations	Comments	B55837 data			
	Tree species	Age	DBH (cm)	Dir N	Dir E	Dir S	Dir W					RPA m's	Life span	Canopy	Sub str
1	Alder (<i>Alnus glutinosa</i>)	Mature	300	4	3	3	5	12	Good	None	None	3.8	30	B	2
2	Willow (<i>Salix</i> spp)	Mature	35	0	0	0	0	12	Average	Overhead	Low value	0.43	5	C	2
3	Alder (<i>Alnus glutinosa</i>)	Mature	150	2	2	3	3	10	Good	None	None	1.8	10	C	2
4	Alder (<i>Alnus glutinosa</i>)	Mature	300	3	3	3	3	12	Good	None	None	3.5	30	B	2
5	Alder (<i>Alnus glutinosa</i>)	Mature	500	3	4	3	3	12	Good	Overhead	None	3.3	30	B	2
6	Willow (<i>Salix</i> spp)	Mature	55	2	3	0	3	12	Poor	Remove	Low value, poor form	4.2	5	C	2
7	Alder (<i>Alnus glutinosa</i>)	Mature	200	3	3	0	3	10	Average	None	Suppressed	2.4	10	C	2
8	?	Dead	300	1	2	1	2	4	Poor	None	Top snapped out	3	0	U	2
9	Beech (<i>Fagus</i> spp)	Early maturity	200	3	3	1	1	11	Good	None	None	3	30	B	2
10	Willow (<i>Salix</i> spp)	Mature	400	3	0	4	1	12	Average	Overhead	Low retention on suppressed, poor form, stem damage	3.4	10	C	2
11	Hawthorn (<i>Crataegus monogyna</i>)	Mature	100	0	1	2	1	8	Poor	None	Overgrown hedge	10.2	5	C	2
12	Black Italian Poplar (<i>Populus nigra Italica</i>)	Early maturity	200	1	1	3	1	30	Good	None	None	6	20	B	2
13	Willow (<i>Salix</i> spp)	Early maturity	200	2	3	4	3	6	Average	None	Suppressed	2.4	5	C	2
14	Poplar (<i>Populus x canadensis 'Robusta'</i>)	Mature	300	4	2	4	2	30	Good	None	None	4.2	30	B	2
15	Poplar (<i>Populus x canadensis 'Robusta'</i>)	Mature	350	5	5	2	4	30	Good	None	None	4.2	20	B	3
16	Poplar (<i>Populus x canadensis 'Robusta'</i>)	Mature	400	7	4	5	3	30	Poor	Remove	Poor unions throughout	4.0	10	C	2
17	Poplar (<i>Populus x canadensis 'Robusta'</i>)	Mature	400	6	4	3	2	30	Good	None	None	4.0	20	B	2
18	Alder (<i>Alnus glutinosa</i>)	Mature	300	4	4	3	0	10	Poor	Remove	Suppressed	3.5	5	U	2
19	Alder (<i>Alnus glutinosa</i>)	Mature	200	3	3	2	0	10	Poor	Remove	Suppressed and stressed crown	2.4	5	U	2
20	Alder (<i>Alnus glutinosa</i>)	Mature	200	4	2	4	4	15	Poor	Remove	Poor crown density	4.2	5	U	2

Appendix B - Tree Schedule

Tree number	Basic Information			BSEB37 data				Height	Condition	Management recommendation	Comments	BSEB37 data			
	Tree species	Age	DBH (cm)	Shade N	rich E	For E	seed W					RPA (%)	Life span	Category	Dist cat
21	Spruce (<i>Picea abies</i>)	Mature	503	2	2	3	3	12	Good	None	None	0.5	20	B	2
22	Scots Pine (<i>Pinus sylvestris</i>)	Early maturity	100	2	2	3	1	10	Poor	Remove	Suppressed with extensive crown	1.5	5	C	2
23	?	Dead	600	2	4	5	3	10	Dead	Remove	Dead	4.5	0	U	2
24	Willow (<i>Salix</i> spp)	Early maturity	156	0	2	2	2	6	Poor	Remove	Suppressed	1.5	0	C	2
25	Poplar (<i>Populus s canadensis</i> 'Robusta')	Mature	200	0	2	4	2	20	Average	None	None	2.4	20	B	2
26	Poplar (<i>Populus s canadensis</i> 'Robusta')	Mature	200	1	1	1	1	20	Good	None	None	2.4	20	B	2
27	Poplar (<i>Populus s canadensis</i> 'Robusta')	Mature	230	1	1	1	1	20	Good	None	None	2.4	20	B	2

Appendix C - Glossary

Abbreviation	Term	Explanation
DBH	Diameter at Breast Height	The diameter of the tree trunk in question. 'breast height' is taken to be 1.3 metres above ground level. Multi-stem trees have their stems measured separately and indicated as so in the tree schedule. Trees with abnormal growths, branch unions or other obstructions at 1.3 m will have their measurements taken immediately below said obstructions.
TZ	Target Zone	A target zone is an area in which the tree or tree part is likely to fall when it falls.
TC	Target	Targets are people, property or activities that could be injured, damaged or disrupted by a tree failure. Others may be vehicles, structures, highways, telephone lines, walls and other trees.
RPA	Root Protection Area	Circular area surrounding tree with a radius based on the DBH of the tree, as calculated in BS 5817:2012. RPA Radius = 12 x DBH
-	Scaffold Branches	Significant (relative to the canopy in question) 1st & 2nd order branches which support the tree's canopy.
VTA	Visual Tree Assessment	A system of tree inspection devised by Chris Matlock using visual signs to read the body language of trees & aid with the diagnosis of potential defects.
-	Occupancy rate	This amount of time one or more targets are within the target zone, its occupancy rate is a primary component of assessing the likelihood of a target being impacted.
-	Occasional "V" unions and bark inclusion	Up to 42% mechanically weaker attachment, either with twin or multiple stems or branch attached to the stem.
-	Inspection Period	12 - 18 months for sites with high consequences and/or a possible likelihood of failure. 3 - 5 years where low consequences and/or the likelihood of failure.
-	Likelihood	Likelihood is the chance of an event occurring. In the context of a tree or tree part failure, the chance of that tree or tree part failing, the chance of that tree or part tree impacting a specific target and the combined likelihood of a tree failing and the likelihood of impacting and specific target.
-	Consequences	Consequences are the effects or outcome of an event. In tree risk assessment, consequences include person injury, property damage, or disruption of activities due to the event.
Y	Young	Tree which has not yet established a significant rooting structure in the ground & has not developed a significant branching structure - its form is largely 'whip' like in nature & it could normally be easily transplanted or replaced.
SM	Semi Mature	Tree which has established a significant rooting structure & could not easily be transplanted. The tree structure will have begun to develop an internal scaffold structure but its structural form does not yet match that of a mature version of its specimen. Trees in this age class will still be developing significantly in height & spread.
EM	Early Mature	Tree which has established a significant rooting structure & has developed a noticeable internal scaffold structure, it differs from a mature version of its species only in size but not in relative proportions of its structure. Trees in this age class will still be developing significantly in height & spread.
M	Mature	Tree which has established a significant root-plate & which is over 50% of the way through its usual life expectancy. Trees in this age class will still be developing significantly in spread but less significantly in height.
OM	Over Mature	Tree which has fully established & will no longer be able to continue increasing in size due to its age, it may be showing signs of decline such as localised dieback but does not need to do so by definition. However it should be expected that signs of structural deterioration will soon become apparent.
V	Veteran	Tree which is showing veteran tree characteristics such as very significant crown retrenchment, extensive internal cavitation & possess significant cultural, ecological &/or historical value. Size is a common indicator of these characteristics but is not an essential requirement, for example, ancient coppices may possess veteran tree characteristics but may have a stunted form. Age is a stronger indicator but again not essential as veteran characteristics can be encouraged in younger trees.
-	Retrenchment	Progressive reduction in the size of the crown of an old tree, by means of dieback or breakage of twigs and small branches, accompanied by the enhanced development of the lower or inner parts of the crown.
-	Veteranise	Tree work by which tissues are injured in order to accelerate the development of wood decay habitats in standing trees, this is usually done only where essential and sustainable.

Appendix D: BS 5837:2012 Cascade Chart for Tree Quality Assessment

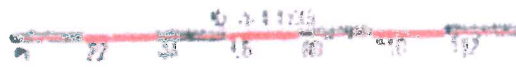
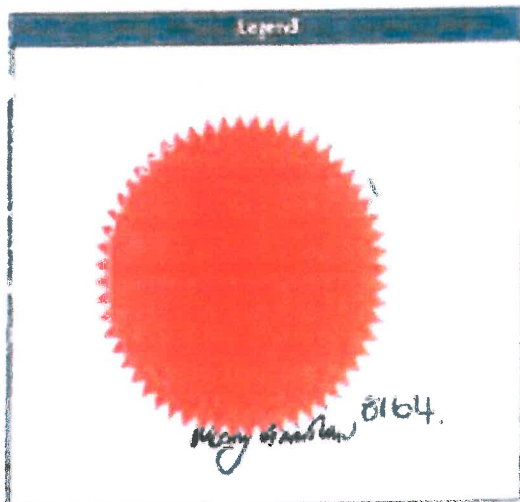
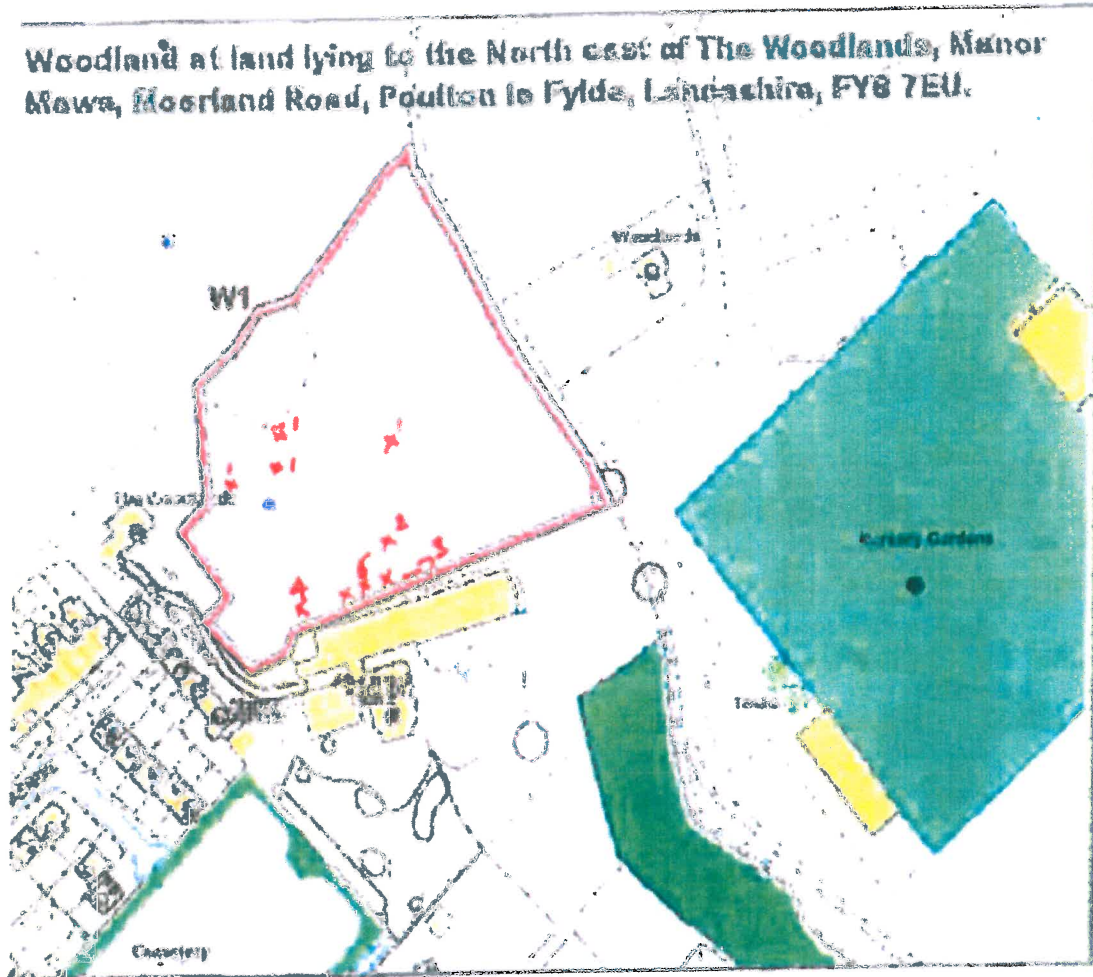
Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			
Trees unsuitable for retention (see Note)				
Category U	<ul style="list-style-type: none"> Trees that have a serious, irreparable, structural defect, such that their early loss is expected due to collapse, incline unstable after removal of other U category trees i.e. when, for whatever reasons, the loss of other trees affects mass Trees that are dead or are showing signs of significant, irreversible overall decline Trees infected with pathogens or significant to health and/or safety of other trees nearby (e.g. Dutch elm disease, or adjacent trees of better quality) 			
<p>Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.</p> <p>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve, see 4.1</p>				
		1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural
Trees to be considered for retention				
Category A	Trees that are particularly good examples of their species, especially if rare or unusual, or those that are essential components of groups, or of formal or semi-formal arboricultural schemes (e.g. the dominant and/or principal trees within an avenue)		Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups conservation value (e.g. vet
<p>Those of a high quality with an estimated remaining life expectancy of at least 40 years</p>				
Category B	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including inappropriate past management and stem damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to mark the category A designation		Trees present in woodlands, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with no value
<p>Those of moderate quality with an estimated remaining life expectancy of at least 20 years</p>				
Category C	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories		Trees present in groups or woodlands, but without the conferring to them significantly greater landscape value, and/or trees offering low or only temporary/transient landscape benefits	Trees with no cultural value
<p>Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm</p>				

Wyre Council Tree Preservation Order No.3 of 2018



Woodland at land lying to the North east of The Woodlands, Manor Mawa, Moorland Road, Poulton le Fylde, Lancashire, FY8 7EU.



Prepared for the Council on 21st May 2018 by the Planning Department of Wyre Council. Order No. 3 of 2018.

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Organisation	Wyre Council
Department	Planning Department
Comments	Not Set
Date	18 January 2018
SLA Number	10001120

- 1 Dead.
- 2 Tree leaning at dangerous 30°
- 3 Leylandi: screen blocks all light to Nursing home windows
- 4 dying/diseased
- 5 Leylandi: Falls over