

**CITY OF LEEDS TREE PRESERVATION ORDER (No.17) 2015,
Land adjacent to 320 Pudsey Road LS13 4HX**

1. BACKGROUND

I was contacted by the Leeds City Council Conservation Officer and one of our Planning Officers with a view to protecting this woodland.

Concern was expressed as to current and future development aspirations in the area and the potential loss of trees.

The site was subsequently visited and it was evident that there was a highly prominent woodland block extending North from Pudsey Road.

A TPO was served on 20th November, 2015

2. OBJECTION

An objection to the TPO was subsequently submitted by Falcon Developments (UK) Ltd.

The points raised in the objections can be summarised as follows:

1. The trees in question are poor specimens
2. The trees are at the end of their life, some have fallen down whilst others remain in a precarious state
3. None of the trees have ever had a tree preservation put on them during discussions with the planning department previously

3 COMMENTS OF THE TREE OFFICER IN RELATION TO THE OBJECTION

1- 2

The trees have been considered as a collective and, as such, individual condition of certain trees does not have a negative impact on the group as a whole. Part of the natural process of a woodland will include a certain percentage of trees that are in decline/diseased. This type of environment is typical in a naturally evolving woodland. The windblown trees will allow more light into the woodland which will promote regeneration as well as help to enrich the soil as the dead trees decompose, again a natural and essential element of a woodland. Public access to the site is limited resulting in a low potential for a significant risk to the public from any trees currently windblown.

3

A TPO had not been applied previously as the initial planning application had not posed a threat to this area of trees. A subsequent application clearly showed that

there was the potential for these trees to now be under threat. Expediency was therefore met.

As a group, these trees provide a prominent visual amenity to both Pudsey Road as well as the residential properties to the North on Harewood Way and Swinnow Lane. This woodland also provides a vital green corridor connecting green areas to the South and the North of the site.

4. CONCLUSION

The Order is warranted on the grounds of amenity and expediency and, therefore, the imposition of the Order is appropriate.

The Council would consider any sensible tree works application on its merits.

Any future development related tree issues can be considered through the Planning process, where trees will be one of many considerations

5.RECOMMENDATION

That the Order be confirmed as originally as served.