

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/26/2248/TPO

Location: 37 LOWTHER STREET, WHITEHAVEN.

Officer: Demi Crawford

Date: 14 September 2026

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

SPECIES	PROPOSED WORKS
1x Lime	Pollarding of a lime tree situated within a Conservation Area.
REASON	
'Lime Tree - requires pollarding as canopy is now interfering with fabric of adjacent building.'	

DISCUSSION

The tree species is a mature Italian Alder and shows signs of normal vitality.

From the Cumberland Council website, the site falls within the Whitehaven Town Centre Conservation Area. A Tree Preservation Order (TPO) does not protect the tree. Our TEMPO assessment (page 2) shows the tree definitely merits a TPO.

The tree is not an isolated specimen—it forms part of a group within the Conservation Area and contributes significantly to the street scene. Pollarding the tree would break that unity, leaving a visible gap in the collective canopy and disrupt the group's shared scale and form. The amenity value of the group depends on this cohesion, and removing most of one tree's crown would significantly diminish the value of the group.

The proposed works exceed the level necessary to abate the nuisance. Pollarding removes the branch structure of the crown, placing the tree under significant stress and the notice identifies no risk or defect serious enough to warrant this level of intervention.

I recommend a targeted pruning specification instead: reduce the lower lateral branches to achieve 1m to 2m clearance from the building and 5m to 6m clearance over the road. This work must be carried out in accordance with BS3998:2010 (Tree Work – Recommendations). This will resolve the practical issues with branch damage while preserving the tree's form and its visual integration with the rest of the group and the street scene.

RECOMMENDATIONS

Ask the applicant if they will be happy to submit a revised proposal reflecting this specification or to contact us to discuss the tree's condition.

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TEMPO Assessment					
Part 1: Amenity Assessment					
a) Condition & Suitability:	5-Good = <i>Highly Suitable</i> 3-Fair/Satisfactory = <i>Suitable</i> 1-Poor = Unlikely to be <i>suitable</i> 0-Dead/dying/dangerous = <i>Unsuitable</i>	5	b) Retention span (in years) & suitability for TPO:	5-100+ = <i>Highly Suitable</i> 4-40-100 = <i>Very suitable</i> 2-20-40 = <i>Suitable</i> 1-10-20 = <i>Just suitable</i> 0-<10 = <i>Unsuitable</i>	4
c) Relative public visibility & suitability for TPO:	5-Very large with some visibility, or prominent large trees = <i>Highly Suitable</i> 4-Large trees, or medium trees clearly visible to the public = <i>Suitable</i> 3-Medium trees, or large trees with limited view only = <i>Suitable</i> 2-Young, small, or medium/large trees visible only with difficulty = <i>Barely suitable</i> 1-Trees not visible to the public, regardless of size = <i>Unsuitable</i>	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	4
Part 2: Expediency Assessment trees must have accrued 10 or more points to qualify:			Part 3: Decision guide		
5-Immediate threat to tree inc. s.211 Notice 3-Foreseeable threat to tree 2- Perceived threat to tree 1-Precautionary only		5	Any 0 = <i>Do not apply TPO</i> 1-6 = <i>TPO indefensible</i> 7-11 = <i>Does not merit TPO</i> 12-15 = <i>TPO defensible</i> 16+ = <i>Definitely merits TPO</i>		22