

ARBORICULTURAL REPORT

Summary Report for Copeland Borough Council

Prepared by Alistair Hearn

Reference: 4/26/2267/TPO

Location: LINNET MOSS, RHEDA PARK, FRIZINGTON.

Officer: Demi Crawford

Date: 14 September 2026

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

APPLICATION TREE NO.	SPECIES	PROPOSED WORKS
T1 & G1	1x Elm & Sycamore	Felling of an Elm tree (T1) and 20% reduction of Sycamore trees (G1) protected by a Tree Preservation Order
REASON		
'This application relates to a group of trees comprising of sycamore and one elm. The proposed works to remove the elm are based on health and safety grounds as it is currently presenting an unacceptable risk to persons and property. A reduction of the remaining sycamore by approximately 20% due to the increased exposure of the group from the recent ash removal and the anticipated removal of the elm. The small group of trees comprising one elm and four sycamore stand in an elevated position with no protection from the prevailing winds from the Irish Sea, putting the elm at risk with every storm. T1 – Elm - Fell The attached photographs show that 100% of the crown grows towards a neighbouring bungalow with the trunk standing only 7 metres away from the property and showing an ever increasing lean of the trunk in the same direction. This situation is unsustainable and the removal of the tree has the full support of Mr Thwaytes, the owner of the property which is at risk. A previous attempt (Planning approval dated 2022) to manage the tree in its current location has been unsuccessful. The tree has responded vigorously to the previous reduction which is an ongoing concern for both the owner of the tree and the neighbour who's house the tree has a heavily weighted bias over There are concerns over the integrity and strength of the regrowth since the previous reduction. Limbs have previously caused damage to the neighbours house. The tree has a heavy bias over the neighbours house. A wide range of movement has been observed & has been increasing during recent storms. The overhanging limbs have previously caused damage to the neighbouring property's chimney and roof. These issues and the cost for both parties will be ongoing if the tree remains in this location. With a potential mature height of 38m and the main stem being only 7 meters from the neighbours house the tree species is unsuitable for its current location, owing to the heavy bias over the neighbours house major future works will be unavoidable. The heavily weighted bias of the elm is indicative of a tree which has previously been partially wind blown during high winds and has re secured itself with a heavy lean, this will always leave the tree vulnerable to being wind blown again which now due to its size will cause significant damage to the neighbouring property.		

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There are also concerns over liability issues should the tree fail after concerns over the lean and bias over the neighbours property have been raised and damage should occur to the neighbouring property or persons within the house or gardens.

The recent removal of two Ash trees (Planning approval 2025) from the same group due to ash die back has further destabilised the wind resistance of the group.

G1 Sycamore - reduce by 20%

Due to the exposed nature of this group of trees and the required removal of the Ash mentioned earlier I would recommend a reduction of approximately 20% of the remaining sycamores in the group.'

DISCUSSION

The trees are in the mature age class and show signs of normal health.

From the Cumberland Council website, Tree Preservation Order (TPO) No.13:1952 protects these trees. The website does not say if the trees are protected as part of a Group, Area or Woodland Order.

Our TEMPO assessment (page 3) shows tree T1 does not merit a TPO and a TPO is defensible for group G2.

Given the health, age and size of the trees, we expect the proposed work will not significantly impact the local or wider amenity of the area. We consider this work will not have a detrimental impact on the wider landscape; therefore, we consider the proposed work is acceptable.

RECOMMENDATIONS

We recommend informing the applicant they can carry out the work in the application subject to the following condition.

We recommend attaching the following conditions:

1. Carry out all pruning work in accordance with BS3998:2010 Tree work – Recommendations section 7.7 'Crown reduction and reshaping'.

Reason: In accordance with Section 198 of the 1990 Town and Country Planning Act and in the interest of good arboricultural practice.

2. The felled Elm tree (T1) is to be replaced during the first planting season following the work. Plant 1x Silver Birch (*Betula pendula*) tree, 6-8cm girth and 'light-standard', within 4m of the felled tree it replaces. Alternatively, another size, species, location, or period should be agreed in writing by the Local Planning Authority. If a replacement tree is diseased, dies, or is damaged within 5 years of the date of planting, it must be replaced in the next available planting season by another of a similar size and species.

Reason: To ensure the continuity of amenity in accordance with Policy N14 – Woodlands, Trees and Hedgerows' of the Copeland Local Plan 2021-2039

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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>	T1	G2	b) Retention span (in years) & suitability for TPO: 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	T1	G2
		3	3		2	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>	3	3	Other factors – trees must have accrued 7 or more points (with no zero score) to qualify: 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	1	1
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		T1	G2	Any 0 = Do not apply TPO 1-6 = TPO indefensible 7-11 = Does not merit TPO 12-15 = TPO defensible 16+ = Definitely merits TPO	T1	G2
		1	1		9	12