

ARBORICULTURAL REPORT

Summary Report for Copeland Borough Council

Prepared by Alistair Hearn

Reference: 4/26/2194/TPO

Location: WILLOW HOUSE, THE GROVES, WHITEHAVEN.

Officer: Demi Crawford

Date: 30 July 2026

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

APPLICATION TREE NO.	SPECIES	PROPOSED WORKS
T1	~12x Beech	Reduce height of beach trees protected by a Tree Preservation Order.
REASON		
T1 beech trees approx 12 that create a hedge row at bottom of garden, client would like to reduce height as done on previous applications to allow light back into property. To reduce as picture shows to previous points.		

DISCUSSION

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

The trees are located on the adjacent property, outside of the curtilage of Willow House.

From the Cumberland Council website, Tree Preservation Order (TPO) No.56:1994 protects trees within Willow House property boundary. As the trees are outside the property boundary it is unclear from the website if the TPO protects these trees. Check the original TPO document to clarify if the TPO protects these trees.

Our TEMPO assessment (page 3) shows these trees definitely merit a TPO as a group.

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

Initially, check the original TPO document to clarify if the TPO protects these trees. If the TPO plan shows the trees are outside the TPO boundary, inform the applicant the trees are not protected by the TPO. However, we should make the applicant aware the trees are on the adjacent property, and they should seek permission from the landowner prior to carrying out any works.

If the TPO does protect these trees, we recommend informing the applicant they can carry out the work in the application subject to the following condition.

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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.

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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 = <i>Unlikely to be 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		2	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>		19