

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/25/2387/TPO

Location: BARN COTTAGE, LAMPLUGH

Officer: Demi Crawford

Date: 23 December 2025

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

APPLICATION TREE NO.	SPECIES	PROPOSED WORKS
T1 & T2	1x Sycamore & 1x Lime	Pruning of a Sycamore tree (T1) and a Lime tree (T2) protected by a Tree Preservation Order.
APPLICANT'S REASON		
'T1 Sycamore: Prune to crown clean and crown raise, three metres clearance of garage roof to rear, two metre clearance of phone line on roadway side. T2 Lime: Prune to pollard large mature tree over property and power line, more appropriate management strategy for urban specimen.'		

DISCUSSION



The Sycamore tree, indicated as T1 in the application, is a Norway Maple.

It is in the mature age class, with signs of normal vitality and no significant defects. We expect the tree could last for more than 40 years.

The work specified for this tree in the application is acceptable.

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn



The Lime tree, indicated as T2 in the application, is in the mature age class, with signs of normal vitality and no significant defects. We expect the tree could last for more than 40 years.

The work specified in the application for tree T2 does not indicate a height to pollard the tree. Ambiguous work specifications are open to interpretation, and do not follow current best practice guidance and the British Standard – BS 3998 (2010) *Tree Work – Recommendations*.

Excessive pruning will have a significant effect on the tree's health. Removing a substantial area of a tree's crown reduces its ability to photosynthesise and create carbohydrate. This will affect the tree's health and longevity and allow decay fungi to exploit dysfunctional wood.

Pollarding this tree will trigger rapid new growth on the trunk as the tree attempts to restore its lost leaf area. Since this will likely be around half the current tree height, or below, we expect the new growth to form a dense, low crown that creates shade over the driveway and garage. A crown reduction and/or crown thin is likely to generate less new growth.

From the Copeland website ([My Neighbourhood](#)), both trees are legally protected as part of Tree Preservation Order (TPO) 1:2003.

Our TEMPO assessment below indicates these trees definitely merit a TPO due to their size, health, life expectancy and the visual amenity they provide to the local and wider area.

The Government's current guidance for TPO applications ([tposguide.pdf](#) ([publishing.service.gov.uk](#))) states: *'It is vitally important that the application sets out clearly what work is proposed.'* And goes on to say *'if the proposal is to prune a tree the application should clarify exactly what work is envisaged. A proposal simply to 'top' the tree or to 'lop' or 'cut back' some branches is too vague because it fails to describe the extent of the work.'* The following section states *'If the LPA receive a vague application they are advised to refer back to the applicant and seek clarification. If they grant consent to an application which is open to several interpretations the LPA may find it difficult to take enforcement action in cases where the work falls within one of those interpretations, even though the LPA believe the work exceeds that for which they intended to grant consent. Any clarification of an application should be confirmed in writing, either by modifying the original application or withdrawing it and submitting a new one.'*

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

UPDATE – 25/02/2026

The applicant has submitted an updated specification for tree T2 '*Can we update that work description for T2 to "Reduction and crown thin to reduce tree by no more than 30% total crown volume"*'. This specification is overly broad and lacks clearly defined, measurable outcomes, as detailed in the TPO guidelines.

Can I suggest a pruning specification of a 3-4m crown height reduction and a radial crown reduction of 1-2m. This pruning will reduce the tree's height and width, resulting in a balanced and less imposing size. Removing a significant volume of the leaf area will generate rapid new growth as the tree attempts to reproduce the lost photosynthetic area, creating a dense, shade bearing crown.

RECOMMENDATIONS

We recommend asking the applicant if they are happy to accept our pruning specification. If so, then the application is acceptable and we recommend attaching the following condition.

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.

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

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	T2	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>	T1	T2
		5	5			4	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	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	4
Part 2: Expediency Assessment trees must have accrued 10 or more points to qualify:				Part 3: Decision guide			
		T1	T2			T1	T2
	5-Immediate threat to tree inc. s.211 Notice 3-Foreseeable threat to tree 2- Perceived threat to tree 1-Precautionary only	1	1	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>		18	18