

## SCHEDULE A: Applications with Recommendation

22/0034 TPO

---

Item No: 02

Date of Committee: 24/03/2023

**Appn Ref No:**  
22/0034 TPO

**Applicant:**  
Citadel Homes

**Parish:**  
Stanwix Rural

**Agent:**  
Westwood Landscape Ltd

**Ward:**  
Stanwix & Houghton

**Location:** (Plots 6 & 8) Land at Lansdowne Close, Carlisle, CA3 9HN

**Proposal:** Pollard 1no. Ash Tree to 5m, Crown Raising By 10% Canopy Volume  
To 1no. Oak & 1no. Ash Tree

**Date of Receipt:**  
28/11/2022

**Statutory Expiry Date**  
26/01/2023

**26 Week Determination**

---

### REPORT

**Case Officer:** Christopher Hardman

### UPDATE

Members may recall a report on this application was included in the papers for the Development Control Committee meeting of the 20th January 2023. A site visit was undertaken on the 18th January however the applicant revised their application between publication of the report and the scheduled committee meeting. As a consequence of the changes, the report was withdrawn from the meeting and no discussion took place. Further consultation was undertaken and the report has been updated for the revised application.

#### 1. Recommendation

1.1 It is recommended that:

(1) Approval to Crown raising and removal of deadwood (T7 and T8 Group G1 B (Oak) and C (Ash))

(2) Approval of pollarding of Ash Tree to 10 metres (T6 - Group G1 - A)

#### 2. Main Issues

2.1 Whether the proposed works to the protected trees are acceptable.

### 3. Application Details

#### The Site

- 3.1 The trees subject of this application are on the boundaries of a site which has planning permission for 10 dwellings which are currently under construction. The site was former agricultural land of 0.73 hectares but had not been in use for a number of years. The site rises from the south-west to north-east and from the north-west to the south-east, with the eastern corner of the site sitting approximately 4m higher than the western corner. As a consequence, the dwellings on Lansdowne Close and Pennington Drive sit at a lower level than the site.
- 3.2 Access to the housing development is from a cul-de-sac that contains three two-storey dwellings and four bungalows where an existing field access at the end of the cul-de-sac, which runs between 42 and 55 Lansdowne Close has been used to provide access to the development.
- 3.3 The south-east site boundary contains a veteran oak tree and two veteran ash trees and all three of these trees are the subject of a TPO. An ash tree that lies along the north-west site boundary is also the subject of a Tree Preservation Order (TPO).
- 3.4 Two-storey dwellings on Lansdowne Close adjoin the south west boundary of the site, with dwellings on Pennington Drive adjoining the north-west site boundary. The land to the north-east, has been recently developed as part of the Persimmon Tarraby View development. The land to the south-east of the application site is allocated for housing in the adopted Local Plan and subject to undetermined planning application 22/0297.

#### Background

- 3.5 Since the applications for development were submitted in 2016 a request was made to protect the trees on the site of the proposed housing development. Following the making of a draft order in April 2017, TPO 288 Lansdowne Close, Carlisle was confirmed on the 1st June 2017 which protected a single ash tree and a group of three trees (2 x Ash, 1 Oak). The statement of reasons for their protection and making of the Order states:

*Section 197 of the Town and Country Planning Act 1990 places a duty on local planning authorities to ensure, whenever it is appropriate, that in granting planning permission for any development adequate provision is made for the preservation of trees. The local authority may make a tree preservation order where it appears to the authority that it is expedient in the interests of amenity.*

*The trees protected by this tree preservation order are visible to the public from the surrounding roads, Lansdowne Close and Pennington Way. The public visibility will increase once the development has been completed.*

*Tree number T1 of TPO 288, is a young tree which will contribute to the*

*area for many years.*

*Trees A and C in Group 1 of TPO 288 have been identified as veteran trees.. As such they have a substantial ecological value which is recognised in the National Planning Policy Framework, and the local planning authorities planning policies, (GI3 and SP6 of Carlisle District Local Plan 2015-2030.*

*Tree B in Group 1 of TPO 288 is a large mature tree with potential to provide a significant contribution for many years.*

## **The Proposal**

- 3.6 This application originally sought to fell an ash tree however this has now been revised and the application seeks permission for the reduction of 1no. ash tree to 5 metres, along with crown raising by 10% canopy volume to 1no. oak & 1no. ash tree.

## **4. Summary of Representations**

- 4.1 Unlike planning applications, no statutory consultation is required for applications for works to trees. As a matter of practice we notify local ward councillors and parish councils. This application has generated local interest and 23 objections have been received raising the following points:

### Principle of TPOs and Felling of Tree (T6)

I strongly object to this tree being felled and any trees that have a TPO on them if the council agree to this what is the point of TPO's. The statements given by Citadel Homes in their planning statement that the 3 trees protected by the TPO would not be felled and had been taken into account in the planning of the layout. If now Citadel Homes have a potential buyer that does not want the tree in the vicinity of their garden then this should have been taken into account when their plans were drawn up.

I wish to object to the application 22/0034 for the felling of tree T6 which is subject to a TPO We need to protect all the trees that we can - the reason for TPO's -and the planning application 21/0406 claimed the tree had a life of at least 20 years( Westwood ) TPOs are not put in place lightly and should therefore be respected and not be allowed to be removed at will by some Contractor coming at a later date wanting things changed especially after their initial application plans when submitted did not show any issues with any of the surrounding trees.

I wish to object to the above application. Why are they proposing felling of T6 at such a late stage of the development? Westwood Landscapes have not mentioned this previously. The TPO was granted on the 21/4/2017 and T6 was identified as a Veteran tree which is recognised in the National Planning Policy framework and the local authorities planning policies.

I object to the destruction of that tree.

It is odd the applicant leaves it until the completion of the development to propose the felling of T6. Any proposal should have been made at the start not the end. Tree T6 is a prominent tree within the landscape, its loss would be significant particularly as it stands higher than the adjoining trees at 17 m high.

No options have been put forward as an alternative to felling. Tree T6 is subject to a TPO granted in 2017. The TPO was not granted lightly and CAPITA who undertook a survey at the time for the council made no mention that the tree should be felled. Westwood the agents for the applicant has undertaken several surveys since 2016 and have only referred to tree T6 being in need of removal of deadwood and heavy pruning with no mention until now that the tree should be completely felled. The applicant gave assurances when seeking planning permission that they had no plans concerning the three trees including T6 which were all subject to the 2017 TPO 288.

I wish to object to this planning application for a number of reasons. When planning application 21/0406 for 10 dwellings was considered, Westwood Landscape provided a report dated May 2016, that identified the tree conditions, locations, RPA's and drawing L03B showing a red dotted line depicting the Tree Protection Fence Alignment. It identified tree T6 as a veteran tree with a remaining contribution of 20 years. In respect of this Planning Application 21/0406, granted on the 17th August 2021 by Carlisle City Council, it states within and associated with REASON 6 that: For the duration of the development works existing trees should be protected by a suitable barrier. Within this protected area there shall be NO excavation, tipping or stacking nor compaction of the ground by any other means. Furthermore, Within the supporting Recommendation Delegated Report - by the Planning Officer he states, under, Reason For Recommending Delegated Power Decision. The existing site is well landscaped with perimeter hedgerows and eight trees (four of which are subject to TPO 288). The layout has taken account of the RPA's of the trees and hedgerows and as such the built form of the development would not impact upon the retained trees and hedgerows. The existing hedgerows would be enhanced, with new sections of hedgerows and new trees would be planted within the site. The existing site is well landscaped with perimeter hedgerows and eight trees (four of which are subject to TPO 288) and these would be retained. The Tree Preservation order is also named as one of the 15 Restraints associated with the Planning Application. Planning Application 22/0034 After 1.25 years, and as the development of the 10 houses nears completion, the Developer now suggests that there is a risk to residents from protected trees and in one case requests it be destroyed. They also make reference to the close proximity to constructed houses. In support of this application they have again utilised a Westwood Landscape report including photo's. The first photo by Westwood

Landscape, associated with tree T6, appears to show that the developer has failed to comply with both the Planning Approval requirements and indeed Westwood's first report of May 2016. Namely, protection of the Root Protection Area (RPA). The Photo shows: a) Totally inadequate protection fence and not as Westwood Landscape Plan L03B b) Excavated material stacked over 2m high on the RPA c) Excavation of soil and subsoil has taken place in the RPA Also, the Tree mitigation plan L03C no longer shows the RPA of tree T6, why? Is it because T6, as a veteran tree, requires a root protection radius of 15 X the tree stem diameter, which could well clash with the nearest property.- and always did!

The trees are protected and were there first, so the development should have been designed to accommodate them and their future maintenance. As identified in the report, Tree T6 leans away from the development field and as such would not fall into the development area. The developer has failed to protect the RPA as required.

Within the last 6 months this tree along with others along the adjacent field have been assessed by an arboricultural expert who did not express concern regarding the safety of this tree. Although not in prime condition it is a veteran tree. It should have been provided a greater root protection area. The photographs show the block and mesh fence has been moved closer and a volume of topsoil stored in the area. If this is in a dangerous state has this been brought about by the actions of the developer? The hedgeline should have been protected which has been seriously interfered with and not protected. Demonstrates little regard the developer has for protected status.

Rowan when fully grown would only be half the height of the Ash incapable of providing the ultimate screening of a mature tree equivalent to the existing.

Trees are under constant threat from proposed developers, the builders were fully aware that TPOs were in place and raised no objection to them at that stage. Certain criteria has to be met for a TPO to be granted in the first place, so this should still stand after such a short time after the issue date.

A number of references to the original planning documents and other applications in 2016 and 2017 by Westwood show that there have no recommendations for tree T6 to be felled. References were made only to remove deadwood or pollarding the tree. No recommendation was made to fell T6. In 2017 TPO 288 was made and included Trees A to C (A is T6) identified as veteran trees and having substantial ecological value. A report from CAPITA also recommended T6 should be protected.

Citadel Homes application 21/0406 showed that the layout had taken the TPOs into account and dwellings were located outside the root protection areas of the trees and hedges to be retained. Protective screening was put in place but gradually moved towards the boundary to accommodate storage of materials. The potential abuse of the RPA may have contributed to some

deterioration. Similarly a hedgerow was removed with no apparent action taken.

Now the application to fell T6 as it suffers serious limb loss and extensive decay but do not say over what period but obviously so rapid to change from deadwood and pruning in 2016.

Replacement trees should be of an appropriate size and species, inconceivable a 17m high tree could be replaced by three rowan trees.

Proposal is incompatible with Policy GI6.

T6 is a significant tree in the landscape and the evidence presented for felling is minimal.

Residents may not have been in favour of the development if they had known the intention to fell T6 and do work on T7 and T8.

#### Crown Raising of trees (T7 and T8)

Why have Westwood Landscapes decided that trees T7 and T8 need to have their Crowns lifted? (They say its because they present a serious hazard for residents in their gardens) Previously Westwood have only recommended pruning. My understanding is that the layout of the development has taken the TPOs into account with the root protection areas of the trees and hedges to be retained. However the hedges have been removed. How can we rely on information submitted by Westwood Landscapes?

Reference to Tree T7 being a risk to residents, in the proposed garden, is irrelevant as the design layout should have accommodated its new fixed fence, on a line similar to that shown on drawing L03B. This would suffice, if the developers have concerns.

The reasons provided for crown lifting trees T7 and T8 are a departure from previous surveys undertaken by Westwood in which they recommended pruning and Citadel have changed their minds.

#### Ecology

We need a professional who is independent from this development to give a honest view. Bats are probably hibernating in the trees, they are seen regularly flying around Lansdowne Close at night-time from April to November. There needs to be a bat survey.

The TPO was requested by the local residents so as to safeguard the natural habitat of wildlife that was already going to severely impacted due to the development of the 10 dwellings.

There are bats flying around at a certain time of the year which says they are

living in the trees. These trees have been here lots of years and a person who believes strongly in climate change, cutting down trees is not the answer.

These trees provide a haven for wildlife along with helping with climate issues and drainage. I get many hours of pleasure just sitting at my front window (which overlooks the affected trees) watching both the birds and the changing seasons with the trees. Removing the tree and crowning the others would alter the skyline to yet another concrete jungle.

No report has been provided on the impact the felling of the tree may have on wildlife such as bats that may habit tree. No such survey has been undertaken for years.

I would like to object strongly to the removal / cutting of the aforementioned trees. These are in my opinion very mature trees that house an abundance of wildlife including many species of Bird and insect. The birds and insects need these trees to survive and destroying them destroys the already threatened local wildlife. I am very concerned that people might simply chop down mature trees , especially in an area where there has already been massive destruction of trees . As mentioned earlier these trees provide roosting, nesting and a permanent home for an incredible amount of wildlife. So therefore I would like to strongly object to this planning application for the sake of our threatened wildlife and for the sake of some beautiful trees.

Trees play a vital role in safeguarding the climate, helping drainage, supporting wildlife and aesthetically. The removal of the tree will interfere with hibernation and food sources to wildlife at a time of greatest need. The development itself has decimated local wildlife, the removal of the tree would be a travesty.

#### Drainage

The water runoff from the field above will significantly increase, as the roots absorb a lot of the water.

My major concern is that the surface water run off calculations and associated drainage design has been made under the assumption that water would be consumed by the trees that border the new and current dwellings. Hence if the application is approved then the potential for excessive surface water run off is a major concern as this will then have the possibility of overloading the SuDS network, resulting in water overflow into the local underground sewage water network. The agreed discharge rate is 5 Litres per second max, but if the SuDS overflows, then this volume will be exceeded which will result in flooding both in the Lansdowne Close cul-de-sac where the development resides as well as the lower parts of Lansdowne Close and associated becks and water ways. 2 I am aware that the developer is going to plant 3 native Rowan in the place of the removed tree, but such vegetation will not consume anywhere near the water from a mature 20 plus year old tree.

There is concern that the felling of T6 may increase run off of surface water down the slope to existing properties in Lansdowne Close

### Health and Safety

I am somewhat amazed that such an application is being submitted especially when the submission is quoting that limb and or tree removal of T6, T7 and T8 is from a Health and Safety perspective as well as due to decay of the respective trees. As surely if health and safety was a factor then all personnel who have entered the construction site under the F10, and associated CDM regulations would have been placed in a dangerous situation where a limb could have fallen and injured an individual at any time, and as such, the risk should have been identified and documented in the Construction Phase Health and Safety Plan for the works. If the trees are in such a poor condition as stated by Westwood landscapes, then the works should have been made a prerequisite of the planning approval for the 10 bungalows. Under the planning application, there was mention of tree removal as being an option or a consideration. Applying at this late stage is somewhat trying to place a gun at the head of the planning team, which is not the correct way to apply for such events.

### General Observations

Primarily because it is imperative, in this current climate, to protect our existing trees, especially those with a TPO. It's ironically frustrating that a mere 2 months ago, 12 trees on the same field boundary received TPO's. Are we therefore entitled to believe that in the future a developer can always apply, after their planning application has been approved including protecting associated trees, to have them destroyed?

I think there needs to be a honest and open discussion on the future of these beautiful trees which have been stunning to watch all these years.

I strongly object to the felling of these trees. What is the point of TPO's if they are not upheld?? The future of these trees was made clear when planning went in for the new homes being built in the area and it is not acceptable to be trying to move the goal posts now

If the City Planners approve this request to destroy tree T6 then it sets a concerning precedent for any future developments and trees that are protected

There has been no consultation with the public on this issue just something else that has crept in at the back door hoping it wouldn't be noticed

There has been no consultation with local residents. We have had to guess when we had to submit any comments or objections and some, not many, have only found out about the application by talking to others.



I wish to state my disappointment in the lack of awareness given to this application. I only discovered it whilst viewing another application for my area. Was this a deliberate move given the timings (Festive holidays) to try to pass the plans as most people would be unaware of the application? Why at this late stage are these trees presenting concern? Surely the matter should have been attended to at the planning of the development

Disappointed that there has been a total lack of consultation with the residents. I don't know when the closing date is for objections and the consultation should therefore be extended.

Disappointed by the lack of consultation on this application, no local residents, even those living in the immediate vicinity have been made aware nor can we find any site notice. Stanwix Parish Council have expressed similar concerns. Only other consultees are six councillors some don't represent the residents in the immediate area and of the three representing Stanwix, none have expressed a view one way or the other. There is no justification for lack of proper consultation.

The application fails to provide the necessary information to specify the work for which consent is sought, state the reasons for making the application, nor, accompanied by appropriate evidence describing structural damage to property or in relation to tree health and safety.

There has been no experts report to say how this proposed removal would affect the wildlife nor why it should be felled. The tree is 17 metres high and makes a big statement visually on the area and if it were to be replaced by 3 slow growing Rowan trees they would never grow as tall and have the same impact

There has been no evidence from a suitably qualified expert to merit the felling of T6 and why previous evidence was different. Refer to guidance on consideration of these applications and the proposed works in relation to amenity, reasons provided, and loss or damage arising, protected species, other material considerations such as Local Plan policies, appropriate expertise informs decisions.

No expert report has been provided justifying the felling of tree T6. The comments made by the agent in the application form are inadequate to justify the felling of the tree and make reference to surveys which do not even support felling of the tree.

Application should have been supported by a report from a professional arboriculturalist not a landscape gardener. Question the reliance of the agent as they have been involved throughout since 2016.

I wish to object to the removal of trees protected under 22/0034/TPO No specialised report to support that the tree be felled

To approve this application would be a dangerous precedent for other land.

4.2 Following re-consultation 18 objections have been received making the following points:

There appears to be conflicting statements associated with this application, the recommendation is to retain the tree identified as "T6".

In the original TPO (2017) there was a report issued by Capita, where the trees identified at T6, T7 and T8 were stated as having substantial ecological value, surely this statement is still an accurate statement and should not be disregarded.

There is no wildlife assessment been provided, as to clearly identify the impact that this will have on the wildlife and the environment.

the boundary line of the original applications has been changed dramatically, and this contravenes the original planning application and associated approvals

I am somewhat amazed that such an application is being submitted as surely if health and safety was a factor then all personnel who have entered the construction site would have been placed in a dangerous situation where a limb could have fallen and injured an individual at any time.

Under the planning application, there was mention of tree removal as being an option or a consideration.

A major concern is that the surface water run off calculations and associated drainage design has been made under the assumption that water would be consumed by the trees that border the new and current dwellings. I am aware that the developer is going to plant 3 native Rowan in the place of the removed tree, but such vegetation will not consume anywhere near the water from a mature 20 plus year old tree

Refer to a number of impacts within the Root Protection Area (RPA) the root protection area radius, of a veteran tree, may that the closest part of the nearest bungalow is within the RPA.

Have already previously objected to the earlier planning application, request that the Planning Authority check to see if any part of the development construction lies within the RPA.

And that the reason for reducing the Ash tree is merely to eradicate this design fault. Sadly I suspect that the construction traffic and unacceptable storage may have already damaged the life of the tree with or without its reduction.

It is clear from the application that no assessment or study has been carried out to discover what this tree in particular is providing in the way of shelter and roosting opportunities for the wildlife species reliant upon such habitat, in particular the bats and owls which are regularly seen in the area.

The application requests permission to pollard Tree A to a height of 5m claiming it to be the 'advice' of James England. The report by James England

does not give any advice but states an opinion only.

I hold an equally valid opinion, as does the response from Stanwix Rural Parish Council, that 5m is too short. I feel that their suggestion that to 'prune the tree to remove branches and encourage recentring of its growth, and to reduce risk of wind damage while retaining as much canopy and shape as possible' is a more sensible solution to reduce risk yet retain as much heritage and habitat value as possible.

The application chooses to ignore a recommendation which was made by James England that 'It would be prudent to plant around it now to offer future amenity and ecological benefits. I would recommend planting 6 oak trees along the boundary.' This recommendation should be included within any ruling.

The applicant and their landscape contractors were obviously fully aware of the TPO which was granted to protect the trees yet they have deliberately allowed the tree root protection area to be violated as evidenced by the images contained within the reports submitted with this application. This application should be refused until adequate sanction is taken against them and only considered again when restorative actions have been satisfactorily concluded.

Ref proposal to reduce a tree known as T6 down to 5m and works to another tree which is linked to plot 8 of the new estate. Between these 2 trees and a large beautiful tree, we have owls that fly between the 3.

The amount of trees that have already been cut due to the new estates is a real shame. It's effectively pushing wildlife further and further away.

The trees provide noise reduction for residents (when they cut the smaller ones we really felt a difference), they provide shade and homes for birds.

Please don't allow these works to go ahead.

There was no mention of felling or reducing the height of T6 in the original planning application of 21/0406 for the development of 10 bungalows. The TPOs on T6 T7 and T8 are for a reason and not for developers to take advantage of.

The layout of the development has taken these TPOs into account and all dwellings are situated out with the root protection area of the trees and hedges to be retained. As such the built form of the development will not impact on the trees and hedges. The trees and hedges can be protected during the construction phase by protective fencing that accords with British standard 5837. Trees in relation to design, demolition and construction, which is standard practice. The provision of such fencing during the construction works can be secured by the imposition of an appropriately worded planning condition. There are no hedges and trees left along the border apart from the trees with the TPOs. Everything else has been cleared without approval!! the protective screening around T6 T7 and T8 has gradually moved towards the boundary to accommodate storage of heavy materials. T6 T7 and T8 are stunning trees to look at along with the wildlife so to reduce T6 to 5 metres is unbelievable! I agree these trees need looking after as long as it's in the interest of the trees and not the developer. The height of T6 needs to be higher otherwise what's the point in a TPO and it would also take a lot of

years to grow again and that's if it does.

There is no report on wildlife which is very important in today's climate because of climate change and the trees and wildlife play a big part in this!! Lastly who is going to monitor the work if agreed.

Only a few months ago 12 trees in this field and boundary received TPO's so why accept and consider an Application so soon after the TPO's were given. Damage has possibly been done already by Citadel Homes by heavy machinery, earth moving and heavy material storage to the roots of these lovely trees.

The reduction in height would change the views of the area and they would look quite odd having reduced size trees alongside full size trees.

Once again the wildlife of the area is not been given any consideration as their environment continues to be eroded

The reduction in height to T6 is too much, after all this is just an opinion by the independent expert for the tree to be chopped down to 5 metres. The tree needs to be a lot higher and there has also been no thought to the wildlife that rely on the trees. Birds, bats squirrels and insects. Why are Citadel Homes not planting 6 Oak trees which was recommended by the independent expert. This would at least compensate for some of the hedgerow that was ripped out. No report on wildlife. Who is going to monitor the work if permission is granted? These trees were there before the new houses were built. Also the developer allowed for the trees and hedgerows in their original planning application for 10 bungalows

This is a living tree so why reduce it to a mere stump with no branches? We need these trees for the numerous birds who spend many hours among the branches. Due to the increase in traffic in this area, which was purely trees and grass, we need to preserve as many trees as possible to negate the carbon foot print of the additional vehicles. It would also alter the skyline as at present the tree provides a needed distraction from the rows of existing house roof tops

There is no comment on the independent experts suggestion to plant 6 Oak trees along the boundary. The height of T6 to be reduced to 5 metres should be increased to at least 10 metres. This would not look out of place next to the other 2 trees. There are far too many trees chopped down in this area and hedgerows ripped out. No thought to wildlife at all. So sad

By accepting the planning application then the tree would be no more than a stump. Citadel have not adhered to their planning application for the bungalows and have used the land around the trees as more of a dumping ground for materials which may have already damaged the roots. They have paid no attention to the boundaries that were approved in there planning application and now that the bungalows are built they have realised the trees are possibly making it harder to sell the bungalows that back onto them.

The tree is currently 17m. Impact on wildlife No report has been provided on the impact on wildlife should tree T6 be reduced to a stump with I assume absence of all branches. Currently neither the applicant nor the council have obtained appropriate expertise to inform the decision either way. Trees T6,

T7 and T8 have substantial ecological value which is recognised in the National Planning Policy Framework. The applicant has failed to make reference to the value the trees make to the area and how reducing T6 to a stump would enhance its value from an ecological perspective. there is little difference between creating a stump and completely felling the tree. Even if approved how can we trust Citadel Homes to reduce the tree to 5m and comply with any other conditions and what would prevent them reducing it to 4m? Citadel Homes failure to comply with the root protection area is an example of non compliance with planning conditions. The recommendation was only to retain ash tree T6. The remainder was an opinion. No drawings or photographs have been provided to show exactly what would be lost from Tree T6 should the application to reduce it to 5m be approved.

Clearly the applicant has failed to read its clients planning statement which said " The layout of the development has taken these TPOs into account" and "the built form of the development will not impact upon the retained trees and hedges" Can the applicant explain why its client says the trees will have no effect on the development but the applicant says there is a risk to adjacent properties. Can the applicant explain more precisely what exactly are the safety reasons they refer to and fear and if they are concerned with branches falling off why branches cannot be pollarded or pruned which is what they recommended in previous reports.

Abuse of Root Protection Area where there has been substantial earth moving and compaction of soil by diggers one of which was on site either within the root protection area or on it. I understand this was evident from the site visit on 18 January. There has also been storage of heavy materials in this area including 3m length concrete sleepers. The protective screens have progressively moved towards the boundary as the development has progressed.

The applicant has made no comment on the independent expert's suggestion to plant 6 oak trees along the boundary. If adopted a time limit should be imposed for planting.

The reduction of T6 to a 5m stump would ruin the entire vista. Trees T6, T7 and T8 are visible from surrounding roads.

To have two trees of 15m in height (T7 and T8) adjacent to tree T6 of 5m in height would look unbalanced, odd and ridiculous. The impact on wildlife is unknown since there is no report available to indicate what this may be.

I would like to strongly object to the interference with these trees, going through the history for the planning for this site this would be a contradiction of previous statements regarding the presence of these beautiful trees, moving the goal posts during the construction of the final 2 properties on the site cannot be right. The implications for the environment and the wildlife are very concerning

these trees need to be left well alone . They have TPOs for a reason and they need our protection. Especially Ash trees as there is ash dieback everywhere these days and thankfully this one does not have it .

I would like to see the trees untouched and left as they are for many years to come , it's simply madness to pollard them or even touch them at all . Surely there must be another way so that these trees are preserved. I have noticed

birds already checking them out for potential nesting sites and insects will be doing the same . It's coming up prime nesting time so before we know if the nests will be built . I would ask that this is reconsidered and that the tree's are left alone for the sake of wildlife in the area. We have lost enough over the last 30 years or so , we really need to hang on to the mature trees we have left .

Although this particular tree cannot be described as “handsome”, reducing this tree by what amounts to 16 feet and removing all branches, would leave the stump looking like a wide telegraph pole! Could someone please explain what benefit that would be?

In my opinion the damage has already been done to Tree T6 in that the builders have taken no account of the root protection area which should have been preserved around that and other trees on this site. We have witnessed numerous large earth moving vehicles, diggers and machinery working very close to this particular tree over the last weeks which means that, without doubt, enormous damage has already been done to the roots of this and possibly other trees on the building site. This was something which Citadel Home initially promised to preserve!!

Tree T6 and others affected by this particular building site is well within sight of surrounding neighbouring houses, and we have all witnessed and enjoyed over the years watching the vast amount of wildlife which depends on this and other trees in the area for their daily existence. Reducing this particular tree to a “telegraph pole” will have a major impact on nature in all its forms which, in this day and age, is a sad reflection on the way life is going. In years to come future generations will never know or understand how people could fell or reduce trees just to build more houses!

“Trees play a vital role in safeguarding the climate including help with drainage, supporting wildlife and aesthetically. The removal of the tree will undoubtedly interfere with the hibernation and food sources to wildlife at a time of greatest need. The development itself has already decimated the local wildlife, so to take this a stage further with the removal of tree(s) would be a travesty.”

“Generally speaking, laws exist to prevent developers from removing trees whenever they want to for the sake of building properties and making money, while also preventing homeowners cutting down important trees in their gardens simply to increase the amount of sunlight into their living rooms.”

The trees along this boundary were first considered in 2016 when an application for development was made under reference 16/0778. A tree mitigation plan stated in relation to tree T6 "Pollard Ash as leaning remove deadwood"

In a schedule under observations it was stated "Leaning south east away from the plot, some snapped off limbs in crown and decay noted poor form and condition." Under recommendations it stated "Pollard, remove deadwood."

In a tree survey report it was stated "The recommendations in the tree

schedule should be implemented which involves the pruning to T1, Coppicing of tree T4, pollarding tree T6, reduction of group G1, cutting and laying of the hedgerows (G1 and G2) and minor pruning work."

No recommendation was made to fell or reduce the height of T6.

During 2017 Application 17/0093 was revised and the road layout reverted to its original format. The recommendations in respect of the trees made by the applicant reverted back to those made in relation to 16/0778.

In that respect the tree mitigation plan stated in relation to T6 "Pollard Ash as leaning remove deadwood"

17/0093 did not proceed!

it now recommends reducing the height of the Tree T6 to 5m. A significant change in tack and contradictory to its earlier recommendations.

In April 2017, a report from CAPITA recommended the granting of a TPO for the following reasons:

"The trees protected by this tree preservation order are visible to the public from the surrounding roads, Lansdowne Close, and Pennington Way. The public visibility will increase once the development has been completed. Trees A and C in Group 1 of TPO 288 have been identified as veteran trees. As such they have substantial ecological value which is recognised in the National Planning Policy Framework and the local planning authorities planning policies."

(For clarity Tree A is T6).

"It is considered that the most appropriate way to protect these trees for the future is by means of a tree preservation order."

In 2021 Citadel Homes made application under 21/0406 to build 10 bungalows. The planning statement made by Citadel Homes (which was repeated verbatim in the case officers report and recommendation) at paragraph vi stated:

During the 2017 application, there was no intention for the development to impact the trees and that the TPO had been taken into account when planning the layout.

It should be noted that Citadel Homes erected protective screening around T6, T7 and T8 but this gradually "moved" towards the boundary to accommodate storage of materials on the RPA including concrete girders. No reference was made to any future review or monitoring of the trees or the felling of any one of them.

Application was made originally on 28 November 2022 under 22/0034 by the applicant to completely fell T6 and then a second application on 20 January 2023 to do the following:

"Pollard ash tree T6 to 5 m high (tree A in Group 1 of TPO 288) Re advice in James England report 04.01.23

Crown raising deadwood removal and ivy cutting to trees T7 oak and T8 ash (trees B and C in Group 1 of TPO 288) 10% by volume canopy reduction."

The reason for the work is said to be "for safety reasons" but no explanation of what this means has been provided. This is a further U Turn by the applicant which has progressed from recommending pruning, to felling and now reduction in height of T6.

Citadel Homes in its own planning statement (set out in detail earlier) stated "The layout of the development has taken these TPOs into account and all dwellings are situated out with the root protection areas of the trees and hedges to be retained. As such, the built form of the development will not

impact upon the retained trees and hedges."

Tree T6 is a significant tree within the landscape, it dominates the area and can be seen from all surrounding roads and contributes to the general landscape vista. It stands at least 17m high, taller than the adjoining trees T7 and T8 which are 15m high.

Extension of consultation period to 12 February

Applicant's reasoning why T6 should be reduced to 5m with plan and photographs. Plan should show side view of T6, T7 and T8 with T6 reduced to 5m and obtain a further report from the council's expert on his "opinion" and his suggestion generally.

An independent report on impact on loss of habitat for wildlife to satisfy the requirements of the NPPF.

Report on what exactly are the safety reasons referred to by applicant

Acceptance by the applicant to plant 6 oak trees as recommended

The reduction of T6 to a 5m stump would ruin the entire vista. Trees T6, T7 and T8 are visible from surrounding roads, Lansdowne Close, Raisbeck Close, Pennington Way and Lansdowne Crescent and it was because of the development of the site which was first put forward in 2017 the TPO was granted. To have two trees of 15m in height (T7 and T8) adjacent to tree T6 of 5m in height would look unbalanced, odd and ridiculous.

## 5. Summary of Consultation Responses

**Cllr P N H Nedved, Cllr Mrs EA Mallinson, Cllr Mrs F J Robson - Stanwix & Houghton:** - No response received

**Cllr Helen Davison, Cllr Mr G M Ellis - Belah & Kingmoor:** - No response received

**Cllr Mr DD Morton - Belah & Kingmoor:** - No comments.

**Stanwix Rural Parish Council:** -

The Parish Council is given to understand that residents neighbouring the site have not received notice of this application. Should this indeed be the case the Parish Council would be concerned regarding the adequacy of the consultation process, and would strongly urge that the omission be rectified prior to determination.

It has been reported to the Parish Council that bats may be roosting in the decaying tree, and perhaps others on site. The Council is also aware of resident's concerns regarding the possible impact on water take-up that may be occasioned through the loss of the tree and any increase in that run-off that might then result.

The Parish Council therefore urges that prior to determination:

- full neighbour notification and consultation be implemented;
- a wildlife survey be undertaken, with particular emphasis on hibernating species - especially bats, and;
- that the possible impacts of tree loss on surface water run-off be re-evaluated

Should these measures be implemented then the Parish Council would recommend determination in accordance with local and national planning and conservation policy and guidance.

Additional objection following re-consultation



The Parish Council trusts that its concerns have been addressed regarding public disquiet arising from an earlier lack of adequate consultation. This application amends the application in order to retain and pollard, rather than fell, a prominent veteran ash tree (identified as T6) of local landscape significance which benefits from the protections afforded by a Tree Preservation Order, TPO 288. The original application, which included felling of ash tree T6, generated 23 objections. The Parish Council notes from the City Council Independent Tree Survey Report, by James England, that the developer has shown scant regard for the welfare of ash T6 allowing construction material to be stored within the root protection area (RPA), while the tree protective fencing is inadequate and not set out as per the original tree report which shows the RPA's to be observed. This disregard fails to comply with conditions governing consents. The Parish Council is given to understand that these breaches were reported to officers but no enforcement action was taken. The Parish Council also notes the recommendation of the Independent Tree Survey Report that the ash tree T6 (tree A in the independent report) should be retained but that, in clear contrast, the suggested reduction in height, to a 5m (16 ft) poll, simply constitutes opinion. The applicant's Amended Tree Report proposes to comply with the above opinion and reduce the height to 5m (16ft) However, Appendix 1 Revision 4- Tree Schedule, of Appn 22/0034 TPO, states that ash T6 has a height of 17m (i.e. over 55 ft) and to have a diameter of 1.9m (i.e. over 6 ft). An overall reduction in height of 12m (39 ft) i.e. 70.58% is therefore proposed.

Attach a graphic illustrates the drastic effect of reducing the height by over 70% (5m). The graphic also illustrates a suggested compromise, pruning the tree to remove branches and encourage recentring of its growth, and reduce risk of wind damage while retaining as much canopy and shape as possible. Ash trees are often favoured as roosts sites by bats with ancient, veteran, or trees of great size being preferred. Well established features will hold greater significance along with trees with clear access to trunks and main branches [Bat habitat assessment prior to arboricultural operations - guidance for Natural England's National Nature Reserves]. Yet no bat survey, or indeed any other type of professional ecological assessment, appears to have been undertaken. In view of the evident local landscape significance of the threatened tree and radical and irreversible nature of the proposed works; and in the absence of an appropriate ecological impact assessment – not to be confined to bats but to include ash specific invertebrates and lichens etc. – the Parish Council must object strongly to the application.

## **6. Officer's Report**

### **Assessment**

- 6.1 An application for works to a tree covered by a Tree Preservation Order is made under the The Town and Country Planning (Tree Preservation) (England) Regulations 2012 and relates primarily to the provisions of the Town and Country Planning Act 1990. Although different to a planning application the key considerations also include the relevant Development Plan policies and the National Planning Policy Framework (NPPF).

6.2 The relevant planning policies against which the application is required to be assessed are Policies GI3 and GI6 of the Carlisle District Local Plan 2015-2030. The Supplementary Planning Document Trees and Development is also a material planning consideration.

6.3 The proposal raises the following issue.

1. Whether The Proposed Works to the Trees Would Be Acceptable

6.4 In June 2017 Tree Preservation Order 288 was made with the intention of protecting 4 trees around a development at that time of potentially 19 houses on an allocated site off Lansdowne Close. A later planning application proposed 10 houses and was subsequently approved. At the time the landscape layout of the site made provision for the retention of all 4 trees protected by the Order.

6.5 This application seeks works to three trees which are protected as part of Group G1. The application has numbered the trees differently as they appear on a landscaping plan of the site however they relate to the protected trees as follows:

Group G1 A (Ash) - (identified by agent as T6) Pollarding of tree to 5m high  
Group G1 B (Oak) and C (Ash) - (identified by agent as T7 and T8) Crown Raising by 10% canopy volume and removal of deadwood as identified in the submitted report

The reasons given for the work are as follows:

Tree T6 Pollarding- Safety reasons as tree is in very poor condition and has suffered recent limb loss and has extensive decay. This work will lead to a more balanced crown with regrowth from the 5m high stem. It should be noted that pollarding of ash is commonly applied.

Crown lifting trees T7 and T8 - safety reasons as deadwood presents a serious hazard for residents in gardens. This is good arboricultural management and will benefit the health and vitality of the tree.

The tree mitigation plan has been updated for the proposed works.

6.6 Unlike planning applications, there is no formal statutory requirement to consult on applications for works to protected trees whether protected by Tree Preservation Order or in a conservation area. Carlisle local planning authority notifies local ward councillors and any relevant parish council. For this application as neighbouring sites covered two wards the local councillors for both wards were notified. Initially no formal consultation was undertaken with residents however a number of residents commented on the original application and given proposed changes and level of interest a formal period of consultation was undertaken on the revised proposals.

6.7 In considering the application it is important to consider why the Tree Preservation Order was placed on these trees in the first instance which is reflected in the statement of reasons referred to in section 3 of this report.

The key issues are amenity and the fact that the trees are identified as veteran trees. The significance of veteran trees has increased in recent years and the NPPF updates have recognised that their importance not only in landscape terms but also wider ecological and climate change impacts means that they are to be given greater consideration. Whilst there is a register of some veteran trees and the most notable ones are highlighted nationally they would only be assessed at a local level when considered for Tree Preservation Orders or part of revisions to designations for Ancient Natural Woodland. The NPPF reflects the fact that not all veteran trees are in woodlands and may be individual specimens.

- 6.8 In order to assess this application the local planning authority appointed an independent arborist who had not been involved in this site previously either in the original making of the Tree Preservation Order or the development of the site. His independent assessment is attached in full to this report.
- 6.9 Clearly from the objections received there are number of issues raised and local residents feel strongly about the protection of the trees which were safeguarded during the planning application process and raise concerns that works are proposed as the housing development has progressed. It should be remembered that trees are living organisms which evolve over time and can be prone to a number of external influences and in this case the fracture of a limb and the fact that there are two ash trees when ash dieback is prevalent in the UK can have repercussions in short time periods and proposed works need to be carefully assessed and evidenced.
- 6.10 Following re-consultation on the application, residents continued with their objections to works to the ash tree based on a number of issues. These include wildlife and ecology including recognition of the tree as a veteran tree. Amenity is based on the public amenity that the trees provide and is reflected in their suitability for a Tree Preservation Order when combined with other factors. Residents have also raised concerns about potential drainage should the tree be removed and also the health and safety references given that work has been continuing on site without this issue being raised previously.

#### Pollarding of Ash Tree (T6 - Group G1 - A)

- 6.12 The Council's independent assessment considered the merits of protecting this tree as it stands given the significant fracture and noted that under normal circumstances the tree may not have merited preservation but the influencing factor is clearly that it is a veteran tree which weighs in its favour of protecting it. Having assessed the trees potential to be protected it is noted that whilst there is decay it still provides significant wildlife habitat as a veteran tree. There are also no signs of Ash dieback which could affect its longevity.
- 6.13 The independent report also noted (as objectors have also commented) that there are materials stored within the root protection area, this has been brought to the attention of the agent so that they can be removed however concerns still remain that this is a recurring problem. In light of the current

application the sole issue is consideration of the works to be undertaken to a protected tree.

- 6.14 The independent assessment recognises the limits of saving the tree however given its veteran status does not recommend its removal. The assessment advised that it should be reduced in height to a 5m pole along with suggested planting of additional trees (6 oak) to give longer term wildlife and amenity enhancement. The application was subsequently revised to pollard the tree to 5 metres with no mention of additional trees and the proposed rowan trees are not part of the current application.
- 6.15 In dealing with works to a tree it is important to consider issues which relate to the Tree Preservation Order process and the scope of the legislation which is separate to Local Plan and NPPF procedures. The Local Plan policies and NPPF references all provide a context of development on sites and how this should be approached. As a historical context for the development of this site it is important that members understand why the Tree Preservation Order was put in place however the decision on this application needs to be based on the amenity value of the tree.
- 6.16 Amenity is not defined in the relevant legislation however it is primarily based on visual amenity and wider context and setting. Several objectors have pointed out that the trees can be seen in the wider context of the development as well as the surrounding housing areas. The tree therefore has high amenity value by its location. Wildlife and ecological matters are relevant in the consideration, but the prime consideration is the amenity provided.
- 6.17 As the proposal is now for pollarding the tree, there is no mechanism to insist on any replacement trees or enhanced planting as part of this application. It is therefore relevant to acknowledge that any amenity lost by the pollarding will not be replaced by other replanting.
- 6.18 The Council's independent assessment considers that 6 oak trees would be of more appropriate value for replacement of the removed ash tree as part of this original application. It also advised that the ash tree was not removed but reduced. The current proposal only considers reduction of the ash tree and without subsequent amenity value from enhanced planting it will have a significant impact on amenity value. This has to be taken in the context of the existing damage to the tree which has resulted from natural forces (although other issues are raised it is not possible to currently conclude the impact from any other source). When balancing these factors the tree needs to be made safe and some pollarding would be required. A reduction of the tree's height and to remove excessive weight would reduce the burden on the tree. Objectors and the Parish Council consider that a lesser reduction than proposed would deal with a number of issues raised however still object to the overall proposal of works to the trees.
- 6.19 It is therefore proposed that pollarding is consented however this should be to a height of 10m which is still a significant reduction of the tree. This would have to be secured by planning condition and this can be the subject of an

appeal however the proposed height would be reasonable to balance amenity, safety and ecological factors providing proportionate management.

Crown raising and removal of deadwood (T7 and T8 Group G1 B (Oak) and C (Ash))

- 6.16 Crown raising and removal of deadwood are often used to ensure the continued health and longevity of trees and undertaken as part of good tree management when undertaken correctly. The natural limit for crown raising is in the order of 15% and should be only undertaken to secondary branches avoiding larger primary branch removal in their entirety as this can lead to wounding of the tree. It can be used to balance a tree's form so that it avoids further leaning and stress on the tree roots resulting in steady even growth for the tree.
- 6.17 The independent assessment recognises that crown raising and removal of deadwood would be appropriate for both of these trees. The advice is also that the removal of the ivy would help as naturally ivy can remove nutrients and compete for light and water. It is noted that with veteran trees part of the consideration for T6 above was its value to wildlife and biodiversity. Ivy can also provide that benefit for wildlife conservation. Some residents have commented on the presence of bats in the area and they may nest in ivy though in this instance no evidence has been provided. In the absence of a further ecological report on the trees it is not suggested to include the removal of ivy at this stage.
- 6.18 Based on the independent assessment the crown raising and removal of deadwood for trees T7 and T8 are supported.

## **Conclusion**

- 6.19 Having taken into account the proposed works in their entirety, the objections raised and the Council's independent assessment it is concluded that the pollarding of the Ash tree should be supported but restricted to 10 metres. The crown raising and deadwood removal for the other two trees is also supported as part of good tree management.
- 6.20 It is recommended that:
- (1) Approval to Crown raising and removal of deadwood (T7 and T8 Group G1 B (Oak) and C (Ash))
  - (2) Approval of pollarding of Ash Tree to 10 metres (T6 - Group G1 - A)

## **7. Planning History**

- 7.1 Application 21/1045 to discharge conditions 3 (materials); 4 (hard & soft landscaping); 5 (boundary treatments); 6 (tree protection measures); 7 (works to TPO trees); 9 (surface water drainage); 10 (construction surface water management plan); 11 (sustainable drainage management & maintenance)

plan); 12 (wildlife enhancement measures); 16 (dropped kerbs); 17 (carriageway details); 18 (access ramp details); 24 (surface water discharging onto highway) & 25 (construction traffic management plan) of previously approved application 21/0406 was granted on 04/03/2022

- 7.2 Application 21/0406 for full planning permission for the erection Of 10no. dwellings was granted 17/08/2021
- 7.3 Application 17/0093 for the erection of 19no. dwellings (revised application) was granted subject to legal agreement in September 2019
- 7.4 Tree Preservation Order Number 288 Lansdowne Close, Carlisle was confirmed 1st June 2017 which protected 4 trees (T1 - Ash; G1 A-Ash; B-Oak; and, C - Ash)
- 7.5 Application 16/0778 for the erection of 19no. dwellings was withdrawn prior to determination

## **8. Recommendation: Grant Permission**

- 1. The ash tree T6 (Group G1-A of TPO 288) shall be pollarded to no lower than 10 metres in height.








**Reason:** In the interests of amenity value of the protected tree.

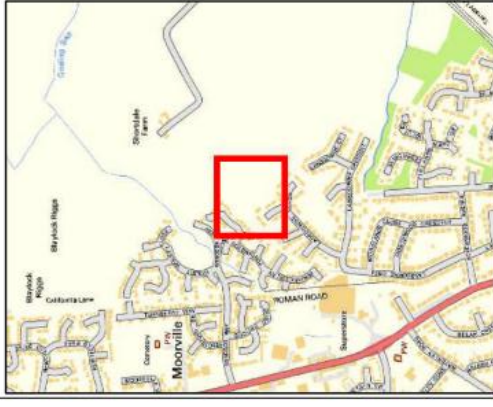
- 2. All tree surgery works consented to in this Decision Notice shall be carried out in strict accordance with the British Standard 3998:2010 'Tree Work – Recommendations'.

**Reason:** To ensure all authorised tree surgery works are undertaken in accordance with good arboricultural practice, in the interests of the health and future condition of the tree(s), and to accord with Policy GI 6 of the Carlisle District Local Plan 2015-2030.

---

**Key**

-  Tree Groups
-  Root Protection Areas
-  Crown Spread
-  Category 'A'
-  Category 'B'
-  Category 'C'
-  Category 'U'



Scale: 1:600 @ A3 Scale



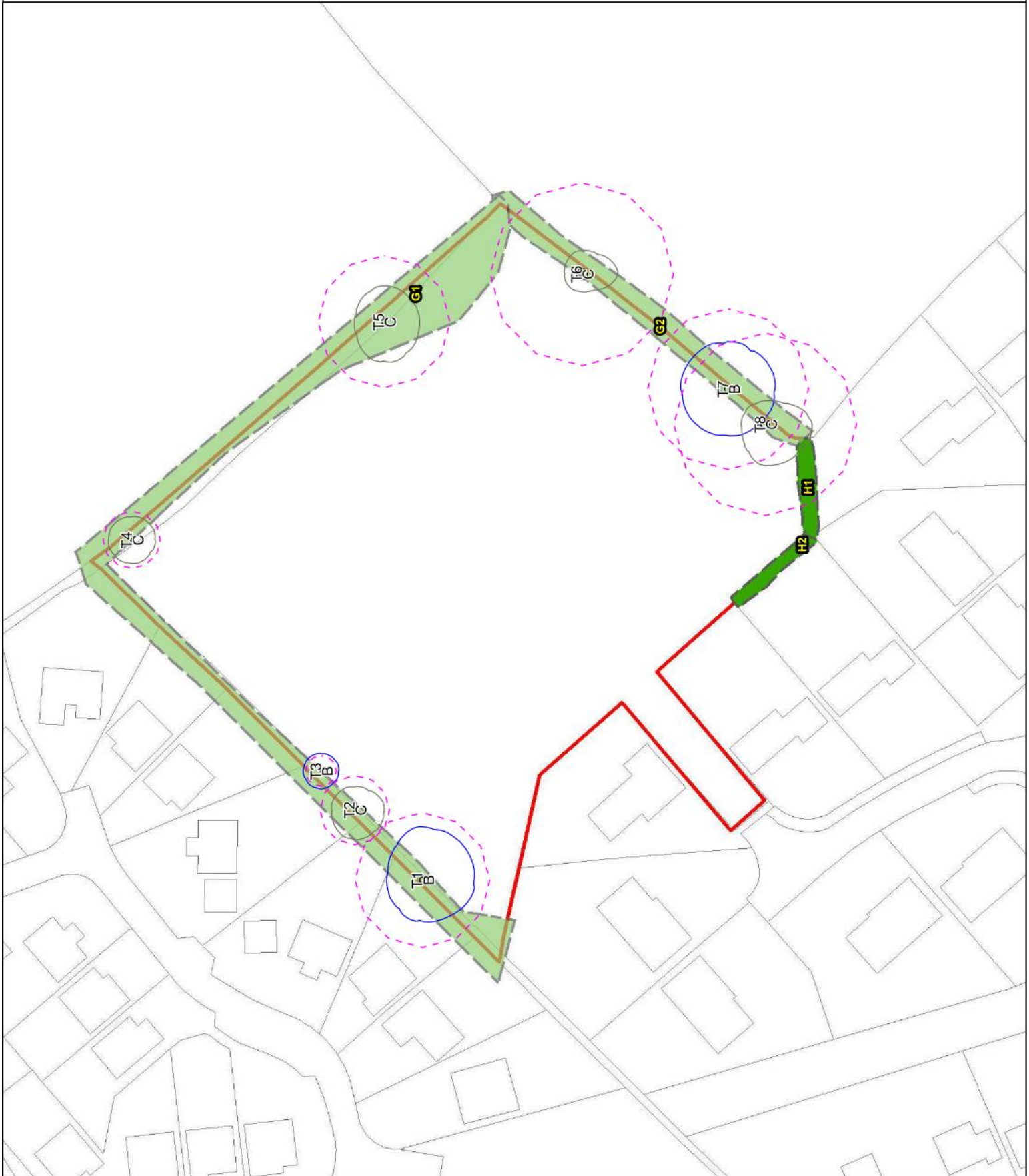
Contains Ordnance Survey Open Data © Crown Copyright and Database Right 2016. Ordnance Survey Partner No. 100053143.

**Tree Survey**

**Lansdowne Close, Carlisle**

Drawing No	Lansdowne_Rev2.0
Date	28 May 2016

Westwood Landscape, Orton Grange,  
Carlisle, Cumbria, CA5 6LB.  
Tel: 01228 712123





**LANSDOWNE CLOSE CARLISLE  
TREE CONDITION REPORT AND PROPOSED APPLICATION FOR WORKS TO TPO 288  
PLANNING APPLICATION REFERENCE 21/0406 AND TPO REFERENCE 22/0034/TPO  
Rev B 12.01.23 Revised following Carlisle City Council report 04.01.23**



Tree T6 (group 1 tree A in TPO 288) viewed from the south showing the proximity to the newly constructed houses and the pronounced easterly lean to the imbalanced crown.

Orton Grange, Carlisle, Cumbria, CA5 6LB / Tel: 01228 712123  
[www.westwoodlandscape.co.uk](http://www.westwoodlandscape.co.uk)  
[bruce@westwoodlandscape.co.uk](mailto:bruce@westwoodlandscape.co.uk)

WESTWOOD LANDSCAPE LIMITED  
COMPANY REGISTRATION NO. 10582018







Tree T6 (group 1 tree A in TPO 288) viewed from the adjacent field with the newly constructed houses behind.

Orton Grange, Carlisle, Cumbria, CA5 6LB / Tel: 01228 712123  
[www.westwoodlandscape.co.uk](http://www.westwoodlandscape.co.uk)  
[bruce@westwoodlandscape.co.uk](mailto:bruce@westwoodlandscape.co.uk)

WESTWOOD LANDSCAPE LIMITED  
COMPANY REGISTRATION NO. 10582018



# Westwood Landscape



Tree T6 (group 1 tree A in TPO 288) viewed from the adjacent field with the newly constructed houses behind and the large limb lying as a result of previous storm damage.

Orton Grange, Carlisle, Cumbria, CA5 6LB / Tel: 01228 712123  
[www.westwoodlandscape.co.uk](http://www.westwoodlandscape.co.uk)  
[bruce@westwoodlandscape.co.uk](mailto:bruce@westwoodlandscape.co.uk)

WESTWOOD LANDSCAPE LIMITED  
COMPANY REGISTRATION NO. 10582018

**Landscape  
Institute**  
Inspiring great places





Tree T6 (group 1 tree A in TPO 288) showing the extensive basal decay. Work to be done by a qualified Arboriculture Contractor and tree carefully reduced to a single stem 5m above ground level to minimise risk to adjacent properties. Work in accordance with the report by James England dated 4<sup>th</sup> January 2023 commissioned by Carlisle City Council.

Orton Grange, Carlisle, Cumbria, CA5 6LB / Tel: 01228 712123  
[www.westwoodlandscape.co.uk](http://www.westwoodlandscape.co.uk)  
[bruce@westwoodlandscape.co.uk](mailto:bruce@westwoodlandscape.co.uk)

WESTWOOD LANDSCAPE LIMITED  
COMPANY REGISTRATION NO. 10582018



Tree T7 Oak (group 1 tree B in TPO 288) showing deadwood in the canopy which would cause a risk to residents in the proposed garden areas. Work to be done by a qualified Arboricultural Contractor with neat pruning cuts back to healthy tissue. Crown shape and balance to be improved and deadwood removed. Sever Ivy at base. Avoid large wounds to the main stem. Work in accordance with the report by James England dated 4th January 2023 commissioned by Carlisle City Council.

Orton Grange, Carlisle, Cumbria, CA5 6LB / Tel: 01228 712123  
[www.westwoodlandscape.co.uk](http://www.westwoodlandscape.co.uk)  
[bruce@westwoodlandscape.co.uk](mailto:bruce@westwoodlandscape.co.uk)

WESTWOOD LANDSCAPE LIMITED  
COMPANY REGISTRATION NO. 10582018



Remove all deadwood in canopy  
in accordance with good  
Arboriculture practice

Lower limb removal  
Crown raise 10% canopy volume

Tree T8 Ash (group 1 tree C in TPO 288) showing deadwood in the canopy which would cause a risk to residents in the proposed garden areas. Remove deadwood and raise canopy by 10%. Sever Ivy at the base. Work to be done by a qualified Arboricultural Contractor. Work in accordance with the report by James England dated 4th January 2023 commissioned by Carlisle City Council.

**Bruce Walker** B Sc Hons M Phil CMLI Chartered Landscape Architect

Orton Grange, Carlisle, Cumbria, CA5 6LB / Tel: 01228 712123

[www.westwoodlandscape.co.uk](http://www.westwoodlandscape.co.uk)

[bruce@westwoodlandscape.co.uk](mailto:bruce@westwoodlandscape.co.uk)

WESTWOOD LANDSCAPE LIMITED  
COMPANY REGISTRATION NO. 10582018

**APPENDIX 1 Revision 4- Tree Schedule - Lansdowne Close, Carlisle, CA3 9HN.**

Tree ID	Common Name	Botanical Name	Height (m)	Calc./ Actual Stem Dia. (mm)	Crown spread (m)				Height (m) & Orientation of First Significant Branch	Avg. Canopy Height (m)	Life Stage	General Observations	Preliminary Recommendations	Estimated Remaining Contribution (Years)	BS5837: 2012 Category
					N	E	S	W							
<b>T1</b>	Oak	<i>Quercus petraea</i>	14m	920mm	6	9	9	7	6m East	6m	Mature	Large spreading crown, significant tree. Some deadwood noted.	Remove dead limb to east along with some other minor deadwood.	20-40yrs	B
<b>T2</b>	Ash	<i>Fraxinus excelsior</i>	12m	220mm 240mm 260mm 210mm 80mm	5	5	5	5	8m West	8.5m	Middle aged	5 x stems from coppice origin. Ivy present.	Remove ivy, no visible defects.	20yrs	C
<b>T3</b>	Ash	<i>Fraxinus excelsior</i>	11m	210mm	3	3	3	3	None	8m	Middle aged	No visible defects noted.	No works required.	20-40yrs	B
<b>T4</b>	Ash	<i>Fraxinus excelsior</i>	11m	300mm 250mm	4	4	5	5	4m South west	6m	Middle aged	Growing in hedgerow. Twin stem poor form.	Coppice.	10-20yrs	C
<b>T5</b>	Ash	<i>Fraxinus excelsior</i>	14.5m	600mm 500mm 450mm	5	6	6	7	None	9m	Mature	3 x stems, covered in ivy.	Retain. Remove limb over development site.	20yrs	C
<b>T6</b>	Ash	<i>Fraxinus excelsior</i>	17m	1900mm	3	4	6	3	None	7m	Veteran	Leaning south east away from the plot, some snapped off limbs in crown and decay noted. poor form and condition.	Retain. Pollard, remove deadwood.	20yrs	C

**APPENDIX 1 - Tree Schedule (continued) - Lansdowne Close, Carlisle, CA3 9HN.**

Tree ID	Common Name	Botanical Name	Height (m)	Calc./ Actual Stem Dia. (mm)	Crown spread (m)				Height (m) & Orientation of First Significant Branch	Avg. Canopy Height (m)	Life Stage	General Observations	Preliminary Recommendations	Estimated Remaining Contribution (Years)	BS5837: 2012 Category
					N	E	S	W							



APPENDIX 1 - Group / Hedge Schedule - Lansdowne Close, Carlisle, CA3 9HN.

Group ID	Common Names	Est. No. of Trees	Average Height (m)	Calc. / Actual Stem Dia. (mm)	Crown spread (m)				Life Stage	General Observations	Preliminary Recommendations	Estimated Remaining Contribution (Years)	BS5837: 2012 Category
					N	E	S	W					
<b>G1</b>	Blackthorn 40% Hawthorn 40% Others 20% (Sycamore Ash Elder Goat willow Crab apple)	~100	8m Length 187m	Avg. 100mm					Young/ semi mature	This group is an overgrown hedge with some inter dispersed trees within covering north west and north eastern boundary.  Some recent tree clearance observed of dense scrub which is taking over the site particularly on north western boundary. Some large gaps in the hedge which could offer opportunity for some shrub planting.	Some of the hawthorns are growing tall and could do with a combination of pruning and laying to give structure to the hedges and fill gaps. Plant up gaps with native broadleaf species.	20-40yrs	C
<b>G2</b>	Hawthorn 80% Blackthorn 10%	<50	8m Length 64m	Avg. 80mm					Young/ semi mature	Some recent tree clearance observed on north eastern boundary. Contains large area of scrub mainly blackthorn and elder.	Scrub areas could be cleared to allow for some more diverse and interesting species. Hawthorn could be layed but it also provides a good screen.	20-40yrs	C
<b>Hedge1</b>	<i>Leyland cypress</i> 100%		3m tall 2m wide	Length 16.5m					Middle	Dense <i>leylandii</i> planted as hedge. Recently severely cut back to boundary. On adjacent land.	Retain as screen.	20-40yrs	C
<b>Hedge 2</b>	<i>Beech</i> 100%		2.5m tall 1m wide	Length 17m					Young	Formal hedge well trimmed with no gaps. On adjacent land.	Retain as screen.	20-40yrs	C

\* Our interpretation of BS5837 standard is that the categories cannot easily be applied to hedges as they rarely have significant arboricultural merit. They are however frequently purely functional, with any such value being itself dependent upon the use to which the surrounding land is put. Their potential life expectancy is also difficult to quantify being almost entirely dependent upon the management regime applied.