

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/22/2407/0F1

Location: THE KNOLL, HIGH HOUSE ROAD, ST BEES

Officer: Christie Burns

Date: 24 May 2023

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Construction of three two-storey, four bedroomed detached dwellings with associated infrastructure.

DISCUSSION

Following our site visit, we have the following comment/observation to make on the proposed development.

The proposed site layout involves ground level changes and construction close to trees growing on the site, and on adjacent sites.

The submitted Arboricultural Survey, Implication Assessment and Tree Protection report (Ref. No. F476-08 / BK) categorises two trees (T1 & T5) and a woodland area (W1) as moderate or high quality trees worthy of retention within the proposed development scheme.

Tree T1 is a Copper Beech tree with a full, wide spreading crown (<11m) with a clearance over the site of around 2m from ground level. The proposed driveway will involve pruning work to create sufficient clearance to allow vehicles to drive under the crown. In addition, the driveway and house on plot 2 appear to require significant level changes during construction. Alterations to soil levels and changes to the soil moisture content can have a negative impact on the root system of mature beech trees, which can lead to a rapid decline in health.

In addition, the height and crown spread of tree T1 will dominant the site. The shade created by the tree across the site throughout the day, and the overbearing nature of the tree on windy days, is likely to lead to repeated requests to prune the tree. This will lead to a decline in the tree's health as the mature tree repeatedly loses leaf area.

Alterations to the soil levels are also likely to affect off-site trees, both with excavating and building up topsoil in root protection areas, and changes to soil moisture with alterations to drainage.

RECOMMENDATIONS

Ask the applicant if they can provide further information about the level changes across the root protection areas (further elevation cross-sections) for trees T1 & T5 and woodland area W1. Also show the realistic height and crown spread of these trees on elevation drawings.

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Ask the applicant if they can demonstrate the potential shade pattern created by the significant trees on the site.

Ask the applicant if they can provide a proposed drainage plan for rainwater runoff and waste water.