

ARBORICULTURAL REPORT

Summary Report for Cumberland Borough Council

Prepared by Alistair Hearn

Reference: 4/23/2009/OF1

Location: LAND TO THE EAST OF JACKTREES ROAD, CLEATOR MOOR.

Officer: Christopher J Harrison

Date: 23 December 2025

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Residential development consisting of 64 dwellings.

DISCUSSION

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

The applicant has submitted an updated Tree Survey Report (Rev.A – 30 07 25) and Constraints Plan produced by Westwood Landscape. This includes an assessment of the impacts of the proposed development on the trees and a Tree Mitigation Plan which indicates the trees proposed for removal and the line of tree protection fencing.

Section 1.1.6 states: *'Revision A of this report adds an update to the assessment following an additional site survey carried out on 30.07.25. This confirmed that there was no significant change to the initial survey results and recommendations. It was noted that the dieback from the Ash Dieback disease on Ash trees T4, T6, T9-12, T16 and T24 had advanced in the 2 years and 9 months since the initial survey. Refer to the additional photographs in Appendix 3 (second section).'*

Section 2.3 of the Arboricultural Impact Assessment summarises the impacts of the proposed scheme layout. It states: *'Based on the Provisional Sketch Layout by Knapton and Knapton the removal of two small trees T21 and T22 will be removed to accommodate the proposed access and associated sightlines on Jacktrees Road (Cleator Gate). Also some of the trees associated with the remnant hedgerow within the site towards the north east will be cleared. Five of these trees are Category 'U' and should be removed for arboriculture reasons and all the others are low quality Category 'C' which will be retained at the edge of the POS.*

All the other trees and hedges are at the site boundaries and will be unaffected by the development.'

The summary comments at Section 8.0 concludes: *'8.2. The trees surveyed are mostly at the boundaries of the site and comprise common mostly native species. They are mostly of low value category 'C' trees with only several Category 'B' trees and no Category 'A' trees. The trees have low to moderate landscape and amenity values and collectively are of moderate value as they provide a valuable natural screen to views from Cleator Gate/ Jacktrees Road and from the south and add to the rural landscape character at the edge of the settlement.*

8.3. Two small boundary trees will be lost to accommodate the access road and 6 small Category 'U' trees for arboriculture reasons will have a negligible impact on the

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landscape and amenity value as the tree lined boundary landscape character will remain intact with all the taller more visually prominent trees being retained. The replacement trees proposed will more than compensate for the loss.'

RECOMMENDATIONS

We recommend including a condition of any planning permission requiring the submission of a detailed, site specific arboricultural method statement, in accordance with the British Standard (BS5837:2012), prior to any construction activity on site. This should be agreed in writing by the LPA and give details of the necessary tree protection and ground protection measures to minimise soil compaction and damage to the retained trees.

We also recommend attaching a condition to planning permission requiring the applicant to submit a detailed Landscaping Plan prior to any construction work onsite and to be agreed in writing with the LPA. This should include a specification and planting details for new tree and hedgerow planting, along with a 5 year aftercare maintenance program.

The agreed Landscaping scheme should be implemented in full in the first growing season following construction of the development. Any trees or shrubs dying within five years of planting must be replanted with similar species.