

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/23/2104/001

Location: LAND TO THE SOUTH WEST OF SUMMERGROVE PARK,
WHITEHAVEN

Officer: Christopher J Harrison

Date: 22 May 2023

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Outline planning application for residential development of up to 40 self-build plots including details of proposed access and all other matters reserved.

DISCUSSION

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

The scheme proposes to 40 No. residential housing plots on the agricultural land. The site borders established groups of trees along the north-western and south-western boundaries. These trees provide screening and should be protected as part of any development on the site.

The applicant has submitted an indicative landscaping scheme with the application but not an Arboricultural Impact Assessment.

RECOMMENDATION

We recommend attaching a condition to any planning permission requiring the applicant to submit an Arboricultural Impact Assessment as part of the proposed layout plan. This should follow the guidance in BS 5837 (2012) and include a detailed tree protection plan. The Local Planning Authority should approve the Impact Assessment in writing.

When the applicant has submitted an approved Arboricultural Impact Assessment, we recommend a condition is attached to any planning permission requiring the applicant/developer to implement the approved tree protection measures in full.

We also recommend attaching a condition to any planning permission requiring the applicant to submit a detailed Landscaping Plan prior to construction. This must include a specification and planting details for new tree and hedgerow planting and the necessary aftercare maintenance. The Local Planning Authority should approve this scheme in writing.