

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/24/2104/001

Location: RHEDA CROSS, RHEDA PARK, FRIZINGTON

Officer: Christopher J Harrison

Date: 08 April 2025

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Outline application with all matters reserved for the erection of 1 dwelling on land to the east of Rheda Cross.

DISCUSSION

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

The submitted Tree Survey Report (Revision C dated 24/03/2025), produced by Westwood Landscape, details 30 trees. The report categorises one tree as poor-quality (U), 18 trees as low-quality (C), eight trees as moderate-quality (B) and three trees as high-quality (A).

Sections 3.3 and 3.4 of the report states: '3.3. *There is potential for harm to retained trees T488 and T489 as the proposed driveway impedes upon the tree RPA's. The protection of the tree roots will be ensured by the adoption of a minimal excavation permeable surfacing as indicated on the Landscape Plan WW/L01 Rev C and detail D/01. The proposed service connections will be routed further to the east to avoid a trench excavation within the RPA's.*

3.4. *The proposed house position indicated on the Landscape Plan WW/L01 Rev C impedes within the RPA of tree T527, a mature Sycamore. The RPA area is 132sq.m. and 14.8 sq.m. of this area will be covered by wall foundations and perimeter footpath (11% of the total RPA). This extent of intrusion is unlikely to cause significant harm to this tree provided a suitable methodology is adopted for the wall foundations and footpath. The wall foundations should be excavated carefully with an air spade to identify the root positions and these should be protected with a pile and lintel design as required. The footpath should be permeable gravel with a timber edging as shown on Detail D01.'*

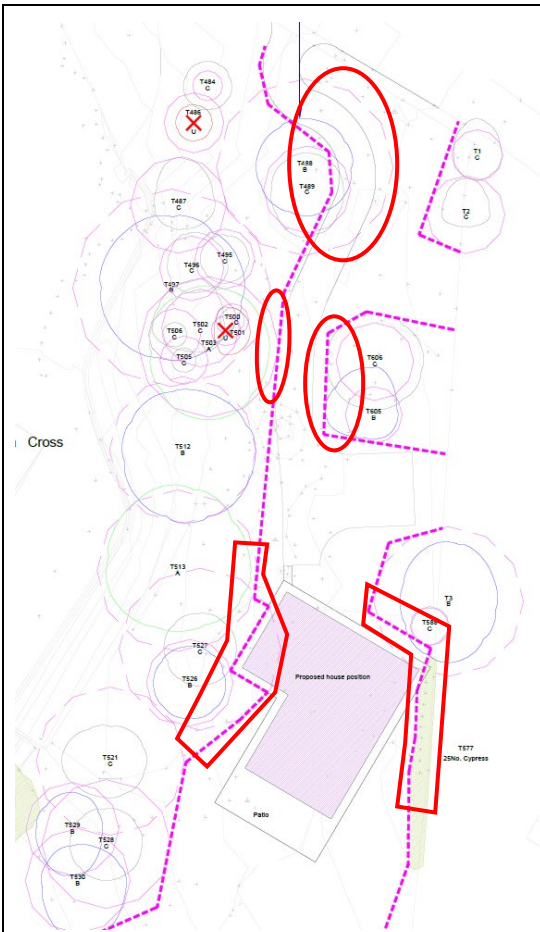
The Report includes an Arboricultural Method Statement describing the fundamental steps to protect the retained trees during the construction of the proposed development.

The applicant has submitted a revised Tree Mitigation Plan (Dwg. No.WW/L03 Rev C) showing the locations of the retained trees and the extent of Root Protection Areas (RPAs) which form the Construction Exclusion Zone (CEZ). The applicant has also submitted a revised Landscape Plan (Dwg. No.WW/L01 Rev.C), which includes a specification for the plants and trees, and a strategy for the management and future maintenance of the landscaping scheme.

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Construction within calculated root protection areas (RPAs)

Constructing the driveway through the RPAs of the retained trees will require the installation of a three-dimensional load-bearing support system (ie. Geoweb) to minimise the likelihood of soil compaction.

In addition, the proposed building will require special engineering foundations to minimise the impact of the development on the retained trees. These foundations will need avoid excavation and trenching within the RPAs.

Screenshot from the Westwood Landscape Tree Mitigation Plan - WW/L01 Rev.C (dated 24/03/25)

The Tree Mitigation Plan shows several areas where the proposed layout or construction operations are likely to impact on the trees and/or their root protection areas (RPAs). We have outlined these areas in red.

Construction Zone

The plan shows a line of the protective fencing (magenta dashed line) which appears to have been drawn arbitrarily to avoid the trees, their RPAs and the proposed scheme layout. The proposed protective fencing line does not appear to allow for construction traffic movements around the outside of the building or scaffolding around the building to allow construction. The protective fencing locations need to be practical, otherwise it is likely to result in loss of retained trees.

We suggest using a minimum of a 2m offset from the building footprint for scaffolding. In addition, in order to access the southern part of the proposed building, machinery is likely to require a further 3m offset for machinery and materials access. Along the driveway, we suggest a 1m offset either side to provide sufficient space to adequately construct the driveway.

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The trees on this site present significant constraints to development and a Tree Preservation Order protects most of the trees.

Given the provided information, we consider the proposed development layout is likely to cause significant harm to the retained trees protected by a Tree Preservation Order. In order to make further assessment, we will require further details about a practical construction zone around the building and driveway, installation of suitable ground protection for the construction of the driveway within the calculated RPAs, and special foundation techniques for construction of the proposed building within the calculated RPAs. These details should follow the guidance and recommendations in the British Standard (BS 5837:2012).

RECOMMENDATIONS

We recommend asking the applicant to submit the further details and information.

- The applicant should submit further information regarding a practical construction zone around the building and driveway, installation of suitable ground protection system for construction of the driveway through calculated root protection areas, and special foundation techniques for construction of the proposed building within the calculated root protection areas, to demonstrate the proposed development will have a minimal impact on the health and longevity of the protected trees. These details should follow the guidance and recommendations in the British Standard (BS 5837:2012).
- The Arboricultural Method Statement should illustrate adequate protection measures for the retained trees in locations that are deliverable and manageable on this constrained site.