

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: 27 November 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.'*

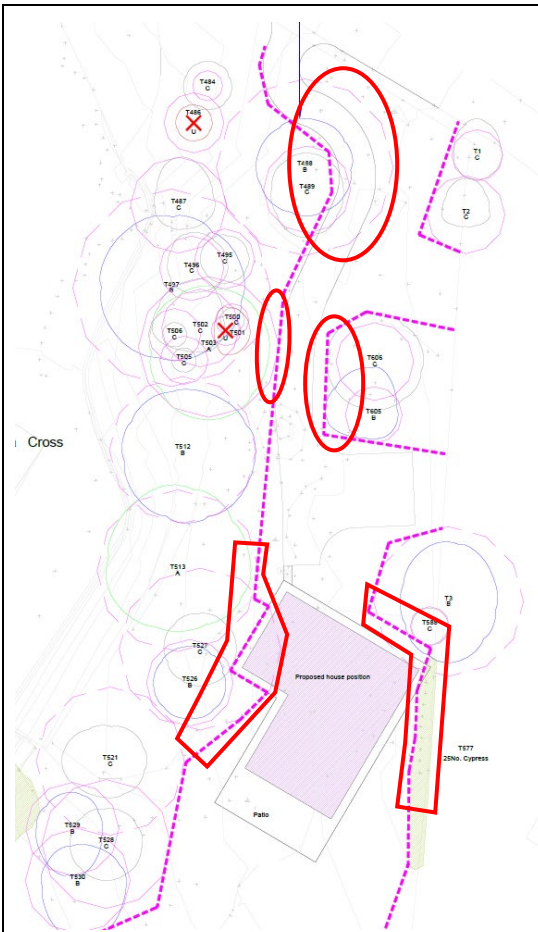
The Report includes an Arboricultural Method Statement describing the fundamental steps to protect the retained trees during the construction of the proposed development.

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).

SEPTEMBER 2025 UPDATE

Following a review of the tree health and the proximity to some trees to the proposed development, the applicant has submitted further details about an additional three trees for removal. These trees are T527 (sycamore), T605 (sycamore) and T606 (Ash).

Tree T606 (Ash) is now in severely declining health. Its removal will leave the adjacent tree T606 (sycamore) exposed and prone to failure.

Another sycamore tree, T527, is close to the proposed building and its crown will require pruning to create sufficient space for construction. Therefore, the applicant has included its removal.

The applicant has also submitted details for replacement trees to mitigate the loss of these three trees.

The submitted plans and amended report indicates there is no construction access to the south side of the house.

NOVEMBER 2025 UPDATE

The applicant has submitted a revised Tree survey Report (Rev.D dated 08/08/2025), produced by Westfield Landscape. Section 1.1.9 of the updated report states 'The site was inspected again on 08 08 25 to assess the condition of the trees and it was noted that the condition of tree T606 Ash in particular had deteriorated and removal is now recommended. Tree T605 Sycamore had also deteriorated following the earlier clearance of some adjacent trees and is less suitable within a small private garden due to its leggy form and isolation. Removal and replacement is now recommended. Tree T527, a mature Sycamore, could be retained but will be close to the proposed house and there will be pressure to prune back this tree in future years to maximise light to the house. Removal and replacement would be preferable.' Section 1.1.11 of the report states 'The proposed Landscape Plan has been updated to show the additional clearance and 3 extra proposed trees to mitigate for the loss.'

Section 3.4 of the report has been updated to include 'The proposed house position indicated on the Landscape Plan WW/L01 Rev D 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).

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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. However due to the close proximity to the proposed house we recommend that this tree is removed and replaced with additional mitigation planting. This will give more space for the adjacent Silver Birch tree T526 to grow.'

The updated report deals with our previous comments and will minimise the impact to the retained trees. In order to ensure adequate protection for the retained trees during construction and suitable mitigation planting is carried out, we recommend attaching the following conditions.

RECOMMENDATIONS

As part of any planning permission, we recommend attaching the following conditions:

- Prior to commencement of development, an Arboricultural Method Statement must be submitted to and approved in writing by the Local Planning Authority. The Arboricultural Method Statement must follow the guidance in the British Standard (BS 5837:2012) and include, but is not limited to:
 - i) Specification and timing for tree works;
 - ii) Location, design and timing for installation of temporary and permanent ground protection;
 - iii) Location, design and timing for installation of tree protection barriers;
 - iv) Location and timing for site excavations particularly for the installation of underground services, but also to include details of any soil level changes;
 - v) Location, design and timing for the installation of access roads;
 - vi) Location and timing for preparatory ground works for new landscaping;
 - vii) A mechanism for robust, auditable arboricultural site monitoring, including a schedule of specific site events requiring arboricultural input or supervision.

The approved Arboricultural Method Statement must be implemented in its agreed form unless the Local Planning Authority gives written approval to any variation.

Reason

To ensure that existing trees are protected in accordance with Policy DM28 of the Copeland Local Plan 2013-2028.

- The approved landscaping scheme WW/L01 Rev D must be implemented in its agreed form before the end of the first planting season following substantial completion of the development. Any trees or plants which die, are

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removed, or become seriously damaged or diseased within a period of 10 years from the completion of the development must be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.

Reason:

To ensure an adequate landscaping scheme in accordance with Policy DM26 and ENV5 of the Copeland Local Plan 2013-2028.