

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/25/2181/0B1

Location: PHASE 3, EDGEHILL PARK, WHITEHAVEN.

Officer: Christopher Harrison

Date: 27 June 2025

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Variation of condition 2 (plans) for revised house types & layout of planning approval 4/20/2474/0R1 - reserved matters application (access, appearance, landscaping, layout & scale) for erection of 335 dwellings including associated infrastructure.

DISCUSSION

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

The applicant has submitted an Addendum 2 to Tree Survey (Job No.587 Rev.B dated 08/03/2021). In section 2.4 (Impact Assessment of Development Proposals), the report states: *The impact of the proposed development upon the existing trees has been assessed and 3 trees, reference T1, T2 and T3 would be adversely affected by the proposed development, including provision of a cleared area within the site for the County Council to develop a primary school.*

The applicant has also submitted a proposed landscape plan produced by Westwood Landscape (Dwg. No.WWL10A dated 19/05/25) giving specifications and locations of new planting on the site.

On balance, we consider the removal of these trees will not significantly impact the visual amenity of the area. Whilst the landscaping scheme will enhance the area and provide a diverse landscape for future generations.

RECOMMENDATIONS

We recommend attaching the following conditions to any planning permission:

- The development must be carried out in accordance with, and implement all of the details and mitigation measures specified within Addendum 2 to Tree Survey (Job No.587 Rev.B dated 08/03/2021). The development must be carried out in accordance with the approved document at all times thereafter.

Reason

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

- The approved landscaping scheme (Dwg. No.WWL10A dated 19/05/25) must be implemented by the end of the first planting season following substantial

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completion of the development. Any trees or plants that die, are 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 for a variation.