

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/25/2307/0F1

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

Officer: Christopher Harrison

Date: 15 October 2025

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Residential development for 70 dwellings including infrastructure, landscaping and BNG uplift.

DISCUSSION

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

The scheme proposes to 70 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 a landscape layout plan (M3508-SD-04-V04), produced by Barnes Walker, which gives details of the BNG requirements. In addition, the applicant has also submitted a Pre-development Arboricultural Report (dated 18/01/2025), which includes an impact assessment. The impact assessment recommends the removal of five trees (41, 44, 46, 47 & 48), parts of two tree groups (42 & 45), and two sections of hedgerow (31 & 35).

The plans included in the Pre-development Arboricultural Report show a different site layout to the Overall Site Plan, submitted by Alpha Design, and the landscape layout plan, submitted by Barnes Walker.

RECOMMENDATION

We recommend asking the applicant to update the Pre-development Arboricultural Report plans, impact assessment and recommendations to reflect the latest site layout.