

# ***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:** 18 May 2026

## **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.

### MAY 2026

Following the applicant's response, it has been noted that the site layout plans submitted with the application differ at the south-eastern corner from the layout shown in the Arboricultural Impact Assessment. The applicant has confirmed that these amendments do not affect any trees and, therefore, updating the Arboricultural Impact Assessment would not alter its conclusions.

I agree that the differences between the plans are unlikely to affect the conclusions of the Arboricultural Impact Assessment. Provided that the discrepancies do not affect the legality or validity of any planning permission granted, it does not appear necessary to update the report.

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## **RECOMMENDATION**

We recommend attaching the following planning conditions to any planning permission:

1. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within the Arboricultural Impact Assessment, prepared by Treescapes Consultancy and dated 18 January 2025. 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 N14 – Woodlands, Trees and Hedgerows’ of the Copeland Local Plan 2021-2039.

2. The approved landscaping scheme (Ref. No.M3508-SD-04-V04) must be implemented by the end of the first planting season following substantial 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.

### **Reason:**

To ensure an adequate landscaping scheme in accordance with Policy DS5 of the Copeland Local Plan 2021-2039.