

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/25/2384/0R1

Location: LAND TO NORTH OF ENNERDALE COUNTRY HOUSE HOTEL, CLEATOR.

Officer: Christopher Harrison

Date: 23 December 2025

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Application for approval of reserved matters of appearance, landscaping, layout and scale pursuant to approval of outline planning application ref. 4/19/2140/0O1 (outline application for residential development (with full details of access) & demolition of derelict barn)

DISCUSSION

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

The proposal is to construct eight dwellings on the site, with associated access and infrastructure.

The applicant has submitted a Landscaping Plan (Dwg. No: NGP01-502 Rev.A), dated November 2025, which gives a broad overview of the landscape proposals for the site. The plan does not provide details or specification for establishing and maintaining the proposed landscaping scheme.

The applicant has submitted a Tree Survey, produced by Open Space in April 2019, detailing 71 trees on the site and listing their condition and retention category.

RECOMMENDATIONS

We recommend attaching the following conditions to any planning permission:

- Prior to commencement of development, a detailed landscaping scheme must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - a) The location and species of all existing trees to be retained;
 - b) An outline specification for ground preparation for landscaped areas;
 - c) All proposals for new tree and shrub planting and turfing, indicating the location, arrangement, species, size, specifications, numbers and planting densities;
 - d) All proposed boundary treatments with supporting elevations and construction details;

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- e) All proposed hard landscaping elements and paving, including layout and materials;
- f) The proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.

The approved scheme must be implemented in its agreed form prior to the end of the first planting season following substantial completion of each phase of the development to which it is associated. Any trees or plants which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased 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 DS5 of the Copeland Local Plan 2021-2039.

- Prior to commencement of development, an Arboricultural Method Statement must be submitted to and approved in writing by the Local Planning Authority and should follow the guidance in the British Standard (BS 5837:2012). The Arboricultural Method Statement must include, but is not limited to:
 - a) All tree works necessary to facilitate the construction operations;
 - b) The location and construction of any temporary ground protection;
 - c) The location and construction of all tree protection barriers;
 - d) All excavations, level changes and any specialised trenchless techniques for the installation of underground services in proximity to retained trees;
 - e) Installation of access roads – materials and design;
 - f) Installation of specialist foundations;
 - g) Preparatory works for new landscaping;

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 N14 – Woodlands, Trees and Hedgerows' of the Copeland Local Plan 2021-2039.