

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/26/2024/0F1

Location: NOOK FARM, CLEATOR.

Officer: Christopher Harrison

Date: 09 February 2026

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Demolition of the existing farmhouse and associated agricultural buildings and erection of replacement farmhouse (self/ custom build), detached car-port building, stable building, implement shed and workshop plus formation of new flood lit outdoor horse arena.

DISCUSSION

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

The health of the retained trees growing around the property could be affected by the proposed development if not adequately protected.

The applicant has submitted an Arboricultural Impact Assessment and Tree Protection Method Statement by Cumbria Tree Surveys Arboricultural Consultancy, dated December 2025. This provides details of 111 trees growing on, or adjacent to, the site. The proposed development will require the felling of 20 category U trees. In addition, at Section 9.3, the Arboricultural Impact Assessment Tree Protection Method Statement recommends *'In order to reduce the potential damage to the crown structure of the retained trees during demolition and construction related activities. The general recommendation is to undertake a crown raise to achieve a clearance of 5 metres. For those tree specimens on the boundary the crown raise need only be undertaken over the construction zone. This is recommended in order to retain the screening effect of the crown on the opposing aspect of the tree specimen.'*

Section 9.24 of the Arboricultural Impact Assessment Tree Protection Method Statement recommends: *'To ensure compliance with this arboricultural method statement and for the benefit of the retained tree stock. It is recommended that an Arboricultural Watching Brief be commissioned to monitor and review activities within the root protection areas to ensure root disturbance is kept to an absolute minimum.'*

RECOMMENDATIONS

We recommend attaching the following condition to any planning permission on this site:

- The approved Arboricultural Impact Assessment Tree Protection Method Statement, dated December 2025, must be implemented in full in its agreed form prior to any demolition or development work on the site. Any variation to the tree

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protection method statement will require written approval from the Local Planning Authority.