

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/26/2061/0B1

Location: PHASE 3, EDGEHILL PARK, WHITEHAVEN.

Officer: Christopher Harrison

Date: 10 April 2026

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Variation of planning conditions 1 (approved plans), 3 (construction management), 6 (children's play space design), 7 (bus stop locations) and 8 (landscape management) of planning permission reference 4/25/2181/0B1 (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

We have the following comment/observation to make on the proposed development.

The applicant has submitted a Landscape Plan (Dwg No.WWL 10D, dated 19/05/25). This contains details of the proposed landscaping, and includes a specification and location for the trees, hedgerows and shrubs.

RECOMMENDATIONS

We recommend attaching a condition to any planning permission requesting the applicant submits the following prior to development of the site:

- The approved landscaping scheme (Dwg. No.WWL 10D) 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.