

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/25/2349/0R1

Location: LAND AT HARRAS MOOR, WHITEHAVEN.

Officer: Christopher Harrison

Date: 30 July 2026

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Application for approval of Reserved Matters relating to appearance, layout, landscaping and scale for the erection of 300 dwellings with associated open space & infrastructure pursuant to outline planning approval 4/18/2287/001 (the outline was not an EIA application)

DISCUSSION

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

The applicant has submitted a Tree Survey Report (dated 22/08/2025) and Arboricultural Method Statement (dated 01/10/2025), produced by Westwood Landscape Ltd. These documents provide details of the existing trees, the impact the proposed layout will have on them, and the protection of the retained trees during the construction process.

The submitted Landscape Plan (Dwg. No.WWL-01) and Plant Schedule, produced by Westwood Landscape Ltd and dated 21/08/25. These provide details of the species and locations for the proposed trees and shrubs to be planted as part of the proposed development on the site. The Plan also includes a specification for the planting and maintenance of the trees and shrubs.

Re-consultation – Additional/Amended Details Received July 2026

In addition to our previous comments, the applicant has submitted an amended detailed landscape plan and plant schedule, produced by Westwood Landscape Design.

RECOMMENDATIONS

We recommend attaching the following condition to any planning permission:

- The development must be carried out in accordance with and implement all recommendations, protection measures, and mitigation measures specified within the following documents prepared by Westwood Landscapes:
 - the Tree Survey Report (Revision A, Dates 10/06/2026)
 - the Tree Mitigation Plan (Dwg No.: WWL-03 A, Date: 21.08.25)
 - the Arboricultural Impact Assessment (Revision A, dated 10/06/2026).

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

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.

- All landscape works must be carried out in accordance with the details illustrated on the approved Landscape Plan and Plant Schedule (Drawing No: WWL-01A – dated 21/08/2025) received by the Local Planning Authority.

The works shall be carried out in the first planting season following the completion of the development. Any trees or shrubs that die, are removed, or become severely damaged or diseased, within five years of planting must be replaced the following planting season with trees or shrubs of a similar size and species to those originally specified, unless varied by written consent from the Local Planning Authority.

Reason:

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