

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/26/2203/0F1

Location: QUEENS PARK, MILLOM

Officer: Christie M Burns

Date: 30 July 2026

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Residential development of 47 dwellings and associated external works

DISCUSSION

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

The applicant has submitted a Tree and Hedge Survey Report (dated 19/03/2026), produced by Westwood Landscape Ltd, which includes an arboricultural implication assessment and mitigation design. This document provides details of the existing trees and hedges, the impact that the proposed layout will have on them, and suitable measures to protect the retained trees during the construction process.

The submitted Landscape Plans (Dwg. No.WWL-01 Rev.C & WWL-02 Rev.C), produced by Westwood Landscape Ltd and dated 17/03/26, contains a plant schedule, as well as 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.

RECOMMENDATIONS

We recommend attaching the following condition to any planning permission:

- The development must be carried out in accordance with the submitted Tree and Hedge Survey Report prepared by Westwood Landscapes (dated 19/03/2026). This includes implementing all recommendations, protection measures, and mitigation measures specified within the report and plans.

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 two approved Landscape Plans (Drawing No: WWL-01

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Rev.C & WWL-02 Rev.C – dated 17/03/2026) 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 ten 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.