



PROPOSED RESIDENTIAL DEVELOPMENT

HARRAS MOOR WHITEHAVEN CA286SZ

ARBORICULTURE METHOD STATEMENT

GLEESON HOMES LTD

01.10.25

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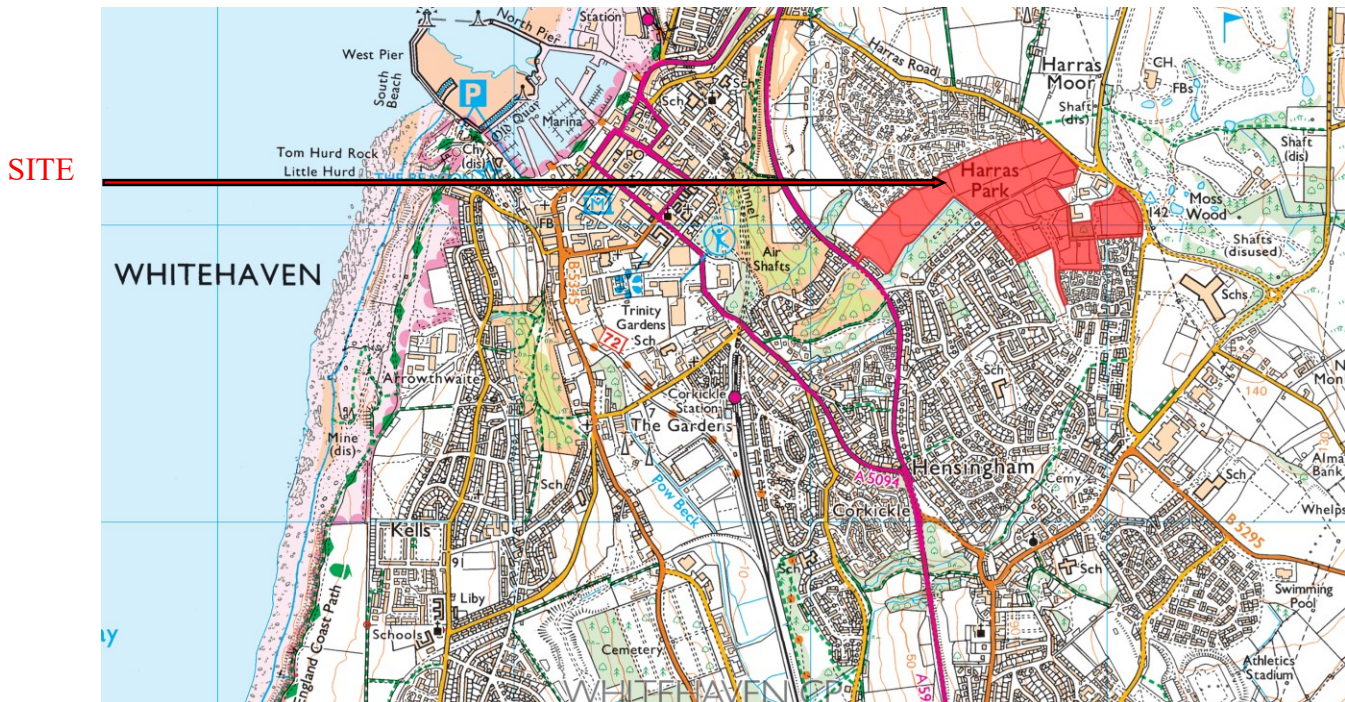
1 INTRODUCTION

1.1 SCOPE OF REPORT

1.1.1 The report will detail the Arboriculture Methodology for proposed works close to retained trees and incorporate measures to protect the existing trees during the construction and maintenance phases. It is a requirement to validate the Planning Application to Cumberland Council for the construction of 300 homes and associated works.

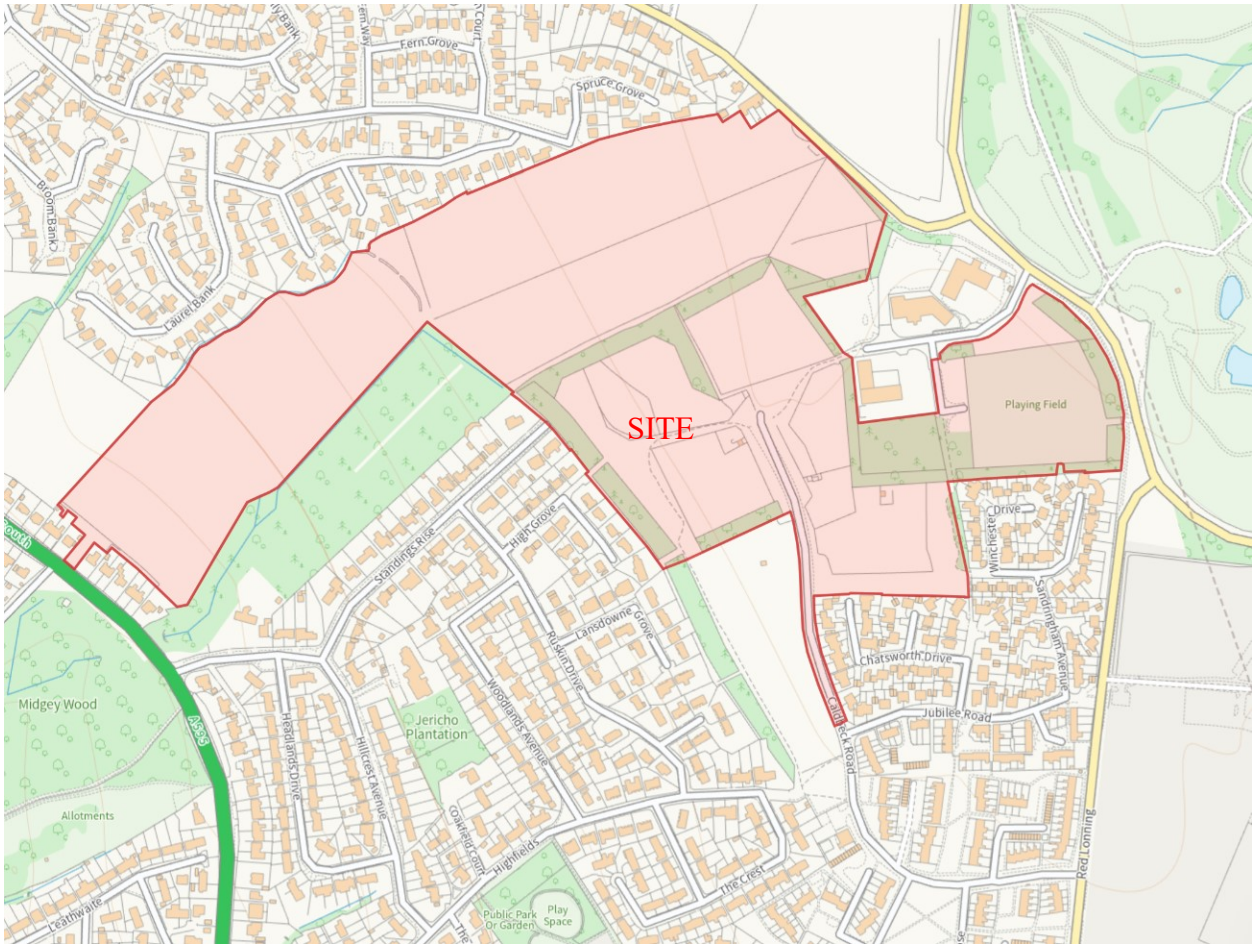
1.1.2 Westwood Landscape, Chartered Landscape Architects (with LANTRA Professional Tree Inspector Certification) were appointed in August 2025 by Gleeson Homes Ltd to carry out a survey and amenity value analysis of the trees on and adjacent to the proposed development site and appraise the potential impact of the development on retained trees. This Method Statement should be read in conjunction with the Tree Survey Report September 2025.

1.1.3. The proposed layout is indicated in Appendix 2. The location of the site and context are illustrated on the plans below.



Site location Plan showing the site in the context of Whitehaven and the adjacent residential areas.

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OS Plan showing the context of the site in relation to the adjacent residential areas.

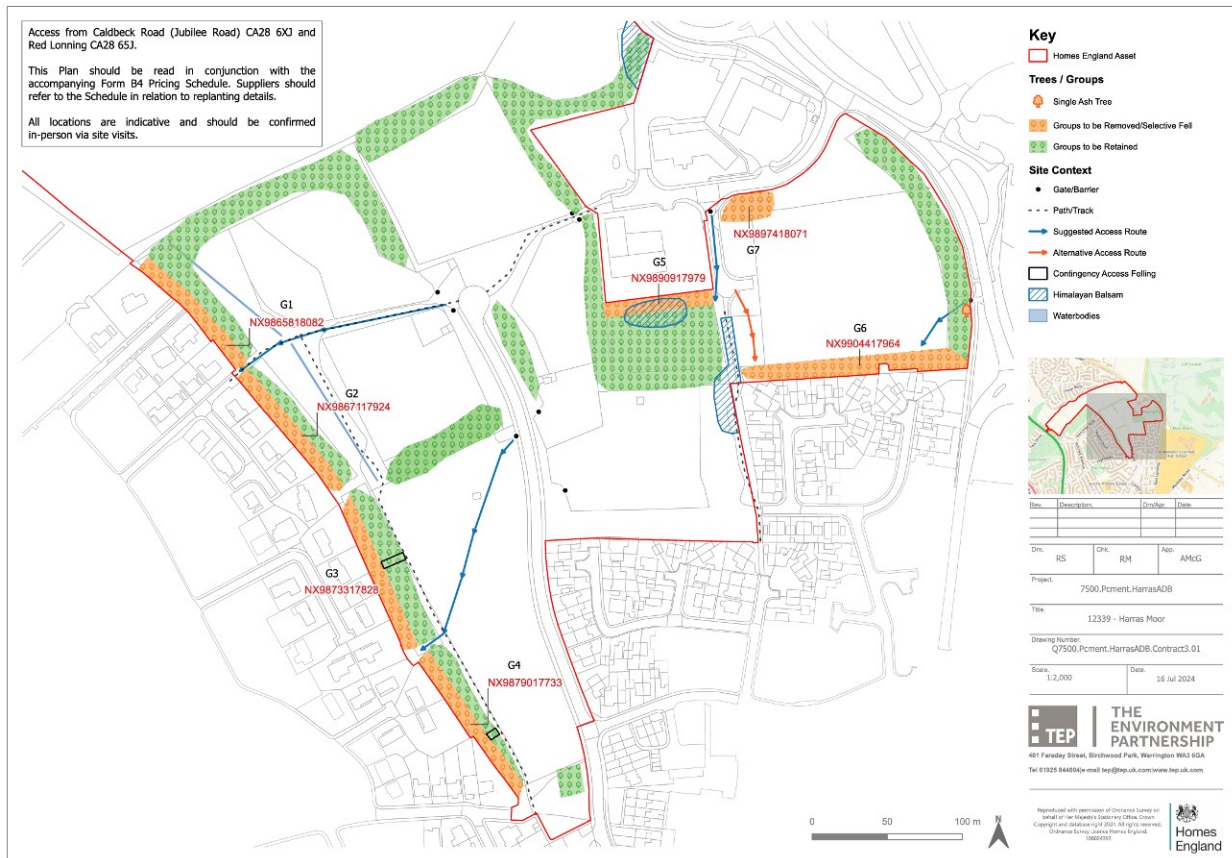
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Aerial view showing the site in the context of the adjacent woodland, landscape and residential areas.

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1.1.5. It is noted that proposed felling works are planned to remove Ash trees affected by Ash Dieback disease in a programme for Homes England. In the plan below groups G3 and G4 have been completed and groups G1, G2, G5, G6 and G7 will be cleared before the end of 2025. Note that the group references do not correspond to the references in the Tree Survey Report. The felled areas will be re-stocked as part of the landscape mitigation proposals. Refer to the Homes England plan below. The site should be re-inspected by the Arboricultural Consultant following this clearance by others to assess the implications for the protection of the retained trees.



2.0 THE PROPOSAL

2.1. The Planning Application is for the construction of 300 homes with associated infrastructure: roads, footpaths, public open space, parking areas, SUDS drainage and services. The existing land use is mostly agricultural grazing fields divided by woodland belts with some areas of derelict ground. Refer to Plan L01 in Appendix 1.

2.2. The proposals require the removal of some tree groups and parts of other groups which will leave exposed and vulnerable margins which will require careful assessment to ensure that the remaining trees are stable and of suitable health and vitality to be retained.

3.0 PROTECTION OF EXISTING TREES – GENERAL ADVICE

3.1 Refer to the Tree Survey Report for details of tree protection fence requirements to protect trees within or close to the site boundary during the Construction Phase. Fencing measures during the ongoing maintenance phase are only required if maintenance operations may affect the Root Protection Area (RPA) of retained trees. The RPA can be measured as a radius from the trunk of 12 times the trunk diameter at 1.5m above ground level. Trees to be protected in accordance with British Standard 5837:2012 Trees in Relation to Construction. Signs should be erected on the fencing to say 'TREE PROTECTION AREA KEEP OUT. The fencing shall be retained for the duration of any approved works. Refer to AIA for fencing layout.

3.2 Protective fencing must remain intact and in place, and protection procedures must be adhered to throughout the construction period. Removal of protective fencing should be the last job carried out on completion of the project.

3.3 No mechanical traffic should be allowed within the tree RPA, since this could cause compaction and damage roots. No excavations of any kind to take place within the root zone area of protected trees. No materials should be stored within the RPA or any ground level increase. No fires to be lit within the RPA.

3.4 In certain circumstances it is possible to accommodate construction activities within the distances recommended by the B.S. 5837:2012 calculation. This may be unavoidable for the viability of the project but will not necessarily lead to tree damage. Such intrusive work within the RPA should be restricted to one side of the tree and the protection zone extended on the other sides to compensate. In these circumstances sympathetic construction methods must be implemented in accordance with the AIA recommendations in the Tree Survey Report. Any unavoidable alterations required to the surface above the root zones within the fenced off Root Protection Area should only be carried out after having first produced specific method statements for these activities without the use of mechanical excavators i.e. all works within this zone should be carried out by hand. These should be submitted by the contractor to the Chartered Landscape Architect or Arboriculture Consultant for approval.

3.5. Seven days written notice shall be given to the Local Planning Authority that the protection measures are in place prior to commencement of the approved works, to allow inspection and approval of the protection fencing and signage.

4.0 ARBORICULTURE METHOD STATEMENT

4.1. The potential direct impact on the trees as a result of the proposed development will include:

- G1: Minor cutting back of encroaching western edge trees to accommodate the proposed cul-de-sac. The proposed road impedes within the RPA of the retained trees which may have unstable trees at the retained margin vulnerable to windthrow.
- G2: Minor cutting back of encroaching southern edge trees to accommodate the proposed play area. The proposed play area surfacing impedes within the RPA of the retained trees.
- G3: Removal of the north-west section to accommodate the proposed access road. The proposed road impedes within the RPA of the retained trees.
- G4: Removal of the north-east section to accommodate the proposed access road and the house at Plot 264. The proposed road impedes within the RPA of the retained trees.
- G5: Removal of sections to accommodate the proposed footpath and access road. The proposed road and footpath impede within the RPA of the retained trees.
- G6: Removal of areas for the proposed access road, footpath and SUDS. The proposed road and footpath impedes within the RPA of the retained trees.
- G7: Complete removal of this small group to accommodate the proposed POS and roads.
- G8: Complete removal of this small group to accommodate the proposed POS and roads.
- G9: Removal of most of the group to accommodate the proposed houses and gardens at plots 256-263 leaving any trees beyond the boundary in suitable condition.

- G10: Removal of most of the group to accommodate the proposed houses and garden at plot 255 leaving any trees beyond the boundary in suitable condition and within the south-east corner of the garden. The retained trees are outside the site boundary but may be affected by regrading to achieve the required levels for three proposed garages.
- Woodland W1 will be unaffected as this is beyond the application site boundary and the adjacent site area will not include any earthworks or ground level changes.

4.2. The following methodology should be adopted to ensure site traffic or construction proposals does not damage the retained trees:

- 4.2.1. Erect Tree Protection fences in accordance with L03 Tree Mitigation Plan to protect tree stems, canopies and roots. These are aligned to protect as much of the RPA as possible whilst retaining the access required for construction. Arboriculture Consultant to assess the retained margins of the tree groups which are partially cleared to assess the trees for stability and general suitability for retention. Further tree clearance may be required.
- 4.2.2. At locations where retained trees stems within the groups partially cleared are within 4m of the proposed construction of the roads or footpaths excavate trenches 200mm wide by hand (or with a lightweight tracked excavator in accordance with section 6.2.3.3.b of BS5837) within the proposed tree RPA in radial bands 2m apart to the depth of the proposed road construction to identify the position of any significant roots. Protect with Terram 1000 or hessian wrapping. This will prevent root damage from drying out or sudden changes in temperature. The wraps should be removed before backfilling with un-compacted sharp sand (not builders sand) before the type 1 stone base is laid for the paving base. The area should be kept clear until the roots are covered. Roots smaller than 25mm in diameter can be pruned with a bypass secateurs or a handsaw except where they occur in a clump when the Arboricultural consultant must be consulted. The trench excavation will confirm the suitability of the stone base to the existing road. This should be retained if suitable to avoid additional excavation and potential damage to the roots.
- 4.2.3. Excavation work within the RPA should be carried out by hand ideally with low impact pneumatic tools. A lightweight tracked excavator of up to 3 tonnes if load suitably spread could be used to carefully remove material from the area but not for the excavation to avoid direct root damage. The excavator should be positioned outside of the CEZ or on areas where the existing road surface is intact (or at least 150mm of type 1 sub-base) or where a protection layer in accordance with section 6.2.3.3.b of BS5837 is installed to spread the load to avoid root compaction and canopy damage. If a lightweight excavator is used the banksman must direct the work carefully to ensure the roots are not damaged. Excavation depths should be minimised to surface clearance.
- 4.2.4. Supply and fix timber edges secured with driven timber pegs to the footpaths rather than a concrete kerb which will require a linear excavation for foundation concrete. These should be 37 x 200mm pressure treated boards forming an upstand equal to the kerbs (125-150mm). Secure the boards with 50 x 50mm timber pegs at 450mm centres recessed to allow coverage with topsoil on completion. Secure boards with galvanised

screws. This will avoid the excavation required for a traditional kerb which could damage roots. Methodology to be agreed with the Highway Authority for Adopted footpaths.

- 4.2.5. Access road surfacing within the tree RPA to be tarmac to Highway Authority standard. Alternative surfacing of permeable block paving or 50mm deep gravel filled geogrid panels are acceptable in Arboriculture terms but may not be acceptable to the Highway Authority.
- 4.2.6. Ground level changes within the tree RPA's should be avoided except for the levelling of topsoil which may be increased locally by up to 100mm of good quality topsoil to BS 3882: 1984. This applies for temporary works too. Hand tools only will be used for any levelling works to avoid disturbance of the underlying soil.
- 4.2.7. The Chartered Landscape Architect or Arboriculture Consultant should be consulted if any significant roots are encountered during the work.
- 4.2.8. Protection for heavy good vehicle delivering materials. The requirements to protect tree roots within the RPA while exposed after clearance work prior to final surfacing follows. Protection layer to be in accordance with section 6.2.3.3.b of BS5837. The preferred option is to Lay Terram 1000 over the traffic route area and cover with 75mm bark mulch as a regulating layer. Lay temporary road sections over bark: I-trac heavy duty PPCP 54mm thick in 1.2 x 0.92 mm units or similar temporary road system. Lay in accordance with suppliers recommendations. Supplier: Cap Track or similar. Lift and remove I-trac, bark and terram on completion.
- 4.2.9. Removal of protective fencing should be on completion of all construction work within a distinct work phase outside of the CEZ to allow final re-surfacing and planting work within the tree RPA.
- 4.3. Services
 - 4.3.1. No detailed information on proposed services was available to assess. However work within the tree RPA should be avoided wherever possible because trenching for the installation of underground services may sever tree roots and alter the soil hydrology locally which could adversely affected tree health and vitality. M&E design and methodology must accommodate the tree RPA and detailed plans should be passed by the Chartered Landscape Architect/ Arboriculture Consultant. Construction Phase drawings must show the levels and access space needed for installing the services. The preferable method for trenching within RPA's to avoid damage is via excavation using 'airspade' or similar. Air spade techniques utilise a two-tool air compressor and hand-held lance to dislodge soil, using highly pressurised jets of air. This technique can also be used for soil decompaction in proposed shrub and grass areas within the RPA by dislodging the surface topsoil and any contaminated material without causing significant root damage. The topsoil can be topped up as required to restore the required level with nutrient rich imported material as required. Top up the area with site topsoil mixed with

10% tree compost to restore levels to original ground level as required to compensate for material removed in the decompaction process. Spread in layers of 50mm by hand and gently work around roots to fill voids without root damage. Apply water with a rose applicator to wet surface topsoil to aid settlement. The area identified for air spade work must be protected by temporary barriers erected to ensure that the working area is kept clear of personnel other than designated operatives. The air spade will be operated in accordance with the manufacturers and hirers recommendations and the correct PPE adopted: goggles, ear defenders, helmet, gloves, safety boots and high visibility clothing.

4.4. Storage of materials/ Contractors compound/ temporary haul routes.

4.4.1. No material or temporary compound activities will be within the fenced off Construction Exclusion Zones to avoid compression or spillage damage to tree roots. The Contractors RAMS must clearly identify storage areas and temporary haul routes for prior approval by the Arboriculture Consultant.

5.0 PROGRAMME AND RESPONSIBILITY FOR IMPLEMENTATION

5.1. Prestart site meeting involving Architect, Contractor, Client and LPA representative if requested. Timing and implementation of the tree works and installation of tree protection measures to be agreed and incorporated into the Construction Phase Programme.

5.2. Clearance of the required tree groups and completion of the diseased Ash tree removal programme by Homes England. Clearance of tree groups within the Application Site to be between mid- March and end of August to avoid bird breeding season.

5.3. Tree protection fence installed and LPA informed and given opportunity to inspect.

5.4. Arboriculture Consultant to assess the exposed margins of the tree groups following clearance work to assess the suitability of the trees for retention and assess the risk of instability in high winds. Additional clearance recommendations to be approved by the LPA before proceeding.

5.5. Contractors RAMS to incorporate the requirements of this AMS and be assessed by the Architect and Landscape Architect/ Arboricultural Consultant.

5.6. Regular site inspections by the Landscape Architect/ Arboricultural Consultant are required during the works, especially if tree roots are encountered. If large tree roots are encountered the methodology will be adapted to ensure protection.

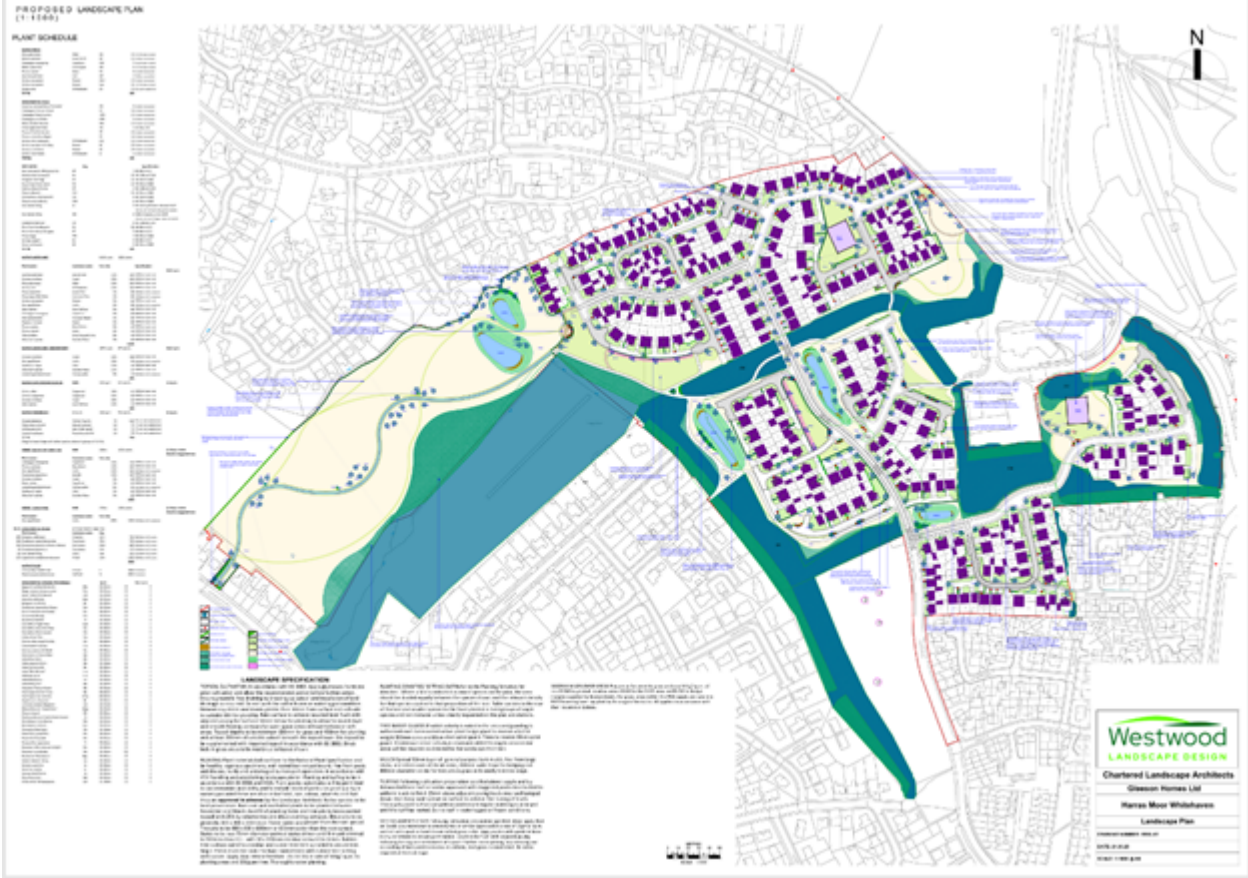
5.7. Removal of Protective Fencing once the main construction work is completed to allow re-surfacing and planting work within the CEZ. This can be implemented in Phases and adapted to the Contractors programme once available.

5.8. Gleeson Homes Ltd will be responsible for the implementation of the requirements of this Arboriculture Method Statement. This will be delegated to the appointed Main Contractor for the duration of the Construction Phase contract period. The Contractor must submit monthly reports

to Gleeson Homes Ltd and the LPA to confirm that the requirements of the AMS have been followed. Any proposed revisions to the Contractors RAMS to be agreed in writing in advance.

APPENDIX 1

Landscape Plan L01



Tree Constraints Plan L02 (on OS and Aerial base plans)



Tree Mitigation Plan L03



APPENDIX 2

Tree Protection Fence Detail

