

CAPITA

ARBORICULTURAL REPORT

Summary Report for Copeland Borough Council

Prepared by Alistair Hearn

Reference: 4/22/2092/001

Location: LAND ADJACENT TO FLOSH MEADOWS, CLEATOR

Officer: Christopher J Harrison

Date: 10 July 2023

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Hybrid application including an outline application for 21 self-build dwellings (with all matters reserved with the exception of access) and full planning to establish plot boundaries, road layout and site infrastructure associated with the erection of the 21 self-build dwellings.

DISCUSSION

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

The scheme proposes the construction of 21 self-build houses on the agricultural land. The site borders an established hedgerow along the south-western boundary. This feature provides screening and should be protected as part of any development.

The applicant has submitted an indicative landscaping scheme with the application. This landscaping scheme proposes to infill gaps in the existing hedgerow and plant a new native hedgerow along the south-eastern boundary.

RECOMMENDATION

We recommend attaching a condition to planning permission requiring the applicant to carry out the proposed hedgerow planting detailed in the Landscaping Plan in full.

Include a condition of any planning permission requiring the submission of a tree protection plan, which must include adequate protection measures for the retained hedgerows. This must be agreed in writing by the Local Planning Authority and must be implemented in full prior to and during construction activity on site.