

ARBORICULTURAL REPORT

Summary Report for Copeland Borough Council

Prepared by Alistair Hearn

Reference: 4/25/2198/0F1

Location: LAND AT HODBARROW NATURE RESERVE, MILLOM.

Officer: Christie M Burns

Date: 27 January 2026

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Erection of visitor centre with café/shop, group room, staff/volunteer, toilet facilities and car park; consolidation, repair and installation of interpretive sculpture to towsey hole windmill; refurbishment of existing tern hide; new bird hides/viewing screens, pathways, gateway features, street furniture and demarcation of spaces at existing car park; enhancement of wildlife habitats; associated landscaping and drainage infrastructure; and maintenance of byway with restricted vehicular access (the iron line project)

DISCUSSION

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

The applicant has submitted an Arboricultural Impact Assessment, dated April 2025. The Impact Assessment discusses the trees affected by the various elements of the proposed development. The trees across the site are generally early mature, self-seeded, scrub that can be replaced within a few years.

December 2025 Amendments

The proposed amendments do not significantly affect the trees. Therefore, providing the recommendations in the Arboricultural Impact Assessment are followed, the proposed development will have a minimal impact on tree-scene on the site.

RECOMMENDATIONS

We recommend attaching the following condition to any planning permission:

- The development must be carried out in accordance with the Arboricultural Impact Assessment, prepared by Providing Arboricultural Surveys and dated April 2025. 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 DM28 of the Copeland Local Plan 2013-2028.