

Dear Inspector Troy,

I strongly object to the hedgerow and embankment in MM8 being included as part of the employment land SA43. Any developer there will simply rip out the hedgerows, trees and embankment as is intended by the proposed development currently under appeal [PINS: [APP/G0908/W/18/3218594](#)]. The introduction of any proposed formal landscaping scheme in this location would not suitably compensate for that which could be lost should this hedgerow and embankment be included in the employment limit SA43 as proposed in MM8

My objection is as follows:

The Laureates (a recent housing development), the business site to the west of the site location and the associated street lighting, footpaths etc. all contribute to the increasing sense of urban landscape, therefore it is even more important to respect the green areas which are present along this main route into the town.

The potential loss of the trees, hedgerow and embankment on site made possible by including the hedgerows and embankment as proposed in MM8 would open up a direct line of sight between The Fitz a Grade II Listed Building and any proposed employment units, this would significantly alter the perception of the entrance to Cockermonth at this location. MM8 puts this at risk. Excluding the hedgerows and embankment from SA43 protects this further from potential desecration.

The trees and hedgerow on this site provide a frame for both the road corridor of Low Road, but also have a strong influence in retaining a green corridor along the open river Derwent Corridor, limiting views of the A595, the Laureates and other urban influences when looking south from Papcastle Conservation Area and footpaths along the river Derwent. The existing hedgerows and embankment contribute a lot towards this and this is put at risk by including them in the employment land area SA43 as in MM8. The protection offered by excluding the hedgerows from the employment land SA43 is of considerable importance.

It is considered that the trees, vegetation and hedgerow included in MM8 in the employment site allocation SA43 form part of a wider green infrastructure in this area, and particularly at the western end of the site, (which falls outside of the employment allocation) and together these trees and hedgerows have a significant visual amenity value.

The current hedgerows provide a pleasant and attractive entrance to the town, this has significant visual amenity value at this location.

This area MM8, is covered in blossom in the spring , it is simply a “feel good factor” on the journey into Cockermonth that cannot be quantified, this is a high value amenity and as such deserves as much protection as we can provide for visitors and the community.

Excluding the Hedgerow and embankment from SA43 and dispensing with MM8 does this.

Cllr Nicky Cockburn

