



Peak Tree Consultancy

Arboricultural Impact Assessment Review

Site: Land at Bridgemont Whaley Bridge SK23 7PB

Site Ref: PTC/2316

Prepared for: High Peak Borough Council

HPBC Ref:HPK/2023/0061

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Site visit	22/6/2023		Monica Gillespie	Completed
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Limitations

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1.0 Introduction

1.1 **Instruction:** This Arboricultural Impact Assessment review was commissioned by High Peak Borough Council in relation to an outline planning application for a residential development at land west of Bridgemont, Whaley Bridge (referred to as 'The Site'). We have been instructed to:

- Review the arboricultural information submitted with the application and ensure its compliance with BS5837:2012 – Trees in Relation to Design, Demolition and Construction - Recommendations (BS5837:2012) local and national planning policy.
- Review other relevant submitted information where this specifically impacts upon trees on the site and or the proposed arboricultural tree protection and or mitigation.

1.2 **National Planning Policy:** The Local Planning Authority (LPA) has a statutory obligation to ensure adequate provision is made for the preservation of trees through section 197 of the Town and Country Planning Act 1990. The National Planning Policy Framework (NPPF) 2012 and subsequent revisions, sets out the government's planning policies for England and how these are expected to be applied.

1.3 **Local Plan Policy:** High Peak Borough Council 2016 includes the following policy in relation to trees:

Policy EQ 9 Trees, Woodland and Hedgerows

The Council will protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration.

This will be achieved by:

- Requiring that existing woodlands, healthy, mature trees and hedgerows are retained and integrated within a proposed development unless the need for, and benefits of, the development clearly outweigh their loss.
- Requiring new developments where appropriate to provide tree planting and soft landscaping, including where possible the replacement of any trees that are removed at a ratio of 2:1
- Resisting development that would directly or indirectly damage existing ancient woodland, veteran trees and ancient or species-rich hedgerows.

A detailed review of local planning policy has not been undertaken and other policies may have implications for trees that may need consideration.



1.4 Tree policy: High Peak Borough Council Tree Strategy (November 2016)

2.2.6 The Council will not grant planning permission for developments which directly or indirectly threaten trees or woodlands of significant amenity or developments which have inadequate or inappropriate landscape proposals, unless there is adequate justification to do so.

2.0 The site and the application

2.1 **The site:** The site was visited by Monica Gillespie on 22/6/2023 to assess the tree survey of Thompson Tree Services which was undertaken in January 2023. A general assessment of the site and its context was also made. The weather at the time of inspection was, warm and dry with clear visibility.

2.2 **Background information:** Following a search of the Council's interactive planning map and supporting evidence the following relevant information in relation to the site has been identified. If the client is aware of any further relevant facts, they should bring these to my attention.

Designation	On site	Off Site
Tree preservation Order	No	No
Conservation Area	No	No
Ancient or veteran tree (s)	No	No
Ancient woodland	No	No
Nature conservation designations	No	No
Landscape Character region	Settled Valley Pastures	
Green Belt	Yes	Yes
Countryside	Yes	Yes
Public Right of way	No	HP23/15/1

2.3 Planning History:

2.3.1 Previous application HPK/2020/0180

This outline planning permission was for details of access (all other matters reserved) for erection of 38 affordable dwellings on the site. This application was refused.



2.4 The application and supporting information:

2.4.1 **The current application HPK/2023/0061** is for outline planning application for affordable housing with access considered and all other matters reserved. An indicative layout was submitted with the application showing 42 dwellings.

2.4.2 **Information supplied** and reviewed for this consultation.

Document	Reference	Author	Date
Indicative Site Plan - Option 2	311106/03/P3	Tadw Architects	29/6/2023
Arboricultural Report – BS5837 - Stage 1 and 2	-	Thompson Tree Services	26/1/2023
Arboricultural Report – BS5837 – Tree Retention and Removal plan	-	Thompson Tree Services	26/1/2023
Arboricultural Report – BS5837 – Tree Protection Plan	-	Thompson Tree Services	26/1/2023
Arboricultural Report – BS5837 – Tree schedule	-	Thompson Tree Services	-
Preliminary Ecological Appraisal Report	-	NLG ecology limited	Feb 23
Technical Note: Biodiversity Metric Update for Land off Buxton Road, Bridgemont	1545.01	Baker Consultants	26/1/2023
Indicative Site Sections	311106/07/P3	Tadw Architects	5/7/2023

This is not an exhaustive list of all documentation supplied with the application only the key documents referred to in this assessment. Omission from this list does not infer that the documents has not been considered to only that it has not been directly referred to in this report.

2.4.3 **Assessment of tree survey:** Thompson Tree Services tree survey generally complies with Section 4.4 of the BS5837 (2012). However, 3 issues that need to be addressed were noted:

- The dimensions for the trees in the woodland (**G1**) are underestimated. It is not clear if the dimensions are given as a minimum or average. Assessing the trees on site I consider that the diameter at breast height (DBH) of many trees is greater than 400mm and for the purposes of calculating the Root Protection Area this figure should be increased to at least 500mm to ensure adequate protection of the trees.



- b) Likewise, the tree height of the group is given as 12m is an underestimate. A sample of trees in the group were measured and using a 'Nikon Forestry Pro' Laser Rangefinder and heights sampled were between 14m and 22m were recorded. I consider that in terms of assessing the impact of the trees in terms of shading using 20m would give a more representative assessment of the shading.
- c) The physical condition of the group is given as fair and the structural condition as poor. There are a number of willow trees on the woodland edge some of which have shed limbs which is typical for their species and not necessarily a sign of poor condition. Overall the condition of this woodland group is quite typical of early mature planting and whilst some management would enhance the group I would consider its physical condition to be good and the structural condition to be fair.

3.0 Arboricultural Impact of the Proposals

3.1 The trees

3.1.1 A total of **7 trees 2 groups** were identified in the tree report. **G1, G2, T7 and T6** are located off site.

3.1.2 The Tree Quality Assessment:

Cascade Chart for Tree Quality Assessment BS5837:2012 has been used to assist in determining which trees would be suitable or unsuitable for retention. Thompson Tree Services assessment is given in Table 1

	Category A high quality & life expectancy 40 years+	Category B Moderate quality & life expectancy 20 years+	Category C low quality & life expectancy 10 years+ Or young trees	Category U Can't be retained in current context for more than 10 years
Trees		T1 & T7	T2-T6	
Groups		G1	G2	

Table 1: BS5837:2012 Category Grading of arboricultural features

3.1.3 **Trees to be removed** two trees are to be removed to accommodate the development **T5 and T4** this are both Category C trees. These are low quality trees and their loss can be mitigated for by replacement planting.

3.1.4 A veteran tree recorded on the ancient tree inventory is off site and is currently unaffected by proposals.



3.2. Root Protection and other Constraints

3.2.1 Root Protection Areas (RPA's) The RPA is the minimum area required to ensure there is sufficient roots and rooting volume to maintain the trees vitality. This is calculated in accordance with table D.1 and **Section 4.6 of BS 5837:2012.**

The calculation of this is based upon the diameter at breast height (DBH) of the trees. Given that the DBH of **G1** given in Thompsons Tree Services is an underestimate the Root Protection Area for this group should be increased from that shown on the plans submitted. Altering the Root Protection Area around the trees to reflect a stem diameter of 500mm would require a Construction Exclusion Zone (CEZ) along the edge of G1 of 6m. Overall, this could be accommodated within the gardens of the properties as shown on the indicative layout.

The only encroachment into the RPA would be to accommodate the parking at the far south of the site. This will need to be addressed by altering the layout to avoid the RPA or by the use of a special engineered surface to limit damage to the roots of these trees.

3.2.2 **Levels:** The sloping nature of the site means that some adjustment to levels is required to accommodate the proposed houses. The Indicative site sections provided (Ref: 311106/07/P3 dated 5/7/2023) shows a cross section in the vicinity of Plot 10 which backs on to the trees. Here the levels are increased under the footprint of the proposed house and the level of the garden remains unchanged and it slopes away from the house. However, it is still unclear how the level changes will be accommodated further to the south of the site where the gardens are much smaller. There is potential for the level changes to encroach into the RPA.

3.2.3 **Shading**

Trees to be retained in the proposed development will require space to be successfully retained after the development is finished. Therefore, consideration needs to be given to the pressures of residential occupation in relation to shading from trees, potential minor nuisances and growth potential.

The Thompson Tree Survey report does not show the impact of shading. **Figure1** below shows an indication of the shading trees at 20m high (blue line) and 12m (red line)

Due to the orientation of the gardens the direct shading from the trees is limited. But will increase in time as the trees increase in height as they



mature. The perception of shading and the overall impact of the trees may be greater as many trees' over-hang the site by around 8m.

The site narrows towards the south and plots 19-22 shown on the indicative site plan are close to the trees and the gardens would be dominated over hanging branches.

The design of the future layout of any approved scheme should take these matters in to consideration and ensure that the proposed dwellings have adequate garden space unaffected by shading and / or overhang branches. Given the density of the indicative layout it may be that the number of plots needs to be reduced to achieve a more sustainable relationship between the trees and the proposed dwellings.



Figure 1: Illustration of potential shading of the site by G1.



3.3 **Outstanding issues.** I have based my comments on the information submitted with the outline application. There are other issues that may arise which could impact on the trees to be retained, in particular:

- Changes in levels on the site including regrading and the construction of retaining structures.
- Changes to drainage of the site.
- Location of services
- Future amendment to proposals.

Section 3: Summary of impact

		Important trees		Other trees	
Impact	Reason	Category A	Category B	Category C	Category U
Trees to be removed	<i>Building Construction, New surfacing, services, and / or proximity</i>			T5 and T4	
Retained trees that may be damaged through disturbance to RPAs	<i>Removal regrading /retaining structures /fences/landscaping</i>		G1		
Retained trees to be pruned .	<i>To create space for development</i>		G1		

Table 2: Impact of current proposals on trees on the site



4.0 Conclusions and Recommendations

- 4.1 There are no arboricultural reasons to refuse the proposed application. Any issues raised can be addressed by conditions and/or resolved by amendments to the proposed layout, which is not to be determined at this stage except for the number of dwellings. A reduction in the number of units would enable a layout design that creates a better relationship between the trees and the houses, particularly at the far south of the site.
- 4.2 The tree survey should be reviewed and up-dated clearly specifying the minimum and maximum dimensions for trees in the group. This should inform the design of the layout as it evolves and ensure adequate protection for the retained trees particularly G1.
- 4.3 There are various reserved matters which could impact on the trees including proposed level changes on the site, the location of drainage and other underground services. The impact on the trees should be a consideration when these elements are designed.
- 4.4 **Suggested Condition**

Tree Protection and Method statement

A detailed Arboricultural Method Statement (AMS) in accordance with BS5837:2012 should be submitted with reserved matters application.

The AMS shall include full details of the following:

- a) Detailed updated tree survey undertaken in accordance with recommendations of BS5837(2012).
- b) Detailed tree felling and pruning specification in accordance with BS3998:2010 Recommendations for Tree Works.
- c) Details of a tree protection scheme in accordance with BS5837:2012 which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site which are shown to be retained on the approved plan and trees which are the subject of any Tree Preservation Order.
- d) Details of any construction works required within the Root Protection Area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme



- e) Details of the location of any underground services and methods of installation which make provision for protection and the long-term retention of the trees. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) Order, 1995 (as amended by The Town and Country Planning (General Permitted Development) Order 2015), no services shall be dug or laid into the ground other than in accordance with the approved details.
- f) Details of any changes in ground level, including existing and proposed spot levels required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme.
- e) Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the arboricultural method statement