

## High Peak B.C. – Tree Comments

**Date:** 19<sup>th</sup> December 2023      **Planner:** Rachael Simpkin

**Planning Ref:** HPK/2023/0459      **Site:** Land off Dinting Road/Dinting Lane, Glossop, SK13 7DY

### **Trees on Site:**

- 10 trees and 2 groups of trees
- No proposed planting
- Trees not currently protected

### **Tree Concerns:**

- Removal of 15 trees from site.
- No replacement planting and no option for replacement planting.
- Hedge will form part of residential gardens and not protected by Hedgerow regs.
- Trees reduced to make shading of gardens 'appropriate'.
- Likely future pressures – gardens dominated by hedge, trees.
- How will boundary fence/wall be created? More pressure on the hedge.

### **Discussion:**

Due to the negative impact on tree cover to the site, the inability to mitigate the loss of trees and the highly likely ongoing damage/loss of the boundary hedge, I have to object to this proposal.

### **Tree Removal**

This iteration of the proposal will see the removal of 15 trees from the site.

Whilst there is of course no objection to the removal of trees that come to the end of their lives or are dangerous, the provided tree report is of a poor quality that provides no details as to the reasons for the poor health of T8 & T10.

The downgrading of T9 to a C quality tree appears to be incorrect. The tree, though young has an excellent form and has the potential to be a great quality tree for decades.

G1 is a collection of 12 trees that were planted to meet the landscaping requirements of HPK/2018/0015, and so need to be retained or replaced.

In line with HPBC policy, the tree removals would require 2 trees to be planted for each removed. This would require at least 26 trees to be planted to mitigate the loss of G1 and T9.

### **Tree Planting**

The proposal provides no details of tree planting on site. This is not surprising considering the over developed nature of the scheme. The proposed gardens for each dwelling are already very small with significant hedges or trees impacting on their usability. The addition of extra trees into the scheme would overwhelm the gardens.

All of which means that the proposal will lead to a permanent reduction of tree cover and related amenity as a result of the development.

No proposals have been provided for mitigation planting off-site in a location close to the site.

### Hedgerow Protection

Currently the hawthorn hedge that faces onto Dinting Road is protected by the Hedgerow Regulations, however following the development the hedge would form the boundary of residential dwellings, removing it from protection. This would allow the future owners to remove the hedge, whenever they chose to.

The hedge is a key landscape feature in this peri-urban location and its loss would be highly detrimental to the area.

### Future Pressures

Due to the proposed over development there is likely to be significant pressures presented to the usability of the future gardens.

Many of the gardens appear to be only approximately 5 metres deep with the hawthorn hedge taking up a couple of metres of this space. The arb report provides details of the hedge being reduced to improve this, but this will be a yearly maintenance issue for future residents to be able to have just a very small garden.

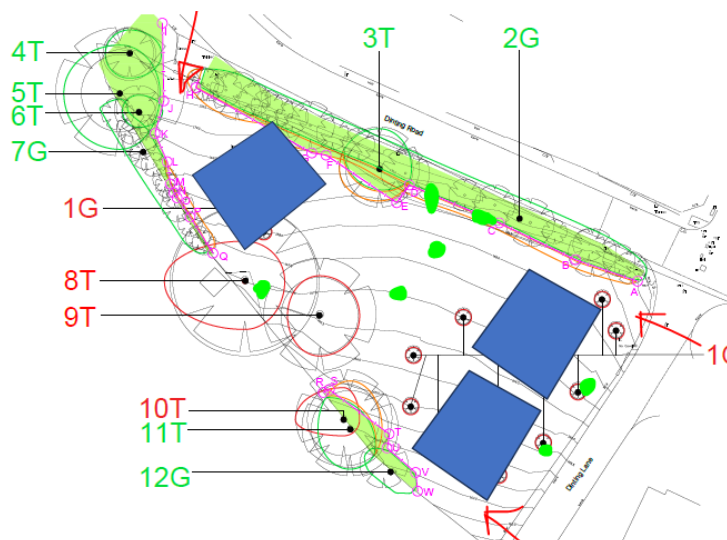
The Sycamore in the hedge already has a canopy that would be in contact with the future building line of plot 4. Again works are prescribed to reduce this canopy back, however this will grow back and require routine maintenance to maintain the clearance. The tree will still dominate this small garden.

Both these pressures will likely lead to significant works to either massively reduce the hedge and tree or to remove both.

The hedge, whilst a strong and attractive feature, does not provide a strong boundary feature and will likely require an addition of some sort of fencing so that the gardens feel 'safe' for the future residents. There are no details saying how this will be created without damaging or hiding the hedge. Again this is further pressure that will likely lead to its removal.

### Improvements

The proposal needs to remove 2 dwellings from site to make this realistic, in relation to the current landscaping and to make it sustainable. I would suggest a layout such as the following, which would also incorporate 7 of the young trees transplanted to new locations:



**Decision:**

It is recommended that the proposal is refused due to its impact on trees, the reduction in tree related amenity, and its permanent reduction in the ability to have tree cover in this location. The proposal goes against local plan policies;

**Policy EQ 9 - Trees, woodland and hedgerows**

**Policy EQ 2 - Landscape Character**

Should however, Development Control feel that the proposal should be granted consent then the Tree Service would require a section 106 payment of £600 per tree (£15600) to carry out the replacement tree planting.