

**From:** Niall Mellan

**Sent:** Thursday, June 29, 2023 12:11 PM

**To:** Steven Gunn-Russell <Stevengr@whitepeakplanning.co.uk>

**Cc:** 'Craig.McCrindle@highpeak.gov.uk' <Craig.McCrindle@highpeak.gov.uk>; Haywood, Ben <Ben.Haywood@highpeak.gov.uk>; Claire Campbell <Claire.Campbell@wainhomes.co.uk>; Nick Brookman <Nick.Brookman@houriganplanning.com>; Marc Hourigan <Marc.Hourigan@houriganplanning.com>

**Subject:** FW: 2022.019 Dinting Vale HPK/2022/0456 - Trees

Hi Steven

Thank you for passing this on.

I note that the comments have queried again whether an alternative access from Adderley Place could serve the site. We specifically responded to this point in our cover letter which accompanied the amended plans (see attached and below extract for ease of reference). We also wrote to you back in December 2022 about this (see attached).

***HPBC Tree Officer (24 November 2022)***

*The Tree Officer raises various issues relating to tree loss, reduction of the existing woodland to accommodate the site access road, future pressure on the existing woodlands, lack of street trees etc. Please refer to Documents 185 (Landscape Master Plan), Documents 187-190 (Planting Plans) and Document 190 (AIA) which show how the latest layout impacts existing trees as well as the latest landscaping proposals.*

*The Tree Officer queries whether access to the site could be taken off Adderley Place to avoid the existing wooded area in the northern part of the site. I have written to you separately on this point on 12 December 2022 but just to recap the access point has been designed to accord with the site's allocation in the adopted Local Plan. Policy DS4 specifically states that "the site will require substantial access improvements onto the A57" and the boundary of the allocation in the Policy Map goes right up to Dinting Vale (A57) to accommodate this access.*

*It is also worth reiterating what the Inspector said about the site at Paragraph 187 of the Inspector's Report dated 24 March 2016:*

*"Adderley Place, Glossop (Policy DS4) is a greenfield site on the edge of Glossop where approximately 130 new dwellings are proposed. It is adjacent to existing properties and woodland and has a generally low visual impact in the wider landscape. A crucial issue is creating a new access to the site from the A57 and the additional traffic. The evidence does not indicate that these matters are insurmountable and the VTR has taken the access into account. The Council owns part of the site, which the trajectory shows as coming forward in the middle of the plan period. Subject to the addition of a requirement for a wildlife survey (MM81), the site is sound."*

*Based on the above, it has long been established that the site access is to come off Dinting Vale (A57). The Council and the Local Plan Inspector knew*

*this when allocating the site for housing back in 2016. DCC Highways have not objected to the principle of the access point in their response Moreover, in allocating the site the Council accepted that there would be a degree of tree loss to accommodate future development.*

*This is therefore a matter that needs to be weighed in the overall planning balance against the other significant benefits of delivering this allocated site.*

The existing track is in private ownership, outside the red edge and not adoptable therefore it cannot be used as an access to serve this development. Furthermore, there is no requirement under Policy DS4 for the applicant to consider an alternative access. When we met with Ben back in April we raised this exact point with him and he assured us that there would be some pragmatic planning balance applied to this application but it feels like we are going around in circles a bit by having to address matters which we have already covered. We are not going to be able to address every concern that every consultee has I'm afraid due to site constraints and viability issues therefore there will need to be some balance applied if the Council wants to see this allocated site delivered. Can you go back to Craig please and ask if he can amend his comments based on the above facts?

Regards

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