

High Peak B.C. – Tree Comments

Date: 24/9/24

Planner: Rachael Simpkin

Planning Ref: HPK/2021/0459

Site: Land to South of Dinting Rd and West of Dinting Ln

Trees on Site:

- Hedge along northern boundary with semi-mature good quality trees.
- Tree line and hedge along boundary with train line.
- Existing newly planted trees G1. Proposed to be moved but not confirmed where
- No tree planting proposed – just shrubs!

Tree Concerns:

- Possible loss of statutory protection to the hedgerow. Will it form boundary dwellings?
- House placed within a couple of metres of T9. Unsustainable location.
- Where is G1 to be moved to? What species are they? What impact will they have on the development as they grow?

Discussion:

From a tree perspective I object to the new layout proposed for this site as it appears to have taken little into consideration from previous comments and represents an over development of this plot.

Northern Boundary Hedge line

The hedge is important for the setting along Dinting Road and it includes a number of semi-mature trees that are showing good form and have the potential to grow into significant landscape features. Therefore its long term retention is highly desirable to retain its amenity for the area.

The hedge will currently be protected by the Hedgerow Regulations 1997, which restricts the removal of certain types of hedgerows. However hedgerows that form the boundary of residential properties are not protected by the regulations meaning that the hedge could potentially be removed post development. Can confirmation of this be sought and a long-term management solution agreed?

T9 – House proposed within a couple of metres of the tree

The new scheme places house 4 in direct opposition to T9, which is a good quality tree. This is the primary tree on site and was previously shown as retained (and praised for doing so). This is a tree that is capable of being present for the next 40-80 years and providing an excellent landscape feature. In order to retain the tree in its current position it will require regular and extensive pruning, whilst causing issues with the parking proposed for underneath its canopy.

G1 proposed to be moved on site

The scheme is proposing the relocation of 12 young trees from their current location to elsewhere on site. The new locations have not been confirmed, nor has the species of the saplings. As a result it is impossible to assess if this proposal is acceptable or not as a judgement cannot be made on their long-term impact on the development.

These trees were also planted on site as mitigation for tree losses at the neighbouring development so need to be retained/replaced.

Whilst this is the best proposal for this site yet, it still fails to answer some basic long-term management and impact questions:

Will the hedge be protected from removal?

Where are the trees to be moved to?

What species are they? i.e. what size will they grow to and will this drastically affect the usability of the new houses?

Does T9 actually need to be removed for this scheme and what mitigation is proposed, if so?

Without answers to these questions, there remains doubt about the long-term impact on tree cover in this location and therefore cannot consent to the proposal.

Decision:

Object

Policies:

The current proposals go against the following policies:

- **Policy EQ 9 - Trees, woodland and hedgerows**
- **Policy EQ 1 - Climate Change**
- **Policy EQ 2 - Landscape Character**
- **Policy EQ 5 – Biodiversity**
- **Policy EQ 6 - Design and Place Making**

Conditions:

If consent is granted then please come back to me for tree protection conditions.