

From:
To:
Subject: HPK/2024/0143 - Tree Officer further comments
Date: 29 January 2025 10:43:29
Attachments: [image001.png](#)

Hi

Please see below further comments from Council's Tree Officer in connection with the above.

Kind Regards

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council

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Please note that my working days are Monday-Thursday

From: Craig McCrindle
Sent: 28 January 2025 12:14
To: James Stannard
Subject: HPK/2024/0143

Hi James

In response to the landscaping comments on WAC 1813 A supplementary design statement, which state:

The main view of the site, from the North of Ashbourne Lane will remain well vegetated, maintaining the setting of the rural-urban fringe along Ashbourne Lane, and providing screening to the proposed buildings.

7.3. The tree species along Ashbourne Lane comprise Hornbeam (N1) and Whitebeam (N2), both with a planted height of 4.5-5m, with an ultimate height 8-12m, surpassing the ridge height of the proposed buildings as the landscaping scheme becomes established.

Well Vegetated

There is an agreement that the frontage needs to be well vegetated. The current layout of the site has the buildings to the rear with a large, if unsustainable, evergreen hedge to the front providing a very significant screen. The new layout will reverse the layout by moving the buildings to the front of the site and impacting on the street scene to a much greater extent. By placing the buildings to the front, the space allocated for soft landscaping then becomes smaller, making it harder to provide a suitable, well vegetated frontage.

Maintaining the setting of the rural-urban fringe... and providing screening to the proposed buildings

The new buildings will be approximately 8.5-9 metres tall and just a couple of metres (at points) from the public highway, providing a very significant change to the street scene that would not be in keeping with the peri-rural location. The aim therefore needs to be a very significant screen of the proposed buildings, however as discussed in previous comments the supplied scheme is unlikely to meet that objective:

- Using 'tree' species that are too small (Euonymus),

- ‘Trees’ that are actually shrubs and may not provide the suitable screening necessary (Cornus),
- Tree species that are not appropriate for planting next to hard surfacing (Sorbus aucuparia)
- Trees that are likely to grow up against the new buildings, requiring management to provide clearance, which may also reduce the trees’ ability to provide the necessary screen (Sorbus aria, Carpinus betulus fastigiata, Cornus sanguinea, Amelanchier lamrackii).

Hornbeam (N1) and Whitebeam (N2), both with a planted height of 4.5-5m...surpassing the ridge height

It is good that this aspect of my comments has been taken on, if no other aspect. This would help to reduce the immediate impact, post development, however only to unit A. The unit is the smaller unit and three trees are proposed for that size at appropriate points. This is not the case for Unit B. This is a much larger unit and only two trees of that size are being proposed, with effectively just shrubs in between. This will cause an enormous impact on the street scene.

In terms of growing in, it can be expected that for the trees will take between 15-20 years to grow to the height of the ridge line. A similar amount of time would be expected of the other tree species planted at the same time, meaning there will be an impact in terms of screening for a very significant time, and that is based on the successful establishment of the landscaping scheme.

Landscaping scheme becomes established.

A good landscaping plan will provide space for the new trees to become established to maturity without the need for routine pruning to manage the trees’ shape and size and to avoid damage with infrastructure. This scheme provides a number of warning signs that indicate it will not provide a successful established scheme. Several have already been discussed above and in previous comments but also:

Trees planted 1-2 metres from building line – Trees will require routine management to avoid damage to the building. This is likely to lead to poorer screening and potentially for the trees to be removed to avoid future maintenance.

There are significant tree numbers proposed for a small landscaping strip, however no details have been provided showing how much soil volume is being provided and if it is appropriate to support all the proposed trees to reach maturity.

Due to the above and previous comments it is not believed that the proposed landscaping scheme will be successful in maintaining the appearance of the peri-rural location.

Regards
Craig

Craig McCrindle

(He/Him)

Arboricultural Officer

High Peak Borough Council and Staffordshire Moorlands District Council

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