

High Peak B.C. – Tree Comments

Date: 11TH September 2025 **Planner:** Rachael Simpkin

Planning Ref: HPK/2024/0475 **Site:** Graphite Way, Hadfield, Glossop, SK13 1QH

Tree on Site:

- 18 individual trees and 6 groups of trees (containing 52 trees)

Tree Concerns:

- 45 of the existing 70 trees to be removed
- 48 new trees proposed (Proposed scheme plan – Sept 22), but no species provided so impossible to judge the appropriateness of the planting proposal.
- Tree Policies requires a 2:1 replacement of lost trees, meaning an additional 42 trees are required.
- BNG Report (March 2025) only suggests 18 new trees will be planted with additional mixed deciduous woodland being created.
- Planting proposals place proposed tree planting in direct opposition to proposed buildings, making them unsustainable.

Discussion:

Whilst there is no objection to the principle of the development, the proposal will result in a loss of tree cover and amenity in this location, with the proposals also demonstrating a lack of sustainability in the proposed replacement planting.

Tree Losses

The proposal will result in the loss of 45 of the existing 70 trees. HPBC Policy EQ 9 - Trees, woodland and hedgerows, requires the replacement of any trees that are removed at a ratio of 2:1, this means that 90 trees will be required to be planted to ensure no loss of amenity.

Tree Planting

To make the scheme suitable in terms of tree losses a further 42 trees will need to be planted (based on the most accurate existing planting plan submitted from September 2022). Given the scale of development, this will not be possible onsite therefore an off-site agreement will be required to mitigate the loss. A section 106 agreement will be required to see these trees replaced in the Hadfield/Padfield area.

For High Peak to do this, this would require a payment of £500 per tree (£21000).

Planting Sustainability

As part of any planting proposals, we would expect to see a planting plan that allow the trees to grow to maturity without being a nuisance for the future owners and neighbours of the site, i.e. sustainable. We would not expect trees to be planted in locations that will cause actionable nuisances and create an environment that is oppressive for users and neighbours.

There are currently exists two tree planting proposals in the application, one from September 2022, then the March 2025 BNG report which suggests only 18 new trees will be planted with the addition of the creation of 'deciduous woodlands'.

On both plans new tree planting is proposed for immediately adjacent buildings. This will lead to the need for regular maintenance to maintain clearance and will likely lead to trees being felled to remove the nuisance.



Any final planting plans should demonstrate that the planting can grow to maturity without causing ongoing issues for the future users of the site. This can be resolved through the use of a Tree planting condition.

Decision:

If an agreement can be reached for the planting of off-site trees then there will be no objection to the scheme. Any consent will require retained trees to be protected during construction of for a final tree planting scheme to be agreed.

Required:

Section 106 agreement for the planting of 42 trees off site (£21000)

Tree conditions:

PROTECTION OF EXISTING TREES/HEDGEROWS AND PLANTING LOCATIONS (DEMOLITION & CONSTRUCTION)

No operations (including initial site clearance) shall commence on site in connection with development hereby approved until a suitable scheme (Arboricultural Method Statement) for the protection of existing trees and hedgerows has been submitted and its installation on site has been approved in writing by the Local Planning Authority.

All protection measures must fully detail each phase of the development process taking into account demolition/site clearance works, all construction works and hard and soft landscaping works.

Details shall include the following:

- Full survey of all trees on site and those within influencing distance on adjacent sites in accordance with BS5837*, with tree works proposals. All trees must be plotted on a site plan**, clearly and accurately depicting trunk locations, root protection areas and canopy spreads.
- A plan** detailing all trees and hedgerows planned for retention and removal.
- A schedule of tree works for all the retained trees specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS 3998.
- Timing and phasing of works.
- Site specific demolition and hard surface removal specifications
- Site specific construction specifications (e.g. in connection with foundations, bridging, water features, surfacing)
- Access arrangements and car parking
- Level changes
- Landscaping proposals
- A Tree protection plan** in accordance with BS5837* detailing all methods of protection, including but not restricted to: locations of construction exclusion zones, root protection areas, fit for purpose fencing and ground protection, service routes, works access space, material/machinery/waste storage and permanent & temporary hard surfaces.
- Soil remediation plans, where unauthorised access has damaged root protection areas in the construction exclusion zones.

All tree protection methods detailed in the approved Arboricultural Method Statement shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials have been removed from the site, unless the prior approval of the Local Planning Authority has first been sought and obtained.

*Using the most recent revision the of the Standard

** Plans must be of a minimum scale of 1:200 (unless otherwise agreed by the Local Planning Authority)

Reason: To ensure appropriate tree protection in the interests of protecting the visual amenity of the area, contributing to the quality and character of the local environment, air quality and adapting

to and mitigating climate change in accordance with policies EQ1, EQ2, EQ5 and EQ9 of the Local Plan.

Tree planting and soil rooting volume condition

A suitable scheme of proposed tree planting and pits shall be submitted to and approved by the Local Planning Authority prior to the first use of the development hereby approved.

- Full planting specification - tree size, species, the numbers of trees and any changes from the original application proposals.
- Locations of all proposed species.
- Comprehensive details of ground/tree pit preparation to include:
 - Plans detailing adequate soil volume provision to allow the tree to grow to maturity
 - Engineering solutions to demonstrate the tree will not interfere with structures (e.g. root barriers/deflectors) in the future
 - Staking/tying method(s).
 - Five year post planting maintenance and inspection schedule.

All tree planting must be carried out in full accordance with the approved scheme in the nearest planting season (1st October to 28th February inclusive). The quality of all approved tree planting should be carried out to the levels detailed in British Standard 8545, Trees: from nursery to independence in the landscape - Recommendations.

Any trees which die, are removed, uprooted, significantly damaged, become diseased or malformed within five years from the completion of planting, must be replaced during the nearest planting season (1st October to 31st March inclusive) with a tree/s of the same size, species and quality as previously approved.

Reason: To ensure appropriate tree protection in the interests of protecting the visual amenity of the area, contributing to the quality and character of the local environment, air quality and adapting to and mitigating climate change in accordance with policies EQ1, EQ2, EQ5 and EQ9 of the Local Plan.