

Consultation Response

Application for Permission in Principle for 1 to 9 dwellings

To: planning@highpeak.gov.uk

From: Daniel Gale, Tree & Woodland Conservation Advisor

Date: 01/12/2025

Application Reference: HPK/2025/0427

Site Address: Land to the South of , The Heath , Glossop , Derbyshire , SK13 7EJ

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I have **no objection** to the proposed development in principle. However, please note that there are **Tree Preservation Orders TPO 61 A8-A7 adjacent to the site**, and these trees are legally protected under the **Town and Country Planning (Tree Preservation) (England) Regulations 2012**. Any works that could affect these trees—including root disturbance—require prior written consent from the Local Planning Authority. Unauthorized damage to TPO trees is a criminal offence and may lead to prosecution.

To safeguard these trees and ensure compliance with planning policy and legislation, a **full arboricultural assessment in accordance with British Standard BS5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations** must be undertaken. This report should include:

- A **tree survey** of all on-site and adjacent trees that may be impacted.
- Identification of **Root Protection Areas (RPAs)** and above-ground constraints.
- An **Arboricultural Impact Assessment (AIA)** to evaluate potential effects of the development.
- A **Tree Protection Plan (TPP)** and **Arboricultural Method Statement (AMS)** detailing protective measures during construction.

These documents are essential for informing the design process and ensuring that the development does not compromise the health or stability of protected trees. The Local Planning Authority has a statutory duty under **Section 197 of the Town and Country Planning Act 1990** to consider the protection and planting of trees when determining planning applications.

Regards