

[REDACTED]

Sent: 10 December 2025 16:31

Subject: HPK/2025/0447 - Outstanding consultation comments

[REDACTED]

See below comments from Tree Officer in connection with HPK/2025/0477

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

Sent: 10 December 2025 16:26

Subject: RE: HPK/2025/0447 - Outstanding consultation comments

Thanks James, Comments follow:

The site is easily viewed from the surrounding road network. Eccles Road, Crossings Road and Orchid Drive, all provide extensive views. There are substantial and mature trees within the site which are predominantly located within existing hedgerow boundaries.

The agricultural hedges are a strong feature of the site and delineate boundaries of small and irregular fields/paddocks. Hedges appear to be retained and incorporated within the indicative layout and it is important -if the site is granted consent and detailed submission are made- that the hedges are retained in POS and do not form part of domestic curtilage. This will help to ensure that the hedges and field patterns are retained in perpetuity and not lost to piecemeal management or removal as can happen when hedges are incorporated in domestic curtilage. Any sections of hedge which are proposed to be removed to facilitate development should be recorded on the HER.

As far as can be ascertained from the indicative layout, the development has sought to retain existing trees within the site and incorporate those in areas of POS/greenspace. This approach is supported in principle as it appears to have utilised the initial tree survey as a design tool. Detailed design may highlight areas or plots that require amendment due to constraints such as shading or proximity to built form. Given the scale of the site, such design changes should be achievable.

New planting -at this outline stage- appears to focus on trees within POS or incidental green space. Some road frontage trees are indicated within private plots. From the perspective of sustainability and integrity of any proposed landscaping it is requested that trees on road frontages/street trees are not located within plots to be conveyed to purchasers. Such trees are subject to the varying attitudes of incoming householders and may or may not be retained long term. To ensure the scheme provides the 'as designed' benefits, street trees should be positioned in POS/greenspace or within the highway in suitable beds, verges or build outs. From the quantum of proposed landscaping shown, there should be a net increase in the number of trees. The requirement in Policy EQ9 to replace any trees lost on a 2:1 basis should be noted.

Insofar as can be ascertained from the outline details, the scheme appears to comply with Policy EQ9.

On the basis of the above, there is no objection in principle to the proposed scheme. Further comments will be made if/when detailed submissions are received at reserved matters stage.

Kind regards

Gareth Hare

Gareth Hare Arboriculture Officer

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

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