

[REDACTED]

From: planningcomments@highpeak.gov.uk
Sent: 15 September 2026 15:37
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories: [REDACTED]

Application Reference No. : HPK/2026/0333 Site Address: Thorncroft Lower Hague New Mills Derbyshire SK22 3AP
High Peak Comments by: Gareth Hare
High Peak Borough Council
From:

Market Place
Buxton
Buxton

Phone:

Email: [REDACTED]

Submission: Neither

Comments: Comments: The current building sits on a concrete plinth with trees/woodland (presumably within the ownership of the adjacent railway) to the North/North East. There are other trees noted to the South and along the access. At 4.6 of the Design and Access Statement (Hem Architects), the floor level of the proposed dwelling is not stated within the application. It is possible that the new dwelling would require substantial excavation likely to be within the RPA of adjacent trees. In addition, the access to the new dwelling is currently grassed. As far as can be ascertained, no proposals for surfacing have been submitted. Given the intensification of use of the site from ancillary to dwelling, it is likely that a grassed surface would be unsatisfactory and hard surfacing would be required. This may also have impacts on retained trees. To this end, an Arboricultural Impact Assessment to BS5837-2012 should be submitted which takes account of the foregoing factors. Advice from the arboriculturalist may be taken in order to address the items with the highest potential impact and these addressed via design. Residual impacts should be addressed via control measures such as tree protection or no dig construction. Further comments may be made once the abovementioned detail becomes available.

Gareth Hare

Arboricultural Officer

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