



Response to Objection – Application Ref: SMD/2025/0145 – Hollow Lane, Cheddleton

Having reviewed the concerns raised, we respectfully disagree with the conclusion that the proposal is unsuitable or unsustainable in arboricultural and amenity terms. The revised scheme has been carefully developed with full consideration of the site's constraints, including the presence of protected trees and the location within the Conservation Area.

Arboricultural Considerations

The proposal has been designed to retain the significant trees on and adjacent to the site. The layout, footprint, and construction approach have been selected to minimise impact within Root Protection Areas (RPAs) and to avoid the need for significant or harmful pruning. Any tree works required would be limited, proportionate, and carried out in accordance with best practice (e.g. BS3998).

It is not accepted that the development would inevitably lead to pressure for excessive pruning or removal. Future management of protected trees would remain subject to statutory controls, and there is no evidence that consent would be granted for inappropriate works.

Relationship Between Development and Trees

The proximity of built form to established trees is not uncommon in residential environments, particularly in areas characterised by mature landscaping. The presence of trees contributes positively to residential amenity, biodiversity, and local character. The design seeks to integrate the dwelling within this setting rather than remove or compete with it.

Benefits of Trees, Shading and Climate Policy Alignment

The contribution of mature trees extends well beyond visual amenity and is directly aligned with current UK planning and environmental policy objectives relating to climate resilience and overheating.

The National Planning Policy Framework (NPPF) encourages developments that respond to climate change, including minimising overheating and improving environmental performance. In parallel, Building Regulations Part O (Overheating) specifically recognises the importance of reducing solar gains to maintain comfortable internal temperatures.

In this context, retained tree canopy provides a highly effective and natural form of solar shading. This helps to:

- Reduce peak internal temperatures during warmer periods
- Limit solar gain through windows and building fabric
- Improve thermal comfort for occupants without reliance on mechanical cooling
- Enhance the usability of outdoor amenity spaces during hot weather

Such passive cooling measures are increasingly important in the UK as summer temperatures rise. The integration of existing mature trees into the design therefore represents a positive design response, contributing to sustainable development principles.

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In addition, shading can help protect external materials from excessive solar exposure, while trees more broadly contribute to urban cooling, air quality improvement, and biodiversity—objectives that are consistently supported through national and local planning policy.

Residential Amenity

While it is acknowledged that trees bring seasonal effects such as leaf fall and shading, these are typical characteristics of living in a landscaped environment and do not in themselves justify refusal of development. Many residential properties coexist successfully with mature trees without unacceptable impacts on living conditions.

The proposed dwelling has been designed to provide adequate internal accommodation and usable external amenity space. The relationship with surrounding trees has been considered in terms of outlook, daylight, and usability, and is considered acceptable. Gutter guards can be installed to prevent leaves clogging downpipes or drains.

Conservation Area

The scheme respects the character and appearance of the Conservation Area by retaining important landscape features and avoiding unnecessary tree loss. The development is modest in scale and designed to sit comfortably within its context.

Conclusion

The revised proposal appropriately balances development with the retention of important trees and the character of the site. The concerns raised overstate the likely impacts and do not reflect the mitigation measures embedded within the design.

For these reasons, it is considered that the application complies with relevant planning, climate resilience, and arboricultural policies, and there are no substantive grounds to refuse permission on the basis outlined in the objection.

We respectfully request that the application be determined positively.

Tree Heritage Ltd

01/04/2026