

---

**From:** Steve Massey  
**Sent:** 08 November 2022 16:18  
**To:** Planning Comments (SMDC)  
**Subject:** FW: SMD/2021/0491 - Land off Tenford Lane, Upper Tean

**Categories:**

**Steve Massey**

Arboricultural Officer / Development Services  
Staffordshire Moorlands District Council and High Peak Borough Council

*Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands ST13 6HQ*

E-mail:

[www.staffsmoorlands.gov.uk](http://www.staffsmoorlands.gov.uk) [www.highpeak.gov.uk](http://www.highpeak.gov.uk)

---

**From:** Steve Massey  
**Sent:** 08 November 2022 16:16  
**To:** Johnston, Christopher  
**Subject:** SMD/2021/0491 - Land off Tenford Lane, Upper Tean

Chris

Comments on reserved matters application for 40 dwellings as follows:

Proposed layout has evolved since first reserved matters submission, and generally now provides notably greater clearance from the existing hedgerow and mature trees along the Tenford Lane boundary, which is a welcome improvement.

If I understand the latest amended drainage strategy correctly, the previously proposed individual plot soakaways have now been omitted (this is good: several would have required significant excavation within the Root Protection Areas (RPAs) of established mature and in most cases protected trees with inevitable resultant damage to roots). Instead, porous paving driveways are proposed to each plot to deal with its surface water drainage, and these are all well clear of RPAs.

The proposed landscape/planting scheme is acceptable overall, with a large proportion of native tree species, native shrub planting areas, mixed native hedges to open space areas and a mixture of amenity grass, wildflower meadow grass and wetland/pond edge meadow grass. Specific points:

- New garden hedges are generally of ornamental, single-species specification; whilst not objectionable, greater use of mixed native species hedging including for individual plot frontage boundaries would be less suburban in character and more in keeping with the rural character of this village edge location.
- The indicated avenue of fastigate Hornbeam trees along the main site access road leading off Tenford Lane ( "CAR FRA" on the landscape plans) would be overly formal and perhaps not best in keeping with the rural character. This variety of Hornbeam is relatively compact, with a very regular, tightly narrow/upright crown and whilst useful for instance in very constrained urban roads and car parks it would be a bit incongruous

on an informal open space area in a rural setting. Instead, from the existing species schedule an irregular mix of more Oak ("QUE ROB") and Wild Cherry ("PRU AVI") would be better suited.

- There appears to be a complete absence of planting along the side boundaries of Plot 1, Plot 17, Plot 18 and Plot 25 and rear boundaries of Plots 18 – 24 where these abut the adjacent undeveloped area of field (blue-edged site). I have not found a proposed boundary treatments plan, but "standard" garden fencing would be anticipated, to provide privacy and security. However, this would give a very abrupt and harsh visual transition at the edge of the development area between gardens and field, and mixed native hedging along the plot/field interface would be a much more appropriate treatment in keeping with the rural location – to reduce visual impact of the dwellings/gardens and enhance biodiversity provision.

I would request that the following conditions be imposed in the event that planning permission is granted:

1. The first action on commencement of development, prior to any further action (including any site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access) shall be the erection of temporary tree protection barriers and advisory notices for the protection of the existing trees and hedges to be retained, in accordance with guidance in British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, and as set out in the Braemar Arboriculture Ltd "BS5837 Tree Report" reference BALDS019-21 Rev B dated 14<sup>th</sup> July 2021 submitted in support of the application hereby approved, and these shall be retained in position for the duration of the period that development takes place, unless otherwise agreed by the LPA. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed by the LPA.
2. The planting scheme shown on Landscape Design Solutions (NW) Ltd Planting Plan 1 of 2 and 2 of 2, Drgs. Nos. LDS517-01 & 02, and Landscape Specification LDS517-LS (\*\*\*\* or updated document reference numbers in the event that landscape details are further amended prior to determination\*\*\*\*) shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees, shrubs, herbaceous plants and grass planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.

My previous comments on this reserved matters application, dated 22/10/2021, indicated that the Landscape and Habitat Enhancement and Management Plan (by awSCAPE Landscape Architects) submitted in accordance with condition 17 of the outline planning permission was considered to be appropriate and acceptable (subject to any further advice/comment/request from Staffs Wildlife Trust). As far as I can see, there has been no subsequent revision to this Management Plan, so my previous comment would hold true unless the Management Plan requires any updating to reflect subsequent amendments to the site landscaping scheme. However, as the landscaping scheme has indeed been amended, and is now produced by a different landscape architecture company, it may be that the previously submitted Management Plan is no longer relevant? This should be clarified; if the Management Plan still forms part of the application submission, we should impose a condition requiring its implementation in full in accordance with the details and timescales contained within it, but if this Management Plan is effectively regarded as discontinued the applicant should be reminded that submission of such a Plan remains a requirement of the reserved matters submission under Condition 17 of the outline planning permission SMD/2016/0811.

**Steve Massey**

Arboricultural Officer / Development Services  
Staffordshire Moorlands District Council and High Peak Borough Council

*Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands ST13  
6HQ*

E-mail:

[www.staffsmoorlands.gov.uk](http://www.staffsmoorlands.gov.uk) [www.highpeak.gov.uk](http://www.highpeak.gov.uk)

---

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>

---