

From: [Steve Massey](#)
To: [Curley, Jane](#)
Cc: [Planning Comments \(SMDC\); Kate Dewey](#)
Subject: DOC/2022/0077 - Land at Ash Bank Road, Werrington
Date: 02 February 2023 15:25:51

Jane

Summary: in so far as my field of input is concerned, submitted details are appropriate and acceptable to discharge Conditions 6, 16, 18, 19 and 30 (and subject to comment from other consultees as required).

These details are submitted in application to discharge conditions of planning permission SMD/2021/0694 (as amended by NMA/2022/0020).

Condition 6 (Drainage) – the submitted Drainage Plan Drg. No. 21-081/515 C shows that proposed new foul and storm drainage routes would be clear of the retained trees; this is considered acceptable with regard to potential impact on trees.

Condition 16 (Landscaping) – a comprehensive fully specified planting scheme is submitted as set out on Trevor Bridge Associates Ltd “Landscape Detail Sheets 1 to 4” Drgs. Nos. 6615.02 Rev C, 03 Rev C, 04 Rev C & 05 Rev C. The planting proposals include 200 new individual trees, together with large areas of native shrub thicket, native hedging, and more ornamental shrub and hedge planting to plots. Trees on plot frontages are of suitable species (small/medium at maturity) for the more limited space here, and are generally shown at appropriate distance from building elevations. Larger trees, with a good emphasis on native species, are indicated to the various open space areas including the Ecological Zone rear of Plots 1 – 3, the attenuation pond area at the bottom (south) of the site, and the areas of structural open space along the Ash Bank Road frontage (where the new tree planting will ultimately mitigate for existing mature trees which need to be removed in order to accommodate the site/Y.O.I. access arrangements. There is also a small area of orchard tree planting opposite Plots 44 – 47. “Landscape Details – Tree Planting” Drg. No. 6615.06 and “Landscape Detail – Full Site” Drg. No. 6615.07 Rev A, and “Landscape Detail – Footpath Link” Drg. No. 6615.08 Rev B are also acceptable. The submitted planting scheme as set out on these drawings is acceptable to discharge the submission/approval element of Condition 16. This condition also already includes an implementation and maintenance obligation, so no further conditions in this regard are required.

Condition 17 (bats and trees) – this is an implementation condition and does not itself require the submission and approval of details, but nonetheless the relevant principles and methods/controls are acceptably set out in the ECMP submitted in relation to Condition 18.

Condition 18 (ECMP) – in addition to bat inspections prior to tree removal noted above in respect of Condition 17, the ECMP is also required to have regard to potential impact on nesting birds arising from tree/hedgerow removal and to include details for tree root protection. Appropriate and acceptable details are included, and are also cross-referenced to the Arboricultural Method Statement and its Tree Protection Plan previously submitted and approved under application DOC/2022/0063. In this regard the submitted ECMP is considered

acceptable with respect to tree-related matters; I will otherwise defer to Staffordshire Wildlife Trust for any more informed/detailed consultation comments on Condition 18.

Condition 19 (LEMP) – My only comment about the LEMP is in regard to Section 5.2 which deals with management of retained trees and hedgerows; generally it would not be necessary or appropriate (either in terms of arboricultural management/tree condition, or efficient/effective use of resources) to seek to “maintain the existing height” of trees as an active objective as the LEMP suggests, and better simply to ensure periodic tree inspection with particular regard to tree safety/condition and carrying out associated remedial or precautionary work only if/as/when condition indicates and in accordance with BS 3998 (as is also indicated in the LEMP!). Otherwise, I will again defer to SWT for comment on the detail of the LEMP.

Condition 30 (Landscaping in relation to 386 Ash Bank Road) – “Landscape Detail – Footpath Link” Drg. No. 6615.08 Rev B shows an enlargement of the area along the footpath link to Ash Bank Road from the proposed turning head at Plot 38, adjacent to existing property 386 Ash Bank Road. In addition to general planting details consistent with the overall landscaping scheme, this drawing indicates a proposed stretch of new “instant” evergreen hedging along the southern boundaries of 386 & 388 Ash Bank Road, and this is annotated to confirm that this would be maintained to a height not less than 1.8m; these details are acceptable with regard to the requirements of condition 30.

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