

**From:** [Steve Massey](#)  
**To:** [Curley, Jane](#)  
**Cc:** [Planning Comments \(SMDC\)](#)  
**Subject:** DOC/2023/0006 - Broad Oak Farm, Leek Road, Kingsley Moor  
**Date:** 26 October 2023 11:15:17

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Jane

I have the following comments with regard to the proposed landscaping scheme submitted in accordance with Condition 17 of planning permission ref. SMD/2020/0402, for the erection of 5 holiday cabins to replace existing paintball complex.

Proposed new landscaping is shown on the Site Plan, Drg. No. 1771-01 and specified in the key notes on this same drawing. The planting proposals comprise mixed native hedging and native trees, of generally appropriate specification in terms of species, planting sizes and numbers/densities. My only suggestion/request is that the native hedge mix as proposed currently includes Bird Cherry which, although a native tree, is not a recognised nor locally characteristic shrub component of typical field hedgerows and would be better replaced by Holly (*Ilex aquifolium*) which is more appropriate for the shrub structure of the hedge and would also introduce a valuable evergreen element to it. By all means a few Bird Cherry could be included as standard trees within the new hedge, although in this instance given the close proximity/overhang of mature trees in the main part of Broad Oak Wood immediately across the access track it is considered that standard trees within the hedge are not particularly required here. The proposed new native trees are appropriately targeted in the area to the south and south-west of Cabins 4 & 5 which is more open.

Other than, ideally, my suggested replacement of Birch Cherry with Holly, the proposed planting scheme is acceptable to discharge Condition 17.

An appropriate planting and aftercare specification is also included on the Block Plan, Drg. No. 1771-02, and Condition 17 already provides for the implementation and subsequent maintenance of the landscaping scheme following approval, so no further conditions or obligations are required in this regard.

The Site Plan also shows appropriate positions for temporary tree protection fencing; whilst details of this are not required to be submitted and approved, Condition 16 already requires implementation of temporary tree protection fencing in accordance with the prevailing British Standard 5837:2012.

**Steve Massey**

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