

[REDACTED]

From: planningcomments@staffsmoorlands.gov.uk
Sent: 13 March 2026 15:59
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2026/0100 Site Address: LAND ADJACENT TO 24 Cauldon Close Leek Staffordshire
Comments by: Gregory Coppenhall [REDACTED]
From:

Stockwell Street
Staffordshire Moorlands
Leek

ST13 6HQ

Phone:

Email: [REDACTED]

Submission: Neither

Comments: As the applicant seeks permission in principle, there is insufficient information regarding the layout, scale and construction of the proposed development to enable a full assessment of potential impacts to trees. In the absence of a proposed layout, tree survey, arboricultural impact assessment and method statement prepared in accordance with BS 5837:2012 Trees in relation to design, demolition and construction & Recommendations, it is not possible to determine whether development could be accommodated without harm to trees located on and adjacent to the site.

Notwithstanding this lack of detail, the site itself contains trees protect by Tree Preservation Order SM.147 (Group 001) and is enclosed by numerous mature trees both within and outside of the Leek Conservation Area. The character of the site is therefore heavily influenced by surrounding tree cover. It is considered highly likely that any residential development within this constrained environment would result in poor living conditions for future occupiers due to the dominance and proximity of surrounding trees.

This relationship would likely generate future pressure for pruning, heavy reduction, or removal of trees both on and adjacent to the site due to perceived nuisance such as shading, leaf fall and proximity to structures. Such circumstances would place the long-term retention of protected trees at risk and would represent an unsustainable relationship between built development and the surrounding tree cover.

Furthermore, it is likely that facilitating development on the site would require damage to, or the removal of, trees both within the site and on neighbouring land. As such, the site does not appear appropriate for residential development in arboricultural terms.

The proposal therefore raises significant concerns regarding the potential loss of, or harm to, protected trees and the long-term retention of surrounding tree cover.

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