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From: planningcomments@staffsmoorlands.gov.uk
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To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : SMD/2026/0124 Site Address: VISITOR CENTRE RUDYARD LAKE Lake Road Rudyard
Staffordshire ST13 8XB LEEK Comments by: Gregory Coppenhall Staffordshire Moorlands District Council
From:

Stockwell Street
Staffordshire Moorlands
Leek

ST13 6HQ

Phone:

Email: [REDACTED]

Submission: Neither

Comments: In assessing this proposal, regard has been given to the provisions of the National Planning Policy Framework. Which seeks to protect and enhance the natural environment, requiring planning decisions to recognise the contribution that trees and green infrastructure make to the character, amenity and environmental quality of an area.

Consideration has been given to statutory protections afforded to trees protected by Tree Preservation Order and trees located within Conservation Areas. In addition, guidance contained within BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations has been considered, which provides the methodology for assessing potential impacts of development on existing trees and establishing appropriate protection and mitigation measures.

The Local Development Framework Consideration: Staffordshire Moorlands Local Plan (Adopted 2020), specifically policies NE 2: Trees, Woodlands and Hedgerows has also been considered whilst assessing the proposal.

In principal the proposed play area does not present a significant concern to retained trees on site if appropriate tree protection measures can be secured, which should be presented in a detailed Arboricultural Method Statement (AMS). The protection measures identified should also be installed prior to the commencement of construction and demolition activities on site, this should be a conditioned should approval be granted.

From the Arboricultural plans provided, it is not clear how trees will be protected during construction and provides some inconclusive details over how construction techniques will be implemented within the Root Protection Areas (RPAs) of retained trees. Though the report is titled as an impact assessment and not a method statement, the drawing provided does detail some tree protection details and acts as a tree protection plan typically provided in conjunction with an AMS. From that drawing the provided ground protection is not feasible in practice, in part due to its shape and also due to the gradient of ground in this location.

Furthermore, the removal of trees should be compensated for with replacement planting, planting two new trees for each that is removed to facilitate this development. This should be detailed within any further reports submitted.

Finally, the indicative plans provided in the drawing titled 'Proposed Site Plan' detail that the surface to be used will be rubber mulch floor & path surfacing. Whilst it is understood that any surface should be specified in accordance with BS EN 1177, it is not considered appropriate that rubber based surfacing be used within a protected woodland. There are loose-fill surfaces such as sand, Engineered Wood Fibre or bark mulch and wood chips which are naturally sourced products that are permeable in their nature and more appropriate to the setting.

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