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

Categories:

Application Reference No. : SMD/2026/0201 Site Address: Land Off Breach Road Brown Edge Staffordshire
Comments by: Gregory Coppenhall Staffordshire Moorlands District Council
From:

Stockwell Street
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Phone:

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Submission: Neither

Comments:

As the applicant seeks outline permission, 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 or 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 could accommodate development in principle, without significant harm or loss to trees. Having visited the site, it is devoid of significant trees within its boundary. The most significant trees are located to the north, and are protected by Preservation Order SM.004 Area 011. Whilst the plans provided only indicative and there are details lacking due to the absence of an arboricultural impact assessment and method statement, the indicative plans do display retained and protected trees in proximity to built structures. The relationship between these trees and the development does appear to be unsustainable, giving future inhabitants very little in the way of amenity space and are likely to be significantly overborne by trees.

Overall, I cannot support the application without further detail. The proposal of 55 dwellings may well represent an overdevelopment of useable space, leaving little in the way of amenity space for future occupants and leading to sustained pressure for pruning or removal of retained trees on site. It is not possible to accurately make an assessment of this without a proposed plan, arboricultural impact assessment and method statement, which are scaled appropriately to allow an assessment of the relationship of retained trees to the development. Since the proposal is 'up to 55 dwellings' it may be necessary to reduce the number of proposed dwellings to allow for sufficient amenity space in each property and give sufficient space to retained trees both on and off the site.

When full permission is sought, we request to be consulted due to the presence of protected trees in proximity to the red line boundary. The applicant will need to demonstrate that the relationship between any proposed

development and the tree on site is sustainable. This can be achieved by ensuring sufficient distance between any built structures or surfaces and the retained tree root protection areas. The applicant will need to provide an arboricultural impact assessment or method statement prepared in accordance with BS 5837:2012 Trees in relation to design, demolition and construction -Recommendations to support their application and allow an assessment of the potential harm or loss of trees on site and allow an assessment of the relationship between trees on site and the proposed development.

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