

From: planningcomments@staffsmoorlands.gov.uk
Sent: 22 May 2026 16:17
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2025/0380 Site Address: Land adjacent to High View Sutherland Road Longsdon
Staffordshire ST9 9QD Stoke On Trent Comments by: Gregory Coppenhall Staffordshire Moorlands District Council
From:

Stockwell Street
Staffordshire Moorlands
Leek

ST13 6HQ

Phone:

Email:

Submission: Not Object

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 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 east, outside of the boundary and are protected by Preservation Order SM.089 (Woodland 001).

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 development is not anticipated to be overborne by trees, given that the dwelling is positioned furthest away from the trees in the proposed plan.

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