

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

Application Reference No. : SMD/2026/0188 Site Address: LAND AT AUGUSTUS WAY CHEADLE STAFFORDSHIRE
Comments by: Gregory CoppenhallStaffordshire Moorlands District Council
From:

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Phone:

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Submission: Neither

Comments: Summary

In summary, whilst the principle of development on the site is not opposed from an arboricultural perspective, the current proposal fails to demonstrate that the impacts to trees have been minimised as far as reasonably practicable. The identified conflicts and tree removals could be reasonably addressed through amendments to the layout and design. Should the proposal be carried forward without material changes to address the concerns outlined below, an objection is raised from an arboricultural perspective.

From an arboricultural perspective, the site is capable of accommodating development whilst retaining a substantial proportion of the existing tree resource. A well-designed scheme could establish a sustainable relationship between the proposed development and retained trees, allowing them to provide immediate landscape maturity, visual amenity and long-term environmental benefits.

However, as currently proposed, the development would result in a number of significant and avoidable adverse impacts on retained trees. These impacts could reasonably be mitigated through either a reduction in the number of proposed dwellings to provide additional space or a revised layout that better accommodates the existing trees.

In particular, the proposed removal of trees T4, T5, T15, T16 and a substantial section of Hedgerow H3 is considered unacceptable in arboricultural terms. These removals are proposed solely to facilitate the construction of a swale. It would be preferable to allow these trees and the hedgerow to be retained within areas of open space, where they would be less susceptible to future pressure for pruning or removal arising from conflicts with future residents.

Furthermore, there are several instances where the relationship between retained trees and the proposed development would be unsustainable. In a number of locations, buildings and private amenity areas are positioned in such close proximity to retained tree canopies that they are likely to result in restricted use of outdoor space and generate ongoing pressure for pruning or tree removal once the development is occupied. Particular concern is raised regarding the relationship between trees T10 and T12 and Plots 54, 55, 68 and 71. In addition, it is unclear why root pruning is proposed to the rear of Plot 93 in relation to tree T23, and further justification should be provided.

Finally, there appears to be a discrepancy between the plans used to inform the Arboricultural Impact Assessment and those contained within the Design and Access Statement and Landscape Proposals. The most notable example relates to Plots 79, 80, 81 and 82. Within the Arboricultural Impact Assessment these plots are shown to the east of the swale and south of Plots 33&36. However, within the Design and Access Statement and Landscape Plans this area is shown as public open space, with the plots located elsewhere. It is therefore unclear which layout has informed the arboricultural assessment, and this inconsistency should be resolved before the application can be properly assessed.

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