

From: Greg Coppenhall [REDACTED]
Sent: 19 August 2026 17:59
To: Chris Johnston [REDACTED]
Subject: RE: SMD/2026/0078 - Forge Works - WIP revised layout

Hi Chris,
I felt it was prudent to discuss my comments with you first, prior to returning to the developer.
I can offer the following comments:

The tree felling required to facilitate this development is extensive. There will a significant and immediate negative impact to the landscape character of the area. However, the trees to be removed individually are of low value, undesirable species such as Leyland Cypress or in poor condition generally. The most significant impact to the landscape will occur from the removal of the group G2 which is dominated by Leyland Cypress. The condition of these trees is such that removal is required in the short term regardless of the development. Therefore, there is an opportunity for longer term enhancement of this tree belt and the wider site, through replacement planting which should be detailed in the landscaping plan, by replacing the Leylandii with more suitable native species. It is expected that the proposed landscaping plan will reflect Policy N3, DP3, CC3 of the NPPF and NE 2 of the SMDC local plan. Provided that these plans address those policies, the benefits of the development can be shown to outweigh the loss of these trees. The Arboricultural Impact Assessment report THL-R26-91 does suggest areas for replanting which appear suitable.

There is concern regarding the first unit, whilst it understood that this is positioned as a gateway house to the development, it appears that the usable amenity space will be significantly overborne by trees. This arrangement would inevitably result in sustained future pressure to undertake additional significant pruning works or tree removal whether for clearance, light, perceived safety concerns or routine maintenance. The trees are afforded statutory protection. However, it would likely be more

difficult to robustly defend, resist or refuse subsequent applications for further tree works if planning permission is granted for a development, that is reasonably anticipated to result in an unsustainable relation between protected trees and development. Several tree canopies would overhang or touch the property. In particular, the T93 Alder is of exceptional value. Whilst there is pruning proposed to this tree, this would not resolve the issue because of the number of trees which are situated to the south east of the unit and the distance between the trees and this unit.

The second unit does also experience similar issues, its rear garden is largely dominated by the T74 Oak. Similar to the first unit, the southern and eastern aspects will be heavily tree lined which will bring the same issues, though to a lesser extent.

Is there an arrangement that may provide more space to the trees in the south eastern area of the site? In particular, for units 1 & 2. This would provide more useable amenity space for the residents and prevent creating sub-optimal living conditions for the future residents due to the prevailing arboricultural constraints in this area.

I am not sure where you are minded overall in respect to granting permission or refusal, it may be helpful for us to have a discussion?

Thanks
Greg

Gregory Coppenhall

Arboriculture Officer

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

www.highpeak.gov.uk | Follow HPBC on [X \(Formerly Twitter\)](#) | [Facebook](#)
www.staffsmoorlands.gov.uk | Follow SMDC on [X \(Formerly Twitter\)](#) | [Facebook](#)



From: Ben Weatherley [REDACTED]

Sent: 14 August 2026 12:44

To: Greg Coppenhall [REDACTED]; Chris Johnston [REDACTED]

Cc: Eian Bailey [REDACTED] >; 'Tree Heritage' [REDACTED]; Barrie Newcombe [REDACTED] >

Subject: RE: SMD/2026/0078 - Forge Works - WIP revised layout

Hi Greg,

Further to my email yesterday, please find attached AIA.

We would be grateful if you could review this after your return next week and let us know if you have any comments or queries on its content and/or the WIP revised layout I circulated yesterday.

@Christopher Johnston please add the attached document to the application file and let us know if you have any comments of your own.

Kind regards,

Ben

Ben Weatherley Partner D [REDACTED] M [REDACTED] T [REDACTED] E [REDACTED]	Knights The Brampton, Brampton Road, Newcastle-under-Lyme, ST5 0QW W knightsplc.com
--	---

Knights

From: Ben Weatherley <[REDACTED]>
Sent: 13 August 2026 11:42
To: Christopher Johnston [REDACTED] Greg Coppenhall
<[REDACTED]>
Subject: SMD/2026/0078 - Forge Works - WIP revised layout

Hi Chris, Greg,

I hope you are both well.

Further to our discussions at our meeting in June – and taking account of subsequent discussions at a site meeting with Greg last week – the project architect (Barrie Newcombe) has prepared the attached work-in-progress revised layout.

Barrie will finalise this revised layout (including to update the trees) once the Arboricultural Impact Assessment is completed (which is expected soon), and at that point Trevor Bridge Associates will be instructed to prepare updated landscape drawings.

The purpose of this email is to bring you up to date generally, but also to invite you to raise any comments you have on the attached WIP layout in the meantime. If any queries or potential concerns jump out to you on perusal of the attached, I would be grateful if you could let me know to inform the project team's work on completing this and other supporting documents.

Thank you for your ongoing assistance and I look forward to hearing from you if you have any comments on the attached.

Kind regards,

Ben

Ben Weatherley Partner D [REDACTED]	Knights The Brampton, Brampton Road, Newcastle-under-Lyme,
--	--

M [REDACTED]

T [REDACTED]

E [REDACTED]

ST5 0QW

W knightsplc.com

Knights



Knights is a trading name of Knights Professional Services Limited which is authorised and regulated by the Solicitors Regulation Authority (SRA ID: 620595). Please [click here](#) to view our email disclaimer.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffsmoorlands.gov.uk/YourData>