

PROW Planning response 2025/0942 Change of use – TPT Stairfoot car works

Transportation have discussed this proposal with the PROW manager prior to it being submitted for planning consent.

There is no direct impact on the used section of the TPT but there will be a visual impact as the tree belt to the existing fence is thinned to accommodate the change of use.

Works – we would ask should planning consent be granted that as far as possible the new fence work is carried out from the car sales side rather than the TPT. This will help reduce the impact on Trail users and minimise the damage to remaining vegetation. I appreciate this would require the removal of a panel of the exiting fence to get access.

In felling the trees/clearing vegetation prior to fencing, the TPT must remain open to users as there is no alternative route to send horseriders, mobility scooter users or family cyclists (pedestrians/confident cyclists would be limited to narrow footway and road). This will mean advance warning signs for a month before work starts; banksmen on site and rapid clearing of any debris that does fall on the Trail. If users insist on passing rather than waiting then the tree works must take place around them. **The Arbo team will need to liaise with the PROW team in relation to this prior to works taking place**

There are to be no vehicles parked on the TPT during tree/vegetation or fencing work. Tarmacing is to be done from the car showroom side

In the preparation for this planning application we asked if cutting back could be considered on the other side of the Trail by the S bends to provide improved sight lines for users coming round the corners. This would be G130 on the Arbo plan (extract below) and would be classed as maintenance of the public highway (which includes bridleways) under our management powers

We would like to see that the new security fence or at least the posts (as currently) and solid internal screening is green or brown.

Biodiversity issues

We note that the planning application includes the documentation for BNG requirement 0.22 units to be provided off site but the project would also need to provide additional vegetation planting along the new fenceline to screen it as much as possible for the Trail. It may be a native honeysuckle or other species is suitable but this will be confirmed in conjunction with BMBC ecologists.



Looking at the Arbo report there appears to be an error around the corner tree recorded on the extract above as T31. It seems out of number sequence and there is no corresponding line within the spreadsheet for T31. There is a G31 but that is for a group. There is also a T131 on the other side of the Trail already in case there is a number missing.

What ever T31 should be along with T134 and T135 have root protection areas that appear to be within or in very close proximity to the new fenceline. How is that going to be addressed?

Sarah Ford

Principal PROW Officer

19/11/25