

[REDACTED]

From: planningcomments@staffsmoorlands.gov.uk
Sent: 21 May 2026 15:26
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories: [REDACTED]

Application Reference No. : SMD/2026/0215 Site Address: Hough Farm Clay Lake Endon Staffordshire ST9 9DE Stoke
On Trent Comments by: Gregory Coppenhall Staffordshire Moorlands District Council
From:

Stockwell Street
Staffordshire Moorlands
Leek

ST13 6HQ

Phone:

Email: [REDACTED]

Submission: Neither

Comments: This property has recently had approval to remove a protected tree which is located alongside the access to this development. The removal was granted due to the trees poor and declining condition, and replacement planting has been secured as a condition to that removal. Whilst there has not be any redevelopment of the access to the development, it is fair to assume that the increased vehicle traffic to the development has, to some extent, contributed to the decline of this tree. The vehicle usage will have contributed to the compaction of soil within its rooting area in close proximity to its stem, which would ordinarily be regarded as its root protection area when British Standards 5837 dimensions are applied. However, there is an existing access from clay lake which runs passed the developments access. To a lesser extent, due to it being further away from the tree, this track will have also contributed to the compaction of the trees rooting area here.

There are two remaining protected sycamore trees in this location, one located within the field of the development and the other within the garden of Hough Farm.

Because the development has already been created, its construction does not present a significant concern to the retained protected trees and indeed the newly planted trees which will be afforded the same protection from the existing order. However, the sites usage has now changed and is likely to introduce increased vehicle traffic to the site, presenting further pressure on the rooting areas of the retained protected trees.

To further safeguard the trees, should the application be approved, the installation of a permanent no-dig construction access road comprising of a cellular confinement system with permeable gravel surfacing shall be installed where vehicle movements are anticipated within the root protection areas of retained trees. The access construction shall be implemented in accordance with details to be submitted to and approved in writing to the Local Planning Authority.

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.staffs Moorlands.gov.uk/YourData>
