Walker, Hazel

From: Preece, Mark
Sent: 14 September 2016 17:15
To: Planning (SMDC)
Subject: SMD 2016 0336

Please find ecology comments in relation to:

Rock Cottage Farm, Cheadle Road, Alton, Staffordshire. ST10 4DH. SMD/2016/0336 Removal of existing floodlit menage and lighting pylon and replacement with relocated floodlit menage.

1. **The area scheduled for the replacaement menege need to have preliminary ecological appraisal before the application is determined.**

2. **The applicant need to indicate in a lighting design strategy that the design of lighting proposed is of a type that will not impact on bats or birds.**

a)Identify areas/features that are on or adjacent to the proposed development site that are particularly sensitve for bats or birds and are where disturbance is possible in or around their resting places or along important routes used to access key areas of their territory, for example for foraging.

b) Show how and were lighting will be installed (through contour plans and specifications) so that it can be clearly demonstrated that areas to be lit will not disturb, or prevent bats from having acces to their breeding sites and resting places.

c) Demonstrate that the duration and frequency of proposed lighting to be lit will not disturb birds or prevent bats from having acces to their breeding sites and resting places or impact adversely important routes used to access key areas of their territory, for example for foraging.

The applicant should engage asuitably qualified ecologist to provide advice and submit relevant information

All external lighting shall be installed in accordance with specifications and locations set out in the strategy and shall be maintaiend thererafter in accordance with that strategy.

3. **The applicant needs to show how the site can be enhanced for biodiversity. For example by the provision of nest boxes for birds or bats or through appropriate landscaping such as hedgerow creation around the menage. Biodiversity enhancement is not detailed in the design and access statement but there are key policy justifications such as:**

- National Planning Policy Framework (NPPF): Protecting and enhancing valued landscapes and providing net biodiversity gains where possible.

- Staffordshire Moorlands Local Plan Core policy Policy NE1-
  Ensuring the development where appropriate produces a net gain for biodiversity and that appropriate unavoidable impacts are mitigated for. Ensuring development promotes appropriate maintenance enhancement of biodiversity through its scale location and design.

Regards

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