**From:** Preece, Mark
**To:** Ollerenshaw, Mark
**Subject:** SMD/2017/0494
**Date:** 04 September 2017 12:22:40

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Mark,

Please find attached comments in relation to:

**Application: SMD/2017/0494 Gorseydale, Cheddleton Heath Road, Leek, Staffordshire, ST13 7DX .Outline planning application for the erection of two detached dwellings**

**Object to the planning application on the ground that further surveys are required to assess potential impacts on reptiles.**

The Preliminary ecological appraisal by Charnia Ecology dated June 2017 found that the site had moderate potential for reptiles, and recommended further surveys. Records of grass snake and common lizard were recorded 350m away on Cheddleton heath. The site has a number of habitat features that could support reptiles. In particular an exposed south facing sandstone ridge, scrub areas and wet areas. There is a direct link to Cheddleton Heath.

Standing advice from Natural England is that further surveys are proportionate to inform planning decisions when habitat networks of importance to reptiles may be broken**. At present there is insufficient survey information to determine impacts on reptiles. Before the application can be determined further surveys for reptiles are required according to best practice guidance**. A minimum of seven site visits to check both natural and artificial refugia is recommended and should be carried out between April and September (April, May and September being the optimal survey months).

More information is required to enable the following options to be considered in relation to the development proposal, as advised in Natural England's Standing advice

1.Consider changing the layout and **not developing the areas used by reptiles**
2. Displace reptiles from sensitive areas by changing the vegetation
changing the timing of the work
3. Move the reptiles (translocate) to another area that has been specially prepared, but only as a last resort

The survey report also indicates that there will be moderate impact on badgers. However, the report on-line does not contain any details of badgers. I would appreciate a copy that includes this information so that I can assess what the impacts are.

Regards

Mark

Mark Preece
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