From:	Johnston, Christopher
To:	Planning Comments (SMDC)
Subject:	FW: SMD/2019/0008 Youngs Green Farm, Broad Oak Lane, Kingsley Moor, Staffordshire, ST10
Date:	21 January 2019 09:50:04

From: Preece, Mark
Sent: 18 January 2019 16:08
To: Johnston, Christopher
Subject: SMD/2019/0008 Youngs Green Farm, Broad Oak Lane, Kingsley Moor, Staffordshire, ST10

Chris,

Please find comments in relation to:

SMD/2019/0008 Youngs Green Farm, Broad Oak Lane, Kingsley Moor, Staffordshire, ST10 2EL
Proposed agricultural building to house and feed livestock

The land for the proposed agricultural builing is described as 'agricultural' in the application. There is no indication as to the buiodiversity value of this land. As a minimum a preliminary ecological apprisal should be carreid out of the a land. Alternatively the applicant should submit details indicating what is ment by the term 'agricultural' with suporting photographs. In addition a statement of management to substantiate why there in no biodiversity value should be provided.

The application cannot be determined until this information is provided and should be refused

The applicant should consider how land within the ownership of the applicant could be enhanced for biodiversity to offset the loss of greenspace. Aerial photographs indicate areas within the land ownership of the applicant that may offer opportunities for biodiversity enhancement.

This could include:

- Hedge planting and enhancement: Mixed species rich hedgrow planting could be carried out along the ownership boundary where lacking with with species selected appropriate to shade moisture and aspect. A suitable hedgerow mix could include 10% Hazel -*Corylus avellana*, 70% Hawthorn-*Crataegus monogyna*, 5% Holly -*Ilex aquifolium* 10% -Blackthorn *Prunus spinosa,* 5% Dog Rose -*Rosa canina*. Hedge plants should be 40-60cm transplants of locally common native species and of British provenance (preferably local) and should comply to British Standard 3936
  Hedges are habitats of principa importqance under the NERC Act 2006 and Uk and Staffordshire Biodiversity Action Plan habitats. Ther creation of hedgerow buffer strips and establishing standard trees would addto their value
- Creation of areas of scrub within field corners.
- Provision of bird nesting boxes on trees/ buildings

Assuming the land is improved agricultural alnd of relatively local biodiversity value I would suggest the following **conditions:**

Breeding birds

Works should not be carried out between 1st March to 31st August unless a check for breeding birds has been carried out by an ecologist. In the event that breeding birds are present no work should be carried out until the birds have finished breeding, and all dependent young have left the site.

Reason: All breeding birds, nests eggs and young are protected from harm under the Wildlife and Countryside Act 1981 as amended.

Protection of Hedgehogs or badgers

If any trenches dug during works activities are left open over night, they should be left with a sloping end or ramp to allow any badgers or other animals that may fall in to escape. Holes should be covered over at night. Also, any pipes over 150mm in diameter should be capped off at night to prevent animals entering.

Protection of bats breeding birds

Any lighting on site, should use low energy LED lighting to minimize light spill around buildings. Alternatively, low-pressure sodium lamps (SOX) are recommended, which should be fitted with hoods to direct the light below the horizontal plane to minimize light-spill. The use of artificial lighting must follow the protocols outlined in the Institute for Lighting Engineers document "Guidance for the Reduction of Obtrusive Lighting" (2005) and Bat Conservation Trust's "Artificial Lighting and Wildlife Interim Guidance: Recommendations to Help Minimise the Impact of Artificial Lighting" (2014) to minimise disturbance and sky-glow across the site. New artificial bat roosts and bird nesting sites should not be illuminated. A lighting design plan must be submitted to the LPA for approval and shall be implemented in accordance with the approved details.

Biodiversity enhancements

- Three groups of 'sparrow terrace stile nest boxes consisting of three connected boxes per group shall be attached to the building.

Details of suitable designs are available at:
https://ww2.rspb.org.uk/get-involved/activities/give-nature-a-home-in-your-garden/garden-activities/createasparrowstreet/

- Tho bat boxes to provide artificial roosting sites for bats incorporated on to trees within the land ownership of the applicant.

- A barn owl nesting sit fitted within the building

Bird nest box design and bat box site design details and locations, persons installing nesting features, installation timing, plus maintenance details shall be submitted in writing to the Local Planning Authority for approval. Nest boxes shall be installed strictly in accordance with the

approved details and shall be retained in that manner thereafter.

Landscaping / screening and wider biodiversity enhnacement

A landscape management plan to include hedgerow enhancement by planting, hedgerow buffer strip establishment, the planting of standard trees, and scrub planting within the land ownership of the applicant. Full details of establishment, , protection from grazing, maintenance, monitoring and remdial replacements shall be provided to the Local Planning Authority

Reason: Biodiversity enhancement providing a net gain for biodiversity appropriate to the size and scale of development as advocated by National Planning Policy Framework 2018. Policy NE1 in Staffordshire Moorlands Local Plan: Ensuring development promotes the appropriate maintenance, enhancement, restoration and/or re-creation of biodiversity through its proposed nature, scale, location and design.

Regards

Mark

Mark Preece

Client Officer Country Parks & Ecological Advice

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