From:	Jo Hinchliffe
To:	Lisa Jackson; Planning (SMDC)
Subject:	SMD/2019/0426 Land Off Tower Hill Road, ST7 3PS
Date:	Thursday, August 29, 2019 1:22:46 PM

Dear Lisa

SMD/2019/0426

Land Off Tower Hill Road, ST7 3PS

Proposed extension to existing stables and creation of manège, revision to SMD/2019/0041

Staffordshire Wildlife Trust has been asked to review the above application as part of a service level agreement with Staffordshire Moorlands District Council to provide ecology advice regarding planning and development management functions.

Application information has been reviewed for SMD/2019/0426 and SMD/2019/0041

SUMMARY: HOLDING OBJECTION - the application is not accompanied by sufficient information to determine the ecological impact of proposals and any mitigations required to ensure no net loss of biodiversity.

HABITAT and SPECIES

The application submitted is a revision to SMD/2019/0041 and is not accompanied by ecology surveys, as was the case for the previous application.

Having reviewed the application information and aerial photography of the site, it is recommended a Preliminary Ecological Appraisal is undertaken by a suitably qualified Ecologist. The requirement for surveys is of relevance as:

- The location of the manège has not be assessed and appears to be within existing open pasture/grassland, bounded by disconnected hedgerows, with a pond located within 20m of the proposed development
- There are a number of ecological records within 1 km of the site for bats and protected/BAP priority bird species of red conservation status.
- The existing buildings will be subject to alteration and extension so need to be assessed for the possibility of bats and nesting birds
- The creation of the manège looks to involve excavation, fill and construction of open gabion stone walling, to level the existing sloping topography of the area. No drainage details have been provided but should surface water drainage be required, further excavations across the wider site could have ecological impacts.
- There would be a net loss of grassland, therefore an assessment of the value and total area of the existing grassland to be impacted is required, to determine any mitigation necessary to provide biodiversity net gain through any landscape proposals. Mitigation would likely involve creation of species-rich grassland on proposed slopes and/or enhancement of surrounding habitats.

As with the previous application (SMD/2019/0041), ecology is unlikely to be grounds for refusal in this case. However, the potential ecological impacts of the proposals need to be considered, so that any mitigations required to ensure no net loss of biodiversity can be included and opportunities for biodiversity net gain identified.

Kind regards

--
Jo Hinchliffe BSc (Hons) MSc AIEMA
Planning for Wildlife Officer

Staffordshire Wildlife Trust
Email: planning@staffs-wildlife.org.uk
Direct-dial: 01889-880117
www.staffs-wildlife.org.uk



The Wolseley Centre, Wolseley Bridge, Stafford, ST17 0WT.
Registered as a company in England & Wales number 959609.
This email and any attachments are confidential, copyright Staffordshire Wildlife Trust (SWT), and intended for the recipient only.
SWT accepts no responsibility for information unrelated to its business