

From: [Kate Dewey](#)
To: [Berry, Ailsa](#); [Planning \(SMDC\)](#)
Cc: [Alex Fitzroy](#); [Christopher Smith](#)
Subject: DOC/2021/0050 South Fields Farm
Date: 06 July 2021 15:40:27

Ref number DOC/2021/0050

Application Location South Fields Farm, Leek Road, Wetley Rocks, Staffordshire, ST9 0AR

Application description Discharge of conditions 2, 3, 5, 7, 8 and 11 relating to SMD/2020/0101

Site size ha 0.49

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.

Documents reviewed:

- Bat Mitigation
- External Lighting
- Covering Letter Conditions
- RAMS Southfields Farm Demo
- RAMS Southfields Farm NewBuild
- Surface and foul water drainage 19/578/10
- Decision SMD/2021/0101
- Revised Proposed Site Plan 19/578/03/E for SMD/2021/0101

We are able to comment on the following conditions that are related to ecology:

Condition 3 – Drainage

Much of the proposed drainage infrastructure is outside of the application boundary, so has not been subject to ecology surveys or consideration of impacts from construction.

Given that the area appears to be hardstanding and a field with little vegetation, a habitat survey does not appear to be necessary. However, there are badger records in the area, so some risk of impacts if badgers cross the site while trenches are open etc. Trenches should be filled, covered or ramps provided if left open overnight to avoid trapping any mammals.

To provide a habitat gain, better water filtration, ease of management and observation of any pollution issues, we request the proposed storm crate soakaway should instead be designed as an open infiltration ditch/swale along the fenceline. This could be created by stripping turf and relaying within the excavated ditch, forming a low bund with the spoil, and seeding with a pond edge mix. A new native hedge would also be valuable for landscape and wildlife as an optional extra.

Request amended drainage plan.

Condition 5 – Timing of works to avoid nesting birds

The updated plans show the proposed use of the existing access, no longer cutting through the roadside hedgerow as shown previously. The covering letter also states that no demolition will take place within the bird breeding season. Should this not be possible, the condition covers the need to survey and seek agreement for work during the nesting season.

Until work is undertaken in line with the condition, it is not possible to discharge it as it is not a pre-commencement condition.

Condition 6 – Bats encountered prior to or during demolition

To ensure all contractors are made aware, the 'Protected Wildlife' section under section 14 of the submitted RAMS must include instructions on what to do if any bats are discovered prior to or during the demolition of any buildings. This being that all works must cease immediately and further advice must be sought from an Ecologist.

Amendment needed prior to discharge.

Condition 7 – Bat box

The bat box shown within the 'Bat Mitigation Plan' is in a suitable location.

Condition can be discharged.

Regards,

Kate Dewey BSc (Hons) MCIEEM

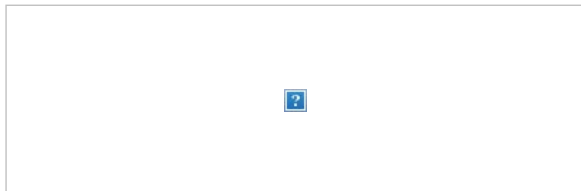
Senior Planning Officer

 07494852383

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Planning consultations- please send to planning@staffs-wildlife.org.uk

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2 Attachments