
From: Kate Dewey
Sent: 23 August 2021 19:14
To: Planning (SMDC)
Subject: Fwd: Park House Farm SMD/2021/0399

Categories:

Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer



The Wolseley Centre grounds are open daily- if you are planning to visit please read about the centre changes [here](#)

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

P.S. Our planning work is funded mostly by our members - If you'd like to keep me doing what I do, and help us do more, [Please join today](#) or make a donation at <http://www.staffs-wildlife.org.uk/donate>



Are you a member of the Wildlife Trust? Less than 10p per day will help us protect and enhance the wildlife and wild places of Staffordshire. [Please join today!](#) \$

Staffordshire Wildlife Trust Registered Office: 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. **Think before you print! Do you really need a paper copy of this email?** \$

----- Forwarded message -----

From: Kate Dewey
Date: Mon, 23 Aug 2021 at 19:11
Subject: Park House Farm SMD/2021/0399
To: Arne Swithenbank
Cc: Alex Fitzroy Steve Massey ,

Ref number SMD/2021/0399

Application Location Park House Farm, Biddulph Common Road, Biddulph, Staffordshire, ST8 7SR

Application description Application for use of land for stationing mobile home for holiday use

Site size hectares 0.325

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.

SUMMARY – Holding objection -further information required.

Required prior to determination:

1. An updated PEA survey, including but not limited to:
 - a. Assess whether reptile surveys are still necessary.
 - b. Assess barn owl boxes.
 - c. Assess status of the Japanese knotweed on the site.
 - d. Assess whether bat roost potential has changed.
 - e. Provide habitat plan
 - f. Assess biodiversity net gain via metric 3.0
2. Any additional survey effort identified during the update PEA will need to be completed prior to determination (e.g. bats, reptiles).

Secure via condition should approval be granted:

3. Drainage plan to incorporate more sustainable features.
4. Landscaping plan to include further wildlife enhancements, and management plan.
5. The following conditions are preliminary as they are based on the 2018 PEA survey, so they are subject to change or further additions pending the updated PEA:
 - a. One bat box to be installed post-development.
 - b. Timing of works/supervision of vegetation clearance and demolition to avoid nesting birds.
 - c. Barn owl box checks.
 - d. Japanese knotweed eradication plan.
 - e. Great crested newt/amphibian method statement detailing precautionary measures.

Documents reviewed:

- Application Form
- PL01B Site Location and Block Plans
- PL02B Pr Plans and Elevations
- PL03B Pr Block Plan Drainage
- PL04B Extg Plans and Elevations
- Planning Statement
- Preliminary Ecological Appraisal

DESIGNATED WILDLIFE SITES

SACs/SSSIs/Local Wildlife Sites/ potential LWS

No designated wildlife sites appear to be affected by the works.

HABITATS

Preliminary Ecological Appraisal (PEA)

The PEA survey by Rhodes Ecology was undertaken 3 years ago (08/08/2018). As per CIEEM guidance, the PEA report is now considered out of date as habitats can change considerably in 3 years and species may move onto or off a site in that time frame. There was also no habitat plan provided. Due to this an updated PEA is required. This needs to assess the current habitats and species on site and whether there have been any changes since the original PEA (2018). This includes but is not limited to the reassessment of presence of priority habitats, the need for reptile surveys, barn owl boxes, bat roost potential, status of the invasive non-native Japanese knotweed, and bird nesting potential. The updated PEA is required prior to determination.

Specific habitat impacts, losses and net gain

It is not clear from the proposals how the landscaping will affect habitats on the site, and whether a net biodiversity gain will be provided. Therefore a biodiversity impact assessment using Defra metric 3.0 is required.

The native blackthorn and hawthorn hedgerow proposed for the entire boundary is welcomed (as detailed in PL01B Site Location and Block Plans). We recommend adding some additional locally native species to create a more diverse hedgerow which will support a wider range of species. We would also like to see grasses and wildflowers encouraged at the base of the hedge and around the edges of the site. The site may be suitable for heathland type habitats to be created/ encouraged.

An updated landscaping plan showing full planting details to be secured via condition. A management plan for long-term maintenance of the habitats on site should also be secured.

Drainage

A soakaway for surface runoff and a septic tank for foul drainage is proposed (PL03B Pr Block Plan Drainage). We recommend the addition of some sustainable drainage features which will also contribute to a biological net gain from the development.

We recommend incorporated some swales, open ditches, rain gardens, and a pond alongside the soakaway. This will further filter pollutants, be easier to maintain than pipes in the event of a blockage and be much more valuable to wildlife, thus contributing to a biodiversity net gain. Permeable surfaces or grasscrete should be used where possible, such as for the proposed parking spaces.

We would like some of these features to be added to the drainage plan. This may be secured via condition.

SPECIES

Bats

Results- The ecology report assessed the trees and buildings on site and determined they were of negligible potential to support roosting bats.

Enhancements – Action 5 within section 5.1 of the ecology report recommends One Ibstock Enclosed Bat Box 'C' to be installed on the western gable of the new cabin. To be secured via condition.

Pending the updated PEA , no additional actions for bats are required.

Great Crested Newts, Amphibians

Although there are a lack of ponds within 250 m of the site, there are several within 500 m. Due to the presence of suitable terrestrial habitat on site (pending PEA update), a precautionary method statement may be required. To be secured via condition.

Birds

As per the PEA report there is potential for nesting birds to utilise the trees, scrub, and buildings on site. Any building demolition or tree/scrub vegetation clearance must take place outside of the bird nesting season, or alternatively must be subject to a check by a qualified ecologist prior to works commencing. If any nesting birds are discovered work must not take place in that area and a 5 m radius exclusion zone must be implemented and clearly signed around the nest until the chicks have fledged. If a check is performed rather than avoidance timing, a letter detailing the findings and signed by the ecologist who performed the check must be presented to SMDC as evidence. Timing or works or nesting bird check to be secured via condition.

Section 4.26 of the ecology report recommends a further check of the barn owl boxes at least 10 days prior to any works commencing. As an update PEA is required anyway, it may be advisable to appoint a barn owl licensed ecologist to undertake the PEA and barn owl box checks during the same visit, and to have these boxes removed on the same day if found to be empty. This will ensure no birds nest in them prior to works commencing. It may be possible to relocate these to a suitable tree or post post-development – seek ecologist advice. Barn owl box checks to be secured via condition.

Pending the updated PEA no further actions beyond this are required.

Reptiles

Section 4.28 of the ecology report (2018) recommends additional reptile surveys due to suitable habitats and conditions on site. The updated PEA should assess whether there is still a need for reptile surveys. This and any

further surveys if required are required prior to determination.

Invasive Non-Native Species (INNS)

The PEA survey (2018) identified Japanese knotweed at the north western entrance of the building. Pending the updated PEA which should reassess its status on site, an eradication plan will be required to halt its spread. To be secured via condition.

Regards,

Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer



The Wolseley Centre grounds are open daily- if you are planning to visit please read about the centre changes [here](#)

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

P.S. Our planning work is funded mostly by our members - If you'd like to keep me doing what I do, and help us do more, [Please join today](#) or make a donation at <http://www.staffs-wildlife.org.uk/donate>



**Are you a member of the Wildlife Trust? Less than 10p per day will help us protect and enhance \$
the wildlife and wild places of Staffordshire. [Please join today!](#) \$**

Staffordshire Wildlife Trust Registered Office: 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. **Think before you print! Do you really need a paper copy of this email? \$**