

From: [Kate Dewey](#)
To: [Curley, Jane](#); [Planning \(SMDC\)](#)
Cc: [Alex Fitzroy](#); [fpcr general email](#); [Steve Massey](#)
Subject: Compton Mill SMD/2021/0441
Date: 06 September 2021 08:45:35

Ref number SMD/2021/0441

Application Location Compton Mill, Compton, Leek, Staffordshire, ST13 5NJ

Application description Erection of 57 no. over-65 retirement living apartments, together with external amenity space, parking and associated facilities

Site size hectares 0.42

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 – No objection subject to conditions.

1. Detailed landscaping plan to include wildlife-friendly planting.
2. Detailed sustainable drainage scheme – consider rainwater harvesting
3. Bat and bird enhancements as specified in the ecology report

HABITATS

Biodiversity Net Gain

Given there will be an increase in green areas, a gain for biodiversity should occur – the landscaping should include native and wildlife-friendly planting, such as herbs, hedging and climbers.

Drainage

The proposed surface drainage system will reduce run-off from the current situation, using underground storage and oversized pipes, but will outfall to a combined sewer. Given the nature of the proposal and the likely high water usage at the facility, consideration should be given to a rainwater harvesting system for flushing toilets and also washing. This would reduce ongoing running costs as well as reduce run-off further. Water butts should also be installed for landscape watering.

SPECIES

Bats and nesting birds have been adequately covered – secure the proposed enhancements in the ecology report via condition.

Regards,

Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer



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

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2 Attachments