
From:
Sent: 14 September 2021 17:56
To:)
Subject: Fwd: Land At Bridge End SMD/2021/0113

Kate Dewey BSc (Hons) MCIEEM

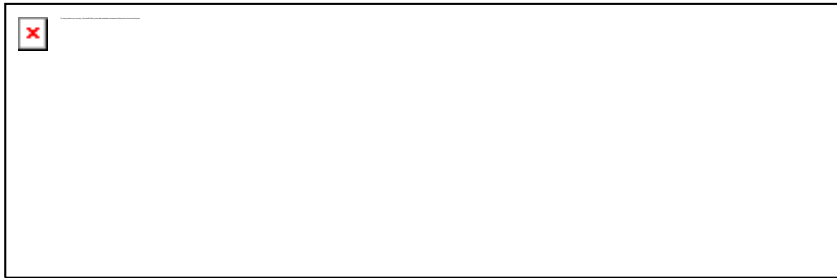
Senior Planning Officer



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

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2 Attachments

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

From:
Date: Tue, 14 Sept 2021 at 17:54
Subject: Land At Bridge End SMD/2021/0113
To: >

SMD/2021/0113

Land At Bridge End, Macclesfield Road, Leek, Staffordshire, ST13 8LG

Erection of 12no. Bungalows

1.48 hectares

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. Preliminary Ecological Appraisal (PEA)
2. Biodiversity Net Gain assessment using Defra metric 3.0
3. Local Wildlife Site assessment if necessary from preliminary survey
4. Outline drainage proposals
5. Outline of habitat and species mitigation proposals

Secure via condition/s should approval be granted:

6. Detailed landscaping, habitat enhancement, surface drainage and species mitigation measures.

Documents reviewed:

- Proposed site plan BL 104 Rev H 27Jan21
- Design and Access Statement February 2021

DESIGNATED WILDLIFE SITES

There are no designated sites nearby that would appear to be potentially impacted, however not all high-value habitats have been designated in the district. There are semi-natural habitats adjacent the site that may be important, and the site is part of a corridor of habitats along the River Churnet.

The site itself appears to support a range of semi-natural habitats and so could potentially meet LWS criteria- a PEA should consider this.

HABITATS

Biodiversity Net Gain

Policy NE1 in the Staffordshire Moorlands Local Plan Adopted September 2020, expects that 'all development where possible seeks to deliver a net gain in biodiversity proportionate to the size and scale of the development. In circumstances where adverse impacts are demonstrated to be unavoidable, developers will be required to ensure that impacts are appropriately mitigated, with suitable compensation measures towards loss of habitat used only as a last resort where there is no alternative'

Given the lack of baseline information on the site's biodiversity value, it is not possible to judge whether a net loss or gain would occur. The proposed plans would appear to suggest that a net loss is likely, unless landscaping is of high habitat value. A Biodiversity Net Gain or Biodiversity Impact Assessment using Defra metric 3.0 is required to ensure a net gain is achieved and to inform the design.

Drainage

The permeable surfaces and proposed pond for surface drainage is welcomed. The site will need to use an integrated SuDS design to manage water across the site, ideally avoiding pipes in favour of open swales. Levels will also determine location of features. This could also benefit the landscaping design and add to biodiversity, so is important to consider at this stage. As this is a full application, further information on surface drainage should be provided.

Foul drainage proposals are unknown. Given the proximity to the River Churnet, further details are required.

Ground works, level changes

It is not clear how the land will be levelled. Use of subsoil for habitat creation is recommended.

SPECIES

No species surveys have been submitted. Due to the habitats on site and ponds nearby, the site has potential for several protected species, particularly badger, great crested newts, reptiles and birds, which should all be covered in a PEA.

SUSTAINABLE DESIGN

Consideration should be given to roof design and building orientation to facilitate solar panel installation. The current design does not maximise opportunities.

Regards,

Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer



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