

**From:** [Kate Dewey](#)  
**To:** [Swithenbank, Arne](#); [Planning Comments \(SMDC\)](#); [Steve Massey](#); [Alex Fitzroy](#)  
**Subject:** Lane Ends Farm DET/2021/0032  
**Date:** 22 September 2021 12:10:43

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**Ref number** DET/2021/0032

**Application Location** Lane Ends Farm, Ashbourne Road, Bradnop, Staffordshire, ST13 7HA

**Application description** Change of use of agricultural buildings to one dwelling house (Class C3), and for building operations reasonably necessary for the conversion.

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.

Secure via condition should approval be granted:

1. A bat method statement, following sections 5.1, 5.1.1 and 5.1.2 of the ecology report in full.
2. To secure a biodiversity net gain, a soft landscaping plan that includes the following enhancements is required:
  - a. Two bat boxes as per section 5.1.3 of the ecology report.
  - b. A minimum of two bird boxes, as per section 5.2 of the ecology report.
  - c. Wildlife friendly planting scheme e.g. fruit trees, climbers, species-rich lawn.
  - d. Post foul drainage construction, grassland reinstated with species rich seed mix.
  - e. Existing hedgerow enhancement, new hedgerow alongside proposed fence.
3. Surface water drainage plan, including a water butt and soakaway.

**Documents reviewed:**

- Application Form
- Bat Activity Survey – Elite Ecology
- LAB 01 Location & Site Plan
- LAB 02 Existing Floor Plan
- LAB 03 Existing Elevations
- LAB 04 Proposed Floor Plans
- LAB 05 Proposed Elevations

**DESIGNATED WILDLIFE SITES**

**Local Wildlife Sites (LWS)**

Cook's Hollow (LWS) is present a short distance to the east of the site. This site could be impacted by the development if suitable drainage is not implemented. Please see drainage comments below.

**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'

The recommended bat and bird enhancements (see bat and bird comments below) will provide some additional habitat. However, an area of grassland adjacent to the barn is to become the garden, and part of the field to the east will be disrupted for the foul drainage construction. Due to this, there is potential for a net loss to occur. We recommend that landscaping includes the following habitat enhancements in order to achieve a biodiversity net gain:

A new hedgerow with bank and ditch should be created along the post and rail fence that is proposed for the southern garden boundary, this should be undersown with a hedgerow wildflower seed mix. The existing hedgerow that separates the farmhouse garden from the proposed garden could also be enhanced with native planting to fill any gaps.

Wildlife- friendly planting such as climbers and fruit trees would maximise value. If a lawn is proposed, a short flowery lawn mix should be used. The area impacted by the package treatment plant should be reinstated with a species rich seed mix.

A detailed landscaping scheme including the above enhancements is to be secured via condition.

**Drainage**

Foul – Plan LAB 01 Site Location & Site Plan shows that a septic tank or package treatment plant is proposed. This is located outside of the red line boundary in the adjacent field to the east. Construction of this drainage will temporarily impact on grassland, this should be reinstated once construction is complete.

Surface water– No information provided. Due to the presence of a Local Wildlife Site (LWS) nearby downstream which is connected to the site via the nearby stream, the proposal needs to incorporate some sustainable drainage features. The building design should include water butts and a soakaway, or direct excess water to the new ditch created with the boundary hedgerow. Detailed drainage plan to be secured via condition.

**SPECIES**

**Bats**

The submitted bat report by Elite Ecology found no bat roost within the barn proposed for development. However, a bat roost was recorded within the roof of the adjoining farm house, along with other commuting and foraging bats on site.

Impacts and Mitigation- The report recommends a bat method statement detailing mitigation. This includes but is not limited to timing constraints and supervised works. A bat method statement following sections 5.1, 5.1.1, and 5.1.2 in full is to be followed - secure via condition.

Enhancements – Section 5.1.3 of the bat report recommends two bat boxes to be installed. These should be detailed and shown within a soft landscaping plan. Native wildlife friendly planting is also recommended- to be included in detailed landscaping scheme. Bat enhancements to be secured via condition.

## Birds

Section 5.2 of the ecology report recommends enhancing the site by installing bird boxes. A minimum of two should be installed. This should be detailed and shown within a soft landscaping plan - secure via condition.

Regards,

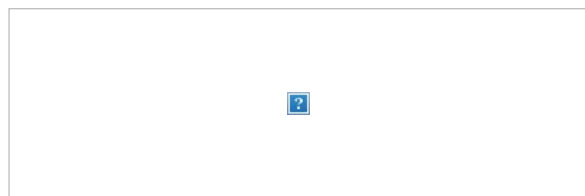
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Planning consultations- please send to [planning@staffs-wildlife.org.uk](mailto:planning@staffs-wildlife.org.uk)

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2 Attachments