

From: [Curley, Jane](#)
To: [Planning Comments \(SMDC\)](#)
Subject: RE: SMD/2021/0538 REM industrial development - Land at Barnfields Industrial Estate
Date: 06 October 2021 14:07:20

From: Kate Dewey <k.dewey@staffs-wildlife.org.uk>
Sent: 28 September 2021 19:43
To: Curley, Jane <jane.curley@staffs-moorlands.gov.uk>; Planning Comments (SMDC) <PlanningComments@staffs-moorlands.gov.uk>
Cc: Steve Massey <Steve.Massey@highpeak.gov.uk>; Alex Fitzroy <a.fitzroy@staffs-wildlife.org.uk>
Subject: SMD/2021/0538 REM industrial development - Land at Barnfields Industrial Estate

Ref number SMD/2021/0538

Application Location Land at Barnfields Industrial Estate, Sunnyhills Road, Leek, Staffordshire, ST13 5RJ

Application description Reserved matters application for approval of appearance, landscaping, and scale to provide: Class E(g)(iii) Industrial processes/ B2 general industrial development pursuant to outline planning permission SMD/2014/0750.

Area approx. 0.43 ha

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 - amendments and further information required.

Required prior to determination:

1. Amendments to proposed landscaping to maximise biodiversity and access to green space.
2. Management plan, including sensitive mowing regime where suitable.
3. Surface drainage scheme details

To be secured via condition should approval be granted:

1. Bat sensitive lighting scheme
2. Badger pre-commencement survey and mammal protection methods statement

Documents reviewed:

- Application Form
- Cover Letter
- Drawing – Elevations
- Drawing – Location Plan
- Landscape – General Arrangement Plan

- Landscape – Soft Landscape Plan
- Planning Statement

DESIGNATED WILDLIFE SITES, WIDER ECOLOGICAL NETWORK

Birchall Meadow Biodiversity Alert Site lies just to the south-east of the site. No direct impact is expected but the sites are linked by areas of semi-natural habitat, particularly the adjacent habitat corridor of the Leekbrook Line green space. The proposals could help strengthen and link to this corridor if well designed.

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 current site is hardstanding, the proposals would provide a small gain for biodiversity, but this could be increased by amending the scheme slightly.

Although the main green area is highlighted as temporary landscaping due to being safeguarded for a future link road, this area could provide valuable habitat and greenspace in the short term. Best practice guidance requires that habitats counted as part of biodiversity net gain should be secured for at least 25 years, so this area would need to be excluded from any calculations, but could be considered as part of any future road scheme.

Landscaping

The proposals differ from the outline indicative landscaping. Effort should be made to enhance the value of areas that will not be impacted in future for the road construction. The beech hedging should be replaced with a species-rich native hedge with trees, a low bank and ditch, as this will provide more biodiversity units for the site. Ideally, the amenity grassland should be supplemented with low flowering lawn mix, and a wildflower meadow mix along the northern and southern boundaries, which would establish these habitats in advance of any future road being installed.

The site is dominated by hard surfaces, and some planted areas near to the buildings would help soften the environment for users. Green roofs should be considered on the units to provide more biodiversity benefit and to help with run-off and visual amenity.

A footpath link into the Leekbrook line should be provided to encourage and enable employees to make use of the adjacent green space.

Drainage

No surface drainage details have been submitted. These will need to satisfy the details required for the discharge of Conditions 31 and 32 of the outline SMD/2014/0750. As drainage is a key element of any landscaping, we request these details be submitted as part of this reserve matters application.

We suggest porous surfaces are used wherever possible, such as porous tarmac, gravel or reinforced grass parking bays, and an infiltration swale incorporated alongside the proposed hedgerow. All landscaped areas should be designed without curbs and to

receive run-off to aid infiltration. Rainwater harvesting might also be an option to serve the units for toilet flushing, vehicle washing etc.

SPECIES

Bats

Due to the likely presence of commuting and foraging bats along the line of trees adjacent to the eastern boundary, a sensitive lighting scheme is required. Details to be secured via condition.

Badgers

Potential badger habitat is present in the surrounding area. A check for badger signs within 20m of the site to be conducted at least a month prior to construction commencing. Mammal protection measures to be undertaken to prevent animals being trapped in excavations. Secure via condition.

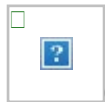
SUSTAINABLE DESIGN

Solar panels- roof orientation is suitable for panels to be installed as part of the build- these may be more economic to install en mass and increase the value and sustainability of the units. If not as part of this application, this should be considered as part of submission of other details for the outline application.

Regards,

Kate Dewey BSc (Hons) MCIEEM

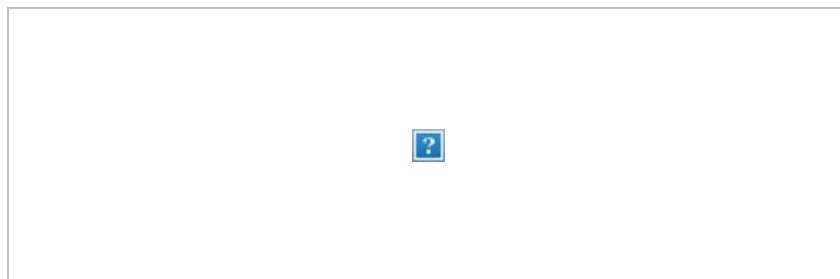
Senior Planning Officer



07494852383

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

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