

From: [Johnston, Christopher](#)
To: [Planning Comments \(SMDC\)](#)
Subject: FW: SMD/2021/0594 Old Engine Farm, Dilhorne
Date: 19 October 2021 10:02:39
Attachments: [image001.jpg](#)

From: Kate Dewey <k.dewey@staffs-wildlife.org.uk>
Sent: 18 October 2021 17:25
To: Johnston, Christopher <Christopher.Johnston@StaffsMoorlands.gov.uk>
Cc: Alex Fitzroy <a.fitzroy@staffs-wildlife.org.uk>
Subject: SMD/2021/0594 Old Engine Farm, Dilhorne

Ref number SMD/2021/0594

Application Location Old Engine Farm, Perkins Lane, Dilhorne, Staffordshire, ST10 2PX

Application description Change of use and alteration of former agricultural buildings to form 1no. multi-generational dwellinghouse (Re-submission of applications SMD/2021/0212 and DET/20200061)

Site size hectares 0.3407

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. Mitigation and compensation for nesting birds:
 - a. Timing of works to avoid bird nesting season (March – August, inclusive). This is to be specified within section 13 of the submitted CEMP.
 - b. Compensation bird nesting features to be provided within the landholding for swallows, swifts and house sparrows to replace those lost.
2. Foul and surface water drainage scheme which uses SuDS principles and does not discharge direct to a watercourse. Ideally incorporate swales and/or wetland areas where possible for extra water treatment and biodiversity net gain.
3. Soft landscaping scheme to include enhancements for a biodiversity net gain.

Documents reviewed:

- CEMP
- Plans 01008 – AL(0)01B & 02C
- Plans 01008 0 PL(0)08 – 10
- Application Form

- Bat and Bird Presence/Absence Survey Report November 2020 -Evolution Ecology

Statutory Designated Sites

Due to the limited size of the development and distance from sites, no impacts are anticipated.

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'.

We advise that some enhancements are included to ensure a net gain. These can be by opting for a short flowery lawn mix, and including climbers, planters, native hedges for new boundaries, enhancing existing hedges with trees/ additional species, re-seeding any disturbed areas with a wildflower meadow mix, and by creating a swale or wetland features for surface and treated water discharges.

These should form part of a soft landscaping scheme, to be secured via condition.

Drainage

A soakaway for surface drainage and a treatment plant for foul drainage are proposed, but no plans show their location.

A drainage plan should be secured via condition. This should follow SuDS principles and not discharge directly to a watercourse. We would like to see a swale and/or wetland feature to be incorporated within the design to further filter out pollutants and to ensure a biodiversity net gain is achieved.

Foul and surface drainage scheme to be secured via condition.

SPECIES

Bats

The ecology survey did not find the buildings to be suitable for roosting bats. Therefore, no concerns are apparent.

Birds

Nesting swallows and swifts were recorded within both structures, whilst nesting house sparrows (a priority species) were recorded within the barn.

Mitigation is required by avoiding timing the works during the bird nesting season (March – August, inclusive). This should be added to section 13 of the CEMP. At least two compensatory nesting features must be installed around the landholding for each species present (minimum of 6 features total). These should be shown on updated plans.

Mitigation and compensation for nesting birds to be secured via condition.

SUSTAINABLE DESIGN

We welcome the inclusion of solar panels as shown within the plans.

Regards,

Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer

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

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