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To: [Johnston, Christopher](#)
Cc: [Steve Massey](#); [Alex Fitzroy](#); [Planning Comments \(SMDC\)](#)
Subject: SMD/2021/0598 Bradley Elms Farm
Date: 20 October 2021 16:59:35

SMD/2021/0598

Bradley Elms Farm, Cheadle Road, Alton, Staffordshire, ST10 4RB

Renewal of planning permission SMD/2018/0524 - Change of use of two buildings from C1 Bed and breakfast accommodation to C3 dwellings to form three open-market dwelling houses including the creation of gardens to each unit.

0.27 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 –No objection subject to conditions.

Secure via condition should approval be granted:

1. Landscaping plan to include replacement tree planting and native hedging and lawn mixes.
2. Bat protection method statement including pre-felling tree survey. Details of bat box to enhance opportunities for bats.

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 proposals include felling of trees to the east of the buildings, planting of new hedges and creation of a new garden area in place of the existing tractor shed. Replanting of felled trees is not shown – we suggest these be planted within the new hedges, and that hedges are a native species-rich mix similar to local hedgerows in the area. Using a short flowered lawn mix along with climbers on buildings would also enhance the site. This should in time provide a net gain to biodiversity.

A landscaping plan should be secured via condition.

Bats

None of the buildings were found to support bat roosts, therefore there are no known constraints to the proposed development/ demolition of the buildings. However, bats were recorded in the vicinity and are not predictable and so precautions need to be enacted if a bat is found during works.

However, the Planning Statement states that trees to the east of the single storey building are proposed for removal and replanting further east. Trees were not subject to bat survey within the submitted report. From photos the trees look to be relatively young and are not likely to have significant roost potential – however the tree report notes several trees with deadwood, and a silver birch T32 to be felled for safety reasons. Trees to be felled will need to be checked for bats and nesting birds prior to felling, and if necessary, a licence sought, or, trees retained should bat use be identified.

To ensure safeguards for bats, a method statement is required to be submitted as a condition. To include pre-felling bat survey of all trees, and precautions to be taken during tree felling, demolition and works to buildings to protect bats in the event they are discovered.

To enhance the site for bats, details of a bat box to be fitted to the buildings or suitable trees on site to be submitted via condition.

Regards,

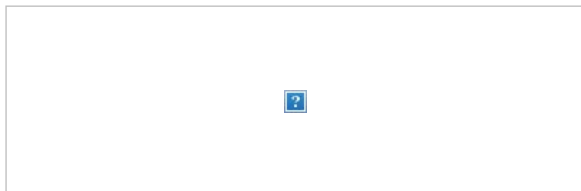
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Planning consultations- please send to planning@staffs-wildlife.org.uk

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2 Attachments



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