

From: [Johnston, Christopher](#)
To: [Planning Comments \(SMDC\)](#)
Subject: FW: FW: SMD/2021/0594 - Old Engine Farm, Dilhorne
Date: 11 November 2021 09:34:58

From: Kate Dewey <k.dewey@staffs-wildlife.org.uk>
Sent: 10 November 2021 21:54
To: Johnston, Christopher <Christopher.Johnston@StaffsMoorlands.gov.uk>
Cc: Alex Fitzroy <a.fitzroy@staffs-wildlife.org.uk>
Subject: Re: FW: SMD/2021/0594 - Old Engine Farm, Dilhorne

Dear Chris,

The updated CEMP is fine.

In terms of the other comments:

The landscaping plan/drawing is needed to ensure the proposals will provide a net biodiversity gain as per the local plan policy. We believe a net gain can be achieved with adequate wildlife enhancements, so have not requested a metric calculation. The compensation bird box types and locations should also be detailed on the landscaping plan to ensure they are implemented, as they are part of this.

The drainage plan is needed to assess any potential impacts both on site and downstream, particularly as they are not connecting to existing infrastructure, and this may affect the amount of net gain/loss a site will achieve. It is also to ensure feasibility alongside the landscaping.

If the drawings are not provided now, that detail would need to be secured via condition, when it may be harder to deal with conflicting constraints.

Regards,

Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer

 07494852383

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

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2 Attachments

On Wed, 3 Nov 2021 at 17:51, Johnston, Christopher
<Christopher.Johnston@staffsmoorlands.gov.uk> wrote:

Dear Kate

Please find enclosed a revised CEMP in response to the conditions you recommended in the consultation response for the above. The agent wants to tackle these now before PP is issued in order to avoid pre-commencement conditions. The agent is also asking if you require drawings to tackle the other comments made in your consultation response. Please refer to email below from Billie Chell.

I would be grateful for your comments within the next few days about the possible need for drawings if at all possible.

Regards
Chris

From: Billie Chell <billie.chell@hcarchitects.co.uk>

Sent: 28 October 2021 17:36

To: Johnston, Christopher <Christopher.Johnston@StaffsMoorlands.gov.uk>

Subject: SMD/2021/0594 - Old Engine Farm, Dilhorne

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Job No. 01008

Good Afternoon Chris,

With regards to the revised application at Old Engine Farm, Dilhorne (SMD/2021/0594), we are looking to secure an approval without any conditions. As such, we have tried to include all of the information submitted as part of the discharge of condition applications for the previously approved applications. We have also looked through the consultation responses in order to address any outstanding information which will require a condition to be included on the decision. With regards to Environmental Health, please find attached asbestos survey and please note that the chickens have already been relocated on site. In terms of the comments from the Staffordshire Wildlife Trust, please find attached revised CEMP which addresses the need to avoid bird nesting season. Could you please confirm if it will also be necessary to submit drawings to address the following points from the Staffordshire Wildlife Trust in order to avoid any conditions which will require discharging?

1. 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.

Your assistance and co-operation would be greatly appreciated.

Kind Regards

Hewitt&Carr Architects

Billie

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