

From: [Lisa Jackson](#)
To: [Planning \(SMDC\)](#)
Subject: FW: Simfield Farm SMD/2021/0632
Date: 25 November 2021 13:21:32
Attachments: [image001.jpg](#)

From: Kate Dewey <k.dewey@staffs-wildlife.org.uk>
Sent: 25 November 2021 12:59
To: Lisa Jackson <Lisa.Jackson@staffsmoorlands.gov.uk>
Subject: Simfield Farm SMD/2021/0632

Ref number SMD/2021/0632

Application Location Simfield Farm, Greens Lane, Werrington, Staffordshire, ST2 9DT

Application description Conversion and alteration of agricultural building to form 1no. dwellinghouse

Site size hectares 0.1406

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.

Thank you for the updated documents. Having reviewed these, we now have **no objection – subject to conditions** being secured to cover the following:

1. Updated landscaping plan detailing:
 - a. Compensation swallow nesting features within a retained structure.
 - b. Minimum of two other bird box enhancements.
 - c. Integrated bat box, as per the ecology report.
2. Detailed drainage design to ensure functionality (e.g. treatment plant connection, pond design, volume, flow rate, planting).
3. Construction Environmental Management Plan (CEMP), detailing pollution prevention measures to protect the watercourse during construction.
4. Contractors to follow the method of working set out in the bat report, PLUS supervision by a licensed bat ecologist of the demolition of the ivy-covered store and roof of the brick barn.
5. To protect nesting birds, timing constraints to ensure the demolition of all buildings and vegetation clearance avoids the bird nesting season (March – August, inclusive).

Drainage

The submitted plan (drawing ref 1470-08) shows the location of the sewage treatment

plant and proposed attenuation pond. These satisfy our immediate concerns, as their location does not appear to impact any valuable habitats, and provision of SuDS feature is suitable. However, additional drainage details/amendments will be required via condition.

The discharge from the sewage treatment plant should be directed into the proposed SuDS feature, to enable additional filtering before it enters the watercourse. A wetland basin or swale may be more suitable than a typical pond, as this would allow better pollutant filtering. Ideally, an open ditch should be utilised as a more natural outfall feature where possible with access constraints.

The updated plan shows a restricted flow outlet of 5L/s, however, justification does not appear to have been provided for this figure. Given the small size of the site, this flow rate would not serve to hold back water to provide a balancing effect. Detailed attenuation pond details will be required including estimation of peak volumes and flow rates, depth, design and planting.

Additional drainage details will be required as part of a condition.

Landscaping and Biodiversity Net Gain

As per the updated proposed site plan (drawing ref 1740-08, November 2021), the additional enhancements have been included as requested and are welcomed. These in combination with the proposed SuDS feature and bat and bird enhancements will ensure the development provides a biodiversity net gain.

The bat and bird features need to be detailed on plans. This may be covered by the bat and bird conditions below.

Bats

The updated information within the revised Bat and Bird Survey Report November 2021 ver 1.1 by Chris Smith covered the additional buildings. As a precaution, due to lack of access during the survey, the demolition of the ivy covered store and roof of the brick barn is to be supervised by a licensed bat ecologist. This should include an internal inspection of the store once the ivy has been cleared to allow access, if safe to do so.

In addition to this, the bat box and method statement should be secured as per the ecology report.

Condition needed to secure method of working (including supervised soft demolition of ivy-covered store and stone barn roof), and integrated brick bat box enhancement.

Birds

The updated ecology information included evidence of nesting swallows within the animal shed. We would like reiterate that the demolition of any buildings and vegetation/tree clearance is to be conducted outside of the bird nesting season.

As swallows are a declining species, additional compensation nesting features should be included (as this species has different requirements). This could be included within the retained barn structure to the north. To be shown on a landscaping plan.

Condition required to secure timing constraints and bird nesting features.

Regards,

Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer

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

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