

From: [Lisa Jackson](#)
To: [Planning \(SMDC\)](#)
Subject: FW: SMD/2021/0565 Land Adj The Bungalow
Date: 16 December 2021 15:39:23
Attachments: [image001.jpg](#)

From: Kate Dewey <k.dewey@staffs-wildlife.org.uk>
Sent: 16 December 2021 13:53
To: Lisa Jackson <Lisa.Jackson@staffs-moorlands.gov.uk>
Cc: Alex Fitzroy <a.fitzroy@staffs-wildlife.org.uk>; Mark Weston
Subject: SMD/2021/0565 Land Adj The Bungalow

SMD/2021/0565

Land Adj The Bungalow, High Street, Kingsley, Staffordshire ST10 2AF

Erection of 1 dwelling

0.07 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 –Holding objection -further information/ amendments required

Required prior to determination:

1. Updated PEA or site walkover
2. Biodiversity Impact Assessment to calculate BNG

Secure via condition should approval be granted:

3. Detailed landscaping to include native habitat creation where possible
Details of excavations/ spoil use and disposal
4. Any further biodiversity mitigation necessary to deliver net gain

DESIGNATED WILDLIFE SITES & WIDER ECOLOGICAL NETWORK

No designated sites will be impacted. The site connects to semi-natural woodland in the wider landscape.

HABITATS and SPECIES

The Preliminary Ecological Appraisal by Charnia Ecology dated November 2014 is out of date. Conditions on the site will have changed and therefore an updated survey is required.

There is potential for species such as badgers ,reptiles etc. to be present given the surrounding habitats- an updated survey of the site and surroundings is required to ensure any constraints are considered.

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 proposal appears likely to result in a net loss compared with the undeveloped site conditions. Landscaping could mitigate this to an extent, but given the space taken by hardstanding and development in the proposals, is not clear whether a net gain would be delivered within the site. Therefore, a Biodiversity Impact Assessment using Defra 3.0 'small sites' metric is required. Should a deficit be found, this would need to be offset on land elsewhere or via a contribution.

Regards,

Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer

[Redacted Signature]

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

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2 Attachments

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