
From:
Sent: 07 January 2022 15:26
To:
Cc:
Subject: DET/2021/0037 Taylors Green Farm

Ref number DET/2021/0037

Application Location Taylors Green Farm, Honeysuckle Lane, Longsdon, Staffordshire, ST9 9QN

Application description Application for determination of Prior Approval - Change of Use of Agricultural Buildings to Dwellinghouses (Class C3)

Site size hectares not specified

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, amendments required. Conditions also required.

Required prior to determination:

1. Bat roost mitigation features to be detailed on updated plans.

Secure via condition should approval be granted:

2. A Biodiversity Net Gain will need to be secured via suitable landscaping enhancements, to be shown on a landscaping plan.
3. Drainage plan.
4. Timing constraints to avoid nesting birds, or ecologist inspection prior to works commencing.
5. Bird box compensation and enhancement features detailed on plans.
6. Reasonable Avoidance Measures (RAMs) for great crested newts/amphibians.

Please note, a licence from Natural England will also be required to legally undertake the works. A licence application can only be made once full planning permission has been granted. The recommendations in the ecology report should be followed in full.

Documents reviewed:

- Application Form
- Bat Activity Survey (Elite Ecology, September 2021)
- Planning Statement
- Plans THL 01 – 13 (08 2021)

DESIGNATED WILDLIFE SITES & WIDER ECOLOGICAL NETWORK

No wildlife sites appear to be impacted by the works.

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'

Due to the nature of the development having limited habitat impacts, a net gain may be achieved through suitable landscaping. Consideration should be given to enhancements such as utilising a short flowery lawn mix, climbers, fruit trees, new native hedges on new boundaries, enhance existing hedges with trees/ additional species, re-seed disturbed areas with a wildflower meadow mix, and create pond/ wetland for surface and treated water discharges.

Drainage

The proposed package treatment plant location appears to be shown on the red line boundary. The location does not appear to impact on any valuable habitats. Any ground disturbed during installation should be reseeded with a wildflower meadow mix. No surface drainage proposals are included- a drainage plan should be secured via condition.

SPECIES

Bats

The bat surveys revealed significant bat use of B3, which supports a common pipistrelle maternity roost, and day roosts of Natterer's and soprano pipistrelle bats..

The recommendations set out in section 5.1 of the ecology report are to be followed in full.

Bat features need to be detailed on relevant building plans – consult with site ecologist. This is necessary to demonstrate that mitigation measures are agreed and feasible. ***Required prior to determination.***

Please note, a licence from Natural England will also be required to legally undertake the works. A licence application can only be made once full planning permission has been granted.

Birds

The ecology report states that buildings B2, B3, B4, and B5 contained bird nests.

Compensation nesting features will be required. Additional enhancements are also recommended. In summary, a minimum of two swallow nest boxes, four wren nest boxes, two large bird nest boxes are required for compensation.

One of the following is to be included as an additional enhancement: Apex bird box, Apex robin box, Eco Barn Owl Box, Blue Tit 25 mm entrance bark box, house sparrow/great tit bark box.

No works to the buildings are to take place within the bird nesting season, unless subject to an inspection by an ecologist. Details and locations of compensation and enhancement bird features to be added to relevant plans. Please refer to section 5.2 and 6.4 of the ecology report for full details.

Condition required to secure the above.

Great Crested Newts (GCN) and other Amphibians

Due to the presence of several ponds within 250 m of the proposed development, we recommend that Reasonable Avoidance Measures (RAMs) for GCN are followed for the construction process, including the digging and installation of drainage which will impact on the grassland. This should also apply to site clearance works such as removal of any existing debris/brush piles, vegetation, or works to any other potential refuge areas. ***This can be secured via condition.***

Regards,

Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer



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

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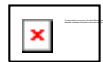
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