
From:
Sent: 07 January 2022 17:55
To:)
Cc: oy
Subject: DET/2021/0784 Crossways Farm

Ref number DET/2021/0784

Application Location Crossways Farm, Morridge, Top Road, Onecote ST13 7SF

Application description Application to determine if prior approval is required for a proposed Change of Use of Existing Agricultural Buildings and Yard area to commercial use (B2)

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 -further information required.

Documents reviewed:

- Application Form
- Block Plan
- Location plan

It is unclear from the submitted details what the proposed changes may be to the building or other land, and therefore whether there would be an ecological impact. We request further information on works to the buildings and other land including any additional drainage or lighting, and the proposed site use, as these could impact on surrounding habitats. Our main concerns are:

- The site is within a SSSI risk zone (this in itself is not usually an issue for smaller developments).
- Potential impacts to surrounding grassland.
- There may be several ponds within 250 m of the site.
- Pollutants entering the watercourse via nearby drainage ditches and impacting downstream habitats.

The additional information will determine whether any ecological survey is required.

The building type and surroundings make it unlikely for bat roosts to be present, therefore, a preliminary roost assessment will not be required.

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 development may be able to provide a small net gain through landscaping. This can include using a diverse grass seed mix for grassed areas, planting climbers, fruit trees, and new native hedges on boundaries, enhancing existing hedges with trees/ additional species, re-seeding any disturbed areas with a wildflower meadow mix, or creating a wetland for surface and treated water discharges. Bird boxes could also be included as an enhancement. Any landscaping details could be conditioned.

Regards,

Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer



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

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