
From:
Sent: 10 January 2022 08:00
To:)
Cc: k
Subject: SMD/2021/0674 83 Lilac Grove Farm

83 Lilac Grove Farm, Folly Lane, Cheddleton, Staffordshire, ST13 7DA
Demolition of existing dwellings and outbuildings and erection of 8 dwellings.
0.36 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.

Due to reduced capacity at this time we can offer brief comments only on this application.

SUMMARY

Holding objection- further information required.

Required prior to determination:

1. Preliminary Ecological Assessment including habitat survey of the site and check for other protected species e.g. badger, great crested newt
2. Biodiversity Impact Assessment using Defra metric 3.0 or small sites metric
3. Surface and foul drainage proposals

Secure via condition should approval be granted:

4. Recommendations of Bat Report
5. Landscaping and species enhancement features.

HABITATS

The proposals are likely to result in a net loss of grassland habitat, although hedgerows would be increased. A metric is required to measure any deficit and ensure this is addressed within the site design or offset elsewhere.

A sustainable drainage system may offer opportunities to create wetland habitats or ditches/ swales within the design. Drainage details are required so that impacts and compatibility with landscaping can be determined.

SPECIES

The Activity Survey for Bats by Absolute Ecology dated september 2021 found no bats to be using the buildings, but potential for nesting birds. A Barn owl was observed hunting nearby. As part of overall biodiversity enhancements, some bird and bat features should be incorporated into new buildings, including a barn owl loft or a pole or tree-mounted box on the edge of the property.

No other species or habitats were considered in the survey, therefore a habitat plan and checks for other species issues is required.

Regards,

Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer



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

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