
From:
Sent: 26 January 2022 09:23
To:
Subject: FW: SMD/2021/0393 Land Off Quarry Bank

From:
Sent: 25 January 2022 17:39
To:
Cc:
Subject: SMD/2021/0393 Land Off Quarry Bank

Ref number SMD/2021/0393

Application Location Land Off Quarry Bank, Hollington, Staffordshire ST10 4HQ

Application description Outline application with details of access (all other matters reserved) for the erection of 2 detached houses.

Site size 0.194 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 required

Required prior to determination:

1. Confirmation of land available to provide a biodiversity net gain – e.g. within the wider landholding, marked on plan.
2. Confirmation that drainage infrastructure will be within the application site
3. Confirmation that mature trees within visibility spays are to be retained, OR additional bat check of trees required.

Secure via condition, to be provided at reserved matters should approval be granted:

4. Detailed landscaping plan detailing biodiversity enhancements for net gain, post and rail fencing to existing boundary hedgerows.
5. Detailed surface and foul water drainage plan.
6. Ecological Construction Management Plan (ECMP) or CEMP, detailing:
 - a. Precautions for amphibians, mammals and nesting birds.
 - b. Spoil disposal details.
 - c. Pollution prevention measures.
 - d. Tree/hedgerow protection plan.

Documents reviewed:

- Amended Block Plan dated 7 October 2021

- Application Form
- Location Plan
- Preliminary Ecological Appraisal – Cotswold Wildlife Surveys (December, 2021)

DESIGNATED WILDLIFE SITES & WIDER ECOLOGICAL NETWORK

No direct impacts to wildlife sites are anticipated.

HABITATS

Survey information

The PEA report found the area proposed for development to be mostly improved grassland with low habitat value, apart from intact native boundary hedgerows with mature trees which are a priority habitat. The survey does not appear to have covered the vegetation to be cleared for the visibility splays, which appears to be native hedgerows with some mature trees

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’

It is likely that most of the existing habitat will be lost to the development, including some hedgerows at the visibility splay. Given the limited value of the grassland that is to be lost, and opportunities for new hedgerow planting on boundaries, a net gain should be readily achievable, providing some additional land outside the site is available for grassland enhancement. Due to the limited space available within the red line boundary, we recommend that an area of grassland outside of the redline boundary but within the landholding is enhanced via a meadow wildflower seed mix– roughly the same area as that lost. Provided this can be secured and approved, a Biodiversity Impact Assessment will not be required in this case. However, confirmation and inclusion of such an area on the plans is **required prior to determination**.

Suitable landscaping and enhancement of retained habitats within the red line boundary could also be included within the scheme and count towards net gain. We suggest that the following are also considered: a short flowery lawn mix for any lawns, climbers, fruit trees, new native hedges on new boundaries, enhancement of existing hedges with trees/ additional species, and re-seeding disturbed areas with wildflower meadow mix. The creation of a pond or wetland for surface and treated water discharges would also be beneficial for SuDs and biodiversity.

A detailed landscaping plan will be required detailing net gain enhancements. This **may be secured via condition**.

Drainage

No indication of drainage infrastructure is provided, and this can often be proposed outside of the application boundary, entailing further impacts. At this stage it is necessary to confirm that surface and foul drainage will be within the site, to ensure no further considerations are necessary - **required prior to determination**.

A detailed drainage plan will be required detailing foul and surface drainage. SuDS principles should be followed, prioritising open features that mimic natural habitats where possible, such as ditches, ponds, and

other wetland features. Impacts to existing hedgerows and trees must be avoided. **A detailed drainage plan is to be secured via condition.**

Ground works, level changes, soil

Details of spoil disposal will be required as part of a ECMP or CEMP. Subsoil could be used for habitat creation. Ground works could lead to pollution via surface runoff. Precautionary measures to be detailed. **May be secured via condition.**

Trees and hedgerows

Due to the hedgerows and trees located around the site boundary, a tree/root protection plan will be required. This should follow guidance set out in BS 5837 (2012) *"Trees in Relation to Design, Demolition and Construction"*. Post and rail fencing should be used along hedgerows at an appropriate distance, rather than the fencing proposed in the Block Plan. Please also refer to any Arboricultural Officer comments if applicable. **May be secured via condition.**

SPECIES

Bats

The PEA found trees to be of low potential for bats on the site, and states that hedgerows and trees will be retained. However, the survey did not cover the vegetation including mature trees within the visibility splays to be cut down. Confirmation is required that mature trees will be retained, or a check of these trees for bat potential is required.

Amphibians and mammals

General amphibian, reptile and mammal precautions must be followed in regards to construction housekeeping as per section 4.2 of the PEA (Cotswold Wildlife Surveys, Dec 2021):

"Although no evidence of reptiles or amphibians was found, the potential for small mammals to be present on site exists, and thus care will be taken at all times during any vegetation removal and topsoil stripping. Any small mammals disturbed or uncovered will either be caught by hand and relocated to a safe area, or left to vacate the work site in their own time."

If excavations are to be undertaken, it should be noted that open trenches could potentially trap wildlife, especially if these fill up with water. If trenches cannot be infilled immediately then they will either be covered overnight or escape routes will be provided. These can be in the form of branches or boards placed on the bottom of the trench, with their upper ends above ground level and touching the sides, or sloping ends left in trenches."

To be included within the ECMP or CEMP as part of a condition.

Birds

One priority species, Dunnock, was recorded on the site. Landscaping enhancements would benefit this species.

As per section 4.2 of the ecology report (Cotswold Wildlife Surveys, Dec 2021):

"... any tree and shrub removal that is subsequently required, should be undertaken outside the period 1 st March to 31st August inclusive. If this time frame cannot be avoided, a close inspection of the trees and shrubs to be removed will be undertaken prior to clearance. Work will not be carried out within a minimum

of 5.0 metres of any inuse nest, although this distance could be more depending on the sensitivity of the species. Any in-use nest will be allowed to fledge before it is disturbed."

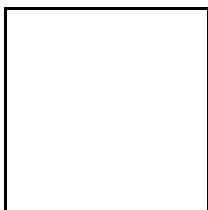
We also recommend that several bird boxes are also included (minimum of 4) as an enhancement. This could be on the buildings or any suitable trees. These should be shown on the landscaping plan at a later date.

Bird nesting precautions and enhancements may be secured via condition.

Regards,

Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer



Planning consultations- please send to

P.S. Our planning work is funded mostly by our members - If you'd like to keep me doing what I do, and help us do more, [Please join today](#) or make a donation at <http://www.staffs-wildlife.org.uk/donate>



Are you a member of the Wildlife Trust? Less than 10p per day will help us protect and enhance the wildlife and wild places of Staffordshire. [Please join today!](#)

Staffordshire Wildlife Trust Registered Office: The Wolseley Centre, Wolseley Bridge, Stafford, ST17 0WT. Registered as a company in England & Wales number 959609. This email and any attachments are confidential, copyright Staffordshire Wildlife Trust (SWT), and intended for the recipient only. SWT accepts no responsibility for information unrelated to its business. **Think before you print! Do you really need a paper copy of this email?**

\$
6\$exglq irxw\$
\$
\$

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffsmoorlands.gov.uk/YourData>
