

From: [Alex Fitzroy](#)
To: [Swithenbank, Arne](#)
Cc: [Kate Dewey](#); [Planning Comments \(SMDC\)](#)
Subject: SMD/2021/0284; SMD/2021/0284/A Land Off Black Lane, Whiston
Date: 22 February 2022 10:08:59

Ref number SMD/2021/0284; SMD/2021/0284/A

Application location Land Off, Black Lane, Whiston, Staffordshire

Application description Full application for the erection of a single dwelling and amendments to parking provision for end terrace approved under planning application SMD/2019/0005

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 – **Insufficient capacity to provide comments**

Thank you for consulting us on the above application. We are not able to review this application in detail, as we do not have capacity to cover all consultations and will prioritise the most impactful proposals. This does not mean there are no ecology issues in this case.

We advise that you check that:

1. Ecology information is adequate. The following checklist should be referred to, along with the relevant Planning Practice Guidance:

<https://www.staffordshire.gov.uk/environment/Environment-and-countryside/biodiversity/Documents/0030703233Planningapplicationvalidationbiodiversity.pdf>

2. Any surveys have covered all parts and aspects of the proposals/ site and habitats beyond if relevant e.g. ponds within 250m, visibility splays, drainage excavations, spoil disposal.

3. Any further surveys required have been submitted.

Any recommendations and requirements within the ecology reports should be secured via conditions provided they are not required before determination.

You may wish to seek further details regarding a drainage scheme if not provided, as these can present further impacts or opportunities outside of the application boundary. Detailed drainage plans incorporating sustainable surface water drainage methods should be secured.

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.' We recommend securing net gain through a good quality landscaping scheme, which replaces any vegetation lost e.g. hedgerows, and incorporates other native planting and habitats such as flower-rich grassed areas, wetlands and trees suitable to the site, as well as species enhancements such as bird and bat features. Where existing green areas are proposed to be lost to hard development, an adequate area of retained land should be enhanced. If a clear gain is not shown, consider requesting a biodiversity net gain metric.

If there are specific queries you need further assistance to determine, please let us know and we will endeavour to comment.

Regards,

Alex Fitzroy BSc (Hons), AMRSB

Planning for Nature Officer

The Wolseley Centre grounds are open daily- if you are planning to visit please read about the centre changes [here](#).

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

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>



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