

From: [Alex Fitzroy](#)
To: [Berry, Ailsa](#)
Cc: [Planning Comments \(SMDC\)](#); [Kate Dewey](#)
Subject: SMD/2021/0796 & 0805 The Old Barn, Smithy Lane, Farley
Date: 16 March 2022 14:54:02

SMD/2021/0796 & 0805

The Old Barn, Smithy Lane, Farley, ST10 3BQ

Conservation of Listed Building and Change of Use as guest accommodation, holiday lets.

0.015 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 ecological information required.

Required prior to determination:

1. A minimum of two bat activity surveys of the structure as recommended by the bat report.

Secure via condition should approval be granted:

2. Nesting bird precautions.
3. Compensation bird nesting features for swallows and wrens shown on updated plan.

Documents reviewed:

- Application Form
- Preliminary Bat Roost Assessment and Bird Survey (19 January 2022)
- Site Plans (June 2021)

DESIGNATED WILDLIFE SITES & WIDER ECOLOGICAL NETWORK

No impacts to designated sites or the wider ecological network are anticipated due to the limited scope of 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'.

As the development is limited in scale and does not appear to impact on any semi-natural habitats, we feel there are adequate opportunities to maximise the wildlife value of landscaping, such as considering the use of a short flowery lawn mix for amenity grassland, climbers, fruit trees, new native hedges on boundaries (if suitable), re-seeding any disturbed areas with a wildflower meadow mix, maximising wildlife friendly planting and creating wetland features for surface and treated water discharges where space allows. Bird and bat boxes could be included as species enhancements.

SPECIES

Bats

The bat survey recorded multiple potential access points and possible evidence of bat feeding remains. Two activity surveys were recommended. These are required prior to determination to fully assess any potential impacts.

Birds

Swallows and wrens were recorded nesting in the structure.

Timing constraints or survey of the structures prior to works commencing will be required. Compensation nesting features will also be required, to be detailed on updated plans alongside any required bat features, if required. Please secure via condition.

Regards,

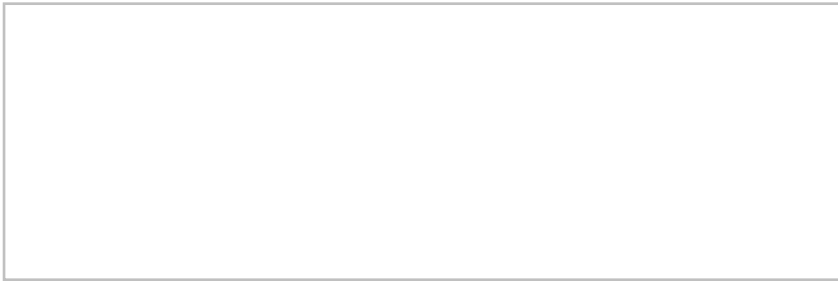
Alex Fitzroy BSc (Hons), AMRSB

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>



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!](#)

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