

From: [Kate Dewey](#)
To: [Johnston, Christopher](#); [Planning Comments \(SMDC\)](#)
Cc: [Jeff Sim](#)
Subject: DET/2022/0015 Wallbank Grange Farm
Date: 18 March 2022 17:52:04

DET/2022/0015

Wallbank Grange Farm, Ellastone Road, Winkhill, Staffordshire, ST13 7QY

Change of Use of Agricultural Buildings to Dwellinghouses (Use Class C3), and for building operations reasonably necessary for the conversion

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. Drainage information required prior to determination. Conditions suggested.

Required prior to determination:

1. Outlined Drainage proposals to assess impacts to adjacent sites.

Secure via condition should approval be granted:

2. As per sections, 4.6 – 4.10 of the ecology report (Oct 2021):
 - a. Sensitive lighting scheme retaining a dark corridor.
 - b. Precautionary method of working for bats to be followed.
 - c. Nesting bird precautions as set out in the ecology report.
3. Landscaping scheme
4. Detailed drainage design if necessary

Documents reviewed:

- Plans (uploaded 22 Feb 2022)
- Bat Survey Report (Fauna Forest Ecology, Oct 2021)

DESIGNATED WILDLIFE SITES

Swineholes Wood & Black Heath SSSI and Wallbank Grange Farm (west of) SBI are adjacent or near to the proposed development. These sites contain sensitive habitats. Whilst the proposed develop is small in nature impacts need to be fully assessed, particularly in regards to drainage which is sometimes installed outside of the red line boundary within developments. If any works are to take place outside of the red line boundary or beyond any existing hard-standing/driveway, then a Preliminary Ecological Appraisal may be required due to potential impacts to the important adjacent sites. This

is also stated within section 4.2 of the submitted ecology report. This is probably most relevant to drainage infrastructure. We recommend that drainage details are sought prior to determination. If new infrastructure is proposed, we would request that a plan is submitted prior to determination to ensure potential impacts are assessed. It may be that this is sufficient and no further survey is necessary.

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'

In order to maximise wildlife value of landscaping, the following should be considered: Short flowery lawn mix, climbers, fruit trees, new native hedges on boundaries, and re-seeding disturbed areas with wildflower meadow mix. The inclusion of bird and bat boxes could also be considered.

Drainage

No drainage details have been submitted. Due to adjacent sensitive sites and habitats details of drainage proposals must be submitted prior to determination to assess impacts.

SPECIES

Bats

The bat surveys adequately covered the buildings and recorded no bat roosts.

A sensitive lighting scheme retaining a dark corridor should be secured via condition, as per details set out within section 4.6 of the ecology report.

We recommend that the methods of working set out within sections 4.6, 4.7 and 4.8 are followed in full and secured via condition.

Birds

We recommend a condition to protect nesting birds, as per the recommendations within sections 4.9 and 4.10 of the ecology report.

Regards,

Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer

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

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2 Attachments