

From: [Planning For Nature](#)
To: [Planning \(SMDC\)](#); [Planning Comments \(SMDC\)](#)
Subject: Fwd: SMD/2022/0204 Highcroft
Date: 10 June 2022 17:05:49

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From: **Planning For Nature** <planningfornature@staffs-wildlife.org.uk>
Date: Fri, 10 Jun 2022 at 17:02
Subject: SMD/2022/0204 Highcroft
To: Chris Johnston <Christopher.Johnston@staffsmoorlands.gov.uk>, <enquiries@apexecology.com>

SMD/2022/0204

Highcroft, Leek Road, Waterhouses, Staffordshire, ST10 3LH

Conversion of disused concrete block agricultural building in current use as a store and vegetable growing area to a Glamping Barn with change of use to holiday let for maximum 2 adults and 2 children. Provision of small treatment plant for waste.

0.37 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 –No objection subject to conditions.

Secure via condition should approval be granted:

1. Method statement for badger survey/ protection
2. Detailed landscaping scheme and DEFRA small sites metric to show net gain
3. Amended drainage plans if not compatible with badger sett
4. Species protection/ enhancement measures as recommended in the PEA

Documents reviewed:

- Proposed and existing plans
- Preliminary Ecological Appraisal and Preliminary Roost Assessment March 2022 Apex Ecology
- Additional information re. ecology

DESIGNATED WILDLIFE SITES & WIDER ECOLOGICAL NETWORK

Statutory Designated Sites

Within ZOI Hamps and Manifold Valley SSSI-drainage to ground. Link between this and Caldon Dales SSSI. This may need consultation with Natural England.

Local Wildlife Sites/ potential LWS

Site is adjacent to Middlehills Farm (east of) SBI. Landscaping needs to be sympathetic, as per recommendations within the PEA/PRA.

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'

It is not clear whether the proposal would achieve a net gain, therefore a Biodiversity Impact assessment using the appropriate Defra metric is required. Given the space available, it should be possible to achieve net gain and so a detailed landscaping plan and metric could be conditioned.

For any meadow creation, a local seed source should be used due to the proximity of designated sites.

Drainage

Drainage scheme appears to interact with a badger sett, but this may not be in use- detailed plans may be required as a condition.

SPECIES

Bats

No bat evidence found.

Badgers

Method statement/ further survey required before commencement, follow PEA recommendations.

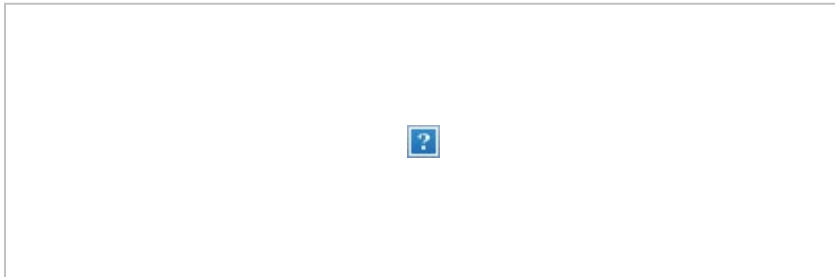
Regards,

Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer

Please note, ecology advice is provided to SMDC 2 days per week- working days are normally Tuesdays and Thursdays.

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



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