
From: Johnston, Christopher
Sent: 09 June 2022 17:23
To: Planning Comments (SMDC)
Subject: FW: SMD/2022/0149 JCB Wardlow - two pullet houses

Categories:

From: Planning For Nature
Sent: 08 June 2022 19:19

Subject: SMD/2022/0149 JCB Wardlow - two pullet houses

SMD/2022/0149
JCB Wardlow, Ashbourne Road, Rue Hill, Cauldon Low, ST10 3HA
Erection of two pullet houses.
0.03 hectares

Staffordshire Wildlife Trust provides ecology advice to Staffordshire Moorlands District Council as part of a service level agreement. We have identified this application from the weekly applications list as having potential ecology issues.

SUMMARY –Holding objection -further information/ amendments required

Required prior to determination:

1. Preliminary Ecological Appraisal
2. Biodiversity Net gain assessment
3. Amended landscaping proposals to retain existing features and achieve net biodiversity gain
4. Clarification regarding bat mitigation for previous application at the site
5. Outline drainage scheme

Secure via condition should approval be granted:

6. Detailed landscaping scheme
7. Any species mitigation required

DESIGNATED WILDLIFE SITES & WIDER ECOLOGICAL NETWORK

There are a number of statutory and non-statutory wildlife sites scattered throughout the area, with small scale habitat corridors such as road verges and hedgerows linking these. The site has the potential to enhance or damage local habitats depending on the design.

Statutory Designated Sites

The site is within 20m of Rue Hill SSSI. This is within the SSSI impact risk zone, meaning Natural England should be consulted as the development type is a poultry rearing and could emit air pollution/ waste materials etc.

HABITATS

Preliminary Ecological Appraisal (PEA)

No ecology information has been submitted. The site is likely to have some biodiversity interest, and the road verge may be diverse- oxeye daisy is visible from streetview and verges in this area are likely to be more diverse than average. Staffordshire Ecological Record holds a record for a Frog Orchid on/ near the site.

Due to the type and area of the site, and the proposed net loss of green areas, protected/ priority species and habitats could be impacted. In order to inform decision making, a PEA, conducted by a suitably qualified ecologist, of all areas to be impacted is required prior to determination. This needs to take into account any drainage infrastructure required.

Any further species specific surveys required should be conducted within the suitable survey time period and accompany the application.

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 latest/ most appropriate Defra metric is required.

We suggest that non-native plants are removed, drystone walls are retained and restored, any existing fruit trees are retained, and the grass verge is retained and enhanced. We note also that the local plan map shows a listed building - Milepost at N.G.R. SK 08554777, RUE HILL adjacent to the site which may also be relevant.

Woodland planting should be designed as scattered trees and understorey scrub rather than a thick woodland block, in order to fit with the existing landscape type and to form a more diverse habitat. Climbing plants could be planted to cover the gable ends of the buildings for additional visual screening.

Drainage

No drainage scheme is provided - an outline plan should be provided including sustainable drainage measures.

SPECIES

Bats

A previous application for demolition of the former Red House Farm, DET/2020/0047, identified a bat roost in the building (Red House Farm Bat and Bird Presence/Absence Survey Report July/ August 2020 by Evolution Ecology). Part of the mitigation included bat boxes or a bat house to be erected. It is not clear whether this is present- if so it must be retained. If this condition was not met, bat provision should be included in the current application.

Amphibians and Reptiles

The site may be suitable for herpetile species – a method statement may be required for site clearance and construction.

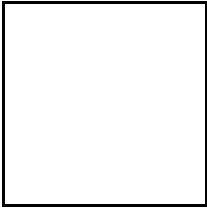
SUSTAINABLE DESIGN

The design could consider roof orientation for future installation of solar panels. Materials should respect the local vernacular, utilise renewable materials such as wood, and be suitably insulated for their purpose.

Regards,

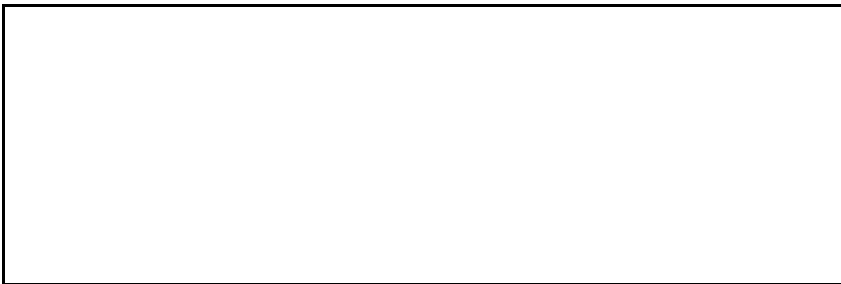
Kate Dewey BSc (Hons) MCIEEM

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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