
From: Planning For Nature
Sent: 13 June 2022 19:06
To: Johnston, Christopher; Planning Comments (SMDC)
Cc: k
Subject: DOC/2022/0016 Land at The Green, Cheadle

Categories:

DOC/2022/0016

Land at The Green, Cheadle, Staffordshire ST10 1PH

Discharge of conditions 3,9,10,11 and 12 in relation to planning application SMD/2020/0029.

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.

Noted that application form states discharge of condition 12 rather than 13 as recorded on web portal.

SUMMARY —further information/ amendments required.

Condition 9 – no documents received

Condition 10 – not possible to discharge

Condition 11 – requires revision with pre-development habitat baseline

Condition 12 – may require revision in light of amended baseline

Documents reviewed:

- Application form
- Herptile Method Statement February 2022 by Elite Ecology
- Biodiversity Net Gain Report February 2022 by Elite Ecology

9. Within one month of the date of this decision, a survey report to establish any use of the site by badgers and nesting birds shall be submitted to the local planning authority for approval in writing and the any measures recommended in the report shall be undertaken before the completion of the development.

Reason:- In the interests of the ecological value of the site.

We have not seen a badger/ nesting bird report.

10. Within one month of the date of this decision, a method statement for avoiding reptiles and amphibians shall be submitted to the local planning authority for approval in writing and the development shall be completed in accordance with the approved report.

Reason:- In the interests of the ecological value of the site.

The submitted Herptile Method Statement is appropriate, however the development had already begun before the method statement had been produced, so it is not possible for the development to have been completed in accordance with the report.

11. Within one month of the date of this decision, a Biodiversity Impact Assessment with ""Defra 2.0 metric"" and to include a baseline survey of the level of biodiversity currently at the site shall be submitted to the local planning authority and approved in writing

Reason:- In the interests of the ecological value of the site.

The baseline survey was conducted after work had started on site. As per our previous comments on SMD/2020/0029, the initial survey is required to be undertaken pre-development. The metric/ assessment needs to be revised to use the original site baseline. Where there is uncertainty over the baseline, best practice states that the date of January 2020 be used as a baseline date. We suggest the previous surveys, and any aerial photographs available, are used to establish the pre-development habitat plan and onsite baseline. This should be shown on a plan indicating the habitat types used in the metric. We would need to see the metric calculator as well as the report, to assess that all calculations are correct.

In addition, it appears from the photographs in the biodiversity assessment that the off-site land adjacent to the watercourse (land edged blue on the location plan) has been impacted by spoil and disturbance from the development site- this should not have occurred.

12. Within one month of the date of this decision, details of a scheme of biodiversity

enhancements to achieve a Biodiversity Net Gain shall be submitted to the local planning authority and approved in writing. This shall include enhancements within the land edged blue on the location plan. The approved biodiversity enhancements shall be carried out before the development is first brought into use.

Reason:- In the interests of the ecological value of the site.

The current recommended habitat enhancements and management are suitable. If the revised metric results in a net loss of habitat on site, additional action will be required.

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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