
From: Planning For Nature
Sent: 14 June 2022 16:19
To: Lisa Jackson; Planning Comments (SMDC)
Cc: David Byatt
Subject: SMD/2022/0132 Land Adjacent 76, Huntley Lane

Categories:

SMD/2022/0132

Land Adjacent 76, Huntley Lane, Huntley, Cheadle ST10 1UA

Outline application with details of access, landscape and layout (all other matters reserved) for proposed residential and biodiversity landscape development.

0.5 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 information required.

Required prior to determination:

1. Preliminary Ecological Assessment with biodiversity net gain metric
2. Outline drainage proposals

Secure via condition should approval be granted- to be provided within reserved matters application:

3. Detailed landscaping/ habitat creation including soil handling, creation methods, seed and planting details and long-term management plan
4. Detailed drainage scheme
5. Lighting scheme

Documents reviewed:

- Application form
- 5549 - 007 - Site Layout Plan - Scheme 3 dated February 2022
- Design and Access Statement Undated, Byatt Oliver Associates

DESIGNATED WILDLIFE SITES & WIDER ECOLOGICAL NETWORK

The site is adjacent a wooded corridor which runs along the disused railway line. The proposed landscaping is positive and appropriate to support this corridor.

Statutory Designated Sites

None nearby. Within a SSSI impact zone but not a development type requiring Natural England consultation.

Locally Designated Sites

The site is adjacent 'Huntley Railway Cutting' a Regionally Important Geological Site (RIGS). It is designated for the exposure of Triassic Hawksmoor Formation sandstones and the close proximity of exposures of the older Coal Measure rocks. The application form does not reflect this. The proposals do not appear to impact on the site.

Huntley Wood SBI is around 100m west of the site, and unaffected by the application.

HABITATS

Habitat Survey

No ecological survey has been submitted. In order to establish an accurate baseline for the current site habitats, a Preliminary Ecological Assessment is required.

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'

The proposal appears likely to deliver a net gain, but it is difficult to judge, as a larger area of existing grassland and hedgerow would be lost to development compared to the new habitats provided. We understand that further roadside hedgerow removal may be required for visibility. The Design and Access Statement mentions a biodiversity net gain metric on page 3, but this is not part of the submitted documents; this should be provided, or included in the PEA.

As hedgerow is proposed to be removed and new planted, consideration could be given to transplanting hedge shrubs to achieve a faster new hedge establishment. Wildflower meadow creation should if possible seek to use seed suitable to the soil type (likely slightly acidic sandy soil) into the existing sward if appropriate, rather than plug plants as this is normally more successful. Such details can be secured at later stages should outline be approved.

Drainage

No drainage scheme location information is provided – surface drainage is stated to be sustainable drainage and foul drainage unknown. Although this is an outline scheme, it is often the case that drainage infrastructure is required outside of the application boundary, impacting additional areas and /or potentially conflicting with the access, landscape and layout, so to ensure that the development is feasible and the design is suitable at this stage, an outline of proposed drainage should be provided.

SPECIES

There is a pond within 250m of the site, and habitat suitable for badgers adjacent. Several badger records exist in woodland nearby. Presence of protected species may impact on the layout and landscaping needs, so a check for signs / species potential is required before determination, as part of a PEA.

SUSTAINABLE DESIGN

The orientation of dwelling roofs could be a consideration for the final design, to maximise potential for solar gain and solar panels.

Regards,

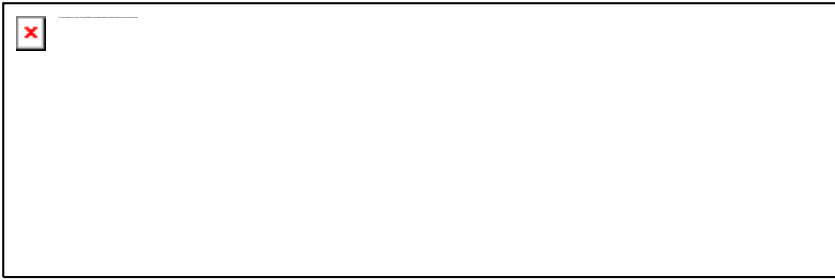
Kate Dewey BSc (Hons) MCIEEM

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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