
From:
Sent: 04 July 2022 08:00
To:
Cc:
Subject: SMD/2021/0672 The Caravan, Cheadle Road Alton
Attachments: The Caravan SMD,2021,0672 SWT drainage swale sketch 4Jul22.docx

Ref number SMD/2021/0672

Application Location The Caravan, Cheadle Road, Alton, Staffordshire, ST10 4DH

Application description Retrospective application for the change of use of land to provide for 14 Touring Caravans pitches with separate camping / open space; facilities building and reception and associated works.

Site size hectares 0.82

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:

Detailed landscaping/ habitat creation scheme showing adequate buffer to ancient woodland and tree RPAs

Habitat Management and Monitoring Plan, including updated BIA and baseline/ post intervention habitat plans

Amended drainage plan using open SuDs infiltration features and minimising impacts within buffer zone

Species protection measures as previous comments

Documents reviewed:

PEA (Absolute Ecology, 2021)

2013-1910-02D PLANNING PROPOSAL - SITE PLAN dated 13 January 2022

Cheadle Road, Alton Biodiversity Metric 3.0 dated 13 April 2022, Absolute Ecology

DESIGNATED WILDLIFE SITES & WIDER ECOLOGICAL NETWORK

Statutory Designated Sites

Dimmings Dale & The Ranger SSSI

The amended layout and additional buffer area is welcomed.

Ancient Woodland

The proposed buffer needs to be marked from the edge of the ancient woodland, not the SSSI, as the woodland boundary extends into the site. It would be helpful to show the boundary of the ancient woodland, along with the tree RPAs, on the plans.

A planted buffer is welcomed, but no planting should be carried out within the RPAs of any existing tree, or where this could interfere with the canopy in future. A pattern of scattered trees and small groups would be best.

The planting mix is appropriate- a few oak, birch and rowan should be added as these are present in the ancient woodland.

Fencing proposed is welcomed, however needs to make provision for mammals such as badgers to be able to enter/exit the site.

Given that there is adequate space in the layout and the general principles are in place, the above could be provided in a detailed landscaping scheme via condition.

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'

The supplied Biodiversity Impact Assessment shows a comfortable net gain of over 20% for habitats and 100% for hedgerows, which is welcomed. The location should be recorded as 'Location ecologically desirable but not in local strategy' due to being adjacent a SSSI and This will not impact the outcome as habitat creation is in the same location. Baseline and post-intervention habitat maps have also not been provided. However, as the habitats would be amended slightly following these comments, an updated BIA with accurate maps can be provided within a long-term management plan to enable monitoring.

The created and retained habitats will require a long-term Habitat Management and Monitoring Plan for at least 25 years- this may be secured via condition.

Drainage

The drainage design presented currently in Site Plan 2013-1910-02D could be improved, as it largely involves underground pipes (where any pollution issues cannot readily be monitored) and the drainage field is located within the buffer zone, with parts very near to the edge of the slope and within existing tree RPAs.

We suggest that the main pipes and perforated drains are replaced with more sustainable solutions as advocated by the Environment Agency in their comments of 13 December 2021 An open reed-filled infiltration swale/ditch running along the southern edge of the buffer zone would infiltrate water in the same way but also provide some habitat and additional filtration. A sketch drawing is attached. An amended drainage plan could be secured via condition if desired.

SPECIES

Issues unchanged- attach appropriate conditions as previous comments.

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



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