

From: [Johnston, Christopher](#)
To: [Planning Comments \(SMDC\)](#)
Subject: FW: Wetley View SMD/2022/0127
Date: 11 August 2022 10:14:54

From: Planning For Nature <planningfornature@staffs-wildlife.org.uk>
Sent: 10 August 2022 15:34
To: Johnston, Christopher <Christopher.Johnston@StaffsMoorlands.gov.uk>
Subject: Wetley View SMD/2022/0127

SMD/2022/0127

Wetley View, Cheadle Road, Wetley Rocks, Staffordshire, ST9 0BA

**EXPANSION OF LIVING ACCOMMODATION INTO ATTACHED DOMESTIC
USE OUTBUILDING**

0.25 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 - There is currently insufficient information to determine the full ecological impact of the application and to demonstrate there will be a biodiversity net gain, where possible.

Preliminary Bat Roost Assessment (PRA)

The buildings proposed for alteration are pre-1914 stone buildings. Due to the building age, type and location, the site is considered to have bat roost potential, in line with guidance in the Planning Application Validation: Staffordshire Requirements for Biodiversity and Geological Conservation 2011 which can be found here: <https://www.staffordshire.gov.uk/environment/Environment-and-countryside/biodiversity/Documents/0030703233Planningapplicationvalidationbiodiversit.pdf>

Proposed works to roof spaces/ walls would impact bat roosts if present, and therefore a PRA (and possibly further bat survey) is required to inform the application, before determination.

Nesting birds also need to be considered, as well as potential precautions for other protected species such as great crested newts if likely to be present in the area.

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 should show, through landscaping, that any loss of green areas will be balanced by new planting.

In order to maximise wildlife value of landscaping, the following should be considered: short flowery lawn mix for amenity grassland; climbers on walls and fences; fruit trees; new native hedges on boundaries; enhancement of existing hedges with trees/ additional species; re-seeding disturbed areas with wildflower meadow mix; and creating wetland features for surface and treated water discharges.

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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