
From: Planning For Nature
Sent: 01 September 2022 12:28
To: Swithenbank, Arne; Planning Comments (SMDC)
Cc:
Subject: SMD/2022/0210 White Hart Hotel

Categories:

SMD/2022/0210

White Hart Hotel. High Street, Alton, Staffordshire, ST10 4AQ

Change of use of outbuilding to rear of listed building from use class B8 (storage) to use class E(g)(ii) (the research and development of products or processes) with elevational alterations.

0.23 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.

The Preliminary Bat and Bird Survey Report, by Fauna Forest Ecology, March 2022, submitted with the application confirms that there are bat droppings present within the building and that it has structural features capable of providing places of shelter and protection. In accordance with Natural England Standing Advice and recognised good practice, at least three further nocturnal surveys are required to reliably confirm or discount the presence of a bat roost. This has been advised within the report.

Further bat surveys must be conducted prior to determination, in order to fully consider the presence, and impacts to protected species and whether the proposals meet the three tests under the Habitat Regulations.

Outline Drainage Scheme

No plans for surface or foul water systems have been provided. This infrastructure could impact on other habitats, including potentially outside of the development boundary. It may also affect watercourses if there are any nearby. Drainage systems may impact on layout and landscaping. They are also an opportunity for sustainable solutions and habitat gains, if integrated early in the site design. Therefore, an outline of the type and location of drainage features is required before determination, to be able to judge ecology impacts.

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. For constrained spaces this might include climbers on walls/ fences, boundary hedges or small trees. This could be secured via condition.

Appropriate bird nesting features should also be inbuilt and shown on detailed plans.

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



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