
From: Planning For Nature
Sent: 18 October 2022 08:00
To: Johnston, Christopher; Planning Comments (SMDC)
Subject: SMD/2022/0098 Adderley Mill

Categories:

SMD/2022/0098

Adderley Mill, Adderley, Cheadle, Staffordshire ST10 2NJ

Demolition of existing building and erection of a portal framed building for warehouse and welfare facility, ancillary to the existing industrial unit. Re Submission of approval: SMD/2018/0704

0.06 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 Roost Assessment for bats and check for bird nesting evidence

Secure via condition should approval be granted:

2. Landscaping scheme to achieve biodiversity net gain

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'

It is not clear whether the proposal would achieve a net gain, as some green areas would appear to be lost for access. The new building and landscaping will need to demonstrate a net gain for biodiversity, and potentially the Defra Small Sites metric could be used to show this.

Some options to consider at this site would be to replace and continue the existing hedge with a native species-rich hedgerow to screen the building; enhancing existing grassland to wildflower meadow, and adding climbers to walls/fences. Otherwise, enhancing land in the same ownership by planting trees or other habitat could be possible.

Regards,

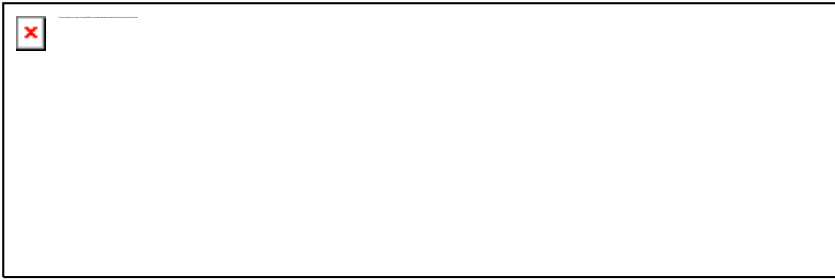
Kate Dewey BSc (Hons) MCIEEM

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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