
From: Planning For Nature
Sent: 25 October 2022 16:48
To: Lisa Jackson; Planning Comments (SMDC)
Subject: SMD/2022/0072 Hm Young Offenders Institute- modular building

Categories:

SMD/2022/0072

Hm Young Offenders Institute, Ash Bank Road, Werrington, Staffordshire, ST9 0DX

Modular Building: Installation of a 30m long x 7m wide pre-fabricated modular building for use as staff training facility. Including enabling works and creation of private access footpaths within site and a reinforced concrete retaining wall.

0.18 hectares

SUMMARY - No objection subject to conditions:

1. Landscaping scheme including appropriate biodiversity metric to show net gain
2. Surface water drainage scheme including sustainable drainage features and permeable surfaces
3. Development to be carried out in accordance with the submitted PEA report January 2022 by Tyrer Ecological Consultants Ltd

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 result in a net loss due to the loss of trees and semi-improved grassland. Therefore a Biodiversity Impact Assessment using the latest Defra metric is required.

Given the small size of the site, and availability of other areas within the landholding, this can be secured via condition alongside a landscaping plan.

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

Drainage

No surface water drainage scheme has been provided. The proposal involves increasing impermeable areas, and use of tarmac for a larger parking area. This should be minimised by use of permeable areas and reinforced grass where possible to also aid biodiversity gain.

SuDS design is required, and we advocate an integrated approach that maintains existing site hydrology, makes the best use of water in the landscape and maximises biodiversity value. Source control, permeable surfaces, water butts and rainwater harvesting should all be considered. Using landscaping to infiltrate, roadside swales, rain gardens should be included.

Sustainable drainage scheme to be secured via condition.

SPECIES

The submitted Preliminary Ecological Appraisal January 2022 by Tyrer Ecological Consultants Ltd assesses the likely impacts and makes recommendations for species protection and enhancement which should be secured via condition.

Regards,

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Senior Planning Officer



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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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