
From: Planning For Nature
Sent: 04 November 2022 16:26
To: Johnston, Christopher; Planning Comments (SMDC)
Cc:
Subject: SMD/2022/0469 Hermitage Farm

Categories:

SMD/2022/0469

Hermitage Farm, Froghall Road, Froghall, Staffordshire, ST10 2HQ

Demolition of a poultry unit and the erection of a holiday unit ancillary to Hermitage Farm.

0.871

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:

1. Landscaping scheme including grassland/ wetland enhancement
2. Bat precautions to be followed as per Preliminary Roost Assessment dated August 2022 by Haslam Ecology
3. Details of suitable replacement swallow nesting features

DESIGNATED WILDLIFE SITES

Statutory Designated Sites

The site is around 100m from Churnet Valley SSSI and Ruelow Wood ancient woodland, however no impact is predicted as long as drainage measures are suitable.

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 would involve a small loss of grassland to paved areas around the building and the access path. It includes new tree and hedgerow planting. There are further opportunities for habitat area gain, if a small pond/ wetland could be created instead of the surface water soakaway. Where the proposed package treatment plant and drainage field are to be excavated, reinstatement should be with a suitable wildflower mix to enhance the grassland. These details could be added now or secured through a condition.

Drainage

Proposed scheme as shown on the Proposed Block Plan is appropriate, no watercourses nearby- see landscaping above.

SPECIES

Bats and Birds

The Preliminary Roost Assessment dated August 2022 by Haslam Ecology found no evidence or potential for bats. The recommendations for precautions during demolition should be secured via condition.

4 swallow nests were found- replacement nest features are required. Suggested nesting cups on the outside of the building would not be effective unless there were to be a significant overhang of the roof, as swallows need to be under cover. A better option would be to provide a swallow loft inside the apex of the roof at either end of the building, boxed off from the internal space and accessible from the outside, with suitable ledges, to provide covered space. Alternatively, there are covered swallow boxes that can be attached to the exterior. Details to be agreed via condition.

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



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