
From: Johnston, Christopher
Sent: 06 December 2022 18:13
To: Planning Comments (SMDC)
Subject: FW: SMD/2021/0491 Land Off Tenford Lane

Categories:

From: Planning For Nature
Sent: 05 December 2022 18:11
To: Johnston, Christopher
Cc:
Subject: SMD/2021/0491 Land Off Tenford Lane

SMD/2021/0491

Land Off Tenford Lane, TENFORD LANE, TEAN, STAFFORDSHIRE, ST10 4EN

Approval of reserved matters, appearance, landscaping, layout and scale in relation to SMD/2016/0811

4.33 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 – No objection subject to conditions

Secure via condition should approval be granted:

1. Inclusion of rainwater harvesting and rain gardens, as per the original drainage strategy suggestions plus amphibian friendly road design (such as dropped kerbs and escape features within any drainage gully pots).

HABITATS

Drainage

The Strategic Drainage Plan K22-001-002 Rev B dated 18/11/22 now shows proposed SuDs ponds avoiding hedgerows, and two additional swales.

Biodiversity Net Gain

The amended Planting Plans LDS517-01 and -02 Rev A dated 21Nov22 are appropriate and would appear to provide a net biodiversity gain within the site.

It would be positive if all or parts of the eastern open space area could be seeded with wildflower mix instead of the Germinal Seeds A19 mix, as this would provide a net gain closer to 10% which would be good practice.

SPECIES

We understand that it is proposed to apply for a "Non Material Amendment" application to vary the wording of Condition 17 so that a Bat Report be submitted and approved 48 hours before removal of the tree 55 (tag 4541) and that other species method statements be submitted before the commencement of works. This would be a suitable amendment.

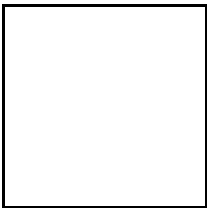
Regards,

Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer

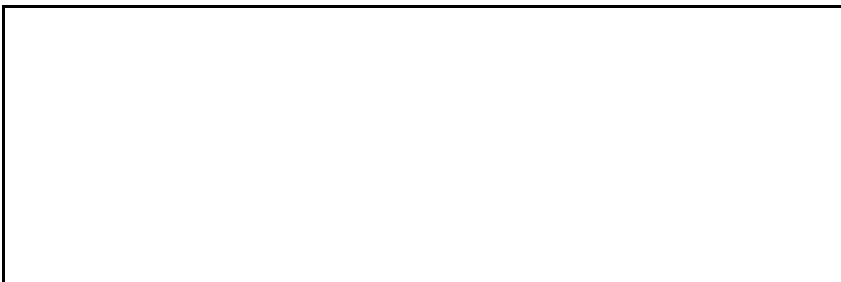
Kate Dewey BSc (Hons) MCIEEM

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



Are you a member of the Wildlife Trust? Less than 10p per day will help us protect and enhance the wildlife and wild places of Staffordshire. [Please join today!](#)

Staffordshire Wildlife Trust Registered Office: The Wolseley Centre, Wolseley Bridge, Stafford, ST17 0WT. Registered as a company in England & Wales number 959609. This email and any attachments are confidential, copyright Staffordshire Wildlife Trust (SWT), and intended for the recipient only. SWT accepts no responsibility for information unrelated to its business.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffs Moorlands.gov.uk/YourData>
