

From: [Planning For Nature](#)
To: [Lisa Jackson](#); [Planning Comments \(SMDC\)](#)
Cc: aaron@aaronchetwynd.com; chris@bat-survey.co.uk
Subject: SMD/2021/0797 The Log Shed
Date: 12 December 2022 08:00:32

SMD/2021/0797 and SMD/2021/0806

The Log Shed, Smithy Lane, Farley, Staffordshire ST10 3BQ

Conservation of The Log Shed, Farley to provide Guest Accommodation, Holiday Let.

0.025 Hectares

Staffordshire Wildlife Trust provides ecology advice to Staffordshire Moorlands District Council as part of a service level agreement.

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.

Preliminary Bat Roost Assessment (PRA)

The Preliminary Bat Roost Assessment and Bird Survey dated 19th January 2022 identifies roosting opportunities both external and internal. It is not clear whether any work would be done to the roof, but there are also roosting spaces in the stone work walls which are to be repointed, and inside the roof space which is open to bats via the open window voids but would be enclosed in future. The survey report recommends bat emergence/ activity surveys in spring/ summer. These are required to determine bat roost presence, relevant impacts from proposed work, whether impacts can be avoided and whether suitable mitigation is possible.

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 will result in the loss of some grassland for parking spaces, and vegetation (ivy) growing on the building. Parking spaces should ideally be formed from reinforced grass to minimise impact and allow water infiltration. The remaining green areas of the site should be enhanced with a short flowery lawn wildflower mix for amenity grassland, and if possible, new climbing plants such as honeysuckle provided on suitable walls. This would balance impacts and provide a small net gain for habitats. A landscaping scheme should be secured via condition.

All new buildings should include new bat and bird features as appropriate to the structure:

House sparrow nest terrace, house martin cups, starling nest features.

2 storey buildings and taller- swift boxes in roof apex

Rural buildings that are over 1km from major roads and rail lines, facing onto open countryside - barn owl box

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 planning@staffs-wildlife.org.uk



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