

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 18 February 2023 09:11:29

Application Reference No. : SMD/2022/0458

Site Address: Woodland View Tenford Lane Tean Staffordshire ST10 4EL Stoke-On-Trent

Comments by: kevin Smith

From:

Hathaway Cottage Farm, Gorsty
Gorsty Hill
Staffordshire
Tean

ST10 4EL

Submission: Objection

Comments: FAO Chris Johnston

Re: SMD/2022/0458

Thank you for giving us the opportunity to respond on the most recent Preliminary Roost Assessment (PRA) bat and bird survey, uploaded to your portal on 10 February 2023 and dated 6 February 2023. I'd like to make the following observations/comments:

How can you submit a partial Preliminary Roost Assessment (PRA) report that should have been supplied with the original Ecology Report/PRA (completed in September 2019), which is now classed as out of date by Elite Ecology, who submitted the original report?

The Ecology report/PRA completed in September 2019 was completed for a totally different development than the one that was actually submitted. This report was completed for a conversion of an agricultural building to one residential dwelling. Section 3.1.3 of this report states "As the current proposals remain within the site boundary, it was not necessary to obtain any further information regarding both Statutory and Non-Statutory Nature Conservation Designations. This is due to the proposed works not altering any of the landscape surrounding the site" This is totally false and misleading. I am now in receipt of an email from Elite Ecology stating "the report from 2019 would be constituted as out of date. Ecology reports have a lifespan of two years". Elite Ecology are willing to supply a statement to state they did not complete the original survey based on three residential dwellings "...this report was based on conversion of existing buildings on site (as was the case when we were instructed)".

Towards the end of this 2023 report the author writes "There is no loss of habitat from the proposed development and there will be a negligible impact on habitat, forage or commuting routes from the proposed development". I'd like to know how this comment can be made without a Bat Emergence and Re-entry survey (BERS)/Sonar Survey being completed. All surrounding properties have significant evidence of bats and unless Woodland View is a restricted flight zone to bats, this will be their commutable route into the woods.

In essence you are accepting a belated addition to a report which is now out of date and completed for a totally different development based on false and misleading information (from the applicant/planning consultant). As the phrase goes "You just can't make it up" ... but in this planning application it seems like you can!

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