
From: Planning For Nature
Sent: 19 April 2023 13:43
To: Johnston, Christopher; Planning Comments (SMDC)
Cc: richard@eliteecology.co.uk
Subject: Re: DOC/2022/0016 Land at The Green, Cheadle

Categories:

DOC/2022/0016

Land at The Green, Cheadle, Staffordshire ST10 1PH

Discharge of conditions 3,9,10,11 and 12 in relation to planning application SMD/2020/0029.

0.39 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.

Noted that application form states discharge of condition 12 rather than 13 as recorded on web portal.

SUMMARY —further information/ amendments required.

Condition 9 – Discharged

Condition 10 – no further comment

Condition 11 – Updated Landscaping Plan required to include new native hedging

Condition 12 – Updated Landscaping Plan required, and checks to ensure all species features have been installed.

Documents reviewed:

- Survey Report (December 2022)
- Land off the Green, Cheadle - Biodiversity Metric dated 16/12/2022
- Land off the Green, Cheadle - New Habitat Map V2
- Biodiversity Net Gain Report V2 dated 12/01/2023 by Elite Ecology

9. Within one month of the date of this decision, a survey report to establish any use of the site by and nesting birds shall be submitted to the local planning authority for approval in writing and the any measures recommended in the report shall be undertaken before the completion of the development.

Reason:- In the interests of the ecological value of the site.

The submitted Survey Report identified some evidence to the north of the site. While it would normally be best practice to provide access through solid fences, in this case access is maintained for animals along the brook course, and it would not be advisable to encourage to go towards a busy road frontage. No further action required.

10. Within one month of the date of this decision, a method statement for avoiding reptiles and amphibians shall be submitted to the local planning authority for approval in writing and the development shall be completed in accordance with the approved report.

Reason:- In the interests of the ecological value of the site.

Previous comments stand.

11. Within one month of the date of this decision, a Biodiversity Impact Assessment with ""Defra 2.0 metric"" and to include a baseline survey of the level of biodiversity currently at the site shall be submitted to the local planning authority and approved in writing

Reason:- In the interests of the ecological value of the site.

The updated biodiversity metric shows a net gain for habitat area, and this seems to be accurate given the proposed landscaping. It also shows a gain for hedgerows- the former hedgerow on the eastern boundary

has been removed and is accounted for, and creation of 84m of species-rich hedgerow has been recommended in order to achieve a 10% net gain for hedgerows. However, as the Biodiversity Net Gain Report V2 explains, this has not yet been shown within the proposed landscaping scheme or confirmed to be planted. It is therefore not shown on the New Habitat Plan. It is recommended this be provided on-site, or a financial contribution made. There appears to be ample opportunity for new hedging on the eastern and western boundaries which would total around 60m, also the southern boundary adjoining the filling station which would provide some visual screening to the houses.

New native hedging of adequate length, with species composition and planting specification needs to be added to the landscaping plans.

12. Within one month of the date of this decision, details of a scheme of biodiversity enhancements to achieve a Biodiversity Net Gain shall be submitted to the local planning authority and approved in writing. This shall include enhancements within the land edged blue on the location plan. The approved biodiversity enhancements shall be carried out before the development is first brought into use.

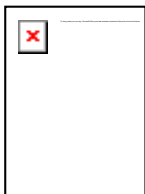
Reason:- In the interests of the ecological value of the site.

Biodiversity Net Gain Report V2 includes adequate measures to enhance biodiversity on the site, however this needs to be reflected in an updated landscaping plan. The recommendations include providing hedgehog access holes in fences, which do not appear to be in place in the photos of fences in place currently. Other species features such as bird boxes also need to be in place.

Regards,

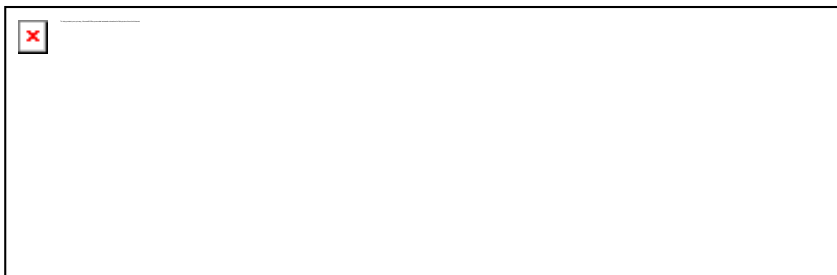
Kate Dewey BSc (Hons) MCIEEM

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



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On Mon, 13 Jun 2022 at 19:05, Planning For Nature wrote:

DOC/2022/0016

Land at The Green, Cheadle, Staffordshire ST10 1PH

Discharge of conditions 3,9,10,11 and 12 in relation to planning application SMD/2020/0029.

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.

Noted that application form states discharge of condition 12 rather than 13 as recorded on web portal.

SUMMARY —further information/ amendments required.

Condition 9 – no documents received

Condition 10 – not possible to discharge

Condition 11 – requires revision with pre-development habitat baseline

Condition 12 – may require revision in light of amended baseline

Documents reviewed:

- Application form
- Herptile Method Statement February 2022 by Elite Ecology
- Biodiversity Net Gain Report February 2022 by Elite Ecology

9. Within one month of the date of this decision, a survey report to establish any use of the site by and nesting birds shall be submitted to the local planning authority for approval in writing and the any measures recommended in the report shall be undertaken before the completion of the development.

Reason:- In the interests of the ecological value of the site.

We have not seen a / nesting bird report.

10. Within one month of the date of this decision, a method statement for avoiding reptiles and amphibians shall be submitted to the local planning authority for approval in writing and the development shall be completed in accordance with the approved report.

Reason:- In the interests of the ecological value of the site.

The submitted Herptile Method Statement is appropriate, however the development had already begun before the method statement had been produced, so it is not possible for the development to have been completed in accordance with the report.

11. Within one month of the date of this decision, a Biodiversity Impact Assessment with ""Defra 2.0 metric"" and to include a baseline survey of the level of biodiversity currently at the site shall be submitted to the local planning authority and approved in writing

Reason:- In the interests of the ecological value of the site.

The baseline survey was conducted after work had started on site. As per our previous comments on SMD/2020/0029, the initial survey is required to be undertaken pre-development. The metric/ assessment needs to be revised to use the original site baseline. Where there is uncertainty over the baseline, best practice states that the date of January 2020 be used as a baseline date. We suggest the previous surveys, and any aerial photographs available, are used to establish the pre-development habitat plan and onsite baseline. This should be shown on a plan indicating the habitat types used in the metric. We would need to see the metric calculator as well as the report, to assess that all calculations are correct.

In addition, it appears from the photographs in the biodiversity assessment that the off-site land adjacent to the watercourse (land edged blue on the location plan) has been impacted by spoil and disturbance from the development site- this should not have occurred.

12. Within one month of the date of this decision, details of a scheme of biodiversity enhancements to achieve a Biodiversity Net Gain shall be submitted to the local planning authority and approved in writing. This shall include enhancements within the land edged blue on the location plan. The approved biodiversity enhancements shall be carried out before the development is first brought into use.

Reason:- In the interests of the ecological value of the site.

The current recommended habitat enhancements and management are suitable. If the revised metric results in a net loss of habitat on site, additional action will be required.

Regards,

Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer



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