

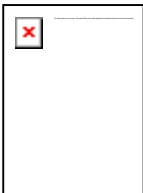
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**From:** Planning For Nature  
**Sent:** 26 April 2023 15:30  
**To:** Planning Comments (SMDC)  
**Subject:** Fwd: SMD/2023/0111 Land At, Biddulph Road

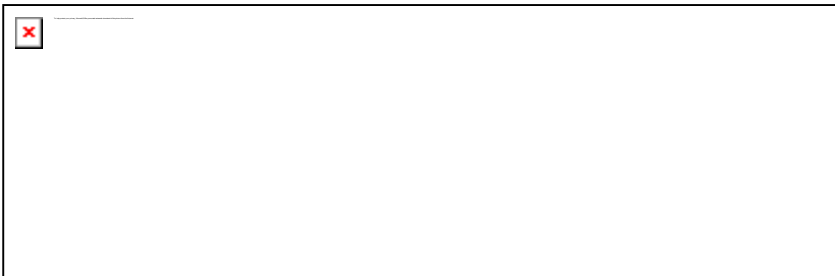
**Categories:**

**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.



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----- Forwarded message -----

**From:** Planning For Nature **Date:** Wed, 26 Apr 2023 at 15:23  
**Subject:** SMD/2023/0111 Land At, Biddulph Road  
**To:** Ben Hurst  
**Cc:** Richard Millington

**SMD/2023/0111**

**Land At, Biddulph Road, Mow Cop, Staffordshire ST7 3PU**

**Application for Outline Planning Permission with access and layout (all other matters reserved). Re: Proposed Development of the land with a Detached House and Garage**

**0.15 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** – Objection/ Holding objection -further survey required for GCN presence/ absence.

Required prior to determination:

1. eDNA survey for great crested newt on adjacent pond

Secure via condition should approval be granted:

2. Detailed landscaping scheme including ecology enhancements as recommended in the PEA report
3. Biodiversity Net Gain assessment with appropriate metric
4. Method statements and further checks/ precautions for nesting birds, hedgehog and amphibians/reptiles as set out in the PEA report.
5. Foul and surface water drainage scheme incorporating sustainable principles
6. Lighting scheme

**Documents reviewed:**

- Preliminary Ecological Appraisal (PEA) January 2023 by Elite Ecology
- Preliminary Roost Assessment January 2023 by Elite Ecology
- Site plans and proposals
- Planning Design and Access statement

**NATURE RECOVERY NETWORK**

The site is in the 'Pastures' Habitat Connectivity Opportunity Area. Locally habitat corridors consist of hedgerows, watercourses and small woodlands as well as an area of scrubby heathland adjacent to the south and a large pond to the north. Drystone walls are a feature of the area, and small traditional orchards were more widespread within farmsteads. Landscaping of the site should aim to create complimentary habitats where possible.

**DESIGNATED WILDLIFE SITES**

None nearby.

**HABITATS**

**Biodiversity Net Gain**

Policy NE1 paragraph 5 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 appears to re-use existing built areas and retain existing hedges. Given the small predicted impact on the current habitats and the space available for some enhancement, a gain should be possible. A detailed landscaping scheme, incorporating the ecology enhancements set out in section 6.4 of the PEA report, along with a 'small sites' biodiversity net gain metric should be secured via condition to be provided as part of any reserved matters application.

In order to maximise wildlife value of future landscaping, the following should be considered: Short flowery lawn mix for amenity grassland, climbers, fruit trees, new native hedges on boundaries, enhance existing hedges with trees/ additional species, re-seeding disturbed areas with wildflower meadow mix, and creating wetland features for surface and treated water discharges.

**Drainage**

A drainage scheme would be expected at reserved matters stage. Given the proximity to nearby waterbodies and the need to manage water quality and quantity, a condition to secure submission of drainage information at reserved matters should be applied.

We advocate an integrated approach that maintains existing site hydrology, makes the best use of water in the landscape and maximises biodiversity value. Source control, permeable surfaces parking areas, use of reinforced grass, water butts and rainwater harvesting are all encouraged where possible.

Using landscaping to infiltrate water such as roadside swales, rain gardens, wetland features, and existing ditches along hedges is encouraged. The scheme should avoid pipes in favour of open features, amphibian friendly roads and drainage design.

## SPECIES

### Bats

The four buildings on site were surveyed and found to have negligible bat roost potential, therefore no further action is required.

### Great Crested Newts, Amphibians

The site is around 45m from a large pond, and within 500m of another smaller pond to the west. Records exist in the area for common toad and great crested newt (670m south in 2016). If the pond were to have a breeding population of GCN, a licence is likely to be required as the site is within 50m of the pond, and has suitable terrestrial habitat for newts.

The PEA states on page 18 section 5.3.1:

*'Due to the suitable water features within the local landscape, it will be necessary to undertake eDNA surveys of the waterbodies within 500m radius of the site. Two ponds have been identified within 500m of the site. These surveys can be done from mid-April to late-June. If the results from these assessments come back positive, then further presence/absence surveys are required to establish a population count.'*

Further survey to determine presence/ absence of GCN is required, to enable an informed decision to be made regarding European protected species.

### Other species

The PEA report has covered other species and makes recommendations for further checks, precautions and protective measures for reptiles hedgehogs and birds. These could be secured via a condition.

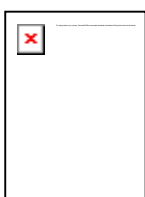
## SUSTAINABLE DESIGN

The orientation of dwelling roofs should be a consideration for the final design, in terms of maximising potential for solar gain and solar panels.

Regards,

**Kate Dewey BSc (Hons) MCIEEM**

**Senior Planning Officer**



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