
From: Planning For Nature
Sent: 12 June 2023 12:02
To: Johnston, Christopher; Planning Comments (SMDC)
Cc:
Subject: Re: Gorsty Hill Farm nr Upper Tean. SMD 2023 0180 and 0185

Categories:

Dear Chris,

Apologies for the delay on these.

I'm not able to give full detailed comments due to time constraints, but having briefly reviewed the documents, further bat surveys are required on the former dairy with moderate bat potential. It was not clear from the Selected Protected Species Surveys report March 2023 which building this was- no detailed plan of the named buildings was included- this would be helpful to request alongside the activity surveys. If roosts are found, consideration as to whether part of the buildings could be retained would need to be had. Otherwise, any mitigation arising from the surveys would need to be secured.

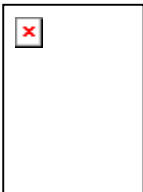
In terms of net gain for biodiversity, a landscaping plan could be secured via condition - some simple features could include boundary hedges, trees, reinstating grassed areas where possible and even potentially green walls to buildings (also beneficial for visual screening and shading).

Drainage isn't clear, and can be an issue with regards slurry etc. - application form states that a sustainable drainage system will be used for surface water, and 'unknown' for foul sewage. If possible an outline of where this will go would be ideal. Otherwise, a drainage plan to be secured via condition. Ideally, any surface water would be directed to a surface feature such as a retention pond or ditch, if space allows.

Regards,

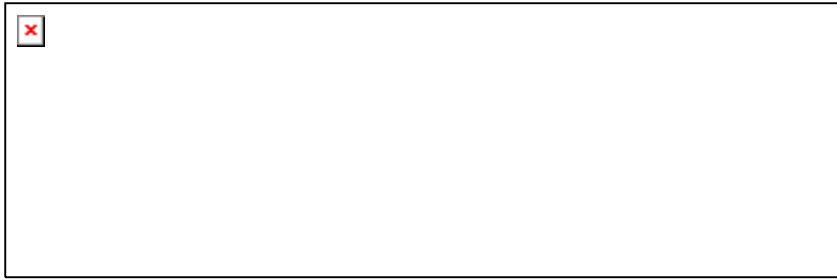
Kate Dewey BSc (Hons) MCIEEM

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 Wed, 31 May 2023 at 16:47, Johnston, Christopher wrote:

Good afternoon

I would be grateful if you could send your consultation response for the two above applications which look to replace traditional barns and include bat reports.

The deadline for these is Tuesday 6th June so please send the comments by the end of the week (Fri 2 June).

Many thanks

Chris Johnston

Planning Officer

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