

From: [Planning For Nature](#)
To: [Ben Hurst](#); [Planning Comments \(SMDC\)](#)
Cc: [Sammons Ltd Planning](#); [Richard Millington](#)
Subject: SMD/2021/0155 Land To Rear Of Rosedale
Date: 16 June 2023 17:08:09

SMD/2021/0155

Land To Rear Of Rosedale 403, Cheadle Road, Cheddleton ST13 7BH

Demolition of existing attached garage and erection of 4 detached dwellings

0.31 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 –No objection subject to conditions

Required prior to determination:

1. GCN district licencing report if required.

Secure via condition should approval be granted:

1. Development to be undertaken in accordance with the Biodiversity Net Gain Report (February 2023) Elite Ecology unless minor changes are required for GCN measures. If unsure, a final LEMP could be required a condition.
2. Development to be undertaken in accordance with the GCN eDNA Report (June 2023) Elite Ecology OR district level licence scheme (condition to be advised)
3. Bat and bird protection and enhancement measures as specified in Bat Activity Report, July 2022 Elite Ecology
4. Artificial Lighting Plan for Bats
5. Amphibian friendly road and drainage design
6. Hedgehog highway access holes in new boundary treatments

Documents reviewed:

- Preliminary Ecological Appraisal, August 2020, Absolute Ecology
- Bat Activity Report (July 2022) Elite Ecology
- Reptile Survey Report (June 2022) Elite Ecology
- Biodiversity Net Gain Report (February 2023) Elite Ecology
- Biodiversity Metric 3.1 Calculation (February 2023) Elite Ecology
- New Habitat Map - Off-Site (February 2023) Elite Ecology
- GCN eDNA Report (June 2023) Elite Ecology

- 2020-2541-02E Planning proposal Site Plan, 19 Jan 2023
- 2020-2541-10A Planning Proposal Drainage Plan, 19 Jan 2023

HABITATS

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 updated Biodiversity Net Gain Report, Biodiversity Metric 3.1 Calculation and New Habitat Map - Off-Site all dated February 2023 are now adequate to show that a net gain is achievable via enhancement of the off-site field to the east of the proposal site.

The report includes habitat creation details and a 30-year management and monitoring plan. I would suggest that monitoring does not need to occur every year, but the actions as proposed in table 7.3 are carried out in the years 1, 3, 5, 10, and 30 only (target condition for mixed scrub is 10 years not 25).

Pond details may need to be altered with regard to GCN licencing but overall, habitat provisions are good and will mitigate losses. Secure via condition. If minor changes may be needed, a condition requiring a final Landscape and Ecology Enhancement and Management plan could be specified.

Drainage

The revised Drainage Plan 2020-2541-10A now shows soakaways avoiding tree RPAs, and additional trees to be removed at the site entrance bin store are also shown- this addresses our concerns.

Details of amphibian-friendly road and drainage design can be secured via condition.

SPECIES

Bats

The sycamore tree (TN2) with bat roost potential has been confirmed to be retained unaffected and is outside the red line boundary. No further action required other than tree protection measures.

Bat roost within the house, and lighting- as per previous comments.

Great Crested Newts (GCN), Other Amphibians

The revised Great Crested Newt Environmental DNA (eDNA) Survey Report (June 2023) by Elite Ecology states that a GCN licence is required, and sets out precautions

to be applied to work within the site. These are suitable for the site itself, however any works such as pond excavation nearer to the GCN pond may need further action such as fencing/ trapping. Proposed work to enhance habitats within the adjacent field would involve pond excavation within 50m of the existing pond- licensable impacts would be reduced if habitat disturbance works could be avoided within 100m of the pond, i.e. move new pond locations to the northern end of the habitat mitigation field. I am satisfied that overall the development impacts to GCN can be managed and that proposed habitats will be better for GCN post-construction

Either a development licence for the site, or district level licencing will be required. If DLL is to be the route taken, the applicants will need to obtain an assessment and report from the Naturespace Partnership, and to be certain that the development can be covered under the District Licence and that agreement is secured, the Council should be in receipt of the report before a decision is made at Committee.

If a normal development licence is chosen, the following condition can be applied:

The proposed development is to proceed in accordance with the recommendations made by the Great Crested Newt Environmental DNA (eDNA) Survey Report (June 2023) by Elite Ecology unless varied by a European Protected Species licence subsequently issued by Natural England. Agreed features for GCN shall be permanently installed in accordance with the approved details.

Birds, Badger, Hedgehog

Comments unchanged.

Regards,

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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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