

From: [Planning For Nature](#)
To: [Planning Comments \(SMDC\)](#)
Subject: SND/2023/0194 Land Off, Tongue Lane, Brown Edge, Staffordshire
Date: 10 October 2023 12:44:43

Dear Arne,

From reviewing the documents associated with the above application, we would recommend the submission of a Preliminary Ecological Appraisal prior to determining the application. This is in accordance with Circular 06/05, paragraph 99, which states that,

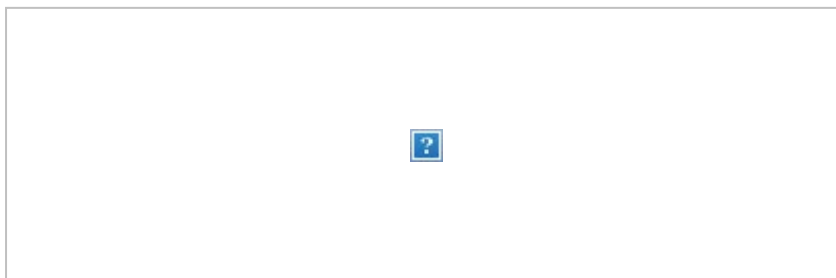
" It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted."

We recommend the PEA is undertaken during the Outline application phase, as should protected species/priority habitats be identified within the Site or immediate surroundings, then it needs to be determined if it is practically viable to mitigate/compensate for such species/habitats within the proposed development scheme. Final details of mitigation/compensation measures can then be designed in the Reserved Matters. The submitted Ecology Statement is not sufficient information to determine if protected species/priority habitats are likely to be present, and potential ecological impacts.

Kind Regards,

Amy Trewick BSc (Hons) ACIEEM

Planning consultations- please send to



Are you a member of the Wildlife Trust? Less than 10p per day will help us protect and enhance the wildlife and wild places of Staffordshire. [Please join today!](#)

Staffordshire Wildlife Trust Registered Office: The Wolseley Centre, Wolseley Bridge, Stafford, ST17 0WT. Registered as a company in England & Wales number 959609. This email and any attachments are confidential, copyright Staffordshire Wildlife Trust (SWT), and intended for the recipient only. SWT accepts no responsibility for information unrelated to its business.