

From: [Lisa Jackson](#)
To: [Planning \(SMDC\)](#)
Subject: FW: SMD/2023/0528 Land Off, Mill Lane, Wetley Rocks, Staffordshire Full Planning Application for the erection of 5 dwellings with associated means of access and hard and soft landscaping works
Date: 06 December 2023 09:56:41

Hi. Please could the below consultation response be logged.

Thank you

Lisa

From: Planning For Nature

Sent: Tuesday, December 5, 2023 6:49 PM

To: Lisa Jackson

Subject: SMD/2023/0528 Land Off, Mill Lane, Wetley Rocks, Staffordshire Full Planning Application for the erection of 5 dwellings with associated means of access and hard and soft landscaping works

Hello Lisa,

Thank you for consulting Staffordshire Wildlife Trust on the above.

I have reviewed the following documents:

- Ecological Impact Assessment. Peak Ecology (October, 2023)
- Biodiversity Net Gain Assessment. Peak Ecology (October, 2023)
- Drawing number 2023-2796-01 Rev A Existing Site Conditions
- Drawing Number 2023-2796-02 Rev B Proposed Site Conditions

The biodiversity net gain assessment (BNG) calculates a net gain of 2.84% for site habitats and 29.10% net gain in linear habitats (hedgerows).

However, this is providing the recommendations within the BNG report are implemented into the project scheme, which would include the creation of neutral grassland areas adjacent the northern and eastern site boundaries (labelled as areas G1 and G2 within Figure 2 of the Biodiversity Net Gain Assessment). Furthermore, appropriate management of hedgerows cannot be guaranteed within the areas of proposed private landownership, and are therefore prone to damage. Native hedgerows were classed as moderate condition under the BNG habitat creation, however, this would likely be a best case scenario. Furthermore, existing hedgerows are to be incorporated into garden boundaries. These hedgerows were considered to be of "good condition" under the baseline conditions. The future management of these hedgerows again cannot be guaranteed under private landownership.

It is therefore recommended that the existing hedgerows are not incorporated into the garden boundaries, so that the hedgerows are protected and appropriately managed. Areas G1 and G2 should be included within the landscape design as neutral grassland/meadow area.

Should the proposed be granted consent, then we recommend the following conditions are provided (and appropriately worded).

1.) A Landscape Management Plan, to ensure appropriate long term management of site habitats, and details of habitat creation. To include bird and bat boxes/bricks (as recommended within the BNG report).

Reason: To achieve no net-loss to biodiversity and be in keeping with the requirements of NPPF

2.) A Construction and Environmental Management Plan, to include the recommendations outlined within the PEA. This should outline measures such as tree protection, protection of hedgerows and reasonable avoidance measures for

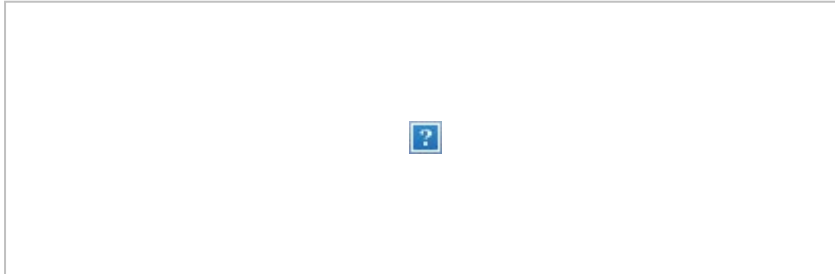
birds, bats and hedgerow.

Reason: To prevent harm to species and active nests protected under the Wildlife and Countryside Act 1981.

Kind Regards,

Amy Trewick BSc (Hons) ACIEEM

Planning consultations- please send to



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