

Dear Lisa Li

SMD/2024/0291

Demolition of existing out buildings and creation of new dwelling and garage off existing access and associated works

Land off Park Drive, Cheadle, Staffordshire

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.

We have viewed the following documents:

- Design and Access Statement, Tarpey Woodfine Architects dated June 2024

SUMMARY – Having reviewed the information provided we have a **holding objection** – further information required:

1. Ecology Survey, including Bat Survey
2. BNG Assessment or confirmation that application is exempt from BNG

ECOLOGY SURVEY

An ecology survey comprising a Preliminary Ecological Appraisal (PEA) and desk study consultation is required to support the planning application. The survey should identify ecological constraints and opportunities for enhancement. The PEA should include, or be accompanied by, a Preliminary Roost Assessment (PRA) of the existing outbuildings to assess their potential to support roosting bats.

BIODIVERSITY NET GAIN (BNG) ASSESSMENT

In England, BNG became a mandatory requirement for most types of development from 12 February 2024 (or 2 April for small sites) under Schedule 7A of the Town and Country Planning Act 1990, as inserted by Schedule 14 of the Environment Act 2021. Certain types of development are exempt from BNG. However, it is not clear from the information provided if this application meets the requirements for exemption from BNG.

The application should therefore either provide a BNG assessment or confirmation that the development is exempt from BNG with a clear rationale to demonstrate why the development is exempt.

We may wish to make further comments on this application in due course, upon review of the additional requested information.

Regards,

Dated 9 September 2024