

Tamsin Penberthy

From: Johnston, Christopher <Christopher.Johnston@StaffsMoorlands.gov.uk>
Sent: 27 June 2023 11:42
To: Katia Clarke
Subject: FW: SMD/2022/0438 Stonehouse Farm - proposed Co-op supermarket

From: Planning For Nature <planningfornature@staffs-wildlife.org.uk>
Sent: Monday, June 26, 2023 4:21 PM
To: Johnston, Christopher <Christopher.Johnston@StaffsMoorlands.gov.uk>; Planning Comments (SMDC) <PlanningComments@staffsmoorlands.gov.uk>
Cc: Steve Massey <Steve.Massey@highpeak.gov.uk>; enquiries@rdfecology.co.uk
Subject: Re: SMD/2022/0438 Stonehouse Farm - proposed Co-op supermarket

SMD/2022/0438

Stonehouse Farm, Ash Bank Road, Werrington, Staffordshire, ST10 0JR

Demolition of existing buildings on site and erection of a Class E retail unit, alongside access, car parking and associated works.

0.23 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

Secure via condition should approval be granted:

1. Amended landscaping design (hedges and trees), also showing bird, bat and mammal habitat features.
2. Construction Environmental Management Plan including precautions for bats, birds, mammals, amphibians and removal of montbretia plants, plus long-term management and monitoring
3. Habitat management and monitoring plan (30 years)

Documents reviewed:

- Preliminary Ecological Appraisal July 2022, RDF Ecology
- Fig L1 - Landscape Design 25 Apr 2023
- Werrington Biodiversity metric 28/03/2023, RDF Ecology

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 submitted metric shows that a net gain will be achieved for both habitat area and hedgerows. The species mixes proposed are suitable.

The Landscape Design plan however shows new hedgerow planting in the same location as Hedge 2 and 3 are located, according to the Phase 1 habitat plan. I can see only about 30m of the south-eastern boundary that could be planted, that is currently a line of trees, which may not be suitable? This should be amended/ clarified to avoid confusion. In the hedge mix replace field maple with holly if planting into shaded areas.

As an alternative/ addition we suggest enhancing the retained hedges with additional species such as dog rose, dogwood and honeysuckle, and adding standard trees at 20m spacing- suggest oak, field maple, crab apple and damson. This will increase diversity as well as screening and roadside shade.

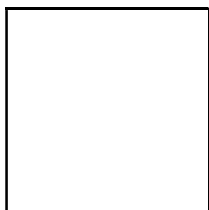
For meadow creation on the retained area of grassland, seed into the existing sward and add hay rattle. Management is ideal. To make cutting easier, move the proposed two new trees here into the roadside hedge.

New hedge management isn't specified. Some monitoring will also be needed to ensure the habitats meet the target value in the metric.

Regards,

Kate Dewey BSc (Hons) MCIEEM

Senior Planning Officer



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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



Are you a member of the Wildlife Trust? Less than 10p per day will help us protect and enhance