

Dear Lisa Jackson

SMD/2024/0406

Proposed self build detached dwelling

Longslow House, 88 Caverswall Road, Blythe Bridge, Staffordshire, ST11 9BG

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:

- Revised Design and Access Statement, Forefront Development Consulting (undated)
- Proposed Site Plan, drawing ref: 23-120-04 dated 03/09/24

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

1. BNG Assessment or confirmation that application is exempt from BNG

Should planning permission be granted we recommend the following is secured by condition:

2. Provision of ecology enhancement features, namely bird and bat boxes.

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.

ECOLOGY ENHANCEMENTS

We note on the Proposed Site Plan (ref: 23-120-04 dated 03/09/24) that the scheme will include the provision of 2no. 1FS Schwegler Large Colony Bat Boxes, and 2no. 1SP Schwegler Sparrow Terraces. This is welcomed and we recommend the provision of these features is secured via planning condition.

Regards,

Dated 1st October 2024