

Big Shaffalong Farm

Application Number: DET/2024/0048

Location: Big Shaffalong Farm, Shaffalong Lane Cheddleton

Proposed Development: Application to determine if prior approval is required for a proposed Change of Use of an agricultural building to two dwellinghouses (Use Class C3) and associated operational development.

Grid Reference: 396405 352055

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.

Staffordshire Wildlife Trust Comments

It appears that the development does not meet requirements to be permitted by Class Q as the dwellings are too large i.e. above 150m² each. If this is not the case, then the applicant should be advised that protected species legislation should be adhered to and bat and nesting bird surveys and precautions would be required.

If planning permission is required, the validation process for planning applications requires a protected species survey / assessment for at least bats and birds. This is because the proposals include the modification conversion, demolition or removal of buildings and structures (especially roof voids) involving an agricultural building. This should be included as an initial scoping survey or brief Preliminary Ecological Appraisal (PEA) which will identify any need for further surveys or mitigation measures.

Details of the validation requirements are set out in the links below which also provides reasons for exemptions:

<https://www.staffordshire.gov.uk/environment/Environment-and-countryside/biodiversity/Documents/0030703233Planningapplicationvalidationbiodiversit.pdf>

In addition, there are further requirements in relation to BNG. In this instance, this is likely to be a statement as part of the application setting out the reasons why the applicant believes that the development would not be subject to the biodiversity gain condition.

Staffordshire Wildlife Trust would like to be kept informed of progress with this application, and receive details of the final permission/ refusal.