

Oakley's Farm SWT Comments

Date: 02.07.2025

Application Reference: SMD/2025/0221

Location: Little Blakeley Lane Farm , Blakeley Lane , Dilhorne , Staffordshire , ST10 2PT

Proposed Development: Proposed Erection of an Agricultural Building For Livestock Accommodation

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.

Documents Viewed:

- Application form
- Whilock ecological survey April 2025 Final- Chris Seabridge and Associates
- The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled_tool_23.07.2024 OakleyFinal- Chris Seabridge and Associates
- 101860-001- Oakley Agricultural building DAS April 2025- Mid West Planning
- 101860_OAKLEY_001_PL01_R1_LOCATION PLAN- Mid West Planning
- 101860_OAKLEY_001_PL02_R1_EXISTING SITE PLAN- Mid West Planning
- 101860_OAKLEY_001_PL03_R2_PROPOSED SITE PLAN- Mid West Planning
- 101860_OAKLEY_001_PL04_R1_LANDSCAPING PLAN- Mid West Planning

Summary: We recommend a **holding objection** until the following information is supplied and our comments are resolved:

- Pending the results of a soil sample that show the other neutral grassland can be delivered.
- The metric is updated to reflect the strategic significance of the grassland habitats on the site.
- Clarification of why sparsely vegetated land is used in the report but not the metric
- We would also need to see details of S106 securing management and monitoring- see details below
- LEMP or plan detailing how ground conditions for habitats will be achieved

Further detail

Ecological Report:

When looking at the [Net Gain Staffs website](#), the site is in a strategic area for grassland, this needs reflecting on the metric for the grassland habitats.

There is a difference in the report and the metric with the sparsely vegetated land. In the metric it has been referred to as urban- vacant or derelict land. Can an explanation to why this code has been used in the metric be given or match the habitat in the report to what is in the metric.

The seed mix chosen to create the other neutral grassland needs to ensure that the required condition can be met as per condition assessments which will be used for monitoring.

If the condition assessments can be provided that would be useful.

BNG

BNG is a material consideration, and we have insufficient information to consider whether the Biodiversity Gain Condition is capable of being discharged. To enable us to do this for this application, we require the following information:

Significant On-site Habitats

- Soil test showing conditions are suitable for creation of grassland (this is required after conditions have been created)
- Detail in the LEMP of the creation of suitable ground conditions and seed mixes for the habitats you are creating
- Details of S106 securing management and monitoring of the significant on-site BNG
- Draft HMMP detailing management to create desired habitat, timings of when you would expect to see certain conditions and remedial measures for if things do not go to plan
- You may wish to submit a draft Biodiversity Gain Plan to provide evidence that the trading rules / net gain hierarchy etc have been met
- Draft post development BNG metric and habitat plan

Conditions

Any works that could potentially cause disturbance to nesting birds including mitigation measures should be ideally conducted outside the main bird nesting season (March – August inclusive). If works are carried out during the nesting season, then a suitably qualified ecologist should make a check for nesting birds immediately before works commence

As per NPPF, [government Planning Practice Guidance on the natural environment](#), it is requested that bird boxes are included in the design – we would recommend at least three Swift boxes (installed at least 5m high), at least one sparrow terrace and as the building is open, two Swallow nest cups should be installed, although we are happy for other types of nest box to be provided if deemed more suitable for the site/ structure. A

plan showing location, type and number of nest boxes to be delivered as a pre-commencement condition and a further condition for their delivery.