

Dear Reuben Berriman

SMD/2024/0433

Proposed self build replacement dwelling

DORIAN, Green Lane, Rudyard, Staffordshire, ST13 8PN

Staffordshire Wildlife Trust has been asked to review the information submitted in relation to 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 – Staffordshire Wildlife Trust, having reviewed the information provided a **NO OBJECTION** and recommends the following are secured by condition should approval be granted:

1. Precautionary method statements for protected species during construction
2. Sensitive lighting scheme to minimise disturbance to wildlife
3. Landscaping and habitat enhancement details e.g. seeding, planting, soil preparation to achieve the stated Biodiversity Net Gain
4. Details/specification for species enhancement measures i.e. bird and bat boxes

PRECAUTIONARY METHOD STATEMENT FOR PROTECTED SPECIES

We have reviewed the Bird and Bat Report (Charnia Ecology 2024). The surveys have been conducted by a suitably experienced ecologist at an appropriate time of year and in accordance with best practice methodologies. We note that not roosting bats or birds were present at the time of survey. We recommend that a Precautionary Method Statement is secured by planning condition to ensure that the precautionary measures detailed in the report are adhered to during the demolition of the existing dwelling. For avoidance of doubt the Precautionary Method Statement should set out details of the timing and methods of demolition to minimise risk of harm to bats. Although not bats are currently confirmed as roosting within the dwelling the structure has been assessed as having Moderate potential to support roosting bats and is surrounding by suitable habitat for bats which increases the likelihood for roosting bats to be encountered.

SENSITIVE LIGHTING SCHEME

We recommend that a sensitive lighting scheme is provided, as detailed in the Bird and Bat Report (Charnia Ecology 2024). This should include details of the location, design and lux levels of lighting to be used during the construction and operational phase of development, to minimise disturbance to retained habitats and associated wildlife, in particular foraging bats. The lighting scheme can be secured by a pre-commencement planning condition, with a condition securing the delivery of the scheme.

LANDSCAPE AND HABITAT ENHANCEMENT AND MANAGEMENT

The application is supported by a Biodiversity Net Gain (BNG) assessment (Dunelm Ecology 2025). BNG does not appear to be a statutory requirement in this case as the proposed development is 'self-build' and therefore exempt from statutory BNG. Nevertheless, we note and welcome the intention to

provide a minimum 10% net gain which will be achieved by retaining and creating new garden space and creation of 0.010ha of mixed scrub.

It is not clear from the submitted information where the proposed mixed scrub habitat will be planted, and no details appear to have been provided to confirm the species that will be planted or evidence to support the statement that the mixed scrub will achieve 'Moderate' condition.

We recommend that a Landscape and Habitat Enhancement and Management plan is secured by planning condition to set out details of the proposed retained and created habitats, including locations and proposed planting mixes and proposals for the long-term management of the habitats to demonstrate that the stated BNG can be achieved.

BIRD AND BAT BOXES

We note and welcome the recommendation in the Bird and Bat Report (Charnia 2024) to provide bird and bat boxes and suggest that a plan showing the number, location and specification of bird and bat boxes to be installed is secured by pre-commencement planning condition. For avoidance of doubt the plan should include 2no. integrated permanent bat tubes into the new dwelling or 2no. external bat boxes either fitted to external walls at height or onto suitable mature trees, 4no. General bird nest boxes for various small passerine bird species and 2no. '1SP Schwegler Sparrow Terrace' boxes.

A condition should be made to show that the planned boxes have been provided.

Regards,

Dated 12 September 2025