

Land at North Plantation SWT Comments

Date: 03.10.2025

Application Reference: DOC/2025/0042

Location: Land at North Plantation, Tenford lane, Tean

Development: Change of Use of Agricultural Building to Dwellinghouse (Use Class C3), and for building operations reasonably necessary for the conversion

Staffordshire Wildlife Trust has been asked to review the above application for discharge of planning conditions as part of a service level agreement with Staffordshire Moorlands District Council to provide ecology advice regarding planning and development management functions.

Documents Viewed:

- Decision notice
- Plan 1858-AL01A
- Plan 1858-AL02
- Plan 1858-AL03
- Plan 1858-AL04

Summary: We recommend that the conditions are not discharged until the following details have been supplied:

- Provide further detail of the lighting scheme, it should be designed to be sensitive to bats and nesting birds
- Provision of bat boxes as per the condition and detail of how many, their type and citing.
- Please update bird box citing and detail to provide information required
- Please indicate the type of grassland required and update all plans to comply with this
- Please provide the Ostara Ecological Services Construction Environmental Management Plan: Biodiversity
- Please provide the Ostara Ecological Services Biodiversity Management Plan.

Conditions looking to be discharged

10. Prior to the commencement of development above damp proof course level detailed proposals for the incorporation of features into the scheme suitable for use by bats and breeding birds shall be submitted to and approved in writing by the Local Planning Authority. The approved features shall be permanently installed prior to the first occupation of the development hereby permitted and thereafter retained, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of biodiversity

13. No development shall commence above damp proof course level until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping for the site indicating inter alia the positions of all existing trees and hedgerows within and around the site, indications of any to be retained together with measures for their protection during the course of development, also the number, species, heights on planting and positions of all additional trees, shrubs and bushes to be planted.

Reason: In the interests of visual amenity and biodiversity

Further detail

Grassland

AL02 and AL01A appear to contradict each other with grass intentions. AL02 states '*Turf to be supplied by member of Turfgrass Growers Association to BS 3669, free from undesirable grasses and weeds. Grade – Fine Sports / Ornamental.*'. It then details fertiliser and adding conditioner / fertiliser to the soil.

AL01A mentions '*A diverse neutral grassland, which is Staffordshire's BAP recommended*'. It then details soil testing and sourcing an appropriate seed mix. Later on it states '*a diverse wildflower seed mix will be used in order to increase the diversity of the grassland in these areas. Yellow Rattle can also be sown within the seed mix...*'

These two statements are creating completely different types of grassland. The treatment detailed in AL02 will not create a diverse wildflower grassland that is detailed in AL01A. Please make it clear which type of grassland is intended – amenity or wildflower and ensure all documents / instructions are relevant for the grassland required.

If a diverse neutral grassland is intended. We would recommend that the soil is as nutrient poor as possible to promote the chances of success for this grassland. We would also recommend that the application of fertiliser is not carried out as this does not favour a diverse or species-rich grassland. We would recommend that instructions from the supplier for soil preparation, seed application and grassland management are followed – this should be checked to ensure that it can be complied with before a grassland type is decided.

Bat Provisions

Bat Boxes

No bat boxes are included in the plan as specified in Staffordshire Wildlife Trust's comments and condition 10. Please incorporate these into the scheme. These should

be placed away from external lights. There is further detail on where to put bat boxes on the [Bat Conservation Trust website](#).

Sensitive Lighting Scheme

Please could further detail of the lighting scheme be supplied to enable us to check whether it is suitable for bats. This should include detail on timers, directional lighting including cowls / hoods or shields, the colour spectrum in kelvins (recommended 2,700 or lower) etc. to ensure that the scheme is suitable for bats – further information can be found in the Guidance note 08/23 Bats and Artificial Lighting at Night by Bat Conservation Trust and the Institute of Lighting Professionals (currently available [here](#)).

Bird Nests / Boxes

Please provide details on the placement of the nest boxes to meet the specifications below – the height / amount of space above the Swallow boxes is not clear from the diagrams. It should be noted that the House Martin nest cups should be moved to under the apex of the eaves and there should be a 6cm gap above the Swallow nests – it is not clear if this has been provisioned in the drawings or the height of the nest cups. Further details of lighting should be provided to ensure minimal disturbance at night e.g. timers / sensors / directional cowls to reduce light spill onto nests. Bird nests should not be placed near to external lights.

Swallow Cups

Swallows like to nest in covered areas and therefore their nests should be placed on a high wall inside a building with an open entrance, such as a barn or stable, a building with access through an open door or window (these should be left open throughout the breeding season) or an entrance to a building such as a porch. Ensure a clear approach to the nest from the access point. The location should avoid heat build-up as heat in the top of a barn can cause health issues and even death. The nests should be at least at least 2m high and 1m apart with at least 6cm of space above the cup. They should be out of reach of predators like cats. Nest cups should be made of woodcrete.

Sparrow Terrace

The Sparrow terrace should have multiple chambers and will need to be at least 6 -7 feet (2m), ideally at least 3m from the ground on a building – higher if there is a risk of disturbance, this can be under the eaves, facing north or east to avoid it getting too hot or wet. They should be at least 0.5m away from doors, windows, vents, downpipes or vegetation. The terraces should be made from woodcrete not wood. Avoid placing it in direct sunlight and don't put it over a doorway or well-used path.

House Martin Cups

Ideally placed under the eaves of buildings at least 2m off the ground. The apex of the roof is the first place House Martins will prospect, so this is a good location on north, east and west facing aspects. The eaves will need enough overhang to create shade throughout the day. Further details can be found at

<https://housemartinconservation.com/artificial-nests>. Nest cups should be made of woodcrete.