

Basford Hall Farm SWT Comments

Date: 15th October 2025

Application Reference: SMD/2025/0048

Location: Basford Hall Farm , Basford Green Road , Cheddleton , Staffordshire , ST13 7ER

Proposed Development: Proposed Natural Pool and associated landscaping to existing farmyard, including existing garage to be utilised as a changing area. 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

Site location plan, 2501 -CTD -SI -XX -DR -A -001 -P01, ctd architects, 13/05/25

Site plan as existing, ctd architects, 9th October 2024

Site plan as proposed, ctd architects, 14th October 2024

Site plan as proposed colour, ctd architects, 2501 -CTD -SI -XX -DR -A -005 -P01, 2025

Nature Pool visuals, ctd architects

Preliminary Ecological Appraisal Report, Fauna Forest Ecology, May 2025

BNG Report, Fauna Forest Ecology, May 2025

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

New BNG report, map and metric submitted covering the whole of the red line boundary.

Further Detail

Application Form

There is a slight mistake in the application form – the BNG units are 0.16 in this and 0.17 on the BNG metric. As the correct information is supplied with the BNG metric, we are happy to accept that this information has been provided.

PEA

PEA Boundary vs Red Line Boundary

The red line boundary for the PEA report is different to the red line boundary for the site location plan. These should be the same and the whole of the site should be considered in the PEA. In this instance, it appears that the missing area is purely providing access to

the development and, having discussed this with the Ecologist, we have received confirmation that this is not going to impact any protected species or sites.

BNG

BNG and Red Line Boundary

The red line boundary for the BNG report is different to the red line boundary for the site location plan. These should be the same and the whole of the site should be considered in the BNG assessment. The BNG assessment should be redone to include the whole of the red line boundary.

The post development plans should be brought in line with the proposed site plan and nature pool visuals. There unvegetated and vegetated gardens are difficult to differentiate as they have the same map symbol.

Wildflower Planting

Please note that the wildflower areas planned are likely to require specific soil conditions – low nutrient or sub-soil. We would recommend including provisions for this during construction to allow this to be achieved.

Recommended Conditions

Pre-commencement Conditions

- As per the PEA, a pre-commencement condition to approve a sensitive nocturnal lighting scheme for during and post conservation works. This is to avoid negative impacts on nocturnal species. We would recommend utilising Bat Conservation Trust's [Guidance on Bats and Artificial Lighting at Night](#). . Lighting should include cowls / hoods or shields, operational timers and use a lighting spectrum ideally below 2700K. The lighting scheme should be submitted to and approved in writing by the LPA prior to the works starting.
- As per the PEA, a pollution management plan should be derived before work commences in case of accidental spillages from substances such as oil
- As per the PEA, an inspection for badgers should be made prior to work commencing.
- Reasonable avoidance measures (RAMs) should be should be put in place for protected species, this should include measures set out in the PEA:
All holes created during the construction period (e.g. to lay a concrete pad) will be filled in and finalised on the same day so as not to leave any pitfall traps. If this is unavoidable, they should be left with a sloping end or ramp to allow animals that may fall in to escape.
Holes should be covered overnight and any pipes over 150mm diameter are capped off at the end of each working day
Details of what to do if a hedgehog is encountered;

if building products need to be stored onsite (e.g. overnight or for more than one day), they will be stored on pallets or retained in bags on pallets to ensure that refuges are not created that may attract animals. Building products should be placed on existing hard standing if possible.

Any spoil resulting from excavations will either be spread and compacted within the area on the same day or be removed from the construction area on the same day. It will not be left in loose heaps overnight.

All cut vegetation will be removed from the development site and immediate surroundings to avoid use by birds as nesting habitat.

RAMs should either be included within the CEMP or submitted as a standalone document.

Conditions

- As per the PEA, In the event works are carried out between February and September (inclusive), it is recommended that a suitably qualified ecologist is appointed to carry out an inspection for nesting activity ahead of works commencing. Works should not be initiated until the ecologist has confirmed that no nesting birds exist within the area of impact. If an active nest is discovered, an exclusion zone should be established, and works must be halted in that area until the nest is no longer active. Works should not commence without confirmation from a suitably qualified ecologist that no nesting birds exist within the area of impact. Irrespective of the time of year, if any nesting birds are discovered on site, an area around the nest site will be protected from disturbance with a suitable fence (not HERAs fencing) that would include an appropriate buffer zone, as determined by the suitably qualified supervising ecologist. Work will then be avoided in this area until the nest is no longer in use. Buffer zones in this respect will normally be 5m in diameter, and will be delineated by canes, cordon tape and signage.
- As per the PEA, if the proposals change in such a way that the roof lines will be affected by the proposed works, a suite of three nocturnal bat surveys will be required to establish if the building serves as a roost. As per the PEA, prior to works commencing, an ecologist should carry out an inspection of all habitats onsite as a matter of caution and deliver a toolbox talk to work personnel regarding the RAMs / protected species measures included in the CEMP. In addition, this is to include protection reptiles are afforded in the UK and the process to follow in the unlikely event reptiles or amphibians are encountered. There should be a sign off procedure to ensure all personnel have read and understood the ecological measures in the RAM or the CEMP.
- In the unlikely event a bat is discovered while work is being undertaken, work must stop immediately and Fauna Forest Ecology Limited must be contacted for advice.
- Condition of sign off that the sensitive lighting scheme for the operational stage has been delivered as per the scheme detailed in the pre-commencement condition.
- A condition should ensure that there is always an escape route provided for hedgehogs that may fall into the pool.

- As per BNG report. Please provide a BNG MMP