

Hurstons House SWT Comments

Date: 17.11.25

Application Reference: SMD/2024/0182

Location: Hurston House , Hurstons Lane , Alton , Staffordshire , ST10 4AP

Proposed Development: Partially retrospective application for tractor and hay store

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
- Existing Site Plan- Simmons Architectural, February 2024
- Existing Plans and Elevations- Simmons Architectural, February 2024
- Proposed Plans and Elevations- Simmons Architectural, February 2024
- Proposed Site Plan- Simmons Architectural, February 2024
- Location and Site Plan- Simmons Architectural, February 2024
- Design and Access Statement- Simmons Architectural, March 2024.

Summary: We recommend **no objection** until the following information is supplied and our comments are resolved:

Further detail

No ecological reports have been provided. The application is exempt from BNG, however, it is still subject to NPPF, which requires some net gain on the site. This should be secured with planning conditions.

Conditions

To fulfil the NPPF requirement at least two bird boxes and two bat boxes, suitable for Pipistrelle species and Brown Long Eared, should be installed on the building. These should be made of woodcrete or Ecostyrocete if possible, to ensure that they last a long time and should be installed as per manufacturers or Bat Conservation Trust guidelines.

Additionally, native fruit or nut bearing trees of local provenance, such as crab apple, hazel or rowan could be planted on the site to improve its value for wildlife.

The design and access statement states that there will be no external lighting, this should be conditioned to ensure it remains this way. If any external lighting is

considered in the future appropriate bat surveys should be carried out and lighting should be used that complies with the [BCT on Bats and Artificial Lighting at Night](#).