

The Ramshorn Estate SWT Comments

Date: 13/01/2026

Application Reference: SMD/2025/0278

Location: The Ramshorn Estate , Ramshorn Road , Oakamoor , Staffordshire , ST10 3BZ

Proposed Development: Erection of facilities building

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
- PEA and PRA Report- Focus Environmental Consultants, July 2024
- GCN Report- Focus Environmental Consultants, July 2024
- Location Plan- Amos Group, November 2024
- Planning Statement- Rob Duncan Planning Consultancy, June 2025
- Existing Plan- Amos Group, November 2024
- Proposed Plan- Amos Group, November 2024
- Arboricultural report- Tree Heritage, May 2025.

Summary: We recommend **no objection** in accordance with the below conditions:

Further detail

The site is exempt from BNG but is still required to show an uplift as per the NPPE. This can be achieved through the installation of bird and bat boxes, hedgehog boxes and insect hotels, as suggested in the ecologists' reports.

As stated in the ecological reports, if works are not started within 12-18 months of the reports, then further surveys may be needed.

Conditions

Pre-commencement

If lighting is to be used during the construction and operational phases, then an external sensitive nocturnal lighting strategy should be secured through a pre-commencement planning condition. The external nocturnal lighting strategy for both during and after construction should be designed in line with guidance from the [BCT 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 strategy will identify features on site that are particularly sensitive for bats and that are likely to cause disturbance to their resting places, breeding sites and key areas for foraging and commuting and show how and where

external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that area to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places. All external lighting will be installed in accordance with the strategy and shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

A reasonable avoidance statement should be provided for amphibians, bats, birds, badgers and hedgehogs detailing Reasonable Avoidance Measures (RAMs) for these during any ground clearance works and construction and be included in the CEMP if applicable. This should include instructions detailing what should be done if a protected species is encountered and measures to avoid entrapment of mammals during construction works. This should be secured through a planning condition and a provision made for construction personnel sign to say that they have read, understood and will adhere to this.

A pre-commencement condition detailing the number, type and citing of bird boxes and bricks, bat boxes, hedgehog boxes and insect hotels along with installation instructions to be submitted to and agreed by the LPA Ecologist, this can be in the form of a biodiversity enhancement plan.

CEMP

No development shall take place until a Construction Environmental Management plan (CEMP) has been submitted to the local planning authority (LPA) this must include:

- Risk assessments of potentially damaging construction activities.
- RAMs for amphibians, birds, bats, badgers and hedgehogs.
- Identification of biodiversity protection zones.
- Practical measures during construction to avoid or reduce impacts during construction (may be provided by method statements).
- The location and timing of sensitive works to avoid harm to biodiversity.
- The times during construction works when specialist ecologists need to be present on site to oversee works.
- Responsible persons and lines of communication
- The role and responsibilities of an ecological clerk of works or similar competent person.
- Use of protective fences, exclusion barriers and warning signs.

The CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with approved details, unless otherwise agreed in writing with the LPA.

Conditions

A planning condition should be set to demonstrate adherence to the sensitive lighting scheme.

A planning condition should be set to demonstrate adherence to the biodiversity enhancement plan.