

Foxlowe Arts Centre Ltd SWT Comments

Date: 17/03/26

Application Reference: SMD/2025/0312

Location: Foxlowe Arts Centre Ltd, The Foxlowe Market Place Leek

Proposed Development: Partial demolition of rear extension and erection of community multi-purpose events venue with associated ancillary facilities. Internal and external alterations to retained listed building to facilitate development and external works/landscaping.

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
- Biodiversity Net Gain Assessment, Morph Ecological Consultants Limited, June 2025
- Statutory Biodiversity Metric, Audrey Bourdais Paull, 17/06/2025

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

- The date of the pre-development value is earlier than the application date. Please provide evidence for the agreement of this date between the local authority and the individual who will be writing the Biodiversity Gain Plan or alternatively use the application date.
- The pond will need to be included in the BNG metric and an updated version submitted. Further information on the condition of the pond is required, please comment on whether the pond is suitable for GCN

Conditions

Pre-commencement

Habitat Management and Monitoring Plan (HMMP)

The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), has been submitted to, and approved in writing by, the local planning authority. This should be prepared in accordance with the approved Biodiversity Gain Plan using the Natural England template or if the Natural England template is not used, the Natural

England checklist 2.0 should be used to ensure all relevant information is included. HMMPs should include:

- a non-technical summary;
- the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
- the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.
- Targets for each monitoring report
- Details of what shall be included in monitoring reports along with remedial measures and when these will be put in place if targets are not being met
- A risk register

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP, and monitoring reports shall be submitted to Local Planning Authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure mandatory biodiversity net gain is delivered as part of the development, in accordance with the requirements of Schedule 7a of the Town and Country Planning Act 1990 (as amended), local plan policy NE1, the National Planning Policy Framework (NPPF) and the national design guide.