

The Crown Inn, Tean Road - Variation of Conditions - SWT Comments

Date: 03/06/26

Application Reference: SMD/2025/0479 relating to SMD/2021/0406

Location: The Crown Inn, Tean Road

Proposed Development: Application for Variation of Conditions 2, 5, 6, 8, 9, 14, 22 and 24 relating to SMD/2021/0406

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
- Planning Statement, Rob Duncan Planning Consultancy, November 2025
- Landscape Maintenance Contract, AJ Developments Staffs LTD
- Site plan as proposed - 01505 AL(0)03, Hewitt&Carr Architects, Nov 2025
- Decision notice for SMD/2021/0406
- Topographical Survey for SMD/2021/0406, Geomatic Surveys Ltd, 25th May 2017
- Landscape Maintenance Contract for DOC/2022/0078, AJ Developments Staffs LTD

Summary: We have reviewed the conditions of relevance to biodiversity (2,8,9 and 22). We recommend a **holding objection** until the following information is supplied and our comments are resolved:

- Please provide evidence that there has been a biodiversity net gain.
- Please provide further detail within the Landscape Maintenance Contract

Further detail

Condition 2,8,9 in relation to the amended plan 'AL(0)03'

It is no longer clear from the amended plan 01505 AL(0)03 that biodiversity net gain has been achieved on site as per local plan policy NE1 and the National Planning Policy Framework. In addition to the loss of green space to the east as a result of citing the dwellings further back from the road, it is also noted that the additional parking space appears to result in a dwelling with 3 parking spaces and that this has resulted in a loss of green space to the north. Furthermore, aerial photography would appear to suggest a greater loss of green space to the north than depicted in the amended plan '01505

AL(0)03' Please provide evidence, including photos, that biodiversity net gain has been achieved.

Condition 22

“None of the units hereby approved shall be occupied until such time that a ‘Scheme’ is in place which secures the future maintenance and management of areas of open space beyond individual plot curtilages. Such a ‘Scheme’ must first have been submitted to and agreed in writing by the Local Planning Authority.”

As per our comments dated 13th Dec 2021, please provide a more detailed landscape maintenance plan including:

- appropriate tree and hedge management to allow flowering and fruiting and any replacement plants to be native with the aim of increasing species richness
- relaxed grass cutting along roadside verges and margins of publicly accessible green spaces for the benefit of wildflowers. Inclusion of seed sowing with native perennials and short-flowered lawn mix for regularly mown areas.