

From: Lisa Jackson
Sent: 21 July 2026 12:13
To: Planning (SMDC)
Subject: FW: SMD/2026/0116 The Cottage Hill Top

Hi
Consultation response for logging please.
Thanks
Lisa

From: Claire Install
Sent: 21 July 2026 12:00
To: Lisa Jackson
Subject: Re: SMD/2026/0116 The Cottage Hill Top

Hi Lisa,

Just a note to reiterate our discussion. The bat survey is fine and appropriate. In addition to our discussion, where possible trees should be retained, enhanced or planted as part of the development to provide habitat for birds. I would suggest the following conditions should the application be successful plus an advisory that if bats are found, all work should cease and a licensed bat ecologist contacted for advice.

Conditions

Pre-commencement Conditions:

[Lighting Design Strategy for Light-Sensitive Biodiversity](#)

An external sensitive nocturnal lighting strategy for during and after construction should be submitted to and approved by the local planning authority through a pre-commencement planning condition. The external nocturnal lighting strategy should be designed in line with [the guidance note 08/23 by ILP on Bats and Artificial Lighting at Night](#). The strategy shall:

1. 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 areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.
2. Include features such as sensors, operational timers and use a lighting spectrum below 2700K.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these 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.

Reason: to comply with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Biodiversity Duty (NERC Act Section 40), NPPF, local plan policy NE1. Many species protected by wildlife legislation are active at night (e.g. bats, badgers and otters are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed / discouraged from using their breeding or resting places.

[Protection of Breeding Birds During Construction](#)

No removal of hedgerows, trees or shrubs or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared / structure demolished and provided written confirmation that no birds will be harmed and / or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority. If breeding birds or a nest is found, exclusion zones will be put in place as directed by a competent ecologist until after the young have fledged.

Reason: All British birds, their nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife and Countryside Act.

Bat and Bird Boxes

A pre-commencement condition detailing the number, type and citing of bat boxes and bricks and bird boxes along with installation instructions and a plan to be submitted to and agreed by the LPA Ecologist. This shall include at least 4x bat bricks or boxes - preferably integrated into the walls, and 5 x bird boxes either attached to buildings or trees including at least 1 x wren and 1 x Sparrow terrace; and an additional 2 x Swallow cups placed in suitable buildings / porches. All bat and bird boxes should be made of woodcrete or a similar material to ensure longevity.

Reason: to comply with wildlife legislation including the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Biodiversity Duty (NERC Act Section 40), NPPF, local plan policy NE1, the National Design Guide and Staffordshire Moorlands Design Guide 18 SPD

Bat Friendly Planting and Measures

As detailed in the Bat Activity Survey Report by Absolute Ecology, bat friendly planting and other measures to encourage bats could be incorporated into the landscaping. This should encompass native tree and shrub species to encourage foraging potential for species. No plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 should be planted during any landscaping within this development.

The development should also incorporate some of the following measures:

- Planting of night-scented flowers
- Build a pond
- Make a compost heap or log pile
- Avoid use of pesticides
- Letting your garden grow a little wild
- Creating linear features i.e. hedgerow or tree line
- Reduce or remove artificial light
- Keep cats indoors at night

Details of these should be provided along with a location plan before development commences.

Reason: To comply with the Biodiversity Duty (NERC Act Section 40), NPPF, local plan policy NE1, the National Design Guide and Staffordshire Moorlands Design Guide 18 SPD

Pre-Occupation Conditions:

Restriction on occupation of development until specific biodiversity outcomes achieved

The development hereby permitted shall not be occupied until bird boxes, bat boxes or bricks and bat friendly planting and other features have been installed / constructed in accordance with details shown in the bat and bird box plan and submitted bat friendly measures.

Reason: *to comply with wildlife legislation including the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Biodiversity Duty (NERC Act Section 40), NPPF, local plan policy NE1, the National Design Guide and Staffordshire Moorlands Design Guide 18 SPD*

Restriction on occupation of development until nocturnal lighting plan implemented

The development hereby permitted shall not be occupied until the sensitive lighting plan for occupation / post construction has been installed / constructed in accordance with details shown in the approved Lighting Design Strategy for Light-Sensitive Biodiversity.

Reason: *to comply with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Biodiversity Duty (NERC Act Section 40), NPPF, local plan policy NE1. Many species protected by wildlife legislation are active at night (e.g. bats, badgers and otters are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed / discouraged from using their breeding or resting places.*



Staffordshire
Wildlife Trust

www.staffs-wildlife.org.uk



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