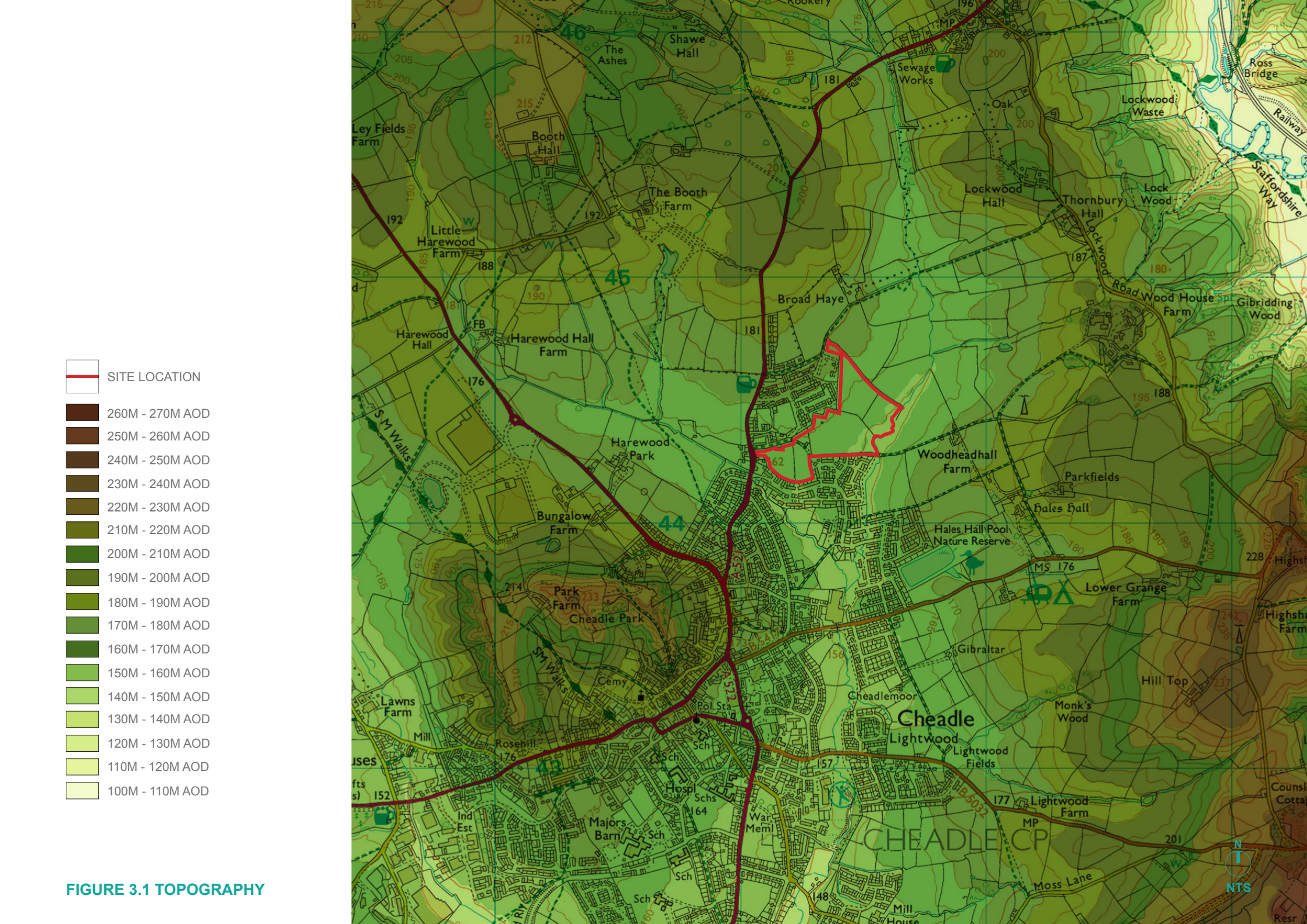


FIGURE 3.1 TOPOGRAPHY

NATURE CONSERVATION AND ECOLOGY

An ecological assessment has been produced by The Environmental Partnership (TEP) as part of the application. Conclusions from the report are summarised below:

No statutory designations for nature conservation are present within the Cheadle North Strategic Development Area, however Cecilly Brook LNR is located approximately 1.2km to the south-east of the site.

The site comprises mostly improved grassland with some areas of poor semi-improved grassland. It is dissected by species-poor defunct hedgerows, mostly dominated by Hawthorn. The north-eastern section of the site is flanked by species-poor hedge and trees, while the south-eastern section of the site along Cecilly Brook comprises scattered broad-leaved trees.

A presence of water voles has been recorded on site in the vicinity of Cecilly Brook on the eastern section of the Site. It is recommended that any development should avoid impacting on the brook, and where it is unavoidable, works would need to be carried out under a Natural England licence for water voles.

Any development will respect an 8m buffer from the watercourse, and the hydrological design will maintain the Greenfield Water runoff rates and ensure there is no risk of pollution or siltation during construction or operation, in accordance with standard Environment Agency guidance. This buffer should maintain the brook corridor and will help minimise any adverse impact on water vole.

An Ash tree, identified in the central section of the Site, has a low suitability for bats to roost and should be retained. Hedgerow planting of native species should be undertaken to replace any length of hedgerow lost to the development. Additional infill vegetation should be introduced to maintain the integration of the internal retained hedgerows and improve the connectivity throughout the Site to the riparian corridor. The planting should include native trees and berry-bearing shrubs to improve foraging for bats and nesting birds.

It is also recommended that any vegetation clearance is undertaken outside of the core breeding bird season, March to August inclusive.

A sensitive lighting design should be employed to retain riparian corridor for nocturnal and crepuscular species. This would include avoidance of unnecessary lighting, spacial spread of lighting, low intensity and colour of lighting and timing and duration of lighting.

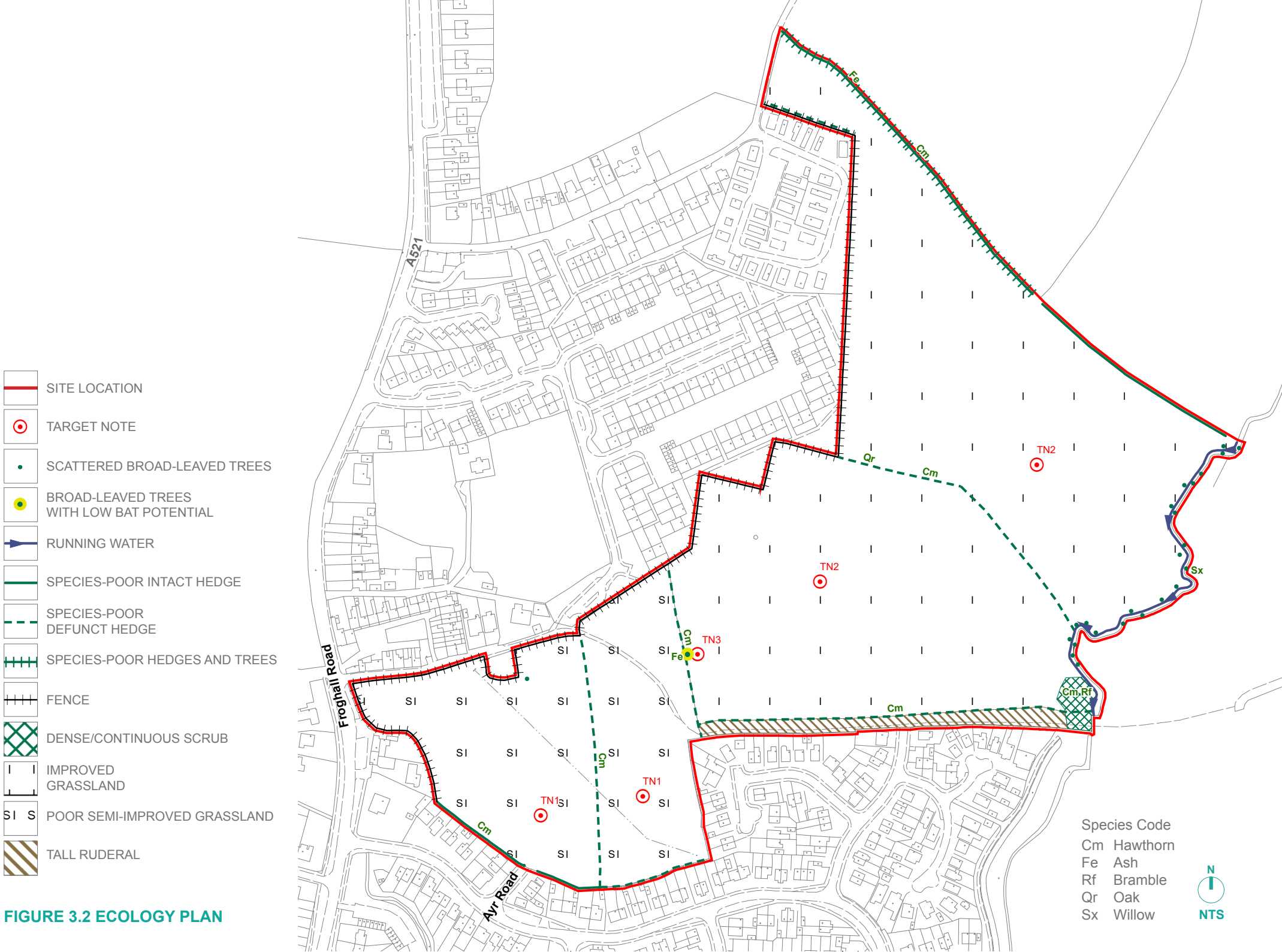


FIGURE 3.2 ECOLOGY PLAN

ARBORICULTURE

Full details of the proposed site layout for phase 1 can be seen on the plans included in Appendix 4 of the 'Arboricultural Impact Assessment' prepared by Urban Green .

Four trees, four groups, two sections of G43, the majority of H7 and sections of a further 3 hedgerows will require removal to facilitate the phase 1 development. However, it is noted that the majority of these are of low value with the exception of T11, a tree subject to a TPO and a category B. This tree has a large cavity that could potentially have caused decaying within the main stem. This tree should be carefully monitored if it is to be retained and the use of an above ground system to construct the driveway should be used.

It is recommended that this tree loss is mitigated by replacement tree planting and the production of a robust soft landscaping scheme.

Except for H17, the tree stock within the Phase 2 area is predominately confined to the boundaries of the site and therefore can be developed with limited arboricultural impact.

Before any tree works are carried out trees should first be assessed for their suitability for protected species by a suitably qualified and experienced ecologist.

Tree protection fencing protection for phase 1 will need to be installed at the alignment shown on the Tree Protection Plan in Appendix 4 of the AIA before any construction activity takes place.