

SWT Comments Land at Basford View, Cheddleton

Application Number: SMD/2024/0479

Location: Land At Basford View, Cheddleton

Proposed Development: Outline application for a single dwelling with all matters other than access reserved

Grid Reference: 397541.49 352721.76

Overarching Comments

We welcome that a PEA and BNG calculations have been provided at an early stage. The PEA is good and makes suitable recommendations. We would recommend that if the application progresses, recommendations in the PEA are adhered to and conditions set to ensure that protected species measures are put in place. The PEA recommendations and reasonable avoidance measures relate to trees, bats, breeding birds, terrestrial mammals, hedgehogs, amphibians and reptiles and general ecological enhancements, these should all be adhered to. The trees on site are said to be retained and hedges replanted with native species in the PEA, prevention of removal of these at a future date should be secured with a planning condition.

As this is an outline planning application, BNG is not yet required, however we are pleased to see the baseline BNG metric provided at this early stage. We would request the BNG calculations (or the baseline metric) are provided in the completed biodiversity metric calculation tool (excel) format rather than pdf when they are submitted. The PEA is valid for 2 years, therefore, if the development commences, it should be within 2 years or a further update sought from a suitably qualified Ecologist.

The application form stated there are no trees and hedges within the development site. This is incorrect and needs to be amended.

Access

These comments are assuming that 'access' refers to the entry point to the site and does not include the parking area. Hedgerow removal and replanting is indicated in the 'Outline Planning Proposal Site Plan Basford View'. Protected species legislation should be adhered to. Any hedgerow removal should take place outside of the bird breeding season, preferably between the months of November to January as per the advice in the PEA. The reasonable avoidance measures for reptiles and amphibians in the PEA should be adhered to as they may be found hibernating during hedgerow removal if this is carried out to avoid the bird breeding season. There is also a chance that hedgehogs may be hibernating in the hedge base (hedgehogs are protected from cruelty under the Wild Mammals Protection Act (1996)). If hedgehogs are found, advice should be sought from the Hedgehog Preservation Society (phone number 01584 890 801)

If access is approved and the applicant removes hedgerows, this would count as habitat degradation for the purposes of BNG, therefore the relevant date should be set to the date of the submission of outline planning permission documents.