



Landscape & Biodiversity Enhancement Plan



Land at 100 Congleton Road,
Biddulph, Staffordshire.
ST8 6EG

Revised July 2025

NOTICE TO READERS

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Client:
Mr. Rob Salmon
Application area:
Land at 100 Congleton Road, Biddulph, Staffordshire. ST8 6EG NGR:SJ 88707 58105
Issue No:
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Ecological assessment and report preparation has been carried out by a qualified ecologist who holds a First-Class Honours degree in Conservation Biology, and a Vice Chancellors award for academic excellence. He has undertaken protected species surveys for over ten years, and is actively involved in scoping, presence/absence surveys, and Natural England licence applications with regard to planning and the law. The actions of the surveyor on site and during the production of written reports are undertaken in accordance with the Code of Professional Conduct for the Chartered Institute of Ecology and Environmental Management (CIEEM).

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1. INTRODUCTION

1. Charnia Ecology was commissioned by the client Mr. Rob Salmon to produce a Landscape and Biodiversity Enhancement Plan (LBEP) to support an intended development Land at 100 Congleton Road, Biddulph, Staffordshire. ST8 6EG [NGR: SJ 88707 58105]



Figure 1 & 2. Location of proposed development area (red pin) in context to the wider landscape (source: OS Maps).

- ***Proposed development***

2. Full permission for a single storey dwelling on land associated with No.100 Congleton Road, Biddulph was approved by SMDC on 29/08/2019 (SMD/2019/0319).
3. It is understood that a revised planning application for the erection of a two-storey dwelling was resubmitted in 2020 [SMD/2022/0756]. Having reconsidered the response from the LPA with regard to an increase of building height and footprint, the applicant has now deferred back to the original planning approval design for a single storey dwelling with dormer extensions and inside a slightly reduced development area boundary. A shared access between the existing property and driveway of 100 Congleton Road is intended with an additional vehicular access and parking created inside the revised boundary area.



4. It is understood that the foul drainage system will be retained within the application area and coupled into existing drainage 100 Congleton Road (in accordance to British Standard 6297:2007+A1:2008: Code of practice for the design and installation of drainage fields for use in wastewater treatment) whilst storm water from the dwelling roofs and driveways shall discharge into suitably designed soakaways.
5. The approved planning application (SMD/2019/0319) pre-dates mandatory Biodiversity Net Gain (BNG) requirements (set out in The Environment Act 2021), and is meets de minimis BNG exemption for small sites are defined as follows (see Section 4.2 of the Government's 2023 BNG consultation response)
 - *For residential: where the number of dwellings to be provided is between one and nine inclusive on a site having an area of less than one hectare, or where the number of dwellings to be provided is not known, a site area of less than 0.5 hectares.*
6. In order to ensure that the development offers a net gain in overall biodiversity enhancement in accordance with Policy NE1 of the Staffs Moorlands Core Strategy and Policy NE2 of the Emerging Local Plan, condition 5 of the aforementioned planning consent approval Ref: SMD/2019/0319 stipulates:
 - *No development shall commence until a Habitat Enhancement Scheme has been submitted to and agreed in writing by the Local Planning Authority, which shall include a timetable for its implementation.*



2. BACKGROUND

7. A Preliminary Ecological Appraisal was initially conducted by Charnia Ecology in September 2022. With exception to an existing Willow tree (which is understood to have been removed by National Grid as it was interfering with overhead electrical pylon cabling), no material changes were found to have occurred to extant habitats onsite following a revised walkover survey in February 2025. A small glass greenhouse has since been removed.
- **Habitat baseline**
8. The proposed development is situated immediately off Congleton Road within the town of Biddulph, Staffordshire Moorlands. Excluding the existing, shared access drive way with 100, Congleton road residential dwelling, the application area equates to ca. 0.03853 ha (385.3m²) in overall coverage and comprises predominantly of a species-poor improved amenity grassland compartment with a number of small garden outbuildings, being sparsely intermixed with ornamental plants, fruit bearing tree cultivars and minor patches of scrub and tall ruderals around boundaries.
9. The land is delineated by a metal palisade fencing around east and western boundaries, with a wooden fence and partial privet hedge around the south boundary. A community allotment sits adjacent to the eastern boundary, residential properties to the south while a small wooded copse embankment sits parallel to Congleton road on the west boundary. The north boundary is open and leads onto the aggregate driveway and residential dwelling of 100, Congleton Road.
10. The intended development will subsequently result in loss / alteration of ca. 243.6m² (0.024ha) of species-poor improved amenity garden grassland of low distinctiveness, which is considered as being common on a National and regional scale, and is not considered as being unique within context to the wider landscape. There are no habitats within the site classified as Habitats of Principle Importance as determined using Natural England Priority Habitat dataset (Webb *et al.*, 2017).



- **Plates**



Figure 3. Looking SE across site.



Figure 4. Looking North from southern fence boundary.



Figure 5. Looking West across site from SE corner.



Figure 6. Looking North-east across site (allotments adjacent on east side).



Figure 7. Shared access drive to Congleton road on north boundary.



Figure 8. Proposed access route on North boundary.

11. The following flora is recorded with the proposed application area (using the DAFOR index of frequency: Dominant, Abundant, Frequent, Occasional and Rare):

• **(B4) improved amenity grassland**

Perennial ryegrass (<i>Lolium perenne</i>)	D	Cleavers (<i>Galium aparine</i>)	O
Common ragwort (<i>Senecio jacobaea</i>)	O	Broad-leaved dock (<i>Rumex obtusifolius</i>)	O
Soft rush (<i>Juncus effuses</i>)	R	Narrow leaf plantain (<i>Plantago lanceolate</i>)	O
bramble (<i>Rubus fruticosus</i>)	F	Common dandelion (<i>Taraxacum officinale</i>)	F
Common nettle (<i>Urtica dioica</i>)	F	Horsetail (<i>Equisetum arvense</i>)	O
Herb Robert (<i>Geranium robertianum</i>)	O	Tutsan (<i>Hypericum androsaemum</i> L.)	O
Rosebay willowherb (<i>C. angustifolium</i>)	O	Oxeye daisy (<i>Leucanthemum vulgare</i>)	O
Teasel	R	Creeping buttercup (<i>Ranunculus repens</i>)	O
Pampas grass	R	Snowberry (<i>Symphoricarpos albus</i>)	O
Hedge Bindweed (<i>Calystegia sepium</i>)	F	Cleavers (<i>Galium aparine</i>)	O
Dog rose (<i>Rosa canina</i>)	O		

• **(J4) Scattered trees**

Red-box (<i>Eucalyptus poyanthemos</i> Schauer)	R	Buddleia (<i>Buddleja davidii</i>)	O
Garden Privet (<i>Ligustrum ovalifolium</i> Hassk)	O	Pear (<i>Pyrus communis</i>)	R
Silver birch	O	Weeping willow (<i>Salix babylonica</i>)	R
Bird Cherry (<i>Prunus padus</i>)	R	Cherry (<i>Prunus Cerasus</i>)	R
Ash (<i>Fraxinus excelsior</i>)	O	Apple (<i>Malus domestica</i>)	R
Plum (<i>Prunus domestica</i>)	R	Pussy willow (<i>Salix csaprea</i> L.)	

• **Protected habitats**

12. No statutorily protected or priority habitats will be impacted by the development. The small core remnant of mature woodland trees composed chiefly of Oak and Pines which abut against the western boundary interface with Congleton Road are considered as being the most Valued Ecological receptor (VER) priority habitat within the zone of influence of the proposed development.



Figure 9 & 10. Woodland strip compartment immediately outside western boundary of the proposed development area.

13. In the interests of protecting veteran trees, woodland and hedgerow in line with Policy NE1 of the Staffs Moorlands Core Strategy and Policy NE2 of the Emerging Local Plan, all root protection areas of adjacent off-site trees will be maintained in accordance with British Standard 5837:2012
- **Invasive Non-Native Species (INNS)**
14. No INNS, currently listed as a Schedule 9 species under the Wildlife and Countryside Act 1981 were recorded within the proposed development area / zone of influence during the revised walkover survey.
- **Tree Preservation Orders (TPOs)**
15. No Tree Preservation Orders (TPOs) were recorded on site.
- **Designated Nature Conservation sites**
16. Based on a small-scale, single phase development on amenity garden grassland currently attributed to 100, Congleton Road, no impact to any designated conservation sites in the surrounding area is predicted.

3. AIMS & OBJECTIVES

17. After potential impacts for protected species have been identified, avoided, mitigated and compensated for in accordance with the mitigation hierarchy, Biodiversity Net Gain (BNG), is an approach to development, and/or land management, that aims to leave the natural environment in a measurably better state than it was beforehand.
18. The aims of this Habitat enhancement Plan are as follows:
 - *To maintain, protect and enhance the existing nature conservation value of retained features and associated species.*
 - *To create new habitats to compensate for loss of, and impacts to, existing habitats.*
 - *To the enhance biodiversity of the local area and to maximise the site's biodiversity potential through appropriate management practices for the long-term.*
 - *To outline appropriate site safeguard measure for any protected species and wildlife assemblages in general.*
19. The objectives of this habitat management plant is to achieve the following 'numerical' on-site and offsite post intervention net gain through retention, creation and enhancement:

4. HABITAT RETENTION + ENHANCEMENT

20. Considered as being a single-phase, small-scale development, the development will result in land uptake and loss of existing amenity grassland of low distinctiveness equating to ca. 243.6m² (0.024ha) post development.
 - *Total holding area within the proposed (red edge) application area = 385.3m² (0.03853ha)*
 - *Existing Driveway 61.2m² (0.00612ha)*
 - *New Driveway 106.9m² (0.01069ha)*
 - *Proposed new building footprint 85.7m² (0.00857ha)*
 - *Proposed Patio/Path 51.0m² (0.0051ha)*
21. Approximately 80.7m² (0.008ha) of amenity lawn grassland will be retained under the proposed scheme post development. Given this relatively small core area, enhancing this retained grassland region with any suitably sourced native wildflower mix is deemed as being impractical, being both difficult to maintain under the constraints of general amenity lawn space, and difficult to secure in the long-term unless incorporated into the deeds of the property.

22. Ornamental gardens and introduced shrubs are deemed as having relatively low biodiversity units (compared to naturally occurring habitats), being subject to ongoing landscape changes, management and alteration over space and time (unless incorporated within the deeds of the property for long-term maintenance and retention).
- ***Any reseeded of the retained lawn regions where necessary will however comply to an appropriate blue label Certified Seed (CS) mix for amenity lawn gardens;***
 - ***The need for any re-sowing would be carried out during suitable calm weather conditions at a rate of between 15 g/m² to 30 g/m² for small areas and fine lawns. After sowing, the ground will be lightly raked or harrowed and should then be firmed with a lightweight roller;***
 - ***Alternatively, and re-laid turfs will be in accordance with the recommendations given in BS 3969 and similarly, be composed of certified grass varieties or cultivars suitable for the intended use of the area to be laid (turfs are best laid during autumn and spring operations).***
23. Grass reinforcement mesh (EcoGrid E40 or equivalent recycled material) will however be installed over some of the proposed vehicular parking areas to increase surface permeability and reduce compaction in-order to encourage underlying grass regions to grow and to create an eco-friendlier landscape.
- ***Linear habitat + scattered trees***
24. A short length (ca.4.5m) of extant Privet (*Ligustrum ovalifolium*) hedge is present in the South-East corner of the site, while a coniferous hedgerow ca. 14m in length is present along the shared drive access way, adjacent to the small woodland copse on the western boundary of Congleton Road. These are to be retained under the proposed scheme.
25. All existing fruit / dwarf cultivars on site are also to be retained on site. Two cultivars fall within the proposed development footprint, which will be carefully transplanted around boundaries and prepared some time in advance of the development commencing. Any plants larger than 1.5m will be supported by a stake until the root system is established, and placed at a 45-degree angle to the trunk, to avoid damaging the tree root system.
- ***Any transplants will be protected by a translucent tube (+/-1.2 m tall), to provide protection against browsing, together with increased growth rates due to the improved micro-climate within the tube. a 1m minimum diameter weed free area should be provided around any tree replanting stations.***
26. Existing plants and turfs that are to be retained will be restored and maintained in a healthy condition and shapely habit. Any accidental damage which may occur during the execution of the work will be carefully repaired during, and at completion of, the works.
- ***Accidental damage repairs should be carefully monitored during the following growing season and if recovery is poor, replacement of damaged plants will take place. transplanting of any root-balled cultivars should follow BS 3936- 1:1992 (Transplanting root-balled trees).***

27. Existing plants and turfs that are to be retained will be restored and maintained in a healthy condition and shapely habit. Any accidental damage which may occur during the execution of the work will be carefully repaired during, and at completion of, the works.
- **Site preparation**
28. The garden area shall be made clear from existing garden structures including any old foundations, constructions and other similar obstructions. Before top soiling, the formation is to be loosened to a depth of 150mm by harrowing or stripping to assist in natural draining of the land.
29. All coarse rubble, and artefacts greater than 75mm in diameter exposed by operations shall be removed accordingly to a licensed facility thereafter.
30. Subsoil grading of the site shall leave proposed landscaped areas with smooth flowing contours to achieve the specified finished levels where any top soil is added. Prior to any top soiling the existing turf should be removed and rolled (for re-use) and remaining ground loosened to a depth of ca. 450mm. Any top soiling shall be spread in layers not exceeding 150mm and firmed over before applying the next layer and spread when weather is reasonably dry. Any imported topsoil should marry into existing soil levels.
- **NOTE: Any sourcing and importing in of top soil to general planting and grass seed areas to comply to The British Standard Specification for topsoil Multipurpose grade (BS3882: 2007) for amenity use.**
 - **Top spoil shall be free from pernicious weeds and roots including Invasive Non-Native species rhizomes (i.e. Japanese Knotweed), clay lumps, non-soil material (i.e. bricks or other building materials), foreign matter and chemical contamination. Top spoil shall be spread evenly over areas to be seeded and planted.**
31. Minimum topsoil depths shall be as follows:
- **Grass – 150mm**
 - **Shrubs – 450mm**
 - **Trees (transplanted) – 750mm**
- **Weed treatment**
32. All areas to be planted shall be treated with a suitably licensed herbicide (e.g. 'Roundup') a minimum of 10 days prior to planting and comply to all current legislation.



- **Cultivation**

33. The ground will be cultivated prior to and re-seeding or planting. This will include loosening, aerating and breaking up soil into particles 2-8mm to a depth of ca.150mm. This will include the removal of any undesirable material brought to surface including visible weeds, roots and large stones or clay balls with a dimension exceeding >30mm. Final topsoil shall be brought to a fine tilth by approved mechanical means or by hand raking. If necessary, re-grading of will be carried out to conform to the prescribed finished levels.

5. HABITAT ENHANCEMENT & CREATION

34. Considered as being of medium strategic significance, hedgerows are a feature of vital importance in terms of their biodiversity value. The proposed development has the capacity to incorporate ca. 15m of native hedgerow along the eastern boundary being planted in parallel to the metal palisade fencing adjacent to allotments, this in-turn will increase commuting corridors and refuge for wildlife around site.
- *Preference will be given to the use of locally native woody species, with an emphasis on species bearing nectar, berries, fruit and nuts, as these enhance the foraging opportunities of local wild fauna including small mammals, birds and invertebrates.*
35. The selection of nursery stock, and the transplanting of root-balled trees should follow BS 3936- 1:1992, Nursery Stock – Part 1: Specification for trees and shrubs, and BS 4043:1989, Transplanting root-balled trees.
36. A total of twenty-eight (**28no.**) native shrubs will be planted ca.100cm apart as bare rooted whips over the winter months in a double staggered row ca. 300-400mm apart along the eastern boundary to form the new hedgerow, and will be and composed of the following ratio of species:

%	Species	Common name	Description	Height	Qty
40	<i>Crataegus monogyna</i>	Hawthorn	1 + 1 (1 yr seedling+ 1yr transplanted)	40-60cm	12
30	<i>Corylus avellane</i>	Hazel			8
15	<i>Rosa canina</i>	Dog Rose			4
15	<i>Prunus spinosa</i>	Blackthorn			4
				Total	28

- *All shrubs to be planted as bareroot stock and be spaced in a single row ca. 1m apart;*
- *Newly planted hedgerows to be protected with clear spirals / mesh until established (i.e. Tubex 'Sentree' plastic protection mesh)*
- *Planted areas to be periodically forked through to keep soil loose and aerated;*
- *slow release organic fertilizer to a N.P.K ratio of 4.5-2.0-7.7 + 0.8%mg (Vitax or similar approved), and backfilled with a mixture of excavated top soil to BS 3822:2007 "Multipurpose" or better at a minimum depth of 300-450mm.*
- *Watering as required to maintain healthy growth (a minimum 24 watering's recommended);*



- Any plants found within this period to be damaged, diseased, dead, removed or otherwise fail to establish should be replaced during the next suitable season;
- All planted shrubs will be fitted with biodegradable weed control material (e.g. coir weed control discs and pathogen free mulch to a depth of 50mm for the recommended height of whips recommended).
- Mulch to be fine grained and free from pests, diseases, fungus and weeds, and finished 30mm below adjacent grassland areas mixed with peat free composts and soil conditioners if necessary.
- Once established, shrubs can be cut-back to 45-60 cm (18-25 in) above the ground to encourage bushy growth.
- Hedges must not be pruned until late winter or early spring, so wildlife can take advantage of the insects and fruits provided during the winter months. Leaf litter should be allowed to accumulate at the base of hedges to provide habitat for a variety of invertebrates, and provide additional nutrients for wildflowers.
- The native hedgerow should take 3-5 years to establish, enabling plants to spread roots sufficiently enough to become stabilized.
- Reference should be made to BS 5837 if work near the newly planted hedgerow is to be carried out, in which case compaction and/or alteration of soil levels should be avoided.

• **Garden landscaping**

37. In addition to the newly created native hedgerow, landscaping within the retained amenity garden regions should aim to provide additional ground cover for nesting birds and hibernating insects, and increase pollinator strips, berries for birds and leaves for caterpillars using a mixture of native and ornamental shrubs and herbaceous perennials.
38. It is understood that the following stock planting scheme has already been approved by the LPA:

Herbaceous										
Abb	Name	Age	Height	Form	Girth	ClrStm	Root	Cntr	Ctrs	Qty
Gln nv	Galanthus nivalis			Bulb					0.300	40
Npt rc	Nepeta racemosa						C	1L	0.500	2
Plmnr an R	Pulmonaria angustifolia 'Rubra'						C	1-2L	0.350	16
Slv of P	Salvia officinalis 'Purpurescens'						C	3L	0.500	2
										60



Shrub										
Abb	Name	Age	Height	Form	Girth	ClrStm	Root	Cntr	Ctrs	Qty
Crns al A	Cornus alba 'Aurea'		60-80cm				C	3L	0.600	5
Crns al S	Cornus alba 'Sibirica'		50-60cm				C	3L	0.600	5
Crns sn MWF	Cornus sanguinea 'Mid-Winter Fire'	2x	50-60cm				C	3L	0.600	5
Crns WG	Cornus 'White Gold'	2x	50-60cm				C	3L	0.600	5
Elgn pn M	Elaeagnus pungens 'Maculata'		50-60cm				C	3L	0.600	7
Eny er RC	Euonymus europaeus 'Red Cascade'		60-80cm				RB			1
Lvn an M	Lavandula angustifolia 'Munstead'		30-40cm				C	5-7.5L	0.500	2
Rsm of MJU	Rosmarinus officinalis 'Miss Jessopp's Upright'		30-40cm				C	3L	0.500	2
Sk jp V	Skimmia japonica 'Veitchii'		30-40cm	Bushy			C	3L	0.600	21
Vb op	Viburnum opulus	1/1	50-60cm				B		0.450	4
										57
										157

- Native climbers and wall shrubs**

39. In addition, a minimum of six (6no.) native, nectar and fruit bearing climbers and planters are proposed which will be planted along the 10m length of existing fencing on the southern boundary.

Species	Common Name	Ht.	Qty	comments
<i>Lonicera periclymenum</i>	Native honeysuckle	7m	2	considered as one of the best climbers for wildlife, providing shelter for nesting birds, nectar for pollinators (including moths), leaves for caterpillars of the 20-plume moth, and berries for birds.
<i>Buddleja davidii</i>	Buddleja	5m	1	well-known for providing nectar sources for invertebrates and attract butterflies
<i>Rosa canina</i>	Native Dog Rose	4m	2	known for attracting bees, beneficial insects, birds, butterflies/moths and other pollinators. It is a caterpillar food plant, has nectar/pollen rich flowers, provides shelter and habitat, has seeds for birds.
<i>Hedera helix</i>	Ivy	3m	1	Perennial evergreen known for attracting bees, beneficial insects, birds, butterflies/moths and other pollinators. It is a caterpillar food plant, has nectar/pollen rich flowers, provides shelter and habitat, has seeds for birds and makes a good wildlife hedge.



40. The fence will be fixed with trellis to aid climbers and wall shrubs. Pits shall be excavated at least 300 mm wider than the root spread, and should be 500 mm deep. Plants should be at least 300 mm out from the wall, with the roots spread away from the wall and backfilled with good quality humus-rich topsoil, to assist water retention.
- *All plant material will be supplied in accordance with HTA National Plant Specification. All planting to be local provenance from a localised supplier where possible;*
 - *All plants will comply to the requirements of BS3935 specification for Nursery stock (being healthy, hardened-off and with good fibrous root systems;)*
 - *All planting to be undertaken in accordance to BS4428 Code of Practice for General Landscape Operations;*
 - *All plants to be protected from wind exposure at all times until fully established;*
 - *No plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 will be planted during the landscaping of this development as listed by DEFRA (www.defra.gov.uk/wildlife-pets/non-native).*

6. CUMULATIVE EFFECTS

- **Lighting**
41. Increased artificial light pollution can have deleterious effects on the quality of adjacent habitats and VERs within the ZoI of the development area, which can impede and severe commuting and foraging routes for both volant, and terrestrial based wildlife. The development is located in a suburban area (ILP zone 'E3') and of medium district brightness

Zone	Surrounding	Lighting Environment	Examples
E0	Protected	Dark	UNESCO Starlight Reserves, IDA Dark Sky Parks
E1	Natural	Intrinsically dark	National Parks, Areas of Outstanding Natural Beauty etc.
E2	Rural	Low district brightness	Village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Small town centres or suburban locations
E4	Urban	High district brightness	Town/city centres with high levels of night- time activity



42. Any additional post development lighting will comply to the recently revised Institution of Lighting Professionals (ILP) Guidance Notes GN08:2023) and also the Bat Conservation Trust's "Artificial Lighting and Wildlife Interim Guidance: "Recommendations to Help Minimise the Impact of Artificial Lighting" (2014).

In compliance to following link - <https://www.bats.org.uk/news/2023/08/bats-and-artificial-lighting-at-night-ilp-guidance-note-update-released>

43. In general, the use of low energy LED lighting and/or low-pressure sodium lamps (SOX) will be used and fitted with hoods to direct the light below the horizontal plane to minimize light-spill. Any additional security lighting will be less than 200 lumens (150 watts) and placed on a timer setting and faced down to reduce sky glow. Height of any columns around the development will not exceed eight metres.

Environment Zone	Sky Glow ULR [Max %](1)	Light Intrusion (into Windows) Ev [lux] (2)		Luminaire Intensity I [candelas] (3)		Building Luminance Pre-curfew (4)	
		Pre- curfew	Post- curfew	Pre- curfew	Pre- curfew	Post- curfew	Post- curfew
E0	0	0	0	0	0	0	0
E1	0	2	0 (1*)	2,500	0	0	0
E2	2.5	5	1	7,500	500	5	5
E3	5.0	10	2	10,000	1,000	10	10
E4	15	25	5	25,000	2,500	25	25

Obtrusive Light Limitations for Exterior Lighting Installations – General Observers.

ULR = Upward Light Ratio of the Installation is the maximum permitted percentage of luminaire flux that goes directly into the sky.

Ev = Vertical Illuminance in Lux - measured flat on the glazing at the centre of the window.

I = Light Intensity in Candelas (cd)

L = Luminance in Candelas per Square Metre (cd/m²)

Curfew = the time after which stricter requirements (for the control of obtrusive light) will apply;

often a condition of use of lighting applied by the local planning authority. If not otherwise stated - 23.00hrs is suggested.

* = Permitted only from Public road lighting installations

Spillage:

- Appropriate measures will be taken to avoid any issues relating to contaminated soils, concrete and fuel spillage. Storage of materials and chemicals will be kept well away from any sensitive habitats and root protection areas.

Dust:

- Fugitive dust levels, which may be deposited on adjacent habitats including the woodland strip abutting the western boundary, will be kept to an absolute minimum by way of spraying of water during construction to mitigate the escape of dust particles to the atmosphere (especially if construction work is carried out during the dry season). Haulage trucks must be covered or the aggregates sprayed with water before loading.



Restricted work zones:

- Contractors / vehicles will not be allowed to operate out of red-line development 'zones', including storage of materials and heavy plant machinery.

Drainage:

- Any foul drainage from the development shall discharge into the existing foul sewer of 100 Congleton Road. Storm water discharging from the dwelling roofs and driveways shall discharge into suitably designed soakaways in accordance with the BRE Digest 365.

7. SITE SAFEGUARD MEASURES

44. The development will comply to the following site safeguard measures for general wildlife assemblages in accordance to their relevant legalisation under the Wildlife & Countryside Act (1981).

- *Incremental soil stripping and removal of ground vegetation plus debris clearance onsite will be carried out in a systemic manner (i.e. hand removal of rubble, logs, bricks, other loose materials) with constant vigilance for any sheltering amphibians being given.*
- *In the event that any species protected under current legislation is inadvertently encountered then all work will cease immediately (See Appendix).*
- *If any animal is found and deemed to be injured or at risk or harm then standard capture and exclusion method will be carried out by the ECoW using gloves. If necessary any such individual will be placed in a suitable, breathable receptor container and stored in the site office until further consultation with appointed ecologist has been made.*
- *Any trenches created during the proposed development area will be excavated and closed in the same day to prevent any small mammals (i.e. hedgehog) becoming trapped.*
- *Any trenches that have to remain open overnight will be sealed-off with a close-fitting plywood cover; or provided with either sloping earth ramps, sloped boards or planks to provide as a means of escape. All open trenches and pipe work will be inspected at the start of each working day to ensure no animal is trapped.*
- *Care will be taken to ensure all plant machinery remains within the proposed development boundary avoiding encroachment into any root protection areas around site.*
- *All building materials, rubble, bricks and soil will be stored only within existing areas of hard-standing and should be raised above ground level using either pallets, skips, or other suitable containers in order to prevent wildlife from seeking refuge underneath them. Waste materials should be removed from site immediately or contained within skips.*



- **Birds**
 45. Loss of nesting and foraging opportunities are predicted for garden birds that are considered as being common and widespread. All common wild birds are protected under The Wildlife and Countryside Act 1981 (amended). Any pre-construction ground clearance works should therefore be carried outside of the bird breeding season (March-September inclusive). Where this is not possible then an inspection for nesting birds should be undertaken within 48hrs of work starting and be carried out by the assigned Ecological Clerk of Works (EcOW).
 46. Should nesting birds be found, then an exclusion work buffer zone of 5m will be maintained in-order to reduce disturbance and minimize potential displacement until nestlings have fledged.
- **Hedgehog**
 47. Hedgehogs are listed as a UK 'Priority Species' under S41 of the NERC Act (2006). Additionally, to this they have limited protection under Schedule 6 of the Wildlife and Countryside Act (1981) as amended, meaning they may not be caught or trapped without a licence. The causes of decline in hedgehog populations are not currently addressed by any legislation.
 - *Contractors should be made aware of the potential presence of hedgehogs around ecotones;*
 - *Vegetation clearance to be carried out by hand, slowly and methodically, particularly any areas of scrub/woodland understorey;*
 - *If hedge or dense vegetation is cleared between the 1st of November and the 31st of March, then an inspection by a suitably qualified ecologist is required to ensure no hibernating hedgehogs are present on site;*
 - *During construction works, any excavations left open overnight should be installed with a mammal ladder (piece of wood) to allow any hedgehogs (or other mammals including badger) an ease of escape;*
 - *Any pipework left on site that is greater than 150mm in diameter will need to be blanked off;*
 - *Any garden plots should be made 'hedgehog' friendly and provide conduits to allow movement across site.*



8. BIODIVERSITY ENHANCEMENTS

48. After any potential impacts for protected species have mitigated, the development will seek to enhance opportunities for both local bat and bird populations in accordance with the Natural Environment and Rural Communities (NERC) Act 2006.
- **Bats**
 - *2no. 'maintenance free' bat tubes (Schwegler 2FR) will be permanently incorporated into opposing gable ends of the new dwelling at apex height. Rear apertures will be left in place to exclude any bats from the internal wall cavity/ roof area.*
 - *An additional 3no. general purpose bat box (Schwegler 3FN) and 1no. Summer colony box (Schwegler 3FN) will be erected at suitable heights in the adjacent woodland strip outside the western boundary, being fitted to mature trees at height.*
 - **Birds**

49. The following bird nesting boxes will be installed into the garden and adjacent woodland strip on the western boundary.

 - *4no. open-fronted nest boxes (for Robins, wrens, flycatchers) (2 units located in rear garden / 2 x units located in adjacent woodland).*
 - *4no. closed nest boxes with diameter entrance holes of 32-35mm / 25-28mm (2 units located in rear garden / 2 x units located in adjacent woodland).*
 - *2no. Schwegler '1SP Sparrow Terrace' boxes (Garden area, near to hedgerows).*

50. Bird nesting boxes will be fitted at least 4-5m above the ground (where safe installation is possible and access is available for maintenance); and sheltered from strong winds and exposed to the sun for part of the day.

 - *Further information with regard to sourcing and sighting of nest boxes can be found at: <https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/making-and-placing-a-bird-box/>*
 - **Hedgehog**

51. The development will allow permeability and shelter for hedgehogs by incorporating a number of 'underpasses' along existing galvanised palisade fencing on the east and south boundaries of the site, and will include 2no. Hedgehog hibernation boxes (see landscaping and enhancement plan).
 - **Invertebrates**

52. Notwithstanding the largely native 'insect friendly' planting regime that is proposed to increase nectar resources, shelter and pollinator strips for invertebrates, the development intends to:

 - *Integrally incorporate 4no, 'bee bricks' into the newly constructed dwelling around all elevations to provide different microclimates to select from, while retaining any dead wood around boundaries where possible.*
 - *4no, 'Insect hotels' in the garden region.*

9. LANDSCAPE & BIODIVERSITY ENHANCEMENT PLAN

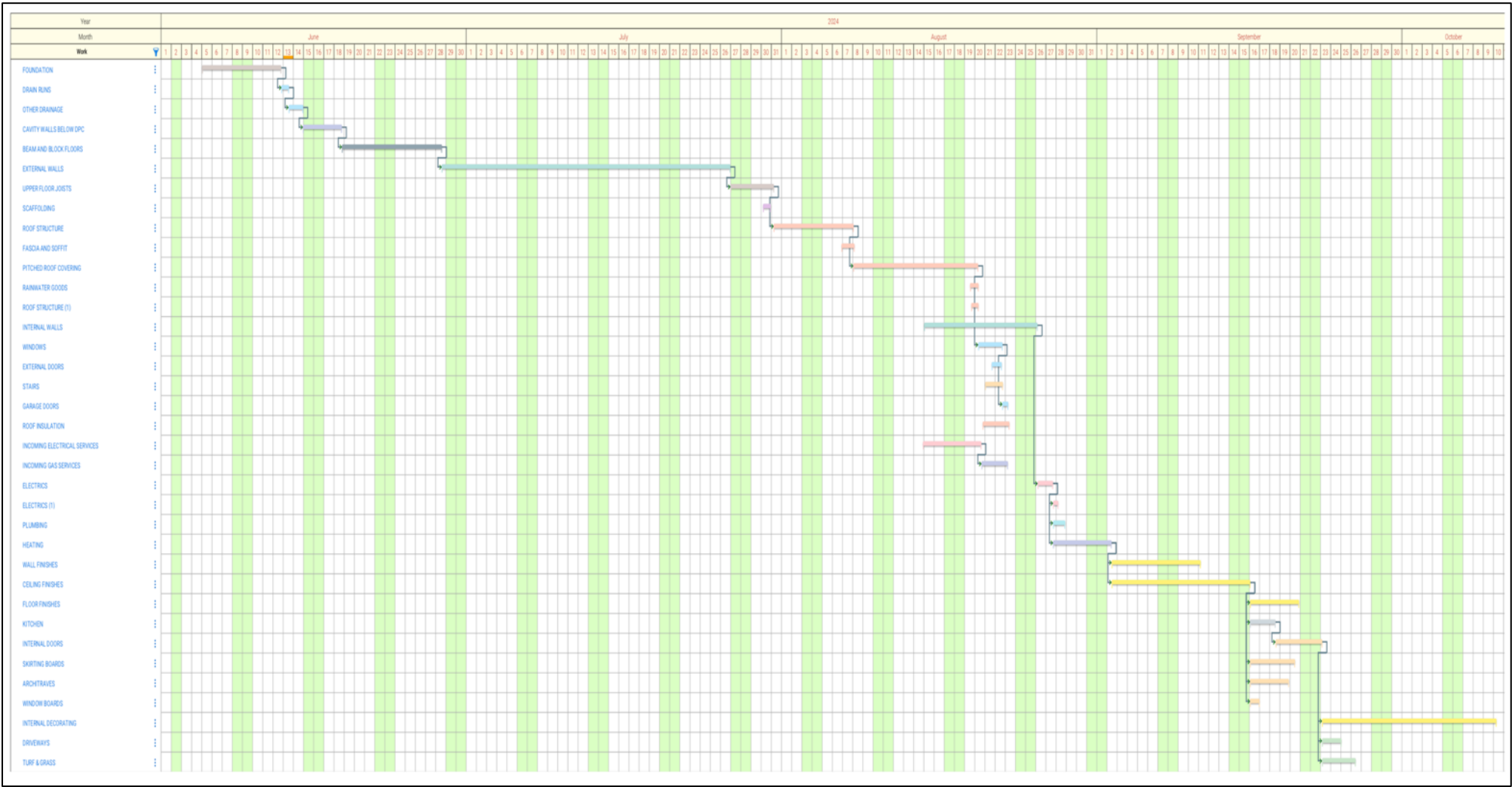


10. MONITORING & WORK PROGRAMME

53. The intended development will be carried out in a single phase and estimated as being completed in 6-8months to ensure an appropriate landscaping scheme is attained in the interests of the character and appearance of the area (including the setting of nearby Listed buildings), the proposed measures should be properly maintained and periodically managed in accordance to the proposed work programme:

Pre-construction phase				
Site clearance Vegetation / debris clearance Relocate any existing cultivars that will be affected by the footprint of new dwelling and replant around boundaries	Check for nesting birds prior to removal. Contractors should be made aware of the potential presence of hedgehogs around ecotones; Vegetation / debris clearance to be carried out by hand, slowly and methodically, particularly any areas of scrub adjacent to woodland. In the unlikely event that any species protected under current legislation is inadvertently encountered then all work will cease immediately.	Incremental soil stripping and removal of ground vegetation plus debris clearance onsite will be carried out in a systemic manner (i.e. hand removal of rubble, logs, bricks, other loose materials) with constant vigilance for any sheltering amphibians being given.	If any animal is found and deemed to be injured or at risk or harm then standard capture and exclusion method will be carried out by the ECoW using gloves. If necessary any such individual will be placed in a suitable, breathable receptor container and stored in the site office until further consultation with appointed ecologist has been made.	Support any replanted shrubs with batons and protective mesh where necessary.
Strip existing turf and reprofile / cultivate land Weed treatment	The ground will be cultivated prior to and re-seeding or planting. This will include loosening, aerating and breaking up soil into particles 2-8mm to a depth of ca.150mm. This will include the removal of any undesirable material brought to surface including visible weeds, roots and large stones or clay balls with a dimension exceeding >30mm.	Any sourcing and importing in of top soil to general planting and grass seed areas to comply to The British Standard Specification for topsoil Multipurpose grade (BS3882: 2007) for amenity use Top spoil shall be free from pernicious weeds and roots including Invasive Non-Native species rhizomes (i.e. Japanese Knotweed), clay lumps, non-soil material (i.e. bricks or other building materials), foreign matter and chemical contamination. Top spoil shall be spread evenly over areas to be seeded and planted.	Final topsoil shall be brought to a fine tilth by approved mechanical means or by hand raking. If necessary, re-grading of the surface will be carried out to conform to the prescribed finished levels.	All areas to be planted shall be treated with a suitably licensed herbicide (e.g. 'Roundup') a minimum of 10 days prior to planting and comply to all current legislation.





Construction phase				
SEE WORKS PROGRAMME FOR PARTICULARS	Spillage: Appropriate measures will be taken to avoid any issues relating to contaminated soils, concrete and fuel spillage. Storage of materials and chemicals will be kept well away from any sensitive habitats and root protection areas. Dust: Fugitive dust levels which may be deposited on adjacent habitats including the woodland strip abutting the western boundary will be kept to an absolute minimum, by-way-of spraying of water during construction to mitigate the escape of dust particles to the atmosphere (especially if construction work is carried out during the dry season). Haulage trucks must be covered or the aggregates sprayed with water before loading.	Restricted work zones: Contractors / vehicles will not be allowed to operate out of red-line development 'zones', including storage of materials and heavy plant machinery. Storage: All building materials, rubble, bricks and soil will be stored only within existing areas of hard-standing and should be raised above ground level using either pallets, skips, or other suitable containers in order to prevent wildlife from seeking refuge underneath them. Waste materials should be removed from site immediately or contained within skips.	Drainage: Any foul drainage from the development shall discharge into the existing foul sewer of 100 Congleton Road. Storm water discharging from the dwelling roofs and driveways shall discharge into suitably designed soakaways in accordance with the BRE Digest 365.	Trenchwork Any trenches created during the proposed development area will be excavated and closed in the same day to prevent any small mammals (i.e. hedgehog) becoming trapped. Any trenches that have to remain open overnight will be sealed-off with a close-fitting plywood cover; or provided with either sloping earth ramps, sloped boards or planks to provide as a means of escape. All open trenches and pipe work will be inspected at the start of each working day to ensure no animal is trapped.



Post construction phase	Year 1	Year 1-2	Year 3-5	Comments
Re-lawn and plant hedgerow	All plant material will be supplied in accordance with HTA National Plant Specification. All shrubs to be planted as bareroot stock and be spaced in a single row ca. 1m apart; Newly planted hedgerows to be protected with clear spirals / mesh until established (i.e. Tubex 'Sentree' plastic protection mesh) All planted shrubs will be fitted with biodegradable weed control material (e.g. coir weed control discs and pathogen free mulch to a depth of 50mm for the recommended height of whips recommended. Any re-laid turfs will be in accordance with the recommendations given in BS 3969 and similarly, be composed of certified grass varieties or cultivars suitable for the intended use of the area to be laid. Any reseeding of the retained lawn regions where necessary will comply to an appropriate blue label Certified Seed (CS) mix for amenity lawn gardens	Planted areas to be periodically forked through to keep soil loose and aerated; Watering as required to maintain healthy growth (a minimum 24 watering's recommended); Any plants found within this period to be damaged, diseased, dead, removed or otherwise fail to establish should be replaced during the next suitable season; Mulch to be fine grained and free from pests, diseases, fungus and weeds, and finished 30mm below adjacent grassland areas mixed with peat free composts and soil conditioners if necessary Any seeding of lawns will be carried out during suitable calm weather conditions at a rate of between 15 g/m² to 30 g/m² for small areas and fine lawns. After sowing, the ground will be lightly raked or harrowed and should then be firmed with a lightweight roller;	The native hedgerow should take 3-5 years to establish. Compaction and/or alteration of soil levels should be avoided in compliance to BS 5837.	slow release organic fertilizer to a N.P.K ratio of 4.5-2.0-7.7 + 0.8%mg (Vitax or similar approved), and backfilled with a mixture of excavated top soil to BS 3822:2007 "Multipurpose" or better at a minimum depth of 300-450mm. Once established, shrubs can be cut-back to 45-60 cm (18-25 in) above the ground to encourage bushy growth. Hedges must not be pruned until late winter or early spring, so wildlife can take advantage of the insects and fruits provided during the winter months.



Post construction phase	Year 1	Year 1-2	Year 3-5	Comments
Garden landscaping	All planting to be local provenance from a localised supplier where possible; All planting to be undertaken in accordance to BS4428 Code of Practice for General Landscape Operations All planted shrubs will be fitted with biodegradable weed control material All plants will comply to the requirements of BS3935 specification for Nursery stock (being healthy, hardened-off and with good fibrous root systems;	The selection of nursery stock, and the transplanting of root-balled trees should follow BS 3936-1:1992, Nursery Stock – Part 1: Specification for trees and shrubs, and BS 4043:1989, Transplanting root-balled trees.	All plants to be protected from wind exposure at all times until fully established;	No plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 will be planted during the landscaping of this development as listed by DEFRA
Monitoring & Maintenance	Year 1 monitoring (set as minimum) ** Last week in March – 1 visit; July to September (inclusive) – 2 visits & October end – 1 visit	Watering & replacement of any losses / remove all supports, shelters and ties once established as required. Dispose and recycle.	Watering & replacement of any losses / remove all supports, shelters and ties once established as required. Dispose and recycle.	Any plants found within this period to be damaged, diseased, dead, removed or otherwise fail to establish should be replaced during the next suitable season.
**It will be at the discretion of the Local Planning Authority to condition any monitoring review of the proposed Landscape and Biodiversity Enhancement Plan at a specified date beyond completion of the development.				

54. Any plants which are found within this period to be damaged, diseased, dead, removed or otherwise fail to establish shall be replaced during the next suitable season. Once approved, the landscaping scheme should be fully implemented before the end of the first available dormant season (November to February inclusive) upon completion of the approved development. Where possible the planting scheme will create new habitat connections to facilitate the movement of a wide range of wildlife through the area.

Biodiversity prescriptions (cont.)	Pre-construction Phase	Construction Phase	Post construction Phase	Comments
Bats		2no. 'maintenance free' bat tubes (Schwegler 2FR) will be permanently incorporated into opposing gable ends of the new dwelling at apex height (during construction phase). Rear apertures should be left in place to exclude any bats from the internal wall cavity/ roof area.	3no. general purpose bat box (Schwegler 3FN) and 1no. Summer colony box (Schwegler 3FN) To be erected at suitable heights in the adjacent woodland strip outside the western boundary, being fitted to mature trees at height.	Erected 4m above the ground (where safe installation is possible); Away from artificial light sources (to protect them from predation); Sheltered from strong winds; and Exposed to the sun for part of the day (usually south, south-east or south-west).



Biodiversity prescriptions (cont.)	Pre-construction Phase	Construction Phase	Post construction Phase	Comments
Birds	No removal of woody vegetation will take place during the bird nesting season until the ECoW has declared that no active nests are present within 48hrs of any related works commencing.	If active nests are found, areas will be left untouched and suitably buffered (>5m) and protected from works until all birds have fledged.	4no. open-fronted nest boxes for Robins, wrens, flycatchers: - 2 units located in rear garden / 2 x units located in adjacent woodland 4no. closed nest boxes with diameter entrance holes of 32-35mm / 25-28mm - 2 units located in rear garden / 2 x units located in adjacent woodland 2no. Schwegler '1SP Sparrow Terrace' boxes (Garden area, near to hedgerows)	Bird nesting boxes will be fitted at least 4-5m above the ground (where safe installation is possible and access is available for maintenance); and sheltered from strong winds and exposed to the sun for part of the day.
Hedgehog	If hedge or dense vegetation is cleared between the 1st of November and the 31st of March, then an inspection by a suitably qualified ecologist is required to ensure no hibernating hedgehogs are present on site;	Any excavations left open overnight should be installed with a mammal ladder (piece of wood) to allow any hedgehogs (or other mammals including badger) an ease of escape; Any pipework left on site that is greater than 150mm in diameter will need to be blanked off;	The development will allow permeability and shelter for hedgehogs by incorporating a number of 'underpasses' along existing galvanized palisade fencing on the east and south boundaries of the site.	Locations of Hedgehog passing points (and hibernation boxes are shown on the proposed landscaping and enhancement plan.
Invertebrates		Integrally incorporate 4no, 'bee bricks' into the newly constructed dwelling around all elevations to provide different microclimates to select from, while retaining any dead wood around boundaries where possible.	4no, 'Insect hotels' in the garden region	Leaf litter should be allowed to accumulate at the base of hedges to provide habitat for a variety of invertebrates, and provide additional nutrients for wildflowers.



Cumulative effects	Pre-construction Phase	Construction Phase	Post construction Phase	Comments
Contamination borne through dust, noise, spillage and Lighting	Comments regarding contamination, dust and noise should be adhered to, as referenced in the upper tiers of this works programme.	Comments regarding contamination, dust and noise should be adhered to, as referenced in the upper tiers of this works programme.	Any additional post development lighting will comply to the recently revised Institution of Lighting Professionals (ILP) Guidance Notes GN08:2023) and also the Bat Conservation Trust's "Artificial Lighting and Wildlife Interim Guidance: "Recommendations to Help Minimise the Impact of Artificial Lighting" (2014).	Comments regarding drainage and storm water discharge should be adhered to, as referenced in the upper tiers of this works programme.

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BIA links

- <http://publications.naturalengland.org.uk/publication/5850908674228224>
- https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/839610/net-gain-ia.pdf
- https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/819823/net-gain-consult-sum-resp.pdf



12. APPENDIX





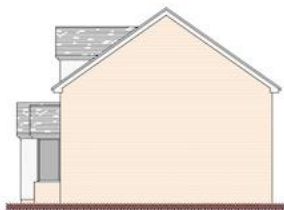
Front Elevation



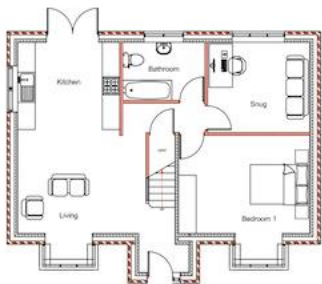
Side Elevation



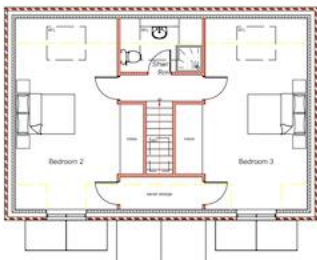
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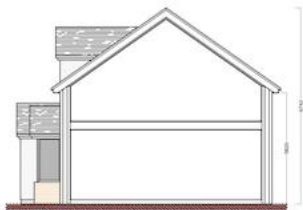
Side Elevation



Ground Floor Plan



First Floor Plan



Indicative Section

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2. All dimensions to be checked on site before commencing.

3. Contractor to check proposed dimensions of new work to suit existing conditions. Do not remove existing structures or details are shown, except as noted.

4. Contractor must supply the material of any replacement before proceeding.

5. All drawings to be read in conjunction with all other construction drawings and specifications.

NO.	REVISION	DATE	BY	CHECKED
1	Issue for Planning	10/07/2025	DBD	DBD
2	Issue for Building Regulations	10/07/2025	DBD	DBD
3	Issue for Construction	10/07/2025	DBD	DBD

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Tel: 01256 881212

New Build Dwelling within Garden
Curtilage

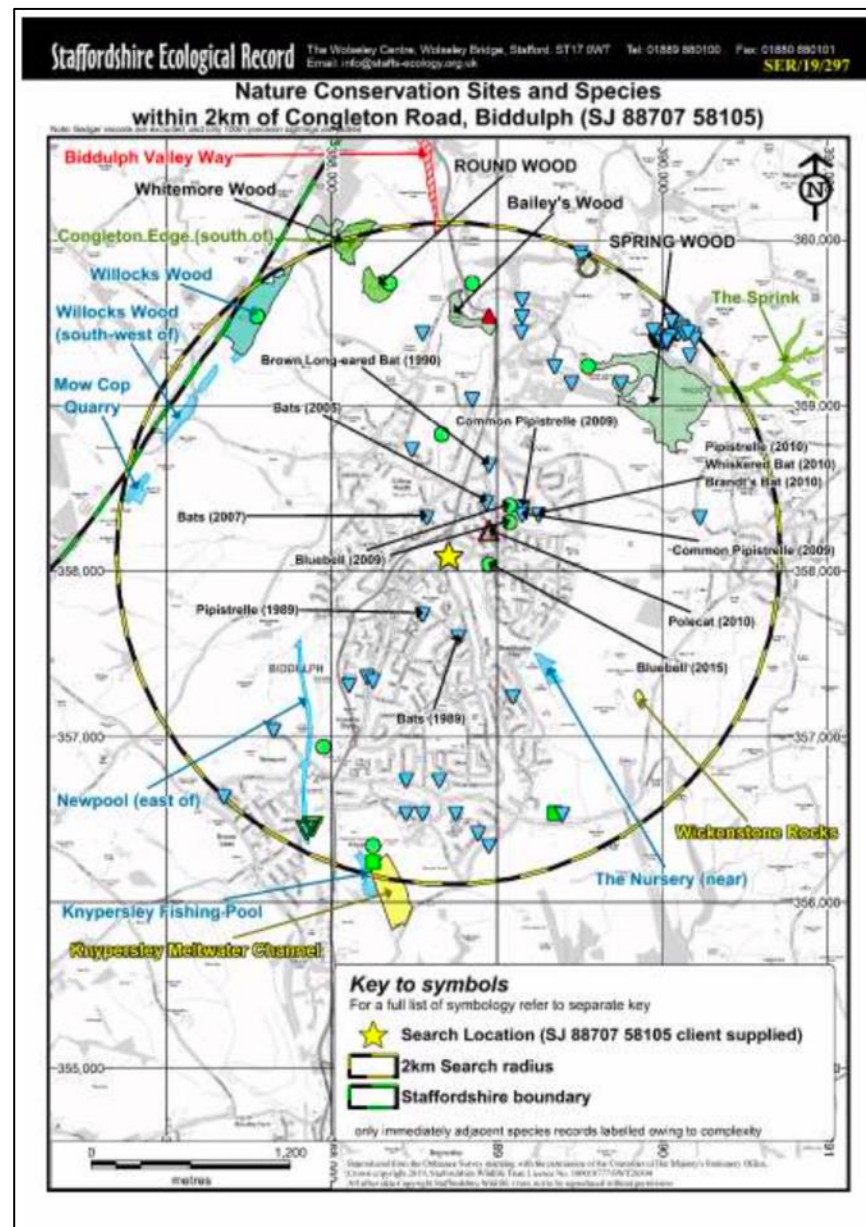
Plans as Proposed

NO.	REVISION	DATE	BY	CHECKED
1	Issue for Planning	10/07/2025	DBD	DBD
2	Issue for Building Regulations	10/07/2025	DBD	DBD
3	Issue for Construction	10/07/2025	DBD	DBD

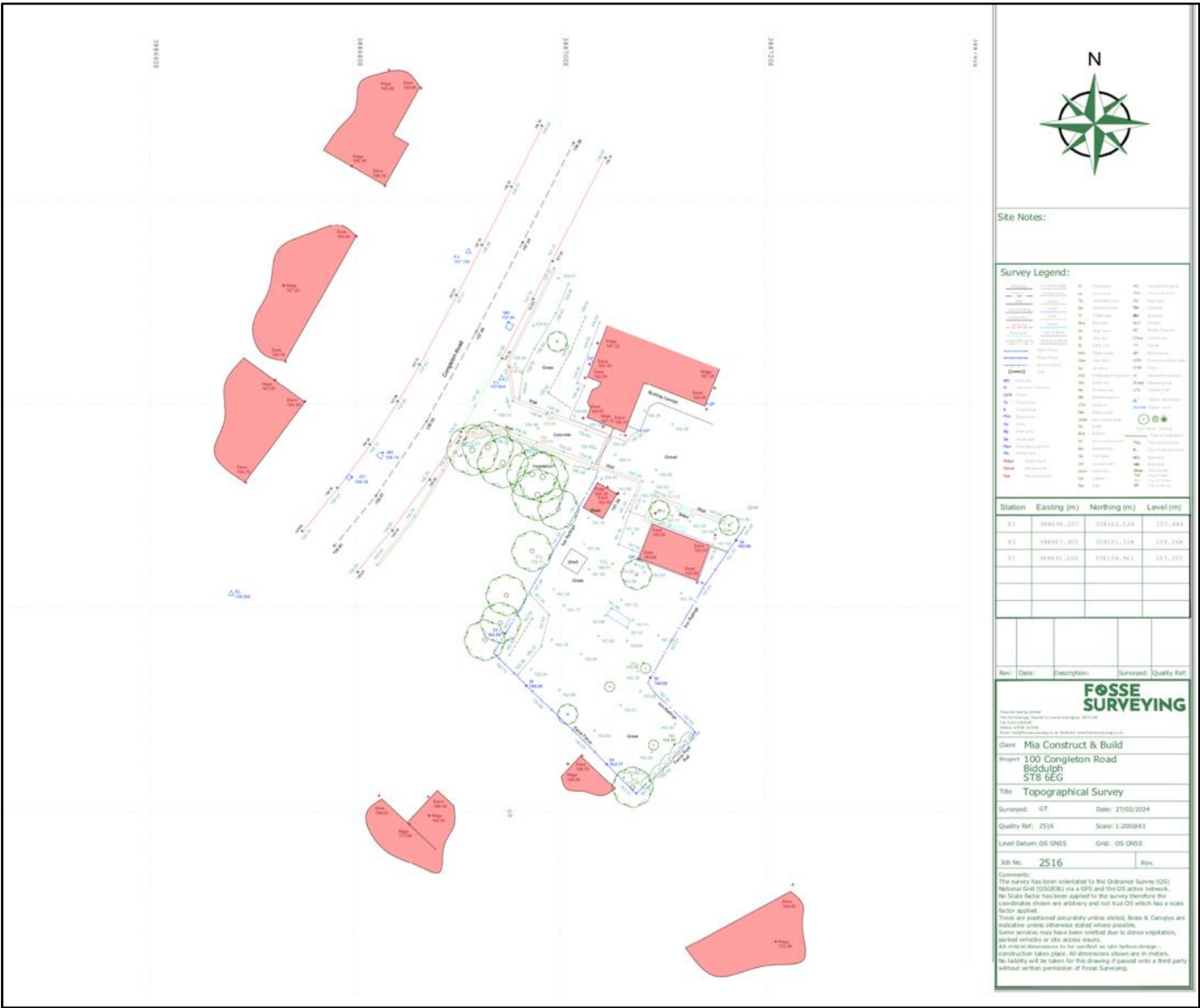
PL 02A

Extended Phase 1 survey Habitat Map





Tree survey map



13. CONDITIONS & DISCLAIMERS



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Services

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