

Woodhead Hall Cherry Lane Cheadle 6 1 bed Lodges

SWT Comments

Date: 28/11/2025

Application Reference: SMD/2022/0610

Location: Woodhead Hall, Cherry Lane, Cheadle}

Proposed Development: 6 one bed holiday lodges and fishing clubhouse/housekeeping storage building and associated works

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.

[Updated comments can be found in blue.](#)

Documents Viewed:

- Preliminary Ecological Appraisal- Woodhead Hall Estate, Cherry Lane, ST10 4QS July 2022, Absolute Ecology
- Biodiversity Net Gain Report- Woodhead Hall Estate, Cherry Lane, ST10 4QS, December 2024, Elite Ecology
- Woodhead Hall, Cheadle (Holiday Lodges) - Elite Ecology Proposed Statutory Metric (December 2024) (1)
- Arboricultural Report- Old Oak Tree Care, November 2024
- GCN and eDNA- UES, August 2025
- Biodiversity Net Gain Biodiversity Statement- UES, July 2025
- PEA Report- UES, July 2025.

Summary: We recommend **no objection**.

Further detail

In application form they haven't confirmed that the applicant believes that planning permission, if granted, the development would be subject to the biodiversity gain condition. [The application is pre-statutory BNG, so this is not required.](#)

External Lighting Plan

[There is no detail supplied with the lighting plan e.g. the lux levels / measured to avoid light spill on semi-natural vegetation. A strategic lighting strategy should be written by a lighting engineer – ideally a member of ILP with the bat Ecologist. Details can be supplied or this can be secured with a pre-commencement condition.](#)

Services

Details on how and where the services are to be installed on the site should be given. [Services will come off the existing car park and led down the footpath and out into the cabins.](#)

PEA Report

The PEA is from 2022 so is out of date. In the report it states, *"If no development takes place within 2 years of this survey report, the findings should be reviewed and may need updating, and a full survey should be repeated within three years."* This should include both a desk study and relevant site surveys. At the discretion of the ecologist ground level tree assessments may be needed.

[An updated PEA has been carried out; therefore, this has been resolved.](#)

BNG Report

The BNG walkover was carried out on 3rd Dec 2024, this is a sub-optimal time of year to carry out survey, particularly as there are grassland habitats on site. [This has been resolved.](#)

Strategic significance- report states none of the habitats on site are not strategic however, part the site is situated within a strategic and semi strategic area for woodland and grassland. As reported on [Net Gain Staffordshire Website](#). This may change the metric calculation. [This has been resolved.](#)

[Has consideration been given to the potential decline in quality of the site due to the use of the cabins/ footfall/ dog waste.](#)

Although this application pre-dates the 10% statutory BNG currently required, as per the NPPF and local plan policy, it still needs to demonstrate a net gain in biodiversity value. This should be secured with a HMMP. As the strategic significance has been corrected on the metric there is now a net loss on the site of -3.41%. This doesn't fulfil the NPPF requirement. [Statutory credits will have to be demonstrated at the gain plan stage.](#)

Habitat Creation and Management

[A HMMP should give more detail on the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain. It should also provide detail on the management measures to maintain habitat for a period of 30 years from the completion of development; and the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.](#)

[The HMMP can be secured through a condition.](#)

The new BNG report does not give any habitat creation/ management and monitoring recommendations. The following recommendations are from the previous BNG report and we have comments regarding these that will need to be addressed when a HMMP is written.

Management recommendations should be detailed so that the person creating or managing the habitat can follow them. Ensure any description of habitat works in accordance with British Standards that are not freely available are fully explained so that people without access to the British Standards can follow them.

1. Soil preparation. Wildflower areas – suggest low nutrient soil or subsoil rather than topsoil to keep the soil as nutrient poor as possible. No compost should be added to wildflower areas.

2. Scattered Trees. Ensure that *“These trees are to be planted accordance with BS 3936, BS8545 and The National Plant Specification – ‘Rootballed Trees’.”* is expanded upon so that people without access to the British Standards understand what is required.

3. Wildflower meadow. All seeds should be native and preferably of local provenance. This could be purchased seed mixes or collection / green hay from a suitable local donor site. The cut should be between mid-July and September should replicate a traditional hay cut, therefore all cuttings should remain on site for a few days to allow any seeds to drop out back into the grassland and then removed off-site or placed in a designated area. If areas are left long, they should be cut on at least a three-year rotation to avoid succession, coarse grasses, plants such as dock and nettle that thrive in more nutrient enriched areas and scrub appearing.

4. Ensure that *‘Mixed scrub is to be planted in accordance with BS 3936 and handled in accordance with NPS ‘Handling & Establishment’ guidelines and planted in accordance with BS 4428:1989’* is expanded upon so that people without access to the British Standards understand what is required.

If possible natural regeneration or transplanting from unwanted or excess scrub within the site should be encouraged before buying in scrub. If scrub is bought in, it should be native and of local provenance. Scrub should be left to grow for five years then monitored and managed every 5 years to ensure that it is covering the desired area. If areas are cut, this should be done on a rotational basis every 5 years.

5. Woodland Enhancement. All trees should be native and preferably of local provenance. Species such as Box, Buckthorn and Alder Buckthorn may be inappropriate for the locality, alternative species to use could include Pedunculate Oak, Rowan, Hawthorn, Field Rose and Elder.

6. Control of aggressive weeds – the management should include removal of aggressive weeds as well as plant ID survey. Perhaps worded ‘any aggressive or invasive weeds will be identified and removed by hand’. It is unclear why March is one of the times suggested to do

carry out an ID survey for aggressive weeds – further clarification required. We would recommend identifying and removing aggressive weeds just once a year in May.

Timing phasing and Duration of Conservation Measures

Planting of wildflower seeds is usually done in Autumn or Spring following appropriate ground preparation. Timing should be as per seed company instructions.

Planting of trees / scrub / hedgerows to be ideally between the end of November and end of March, avoiding hard frosts, droughts or particularly cold, windy periods.

Wildflowers – sow Autumn or Spring. Cut between mid-July and end of September.

New Scrub – Would recommend monitoring after 5 years, not 15. Would recommend sections are monitored and cut on rotation every 5 to 6 years, not every 9 years.

Controlling aggressive weeds - the management should include removal of aggressive weeds as well as plant ID survey. Perhaps worded 'any aggressive or invasive weeds will be identified and removed by hand'. We would recommend just once a year in May.

The monitoring schedule should be as agreed in the S106, planning condition or conservation covenant.

Conditions

No development shall take place until a Construction Environmental Management plan (CEMP) has been submitted to the local planning authority (LPA) this must include:

- Risk assessments of potentially damaging construction activities.
- Identification of biodiversity protection zones.
- Practical measures during construction to avoid or reduce impacts during construction (may be provided by method statements). This should include RAMs for birds, [REDACTED] hedgehogs, bats, reptiles, water voles, INNS and trees and woodland. These should include a sensitive nocturnal lighting strategy for bats and other nocturnal wildlife during and post construction. The sensitive lighting strategy should include measures in the PEA (including light spill on semi-natural vegetation and the pond) and be designed by a lighting engineer along with the bat ecologist and written in accordance with ILP and BCT's Guidance note 08/23 Bats and Artificial Lighting at Night.
- The location and timing of sensitive works to avoid harm to biodiversity.
- The times during construction works when specialist ecologists need to be present on site to oversee works.
- Responsible persons and lines of communication
- The role and responsibilities of an ecological clerk of works or similar competent person.
- Use of protective fences, exclusion barriers and warning signs.

The CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with approved details, unless otherwise agreed in writing with the LPA. The CEMP should be read and signed off by construction workers

Site specific inclusions in CEMP:

Rhododendron must be removed using a suitable methodology before any work is undertaken on the site in order to ensure that they do not spread across the site or onto adjacent areas. It is essential that a competent and qualified person carries out any herbicide treatment.

- Trees, in particular those forming a linear feature across the site, should be retained where possible. RPAs should be established and implemented around the trees, woodland and hedgerow which are to be retained. Where necessary, these areas should be adequately protected by appropriately designed protective barriers and ground protection throughout the entire development process. If any trees are to be removed as part of the works then a ground level tree assessment by a licenced bat Ecologist should be undertaken on them. If any trees due to be impacted are found to have potential to support roosting bats, further surveys may be required from May to August inclusive.
- Specific procedures or control measures will need to be implemented to ensure that the ponds are not affected by the proposed development.

As a condition of the NPPF a HMMP should be produced. No development shall take place until a Habitat Management and Monitoring Plan (the HMMP), using the Natural England template and including:

- a non-technical summary;
- the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
- the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain;
- the management measures to maintain habitat for a period of 30 years from the completion of development; and the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.
- Trees, in particular those forming a linear feature across the site, and hedgerows, should be retained where possible. If any trees are lost they should be replaced on a scale of 3 for every one lost with native and preferably locally sourced species that are beneficial to wildlife. Likewise hedgerows should be replaced accordingly with native species.
- Bins and other waste disposal / recycling facilities should be available in the immediate surrounding area.

Landscaping measures on site should adhere to recommendations in the PEA.

If the proposals change and the woodland is to be removed, it should be replaced two-fold in terms of area in an appropriate location. A detailed woodland management plan should be prepared for the newly created woodland and agreed with the local planning authority.

[REDACTED]

Bat and bird boxes should be installed on the site. This should include a minimum of 10 bird boxes and 10 bat boxes, A number of different boxes have been suggested in the PEA report. A plan showing the type, location and siting of the boxes should be provided as a pre-commencement condition. These should be installed as per the manufacturers instructions.

A condition demonstrating that lighting has been implemented as per the sensitive lighting strategy.

A condition demonstrating that bat and bird boxes have been installed as per the plan.