Land at Ayr Road, Cheadle SWT Comments

Date: 01.12.2025

Application Reference: SMD/2021/0780
Location: Land to the East of Froghall Road and North of Ayr Road , and Cheltenham Avenue , CHEADLE , STAFFORDSHIRE ,
Proposed Development: Reserved Matters application (access, layout, scale, appearance and landscaping) for residential development comprising 135 dwellings, with associated access, public open space and infrastructure

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.

Documents Viewed:

- Preliminary Ecological Appraisal (Ref 2005.24A)- Ascerta, September 2024.
- Landscaping Drawings- FPCR, 2025.
- Landscape Maintenance Schedules- TEP

Summary: We recommend **no objection** subject to the following conditions.

Further detail

A further water vole survey could not be carried out on the site due to the conditions on the site, so the results from the TEP water vole survey from 2021 were used to inform the water voles use of the site.

As water voles have been found to use the watercourse that is found on the boundary of the site, then mitigation is required to ensure the effects of the development are minimal.

As suggested in the PEA, no works or disturbance should be undertaken within an 8m buffer of the watercourse. Additionally, the bankside vegetation should be cut infrequently, no more than every two years, and on a rotation where at least half of the habitat is retained.

Details of management and mitigation for water voles should be included in a Construction Environment Management Plan (CEMP), and should be communicated to all contractors through toolbox talks.

NPPF Net Gain

The landscaping proposed for the site involves the planting of trees, native scrub, wildflower meadow, flowering lawns, wet grassland, ornamental planting and native hedgerow planting. This supports providing a net gain on the site as per the NPPF.

The landscape maintenance schedule should be followed in order to maintain the habitats on the site.

Conditions

Pre-commencement conditions

CEMP

No development shall take 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).
- RAMS including hedgehogs, reptiles, [redacted] amphibians and water voles.
- An invasive species method statement.
- 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.

LEMP

A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority prior to the commencement or of the development. This should cover aspects not included in the HMMP and ground preparation in advance of the HMMP being followed as well as:

- Description of creating appropriate ground conditions for the planned habitats
- Description and evaluation of features to be managed.
- Ecological trends and constraints on site that might influence management.
- Aims and objectives of management.
- Appropriate management options for achieving aims and objectives.
- Prescriptions for management actions.

- Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- Details of the body or organization responsible for implementation of the plan.
- Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Conditions

Provision of 8 bird boxes (25mm and 32mm entrance hole box, house sparrow terrace, swift box), attached to or integrated within retained or new buildings on site. A map showing the location and specification of these should be provided.

Provision of 8 bat features (e.g. Vivara Pro WoodStone Bat box or similar) attached to a retained or new tree on site or provision of a bat box (e.g. Vivara bat bricks or 'bird brick houses' bat boxes) integrated within new or retained buildings. A map showing the location and specification of these should be provided.

Gaps of at least 13cm by 13cm should be left under any new garden fences to enable hedgehog to roam freely within the area following development. A hedgehog hibernaculum should be provided within the landscaping.