

Checkley Cricket Club SWT Comments

Date: 19/01/2026

Application Reference: SMD/2025/0335

Location: Checkley Cricket Club , Uttoxeter Road , Checkley , Staffordshire , ST10 4NA

Proposed Development: Erection of changing rooms

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:

- Application form
- Ecological Impact Assessment
- BNG Metric
- Location Plan

Summary: We recommend a **no objection** subject to further information provided on the offsite BNG and the lighting conditions detailed below.

Further detail

We recommend that the applicant provides more information on the off-site BNG that is being purchased to deliver BNG for the application.

It is also worth noting that the application is still required to produce a gain plan.

Conditions

Pre-commencement

An external sensitive nocturnal lighting strategy should be secured through a pre-commencement planning condition. The external nocturnal lighting strategy for both during and after construction should be designed in line with guidance from the [BCT on Bats and Artificial Lighting at Night](#). Lighting should include cowls / hoods or shields, operational timers and use a lighting spectrum ideally below 2700K. The strategy will identify features on site that are particularly sensitive for bats and that are likely to cause disturbance to their resting places, breeding sites and key areas for foraging and commuting and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that area to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places. All external lighting will be installed in accordance with the strategy and shall be maintained thereafter in accordance with the strategy. Under no

circumstances should any other external lighting be installed without prior consent from the local planning authority.

Conditions

A planning condition should be set to demonstrate adherence to the sensitive lighting scheme.