

Land off Draycott Cross Road, Brook Houses SWT

Comments DOC

Date: 24/03/2026

Application Reference: DOC/2026/0016 relating to SMD/2023/0263

Location: LAND off Draycott Cross Road , Brook Houses , Cheadle , Staffordshire ,

Proposed Development: Discharge of conditions 7, 9 and 11 relating to SMD/2023/0263

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:

- Decision notice for SMD/2023/0263
- Application Form- February 2026
- Landscape and Ecology Management and Maintenance Plan- Axis, January 2026.
- Detailed Landscape Scheme- Axis, November 2025
- BNG Report- Rachel Hacking Ecology, January 2026
- Habitat Management and Monitoring Plan- Rachel Hacking Ecology, December 2025.
- Bat and Bird Box Specification
- Statutory BNG Metric- Rachel Hacking Ecology, December 2025

Summary: We recommend that Conditions 7 and 9 are **discharged** following the receipt of the above documents for Land off Draycott Cross Road, Brook Houses, Cheadle.

We have no further comments on condition 11 than stated below.

Further detail

Condition to be Discharged

7. No development shall take place until such time that a Landscape and Ecology Management and Maintenance Plan for the life of the development has been submitted to and approved in writing by the Local Planning Authority. It shall include the following, although this list is not exhaustive:

- Details of habitat creation and species enhancements;
- Updated Biodiversity Net Gain BNG calculation using latest Defra metric and UK Habs baseline and post-intervention plans;
- Proposals to achieve BNG

- Soil preparation details;
- Location of species habitat features
- Appropriate planting/ seeding specifications;
- Footpath infrastructure
- Timetable for implementation
- Long-term habitat management plan (30 years).

Thereafter, the development shall be carried out and subsequently managed strictly in accordance with the approved Landscape and Ecology Management and Maintenance Plan and timetable.

Landscape and Ecology Management and Maintenance Plan – including the following appendices (submitted as separate documents): Appendix A: Drawing 3302-01-02 Detailed Landscape Scheme, Appendix B: Biodiversity Net Gain Assessment (including metric), Appendix C: Habitat Management and Monitoring Plan and Appendix D: Bat and Bird Box Specification have all been submitted. We are happy with the above submissions; therefore, the condition should be discharged.

9. No development shall commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping for the site indicating inter alia the positions of all existing trees and hedgerows within and around the site, indications of any to be retained together with measures for their protection during the course of development, also the number, species, heights on planting and positions of all additional trees, shrubs and bushes to be planted.

3302-01-02-Rev A Detailed Landscape Scheme has been provided as a landscape plan. We are happy for this condition to be discharged.

11. No development shall take place including any site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access until such time that temporary tree protection barriers and advisory notices are erected for the protection of the existing trees to be retained, in accordance with guidance in British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations and as set out in the submitted Arboricultural Report (Urban Green dated February 2023), and these shall be retained in position for the duration of the period that development takes place.

There shall be no removal of trees, shrubs etc shall take place between 1st March and 31st August in any year, unless a detailed survey has been carried out to check for nesting birds and the results submitted to and approved in writing by the Local Planning

Authority. Where nests are found in any building, hedgerow, tree or scrub to be removed (or converted or demolished in the case of buildings), a 4m exclusion zone shall be left around the nest until breeding is complete. Completion of nesting shall be confirmed by a suitably qualified person and a further report submitted to and approved in writing by the Local Planning Authority before any further works within the exclusion zone take place.

We would reiterate that there shall be no removal of trees, shrubs etc between 1st March and 31st August in any year, unless a detailed survey has been carried out to check for nesting birds and the results submitted to and approved in writing by the Local Planning Authority.

We have no further comment on this condition.