

Land to the East of Froghall Road & North of Ayr Road & Cheltenham Avenue Cheadle SWT Comments DOC

Date: 23/06/2026

Application Reference: DOC/2025/0062 relating to SMD/2021/0456

Location: Land to the east of Froghall Road and , North of Ayr Road and Cheltenham Avenue , Cheadle , Staffordshire

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 dated 28/08/2025
- Decision notice for SMD/2021/0456
- Cover Letter- Persimmon, 27/08/2025
- Lighting Plans 1 and 2- e-on, July 2025
- [Updated Lighting Plans \(Rev 2\)- e-on Lighting Plans](#)

Summary: We recommend that Condition 43 is **not discharged** until the following information is supplied and our comments are resolved:

Condition to be Discharged

Not enough information given to determine if it meets the condition 'No phase of development hereby permitted in respect of Phases 2a and / or 2b shall commence, with the exception of site remediation works, until details of an external lighting scheme for the relevant phase has been submitted to and approved in writing by the Local Planning Authority. The design and location of lighting shall not impact on foraging or commuting bats and shall minimise disturbance to other wildlife avoiding retained and enhanced habitat areas. The development shall subsequently be implemented in accordance with the approved details before the relevant phase of the development is first brought into use.'

The supplied lighting plans do not give enough detail on the lighting specification for us to determine that it will not impact on foraging or commuting bats. More information can be found in the Bat Conservation Trusts Guidance Note GN08/23- Bats and Artificial Lighting At Night.

[The lights appear to be 3000K, need to be 2700K or less as per Bat Conservation Trusts Guidance Note GN08/23- Bats and Artificial Lighting At Night.](#)

The areas where the lights are shining on the vegetation and pond, can cowls be fitted so that it only shines on the road and not on the vegetation and pond. If not, red light can be installed, like those used by Worcester City Council.