[redacted]

FAO The case officer assigned to the application
Cheshire West and Chester Council

July 25th, 2025

To whom it may concern,

RE: Case number 25/01764/OUT

The Cheshire Wildlife Trust (CWT) is the region's leading wildlife charity with over 17,000 local members whose views we seek to represent, particularly those who live in Cheshire West. Following a review of the supporting documents uploaded to the planning portal, CWT would like to register a holding **objection** to planning application 25/01764/OUT.

Keys Brook Watercourse

The red line boundary is directly adjacent to Keys Brook, and this watercourse has not been included in the BNG metric or report for this application. The Preliminary Ecological Assessment has several recommendations with regards to the brook, including otter and water vole surveys as well as a River Condition Assessment of the brook. This survey is required for BNG, as the metric requires the watercourse and riparian edge to be assessed for any degradation post-development, to ensure that impacts are mitigated and compensated for. They survey will need to be done by an ecologist with the specific credentials required for a MoRPh survey.

We request that these additional surveys be submitted and assessed prior to determination.

We trust you will find these comments helpful, and I am available for further discussion if need be.

Kind regards,

[redacted]
Planning & Advocacy Officer
Cheshire Wildlife Trust

[redacted]