Thank you for consulting Biodiversity on this application. These comments are provided with reference to Natural England Standing Advice, best practice industry guidelines and review of the documents provided.

Proposal Summary: Outline planning application for the erection of up to 110 residential dwellings (including affordable housing), introduction of structural planting and landscaping, public open space, sustainable urban drainage system and associated works (all matters reserved except for access).

TEP has produced the following documents:

- Preliminary Ecological Assessment, Version 1.1, Document Reference: 10797.03.002 (dated April 2025)
- Ecological Impact Assessment, Version 2.0, Document Reference: 11425.005 (dated 01.10.26)
- Bat Roost Survey Technical Report, Version 2.0, Document Reference: 11425.006 (dated 01.10.26)
- Bat Activity Survey Technical Report, Version 1.0, Document Reference: 11425.004 (dated 30.09.26)
- Biodiversity Net Gain (BNG) Feasibility Report, Version 4.0, Document Reference: 11425.001 (dated 01.10.26)
- Statutory Biodiversity Metric, calculation iteration version 3 (dated 29th September 2026)

These comments should be read in conjunction with previous Biodiversity Comments dated 20 August 2025.

Protected Species (ENV 4)

Bats (buildings):
A daytime Preliminary Roost Assessment (PRA), including both external and internal inspections, was undertaken on two buildings within the site, namely stable buildings B1 and B2, on 26 March 2026 by suitably qualified ecologists. Both structures were found to contain a limited number of potential roosting features and were assessed as having Low Suitability for roosting bats in accordance with Bat Conservation Trust (BCT) guidelines. Subsequently, a single dusk emergence survey was undertaken on 30 July 2026 using three surveyors and three Night Vision Aids (NVAs). No bats were recorded emerging from either building, and no evidence of bat roosting was identified during the surveys.

Summary (roosting bats):
No evidence of roosting bats was identified within the buildings on site. An offence is unlikely under Regulation 43(1) of the Conservation of Habitats and Species Regulations 2017 (as amended) and therefore a licence is unlikely to be required under Regulation 55 of the same. The Three Derogation Tests do not need to be carried out.

Bat boxes can be installed on site to provide additional roosting opportunities for bats. A bat box enhancement plan is requested by planning condition.

Bats (trees):
The trees within the site were assessed through a Ground Level Tree Assessment (GLTA) in line with BCT guidelines. Trees T2, T4, T5, T17, T18 and T21 were categorised as PRF-M, which are trees containing features capable of supporting multiple bats and possibility maternity roosts. Examples of features included cavities, woodpecker holes, lifting bark, hollow trunks, split limbs and tear-outs. The Bat Roost Survey Technical Report notes that T2 (referenced as T5 in Arboricultural Impact Assessment report) will be lost through access creation, T18 (referenced as T15 in AIA report) may be lost to overhead line works and arboricultural requirements and T21 (referenced as T18 in the AIA report) may be lost to overhead line works and arboricultural requirements. These trees were therefore subject to additional emergence surveys. Subsequently, three dusk emergence surveys were undertaken on T2, T18 and T21, on 29th July 2026, 20th August 2026 and 10th September 2026 with an appropriate number of surveyors and NVAs. No evidence of bat roosting was found during the surveys.
Trees T1, T6, T7, T9, T10, T14, T19, T20 and T22 were categorised as PRF-I, which are trees containing features capable of supporting individual bats. Example features included ivy cover, minor deadwood, knot holes and limited lifted bark. In line with BCT guidelines, typically trees categorised as PRF-I do not require further survey effort. PRF-I trees would usually a precautionary method of working, including soft-felling measures, should be implemented during tree removal. However, as all PRF-I trees will be retained, a statement for these precautionary methods of working is not considered necessary.

Trees T3, T8, T15 and T16 were categorised as negligible roosting potential. Therefore, no further surveys are required.

Summary (roosting bats:
No evidence of roosting bats was identified within the trees on site.. An offence is unlikely under Regulation 43(1) of the Conservation of Habitats and Species Regulations 2017 (as amended) and therefore a licence is unlikely to be required under Regulation 55 of the same. The Three Derogation Tests do not need to be carried out.

Bats (Night-time Bat Walkovers and static surveys):
Seasonal nocturnal bat activity surveys, comprising a combination of night-time bat walkovers (NBWs) and static detector monitoring, were undertaken during the 2026 activity season, in line with best practice guidelines (spring, summer and autumn) to establish levels of bat activity across the site and identify areas of importance for commuting and foraging bats.

NBW surveys were completed on 26 May, 20 July and 16 September 2026, during which a total of 343 bat registrations were recorded. Activity was dominated by soprano pipistrelle and common pipistrelle, reflecting the widespread distribution and local abundance of these species within the region. Noctule bats were also recorded regularly, while Myotis species, brown long-

eared bat and whiskered bat were detected at lower levels. Common pipistrelle, soprano pipistrelle and noctule were recorded during each survey, whereas Myotis species, whiskered bat and brown long-eared bat were only recorded during the autumn survey period. The highest levels of activity were concentrated along the southern hedgerow and Keys Brook corridor, and along the eastern boundary hedgerow adjacent to Tattenhall Road, where mature trees and well-connected linear habitat features are present. With the exception of 40m of hedgerow along the eastern boundary, which will be removed to facilitate site access, all other suitable bat foraging and commuting habitat, including the southern boundary hedgerow, the Keys Brook corridor and 90m of eastern boundary hedgerow, will be retained and enhanced. In addition, the proposed individual tree planting, woodland planting and new hedgerow planting will increase the foraging and commuting habitat available to bats.

Static monitoring was undertaken using two full-spectrum bat detectors deployed over consecutive nights between 27 May and 3 June, 20 and 26 July, and 16 and 22 September 2026. Monitoring was carried out at two locations: Location A along the northern hedgerow and Location B within the southern hedgerow and Keys Brook corridor. A total of 1,571 bat registrations were recorded at Location A, compared with 4,536 registrations at Location B, representing almost three times the level of activity. These results highlight the significance of the Keys Brook corridor as a commuting and foraging resource for bats. This habitat will be retained within the development proposals, protected by an appropriate buffer from residential areas, and enhanced through habitat creation and management measures to provide additional foraging and commuting opportunities for bats.

Summary (foraging and commuting bats):
Bat activity was limited to the eastern and southern boundaries of the site. The majority of the site including central grassland area where the main development will be, had very little bat activity, indicating the grassland habitat is of very little value to foraging and commuting bats. The site functions primarily as commuting and foraging habitat. Keys Brook is the most ecologically valuable feature for bats, with hedgerows also contributing to local bat movement. The site forms part of a wider network of habitats rather than being a key standalone resource for bats in the locality. Although the central grassland, unsuitable for foraging and commuting bats, will be lost, the proposed landscaping and retention of higher quality habitats (in particular the Keys Brook corridor) will result in diversification of habitats within the site, including creation of diverse grasslands, woodland and wetlands that will increase foraging opportunities for bats. External lighting should be sensitively installed and avoid illumination of boundary vegetation to prevent disturbance of foraging and commuting corridors. The proposed residential development will result in an overall increase in lighting levels across the site. However, the site layout has been designed to maintain a buffer between illuminated built development and the retained boundary habitats. This separation, together with the proposed tree planting, will provide additional screening and help to reduce light spill onto sensitive ecological features, thereby mitigating potential impacts on wildlife associated with the site boundaries. A lighting plan will be secured by planning condition.

Great crested newts (GCN):
The site contains one small ephemeral field pond, with a further six ponds located within 250 m of the red line boundary. The on-site pond (P1) was subject to Habitat Suitability Index (HSI) assessment during the PEA in October 2024, with the assessment repeated in May 2026. P1 achieved an HSI score of 0.60 in October 2024, representing 'average' suitability for GCN. In May 2026, the pond was almost dry, resulting in a slightly reduced HSI score of 0.59 and a classification of 'below average' suitability. An eDNA survey of P1 could not be undertaken in May 2026 due to insufficient water levels. The six off-site ponds within 250 m could not be surveyed as access permission was not granted. Notwithstanding this, the site lies within the natural range of GCN and within a landscape containing a relatively high density of ponds. Suitable terrestrial habitat is also present within the site, including grassland, scattered scrub and the bunded bank, which provide opportunities for amphibian foraging and ranging. Tree and hedgerow root systems, tall ruderal vegetation and scrub provide additional opportunities for commuting and hibernation, some of which will be lost to the development.

Section 5.10 of the EcIA confirms that the site is proposed to be registered under Natural England's District Level Licensing (DLL) scheme, with an enquiry form submitted under reference DLL-ENQ-CHES-00300. Subsequently, the site has been registered with DLL Scheme and a countersigned and dated Impact Assessment and Conservation Payment Certificate (IACPC) 'DLL-ENQ-CHES-00300 ' has been provided by Natural England on 29/10/2026 to evidence this. The IACPC should be secured as an approved document. Participation in the DLL scheme will provide the mechanism for addressing potential impacts upon GCN through strategic conservation measures, rather than site-specific survey and mitigation. Precautionary measures are additionally recommended in Section 5.11 of the EcIA, to be undertaken during site clearance and construction to minimise the risk to GCN and other amphibians. These measures will be incorporated within the CEMP and/or a PWMS and secured by planning condition. The development will also deliver habitat enhancements of value to GCN and other amphibians, including the creation of a wildlife pond, wet and rough grassland, scrub, tree and hedgerow planting. These habitats will be secured and managed for a 30-year period through the BNG HMMP. Section 5.12 of the EcIA states that hibernacula will be provided on site. This will be requested by condition in the form of an Ecological Enhancement Plan.

Due to the risk of harm to individual GCNs and the loss of GCN terrestrial habitat, an offence is likely under Regulation 43 (1) of the Conservation of Habitats and Species Regulations 2017 (as amended) and therefore a licence is likely to be required under Regulation 55 of the same. The Three Derogation Tests must be considered.

Badgers:
A badger walkover survey of the site was undertaken in October 2024 and repeated in May 2026, following the standard methodology set out in Surveying Badgers (Harris et al., 1989) and used during the National Badger Survey (Cresswell et al., 1990). Land within 30 m of the site was also surveyed where safe access was available, or otherwise inspected visually from within the

site boundary. This survey effort is acceptable. The surveys were supplemented by incidental observations made during other ecological site visits undertaken in 2026.

The initial walkover survey in October 2024 identified potential evidence of badger activity in the form of snuffle holes within a bunded area along the western boundary. However, no setts or other definitive field signs, such as hairs, footprints or dung, were recorded. No evidence of badger activity, including setts or signs of sett construction, was subsequently identified during surveys undertaken in 2026. The grassland within the site provides suitable foraging habitat for badgers that may be present within the wider landscape. The proposed residential development will primarily be located in the centre of the site, with the site boundaries providing suitable commuting access for badgers and other wildlife, in particular with the creation of other neutral grassland and proposed tree planting. The creation of more diverse habitats on site, i.e. woodland planting may provide sett building opportunities for badger.

The EcIA considers it reasonably unlikely that badgers will be present or affected by the development, and precautionary measures are proposed as a best practice measure to protect any transient badgers that may enter the site during construction. Section 5.15 of the EcIA recommends that a pre-construction badger survey is undertaken prior to the commencement of works to confirm that no new setts have been established within or adjacent to the site. Precautionary working methods will also be implemented during construction to minimise risks to any badgers accessing the site. These measures will be incorporated within the CEMP and/or a Precautionary Working Method Statement (PWMS) and secured by planning condition.

Riparian mammals (otters and water voles):
Keys Brook, a statutory Main River, flows immediately adjacent to the southern boundary of the site. The desk study identified one record of water vole and one record of otter within 2 km of the site, both associated with Mill Brook approximately 1 km to the south. Otter is known to occur within the wider catchment. The EcIA identified that Keys Brook offers only limited potential for otter resting sites, and the watercourse was subject to some disturbance, including evidence of tipping along parts of the surveyed reach.

Otter and water vole surveys were undertaken along the section of Keys Brook adjacent to the site on 13 May and 23 September 2026. A Habitat Suitability Assessment (HSA) for water vole was also completed in accordance with best-practice guidance. Access was not available to the 200m sections upstream and downstream of the site boundary.

No evidence of otter or water vole was recorded during either survey. Furthermore, no habitat features capable of supporting otter holts, couches or other resting sites were identified within the surveyed section of the brook, including in the vicinity of the proposed outfall works. While Keys Brook may be used occasionally by commuting otters, it provides only limited suitability for water vole. The surveys found that the brook did not have steep banks for burrowing, presence of open water and nest building opportunities. A publicly accessible Preliminary Ecological

Appraisal report for an adjacent development found no otter or water vole evidence in Keys Brook. The PEA report for the adjacent development concluded that the brook was unsuitable to support water vole due to lack of vegetation and low water levels. Accordingly, water vole is considered likely absent from the surveyed reach of Keys Brook adjacent to the site.

Given the absence of evidence and the limited suitability of the available habitat, an offence is unlikely under Regulation 43(1) of the Conservation of Habitats and Species Regulations 2017 (as amended) and therefore an otter licence is unlikely to be required under Regulation 55 of the same. The Three Derogation Tests do not need to be carried out. Additionally, an offence is unlikely under Section 16 of the Wildlife and Countryside Act 1981 (as amended) and a water vole licence is unlikely to be required. The Three Derogation tests (as set out in Part 1 of the Wildlife and Countryside Act 1981 (as amended) do not need to be carried out.

The proposed development is expected to pose a negligible risk to either species during both the construction and operational phases. In addition, the Construction Environmental Management Plan (CEMP) will include measures to protect Keys Brook and its associated habitats during construction.

Overall, the development is expected to deliver an enhancement for both otter and water vole through the creation and enhancement of terrestrial and aquatic habitats as part of the Biodiversity Net Gain (BNG) strategy. These habitat improvements will be secured and managed for 30 years.

Hedgehogs:
The site supports habitat suitable for hedgehog foraging within the grassland areas, with the hedgerows and tall ruderal/ephemeral vegetation providing shelter and potential hibernation habitat. The development will result in the loss of suitable habitat; however, post-development, the proposed landscaping and habitat creation measures will provide greater habitat availability and ecological benefits for hedgehogs than are currently present on site.. As a best practice measure, precautionary working measures as recommended within Section 5.31 of the Ecological Impact Assessment should be adhered to during works. These measures will be incorporated within the CEMP and/or a Precautionary Working Method Statement (PWMS) and secured by planning condition.

Movement of hedgehogs post-development must be provisioned for through the creation of ‘hedgehog highways’ through closed boundaries. A hedgehog commuting plan is requested by condition. This can be incorporated into the requested Ecological Enhancement Plan.

Reptiles:
The desk study did not identify any reptile records within 2 km of the site. Limited habitat suitable for reptiles is present along the transitional edges of hedgerows and within the ruderal/ephemeral vegetation associated with the brook corridor, the majority of which will be retained. The existing grassland is considered to offer negligible suitability for reptiles. Following

construction, the proposed landscaping is expected to provide enhanced habitat opportunities for reptile species such as slow worm, grass snake and common lizard, should they occur within the site or the surrounding landscape. The diversification of habitats and creation of higher-quality vegetation communities will improve both foraging and sheltering opportunities for reptiles.

Overall, it is considered unlikely that reptiles are present on the site and therefore unlikely to be affected by the proposed development. Nevertheless, as some potentially suitable reptile habitat is present, the Ecological Impact Assessment recommends the implementation of Reasonable Avoidance Measures (RAMs) for reptiles, as detailed in Section 5.38. These measures are intended to safeguard any individuals that may potentially be present, notwithstanding the low likelihood of occurrence. The implementation of the RAMs represents a precautionary best-practice approach and will be secured through a planning condition.

Brown Hare:
The desk study did not identify any records of brown hare within 2 km of the site, and no brown hares were observed during any of the site surveys undertaken in 2024 or 2026. On this basis, it is considered unlikely that brown hare are present on the site or would be affected by the proposed development. Nevertheless, the precautionary measures proposed for other terrestrial mammals, including badger and hedgehog, would also provide protection for any transient brown hare that may occasionally utilise the site.

Polecat:
The desk study identified two records of polecat within 2 km of the site. Polecats typically utilise a range of lowland habitats, particularly woodland edges, hedgerows and hedgebanks. The Preliminary Ecological Appraisal identified a limited extent of potentially suitable habitat along the brook corridor; however, the Ecological Impact Assessment states this habitat has subsequently been managed, likely as part of routine hedgerow maintenance. No evidence of polecat was recorded during site surveys, and the May 2026 habitat survey concluded that the site does not currently provide optimal habitat for this species. It is considered reasonably unlikely that polecats will be present on the site and affected by the proposed development. Nevertheless, the precautionary measures proposed for other terrestrial mammals, including badger and hedgehog, would also afford protection to any transient polecats that may occasionally utilise the site in the unlikely event that they are present.

Nesting Birds:
The hedgerows and trees provide potential to a range of nesting passerine birds. Therefore, vegetation removal should therefore take place outside the bird nesting season (1st March to 31st August inclusive) unless the site has been surveyed for nesting birds by a qualified ecologist immediately beforehand. The ecological report recommends the provision of bird boxes to enhance the nesting opportunities for birds onsite. Bird box locations and specifications should be detailed within a plan, which will be requested by condition. Section 3.61 of the EcIA states that no observations of ground nesting birds were made during any of the site visits. The

peripheral trees, proximity to housing and roads and use of the grassland for horse grazing would limit suitability of the grassland for nesting birds. The site is considered reasonably unlikely to support ground nesting birds.

Invasive non-native species (INNS)
No notable or invasive flora was identified on site during the surveys. To prevent the introduction of INNS onto site during construction work, biosecurity measures should be implemented. The requested CEMP should include biosecurity measures.

Protected Habitats (ENV 4)

Trees and hedgerows:
Mature trees and hedgerow is present on site which will mostly be retained. Tree and hedgerow protection measures should be implemented during construction works. These measures will be requested by condition and can be incorporated into the requested CEMP.

Watercourse:
Keys Brook runs adjacent to the site and was subject to a River Condition Assessment (RCA) which scored fairly poor condition. The addition of a new outfall from the proposed development on the right bank of module 4 of sub reach 2 results in the inclusion of concrete reinforcement of the bank face (whole) but only at trace extent, and the introduction of a pipe (artificial physical feature). The brook will not be directly impacted by the development, however, indirect impacts may be likely. Therefore, best practice measures should be put in place during works to prevent any potential impact to prevent degradation of the brook. As such, a Construction and Environmental Management Plan (CEMP) must be submitted to and approved in writing by the local planning authority prior to the commencement of the development.

Biodiversity Net Gain (ENV 4)

The application is subject to statutory biodiversity net gain legislation under the Environment Act 2021. A minimum of 10% net gain in biodiversity is therefore required. As the application is subject to statutory biodiversity net gain legislation, a Biodiversity Gain Plan must be submitted to and approved in writing by the local planning authority prior to the commencement of development.

The baseline area-based habitats consist of modified grassland, comprising of 12.39 habitat units (6.20ha), ruderal/ephemeral vegetation, comprising of 0.06 habitat units (0.03ha), an ephemeral pond, comprising of 0.09 habitat units (0.01ha) and rural trees comprising of 9.30 habitat units (0.76ha), all of which will be lost to facilitate the development, with the exception of 6.63 habitat units of rural trees (76ha) which will be retained.

Post-development, vegetated garden will be created, generating 1.83 habitat units (0.95ha),

along with grassland creation (modified grassland and other neutral grassland), creating 0.73 and 14.33 habitat units, retrospectively (total 15.06 units, 2.52ha). The creation of a non-priority pond will provide 0.29 habitat units (0.04ha), the creation of allotments will provide 0.23 habitat units (0.06ha), and the creation of sustainable drainage system will provide 0.13 habitat units (0.25ha). Urban tree planting will provide 2.27 habitat units (0.73ha), along with broadleaved woodland planting providing 0.92 habitat units (0.28ha)

The baseline hedgerow consists of native hedgerow, comprising of 2.67 hedgerow units (0.45km), species-rich native hedgerow with trees, comprising of 1.08 hedgerow units (0.09km), and species-rich native hedgerow with trees comprising 2.34 hedgerow units (0.13km), all of which will be retained, with the exception of a loss of 0.04km of species-rich native hedgerow with trees which will be removed to facilitate site access, resulting in a loss of 0.72 hedgerow units.
Post-development, the creation of 0.39km of species-rich native hedgerow with trees will provide 3.24 hedgerow units, along with the creation of 0.14km native hedgerow providing 0.47 hedgerow units.

The baseline watercourse consists of other rivers and steams (Keys brook), comprising of 1.62 habitat units (0.30km) which will be retained and enhanced. Section 4.7 of the BNG Feasibility report states the addition of a new outfall from the proposed development on the right bank of module 4 of subreach 2 results in the inclusion of concrete reinforcement of the bank face (whole) but only at trace extent, and the introduction of a pipe (artificial physical feature). Post-development, the watercourse enhancements will provide 2.16 watercourse units (0.30km). The enhancements will be made through a reduction in riparian zone encroachment on the right bank in both subreaches to no encroachment as a result of the change in management practice from the current intensive horse grazing to natural semi-natural greenspace/other neutral grassland. No change to the left bank riparian encroachment or watercourse encroachment values will occur as a result of the proposals.

Overall, the proposals generate a net gain of 8.61 habitat units, or 39.30%, a net gain of 2.99 hedgerow units, or 48.96%, and a net gain of 0.54 watercourse units, or 33.40%. The trading rules have also been satisfied. The site partially falls within mapped action areas of the Local Nature Recovery Strategy (LNRS), which are applicable to some of the habitats being created on site, as shown in Table 3 of the BNG Feasibility report. Soon to be released LNRS guidance will allow the use of any mapped action within the red line area, to be applied across the whole red line area, rather than just the specific area in which it is mapped. Following this guidance, the strategic significance within the current BNG metric is partially incorrect. The correct changes to the strategic significance will result in further gains on site. This can be rectified at the Biodiversity Gain Plan stage.

The metric provided demonstrates that the onsite habitat proposals meet the CWaC significance threshold, based on PPG BNG guidance. A HMMP condition is therefore required, as is a

Unilateral Undertaking agreement (in the absence of any other obligations) to secure a biodiversity net gain regulation and reporting fee. As per the Cheshire West and Chester Council Developer Contributions Technical Guidance Note, the fee shall be £15,458.39.

Enhancement (NPPF Section 15)

In line with the NPPF biodiversity enhancement measures should be provided and these can take the form of roosting and nesting provision for bats and birds. A scheme for the provision of bat roosting and bird boxes within the site is requested by condition (two of each). Examples of bat boxes that can be installed within the new build are the Habibat Bat Box or Beaumaris Woodstone Bat Box (similar alternatives may be used). Examples of bird boxes that can be installed within the new build are the Nest Box Seville Woodstone 32mm or Woodstone Sparrow Nest Box (similar alternatives may be used). Alternatively, suitable boxes may be installed on trees on site. A scheme for the provision of bat roosting and bird boxes within the site is requested by condition (to be shown on a proposed site plan/elevation plan). Additionally, hedgehog homes, insect houses and hibernacula for amphibians can be incorporated into the scheme.

Recommendations

Pending consideration of The Three Tests, the proposals comply with ecological Local Plan Policy and national ecological policy as listed below, provided the following are implemented, which can be satisfied by condition:

Informative: The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Cheshire West and Chester Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024. Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun.

- No development shall commence until a Habitat Management and Monitoring Plan (the HMMP), has been submitted to, and approved in writing by the local planning authority (please see decision notice for full detail required). This shall be in line with:

• Biodiversity Net Gain (BNG) Feasibility Report, Version 4.0, Document Reference: 11425.001 (dated 01.10.26)

• Statutory Biodiversity Metric, calculation iteration version 3 (dated 29th September 2026)

- In the absence of any other obligations required, the agreed Regulation and Reporting Fee of £15,458.39 should be secured through a Unilateral Undertaking.

- The 'Great Crested Newt District Level Licensing Impact Assessment and Conservation Payment Certificate,' reference: DLL-ENQ-CHES-00300 document, signed by a representative of Natural England on 28/10/2026, must be secured as an approved document.

- Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) must be submitted to and approved in writing by the Local Planning Authority. The CEMP should include;

a) Pollution prevention measures to protect Keys brook.
b) Dust control measures
c) Tree and hedgerow protection measures
d) Reasonable avoidance measures for the protection of badgers, great crested newts, reptiles and hedgehogs.

The approved plan shall then be adhered to in full throughout the construction period.

- Prior to the first use of the development hereby approved, a hedgehog commuting route through the completed development (including a plan illustrating the commuting route) must be submitted to and approved in writing by the Local Planning Authority. The creation of holes must be at least 13cm height x 13cm width at the base of closed boundaries and they must be provided prior to the first occupation of the dwelling which the boundary treatment serves.

- Prior to the first occupation of the development hereby approved, a scheme for the provision of bat boxes (Schwegler 1FR bat tube or similar) and bird boxes (Schwegler brick boxes or similar) within the site shall be implemented in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority and be retained in perpetuity. The scheme shall include the provision of at least one bat box/tube and one bird box for every two dwellings hereby approved (to be shown on a proposed site plan/elevation plan).

- Prior to the first occupation of the development hereby approved, an Ecological Enhancement Plan to include insect boxes, bat boxes, bird boxes, amphibian hibernacula, hedgehog commuting routes and hedgehog homes within the site shall be implemented in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority and be retained in perpetuity.

- No external lighting shall be installed to the development, hereby permitted, until full

details of any external lighting (lighting location, luminaries and fittings) has been submitted to and approved in writing by the local planning authority. The lighting scheme should be directional i.e. targeted at pathways away from the hedgerows and tree planting. If required it should be low level and directional to prevent light spillage and minimise impact on bat activity.

The approved external lighting plan shall be implemented in accordance with the approved details and thereafter retained. No other external lighting equipment may then be used within the development other than as approved by the Local Planning Authority.

Informative: It is an offence to intentionally injure or kill wild birds. It is also an offence to intentionally take, damage or destroy a wild bird's egg, or its nest while it's being used or built. Vegetation removal should therefore take place outside the bird nesting season (1st March to 31st August inclusive) unless the site has been surveyed for nesting birds by a qualified ecologist immediately beforehand. Further information about protection of wild birds can be found here: https://www.gov.uk/guidance/wild-birds-protection-surveys-and-licences.

ENV 4, DM44, Gvmt Circular 06/05, NERC Act 2006, Conservation of Habitats and Species Regulations 2017, Environment Act 2021, National Planning Policy Framework

Louise Sawrey
Natural Environment Officer (Ecosystems and Biodiversity)