

Land off Tattenhall Road, Tattenhall

Ecological Impact Assessment

Prepared For: Gladman Developments

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Executive Summary

1. The site is located in Tattenhall, Cheshire. The central grid reference of the site is SJ 48887 59319. The site area measures 6.32ha. An outline planning permission is sought. Development proposals (Annex A) are for the construction of up to 110 new residential dwellings with associated infrastructure and soft landscaping on the settlement edge of Tattenhall, Cheshire.

2. An Ecological Desk Study was completed in November 2024. The site lies within SSSI Impact Risk Zone (IRZ) for Peckforton Woods SSSI. The proposals are not of a type triggering the need for further consideration of designated sites.

3. Habitat survey was completed in October 2024 and updated in May 2026. This included habitat condition assessment and river corridor assessment to inform the Biodiversity Net Gain (BNG) assessment (TEP Ref 11425.001). Tree survey was completed in October 2024 (TEP Ref 10797.02.001). A suite of surveys for protected species including great crested newts, badgers, bats, otters and water voles were completed in 2026. An appraisal of the site's importance and potential function for other notable species was also completed, informed by the range of desk and field studies for the site from 2024 to 2026.

4. The habitats on site comprise modified grassland, ruderal vegetation, species poor hedgerow, species rich hedgerow, scattered trees and Keys Brook, the latter flowing west along the south boundary. Keys Brook and the boundary hedgerows are habitats of principal importance. Mature trees around the site are of high ecological value. All other habitats present are of low inherent ecological value.

5. Up to two trees and a maximum of 40m hedgerow are presumed to be lost to facilitate development. No bat roosts were recorded in any trees potentially affected by proposals. All other trees and hedgerows will be retained within landscape areas that will deliver new planting and habitat diversification that will provide biodiversity enhancement.

6. Keys Brook and its riparian corridor within the site will be similarly retained and enhanced within landscaped areas. An outfall will be required in Keys Brook. No otter or water vole evidence was recorded along Keys Brook.

7. The site will be registered for District Level Licencing (DLL) to address mitigation for great crested newt in the locality. Badgers, hedgehogs, reptiles and nesting birds may potentially utilise habitats in the site, although highest value habitats for these species are peripheral to the site and will be largely retained and enhanced.

8. BNG anticipates positive gains exceeding mandatory thresholds for habitats, hedges and watercourses.

9. All measures to comply with ecological legislation and policy will be implemented through a combination of a Construction Environmental Management Plan, Ecological Precautionary Works Method Statement, a sensitive lighting strategy for wildlife and a Habitat Management and Monitoring Plan.

10. Mitigation and enhancement measures have high confidence of success. These measures can all be secured through mechanisms including the DLL and planning condition or obligation.

11. This Executive Summary is not a substitute for the full report. Refer to the full text of this report for further detail.

1.0 Introduction

1.1 The Environment Partnership (TEP) was commissioned by Gladman Developments in October 2024 to undertake an Ecological Impact Assessment (EcIA) to support an outline planning application for the proposed development of approximately 150 new dwellings on the settlement edge of Tattenhall, Cheshire (hereafter referred to as 'the site').

1.2 An Ecological Desk Study has been produced to support this EcIA, reported in TEP Ref: 10797.03.001. The Arboricultural Impact Assessment (AIA) is reported in TEP Ref 10797.02. Tree and hedgerow identification references differ between ecology and arboricultural surveys and both references are therefore provided where relevant. Biodiversity Net Gain (BNG) assessment is reported in TEP Ref 11425.001. Bat roost and activity surveys are reported in TEP Ref 11424.006 and 11425.004 respectively.

Site Location

1.3 The site is located in Tattenhall, Cheshire. The location of the site is depicted by the red line shown in Figure 1. The approximate central grid reference of the site is SJ 48887 59319.

1.4 The site comprises an area of modified grassland which is in use as a grazing paddock for horses. The site is bounded by hedgerows and trees with Keys Brook directly to the south of the site.

1.5 The wider area is predominantly rural comprising arable and grazing fields to the north, east and west. The outskirts of Tattenhall village lie immediately south with residential gardens adjoining Keys Brook. The city of Chester is situated approximately 11km northwest.

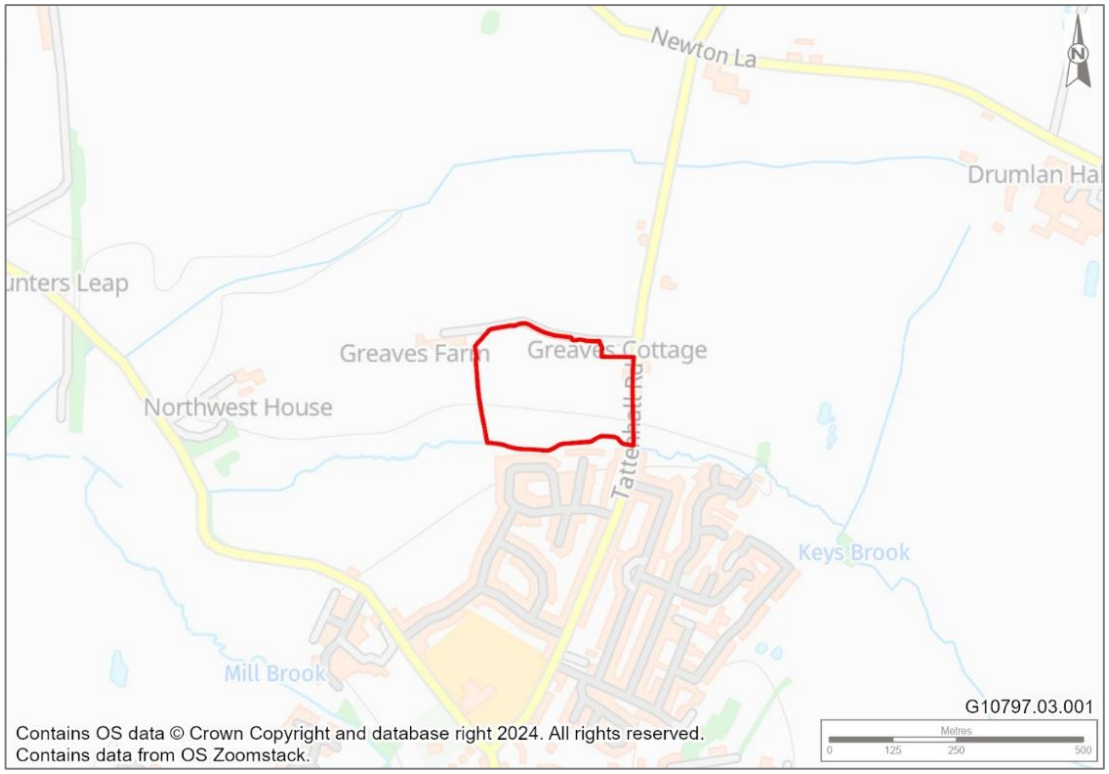


Figure 1: Site location

Proposals

1.6 Proposals are for an 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). The Development Framework Plan is presented in Annex A.

Planning Context

1.7 Relevant information regarding local planning policy is provided in the Ecological Desk Study (TEP Ref 10797.03.001).

1.8 The following policies within the Cheshire West and Chester Local Plan Parts 1&2 are of relevance to ecology and biodiversity:

- SO13 - Manage, expand and improve green infrastructure and waterways networks, recognising their importance in delivering local environmental, social, economic and health benefits
- ENV3 – Green Infrastructure
- ENV4 – Biodiversity and Geodiversity
- STRAT 1 – Sustainable development

- STRAT 9 – Green Belt and Countryside
- DM44 – Protecting and Enhancing the Natural Environment; and
- DM45 – Trees, Woodland and Hedgerows.

1.9 Under the National Planning Policy Framework 2026[1] (NPPF), development proposals should identify opportunities to conserve and enhance the natural environment, including through requirements for biodiversity net gain where these apply.

Scope

1.10 This EcIA report includes details of the methods employed and any limitations of the surveys undertaken. Results are provided with supporting maps, together with an evaluation of the ecological features within the Scheme, an assessment of the potential impacts associated with the development proposals and requirements for mitigation. The assessment has been undertaken with due consideration for current best practice guidelines (CIEEM 2017a[2], 2018[3]).

1.11 The objectives of the EcIA, are to:

- Detail the methods and results of baseline surveys;
- Identify features of ecological value within the site, such as legally protected species or habitats of importance to biodiversity;
- Identify any non-native invasive species within the Scheme and provide advice regarding removal or management;
- Advise on avoidance or mitigation requirements that may be needed prior to development commencing; and
- Provide outline recommendations for biodiversity enhancement within Scheme proposals in accordance with the National Planning Policy Framework (NPPF).

[1] Ministry of Housing, Communities and Local Government (2026). National Planning Policy Framework. Published 17 August 2026.

[2] CIEEM (2017a) Guidelines for Ecological Report Writing, 2nd Edition. Chartered Institute of Ecology & Environmental Management

[3] CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.2. Chartered Institute of Ecology and Environmental Management, Winchester

2.0 Methods

Desk Study

2.1 In line with current best practice (CIEEM, 2016[4], 2017b[5]), information regarding designated sites, notable habitats and existing protected and notable species records of the past decade, within a 1km minimum radius of the site was collated and reviewed to inform this ecological assessment. Further detail regarding ecological zones of influence (EZOI) applied for different ecological features and the sources of information included are presented in the Ecological Desk Study (TEP Ref 10797.03.001).

2.2 In brief, key data sources included Natural England (open-source data), Environment Agency (open-source data); Cheshire West and Chester Council (CWAC), Biodiversity Information Centre for Cheshire, Halton, Warrington & Wirral Records Centre (RECORD) and Cheshire Biodiversity Action Plan (LBAP) and a review of relevant (within the past ten years) species records.

2.3 Statutory designated wildlife sites were searched for as follows (EZOI applied for each is indicated in brackets):

- Ramsar sites (10km);
- National Sites Network (10km), includes Special Areas of Conservation (SAC) and Special Protection Areas (SPA);
- Site of Special Scientific Interest (SSSI) (5km);
- National Nature Reserve (NNR) (5km); and
- Marine Nature Reserve (MNR) (5km);
- Local Nature Reserves (LNR) (2km).

2.4 Non-statutory designated wildlife sites were searched for within 1km of the site and, within Cheshire, these may include:

- Local Wildlife Sites (LWS);
- County Wildlife Sites (CWS);
- Unconfirmed Wildlife Sites (UWS); and
- Other Sites of Wildlife Interest (OSWI).

[4] CIEEM (2016) Guidelines for Accessing and Using Biodiversity Data. Chartered Institute of Ecology & Environmental Management

[5] CIEEM (2017b) Guidelines for Preliminary Ecological Appraisal, 2nd Edition. Chartered Institute of Ecology & Environmental Management

2.5 Notable habitats were searched for within 2km of the site. Notable habitats may include those listed under any of the following:

- Ancient woodland;
- Main rivers;
- Habitats of principal importance (HPI) as listed by the requirements of Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006[6]; and
- Local Biodiversity Action Plan Habitats (LBAP).

2.6 Pre-existing records for notable species were reviewed from the combined data sources, where found from within approximately 2km of the site. Notable species include those listed under any of the following:

- Protected animal species under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (EPS);
- Protected bird species under Schedule 1 of the Wildlife and Countryside Act 1981, as amended (WCA1);
- Protected animal species under Schedule 5 of the Wildlife and Countryside Act 1981, as amended (WCA5);
- Protected plant species under Schedule 8 of the Wildlife and Countryside Act 1981, as amended (WCA8);
- Invasive non-native plant species under Schedule 9 of the Wildlife and Countryside Act 1981, as amended (WCA9);
- Invasive non-native species under the Invasive Alien Species (Enforcement and Permitting) Order 2019 (IAS);
- Species of principal importance (SPI) as listed by the requirements of S41 of NERC;
- Protection of Badgers Act 1992 (PBA);
- Red and Amber listed Birds of Conservation Concern (BRd/BAm); and
- Cheshire Biodiversity Action Plan Species (LBAP).

Limitations

2.7 Species records can provide a useful indication of the species present within the search area, although the absence of a given species from the dataset cannot be taken to represent actual absence.

[6] Section 41 of the Natural Environment and Rural Communities Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England.

Habitats and Flora

Habitat Survey

2.8 An extended Phase 1 habitat survey was completed by a suitably experienced TEP ecologist, certified to Level 3 under the Field Identification Skills Certification. The survey was completed on 31st October 2024 and was subsequently updated in May 2026. The survey was carried out in accordance with the UK Habitat Classification (UKHab) assessment method and Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017b). The method records the habitat types present, within the survey route, based on the UKHab descriptions. Plant species were identified in accordance with the New Flora of the British Isles (Stace, 2019[7]) and recorded as target notes using the DAFOR[8] scale, where relevant.

2.9 The survey was expanded to include off-site habitats adjacent to the site to provide context. Adjacent habitats were viewed from accessible locations within the site boundary.

Limitations

2.10 Any ecological survey represents a snapshot of ecological conditions at the time of survey; ecological conditions may change over time. Efforts to identify dominant plant species for the purposes of characterising broad habitat types do not constitute a detailed botanical survey.

Fauna

2.11 Ordnance Survey maps and aerials were reviewed to identify potentially suitable habitats offsite within influence (e.g. dispersal distances for mobile species) of the Scheme. The Ecological Desk Study sought to identify any pre-existing records for protected and notable species within at least 2km of the Scheme.

2.12 The habitat survey included an extended assessment of the habitats present for their potential to support notable or protected wildlife species, as described at paragraph 2.6. Any signs indicating the presence of these species were recorded.

2.13 In combination, this data informed the ecological evaluation of the Scheme and impact assessment for the proposed development.

[7] Clive Stace (2019) New Flora of the British Isles

[8] DAFOR = Dominant, Abundant, Frequent, Occasional & Rare

Amphibians

2.14 A Habitat Suitability Index (HSI) of one on-site pond (P1) was carried out during the PEA in October 2024 to assess suitability to support great crested newts (GCN). HSI was repeated in May 2026.

2.15 HSI is a standard measure of calculating the suitability of a pond to support breeding GCN, based on an assessment of 10 characteristics (indices), including size, shading, depth, and vegetation profile. The assessment generates a number between 0 and 1 for each of the indices which are combined to provide an overall assessment of a pond's suitability to support GCN on a categorical scale, as presented in Table 1. The assessment has not been designed for or tested on other waterbodies such as ditches.

Table 1: HSI Suitability Scores

HSI Score	Suitability	Predicted GCN Occupancy of Ponds in each Category
<0.5	Poor	3%
0.5 to 0.59	Below Average	20%
0.6 to 0.69	Average	55%
0.7 to 0.79	Good	79%
>0.8	Excellent	93%

Limitations

2.16 The HSI of the onsite pond was undertaken within the optimum survey period of April to mid-October.

2.17 The onsite pond was too dry in May 2026 to enable eDNA survey. Permission to access six offsite ponds located within 250m of the site was not granted.

Bats

Roosting Bats

2.18 Preliminary Roost Assessment (PRA) of two buildings within the site was completed on 26th March 2026. Both structures were assessed to have low roost suitability for bats and would need to be removed to facilitate development proposals. Both were subsequently subject to nocturnal roost emergence surveys on 30th July 2026.

2.19 Ground-level tree assessment (GLTA) for roost suitability was completed for all trees within the site on 26th March 2026. Three trees (T2 (AIA T5), T18 (AIA T15) and T21 (AIA T18)) were subsequently subject to nocturnal roost emergence surveys on 29th July, 20th August and 10th September 2026 due to potential for

impacts arising from development proposals (access creation, re-routing overhead lines or arboricultural recommendations).

2.20 Bat roost surveys followed the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Good Practice Guidelines' (2023). Full details of survey methods, timings and constraints are provided within the Bat Roost Survey Technical Report (TEP Ref 11425.006).

Bat Activity

2.21 Seasonal nocturnal activity surveys comprising a combination of night-time bat walkovers (NBW) and static monitoring were completed during the activity season of 2026 to determine the level of bat activity across the site and identify important functions of the site for foraging or commuting bats. NBW surveys were completed on 26th May, 20th July and 16th September 2026. Static monitoring was completed by deploying two full spectrum bat detectors for consecutive nights during the periods 27th May to 3rd June, 20th to 26th July and 16th to 22nd September 2026.

2.22 Bat activity survey methods followed BCT Guidelines (Collins, 2023). Full details of survey methods, timings and constraints are provided within the Bat Activity Survey Technical Report (TEP Ref 11425.004).

Limitations

2.23 There were no seasonal, weather or access constraints encountered during the bat surveys that affected data validity or interpretation.

Badgers

2.24 A badger walkover survey of the site was undertaken in October 2024 and again in May 2026 following the standard approach detailed in Surveying Badgers (Harris et al., 1989) and used during the National Badger Survey (Cresswell et al., 1990). Land within 30m of the site was included in the survey where safe access was permitted or otherwise was inspected visually from within the site boundaries. The badger surveys were supplemented incidentally during the course of other site visits during the course of 2026.

Limitations

2.25 There are no seasonal constraints when undertaking badger surveys. Surveys were undertaken on multiple occasions across different seasons. No constraints to the survey were encountered that affected data validity or interpretation.

Water Vole and Otter

2.26 Otter and water vole surveys were completed along the reach of Keys Brook adjacent to the site on 13th May and 23rd September 2026. Access was not granted to the 200m buffer up and downstream from the site boundary.

2.27 Surveys were undertaken by a suitably qualified TEP ecologist accompanied by a health and safety assistant and included habitat suitability assessment and surveys for field signs.

Habitat Suitability Assessment

2.28 A water vole Habitat Suitability Assessment (HSA) was completed of Keys Brook adjacent to the site following current good practice[9,10]. The water vole HSA assesses the riparian habitat within the watercourse by determining the presence or absence of the eight habitat suitability attributes set out in Table 2.

2.29 Unless homogenous throughout, the watercourse is divided into sections where there is a distinct change in habitat.

2.30 Based on the total number of suitable habitat attributes present, the watercourse score is assessed against a ranking framework set out in Table 3, ranging from 'unsuitable' with a 0 score to 'optimal' with a score of 6-8.

Table 2: Habitat Suitability Criteria for Water Vole

Attribute	Code	Notes
Well developed (>60%) bankside and emergent vegetation	WDBV	If there is over 60% bankside vegetation cover then score 1. Vegetation should ideally be >30 cm high and provide a relatively continuous cover. If water level is obviously at a high point try to imagine the water body at a time of normal water levels. If bankside vegetation is insufficient then score 0.
Year-round availability of food sources	YRFA	Where there is a good mixture of vegetation types (grasses, reed and reed rhizomes, sedge and limited areas of scrub such as hawthorn or bramble) and plenty of currently green vegetation then score 1. If the vegetation is very low and sparse and patchy then score 0.
Suitable refuge areas above extremes in water levels	SRA	Where there is good refuge (i.e. an area of dense rush or grass tussocks) within 10 m of the water margin and situated on higher ground, which would not become flooded at high water levels, then score 1. If there are no tussocks present or they are very sparse then score 0.

[9] Harris, J. E., Markwell, H. J., and Raybould, B. R., 2009. A method for assessing water vole habitat suitability. In Practice: Bulletin of the Institute of Ecology and Environmental Management. 65: 28 – 31.

[10] Bullion, S., Coomber, F. and Green, J., 2023. Application of Habitat Suitability Assessment as an Alternative Approach to Predicting Water Vole Populations on Large Sites. In Practice: Bulletin of the Chartered Institute of Ecology and Environmental Management. 122: 37 – 41.

Attribute	Code	Notes
Steep banks suitable for burrowing	SBB	Where the banks are >40–50 cm high freeboard, an angle of 30–50°, appear stable and with a substrate suitable for burrowing, score 1. If the banks are <30 cm in height above the current water level, or are at a very low angle, then score 0. If the bank is two-staged (e.g. two clear slope phases but not a wetted berm proper) then a comment should be made accordingly.
Permanent open water	POW	Where there is permanent open water score 1. Where the water body is choked with emergent vegetation to the point where water vole cannot freely swim to escape predators, and/or the water is shallow (typically <30 cm), score 0. If score is 0 then note whether ditch may still provide sink habitat.
Presence of berm (a shelf or area of cover above water level but below bank top)	POB	If there is a continuous berm along the water body edge score 1. If there is only a very limited berm or none at all, then score as 0.
Lack of disturbance through poaching and grazing and/or recent management	LOD	Where there are few signs of poaching damage (or poaching is clearly historical and no longer occurring) or no sign of recent cutting/slubbing out of the water body, or the provision of stock-proof fencing, then score 1. Tracks with ditches both sides often afford this feature. However, if there is obvious poaching damage to the bank and short, grazed bankside vegetation then score 0.
Nest-building opportunities in vegetation above water level	NBO	Where there are low, unsuitable bank levels the presence of nearby nest building opportunities provide an alternative refuge habitat. Where there are numerous, dense grass, rush or sedge tussocks within 5 m of the water body margin then score 1. If there are few tussocks then score 0. If suitable nest-building opportunities are present >5 m from the margin this should be noted separately.

Table 3: Assessment of Water Vole Habitat Suitability

Score	Suitability	Comment
0	Unsuitable	A score of 0 means that the habitat contains none of the desirable attributes including permanent open water. At best, it may provide seasonal dispersal habitat but will not be permanently occupied.
1	Sink / Unsuitable	This type of water body will contain very little if any vegetation, poor shallow or low banks, no berm and with no rush/grass tussocks in close proximity of the water body. It is possible that this type will have been recently dredged out and will have scored 1 from having open water present.
2	Sink / Unsuitable	A score of 2 will also be unsuitable and lack well-developed vegetation cover.
3	Sub-optimal	In this case there will be a small number of positive features; these water bodies may rarely be of enhancement potential.
4	Sub-optimal	This type of water body is quite common, often characterised by suitable open water, steep banks and good vegetation coverage. A score 4 water body will often have good enhancement potential to make it an optimal water body.

Score	Suitability	Comment
5	Sub-optimal	A score 5 water body can often appear suitable for water voles and will often have a number of field signs present; enhancement potential to make it an optimal water body is almost certain.
6-8	Optimal	A score of 6–8 represents an optimal water body for water voles. It will often have dense and varied vegetation, tall and structurally sound banks, permanent open water, a lack of disturbance (often due to the exclusion of cattle) and the presence of one or more of a berm, suitable refuge sites or nest-building opportunities. A water body scoring 6, 7 or 8 will often be lined with a 5–10 m band of grass or rush tussocks.

2.31 There is no corresponding HSA for otters. Otters utilise a wide range of aquatic, riparian and terrestrial habitats, often some distance from watercourses, and have large territories. Professional judgement is applied to habitat suitability for otters based on pre-existing records, the site's position within the catchment and habitats within or bordering the site.

Field Signs

2.32 Field signs survey methods for water vole survey followed latest guidance by Dean et al. (2016)[11] and Strachan et al (2011)[12]. Otter surveys followed Chanin (2003)[13]. Surveyors completed a thorough search for field signs that would indicate the presence of water vole or otter along Keys Brook and immediately adjacent riparian habitat. This evidence may include:

- Burrows (water vole);
- Feeding remains (water vole and otter);
- Droppings, latrines and spraints (water vole and otter);
- Couches (laying up areas for otters only);
- Potential dens or holts within 30m of the water course (otters only)
- Footprints (water vole and otter); and
- Incidental evidence of other riparian mammals (including North American mink *Neovison vison*).
- If planning permission is granted, is the effect important enough to warrant the use of planning conditions and/or obligations to guarantee proposed measures or to impose restrictions, or to seek further requirements (e.g. for mitigation, compensation, enhancement, monitoring or management).

[11] Dean, M, Strachan, R., Gow, D. and Andrews, R. (2016) The Water Vole Mitigation Handbook (The Mammal Society Mitigation Guidance Series) (2016).Eds Fiona Mathews and Paul Chanin. The Mammal Society

[12] Strachan, R., Moorhouse, T. & Gelling, M. (2011) Water vole conservation handbook (3rd Ed.). Wildlife Conservation Research Unit, Oxford

[13] Chanin, P. (2003). Monitoring the Otter Lutra Lutra. Conserving Natura 2000 Rivers Monitoring Series. No 10, English Nature, Peterborough.

Assumptions

2.33 Information provided by third parties, including publicly available information, is assumed to be correct at the time of publication.

3.0 Results

Wildlife Sites

3.1 Full details regarding designated sites are provided within the Ecological Desk Study (TEP Ref: 10797.03.001).

National Sites Network

3.2 There are three sites of International Importance located within 10km of the site. These are:

- River Dee and Bala Lake, SAC – approx. 7.3km west of the site;
- River Dee and Bala Lake (Wales), SAC – approx. 7.6km west of the site; and
- Midland Meres and Mosses Phase 2, RAMSAR – approx. 8.7km southeast.

Other Statutory Wildlife Sites

3.3 There are two sites of National Importance located within 5km. These are:

- Peckforton Woods, SSSI – approx. 4.1km southeast of the site; and
- Raw Head, SSSI - approx. 4.5km southeast of the site.

3.4 SSSI Impact Risk Zones (IRZ) highlight the potential for effects on a SSSI if certain types of development are planned within a specified radius of it. The site falls within a single IRZ. The proposals do not meet any of the risk parameters identified for this IRZ.

Local Wildlife Sites

3.5 There are six non-statutory local wildlife sites identified within 2km of the site. Two are located within 1km of the site:

- Glebe Meadow, Tattenhall, LWS – approx. 500m south of the site; and
- Disused Railway at Gateshead Lane, LWS – approx. 800m west of the site.

3.6 Of these, the Disused Railway at Gateshead Lane LWS has connectivity with the site via Keys Brook, which flows adjacent to the south boundaries of the site and the LWS. The LWS is downstream from the site. The Glebe Meadow LWS is located within Tattenhall with limited connectivity and although is within the same catchment is associated with a tributary to Keys Brooks, effectively placing the LWS 'upstream' from the site.

3.7 The other four LWS are located beyond 1km to the north, northwest and southwest of the site.

Habitats and Flora

Pre-existing Data

3.8 The Desk Study did not identify any notable habitats on, adjacent to or connected with the site.

3.9 No records of protected or notable species or non-native invasive species of flora were returned for within the site.

3.10 Flora records returned within 2km of the site including one non-native invasive species: Japanese knotweed *Fallopia japonica*, WCA9.

3.11 Habitats of ecological value present in and around the site are described below and illustrated in Drawing 1 (Ref G11425.004).

3.12 Table 4 indicates the areas of habitats within the site, along with a condition assessment, where relevant to the habitat type, for the purposes of informing the biodiversity impact assessment using the Natural England Biodiversity Metric 4.

Table 4: Summary of key habitat features with site

Habitat Type (corresponding JNCC Phase 1 habitat type)	Total Area (ha)	Condition Assessment	Distinctiveness
Grassland – Modified Grassland	6.20	Poor	Low
Sparsely Vegetated Land – Ruderal/Ephemeral	0.03	Poor	Low
Species-rich native hedgerow with trees (H1)	0.13	Good	High
Species-rich native hedgerow (H2)	0.09	Good	Medium
Native hedgerow (H3)	0.17	Good	Low
Native hedgerow (H4)	0.16	Good	Low
Native hedgerow (H5)	0.20	Good	Low
Lakes – Ponds (non-priority habitat)	0.01	Moderate	Medium
Individual trees – Rural trees	0.34	Good	Medium
Developed land: sealed surface	0.08	N/A	V. Low

Grasslands and Ruderal/Ephemeral

3.13 The site predominantly consisted of modified grassland that at the time of survey was in use as a horse paddock and for horse grazing (TN1). Perennial rye-grass *Lolium perenne* was abundant with Yorkshire fog *Holcus lanatus* and creeping soft-grass *Holcus mollis* appearing rarely within the sward. Creeping buttercup *Ranunculus repens* covered a large proportion of the grassland with curled dock *Rumex crispus* also occurring frequently. The sward height was an average 2cm at the time of survey.

3.14 An area of ruderal ephemeral was present to the west of the site situated on a small bunded bank. Nettle *Urtica dioica* was the dominant species here with bramble *Rubus fruiticosus* and cock's foot *Dactylis glomerata* appearing less frequently.



Figure 2: Modified grassland



Figure 3: Ruderal/ephemeral bund in west

3.15 Species recorded during the field surveys included:

- Perennial Ryegrass *Lolium perenne* A
- Creeping Buttercup *Ranunculus repens* A
- Curled Dock *Rumex crispus* F
- Nettle *Urtica dioica* O
- Cock's-foot *Dactylis glomerata* R
- Cleavers *Galium aparine* R
- Yorkshire-fog *Holcus lanatus* R
- Creeping Soft-grass *Holcus mollis* R

Aquatic Habitats

3.16 The site contained one ephemeral pond at the time of the survey. This comprised a depression in the field which was waterlogged in October 2024 and large enough to be reasonably flooded year-round. However, it had mostly dried out during the survey in May 2026, although 2026 was a notably dry season.



Figure 4: On-site ephemeral pond

3.17 Keys Brook is located directly adjacent to the southern site boundary and runs the full length of the site flowing to the west. The brook is overshaded by trees and paralleled by hedgerow.



Figure 5: Keys Brook

Hedgerows and Trees

3.18 The site contains five boundary hedgerows H1 to H5. Arboricultural survey recorded six hedgerows due to differing survey methodologies (separating one of the hedgerows into two). There were numerous broad-leaved trees situated on or near the site boundaries. Most were associated with hedgerows being outgrown within the line of the hedgerow. Where such trees were sufficiently abundant within the hedgerow they were considered as integral components to the hedgerow and consequently may not be mapped individually to the accuracy of the arboricultural survey. Exceptions occur where trees were assessed for bat roost suitability or were required by merit of size or potential impact to be subject to individual condition assessment to inform the BNG assessment.

3.19 The findings of the Tree Survey are reported under separate cover in the Arboricultural Impact Assessment TEP Ref 10797.02.001. The habitat condition assessment is reported in the BNG Assessment TEP Ref 11425.001.

3.20 All hedgerows within the site were comprised of native species, thus qualifying as habitats of principal importance. The hedgerows to the east boundary and part of the north boundary (H1, H2) were species rich. H1 incorporated sufficiently frequent trees to be classified as species rich native hedgerow with trees. H2 formed a boundary shared with a private residential property to the north of the site and was well maintained.



Figure 6: Hedgerow H1



Figure 7: Hedgerow H2

3.21 The hedgerows to the north, west and south boundaries (H3, H4, H5) were generally species poor. Hedgerows H3 and H4 were species poor and well maintained, with the appearance of being flailed annually.



Figure 8: Hedgerow H3



Figure 9: Hedgerow H4

3.22 Hedgerow H5 was species poor and located along part of the southern boundary of the site and parallels Keys Brook.



Figure 10: Hedgerow H5

3.23 Several mature sessile oak *Quercus petraea* and English oak trees were present to the field boundaries. Tree cover was densest to the southeastern corner running adjacent to the Keys Brook consisting of English oak *Quercus robur*, alder *Alnus glutinosa* and beech *Fagus sylvatica*. This area was mapped by the ecology survey as H5, which corresponds to the arboricultural survey as H4, H5 and tree groups G1-G5. White willow *Salix alba* was present within one such tree group along this hedgerow (G4). Although located on the opposite side of the brook the group possessed a canopy that overhung onto the site.

3.24 Woody species recorded in hedgerow and tree canopies during the surveys included:

- Blackthorn Prunus spinosa F
- Sessile Oak Quercus petraea F
- English Oak Quercus robur F
- Hawthorn *Crataegus monogyna* O
- Norway Maple *Acer platanoides* O
- Alder *Alnus glutinosa* O
- Sycamore *Acer pseudoplatanus* R
- Hornbeam *Carpinus betulus* R
- Hazel *Corylus avellana*
- Beech *Fagus sylvatica* R
- Ash *Fraxinus excelsior* R
- Black Poplar agg *Populus nigra* R
- Bramble *Rubus fruticosus agg*. R

- White Willow *Salix alba* R
- Grey Willow *Salix cinerea* R
- Elder *Sambucus nigra* R



Figure 11: Examples of on-site trees

Notable or Invasive Flora

3.25 No notable or invasive flora was identified on site during the survey.

Habitat Connectivity

3.26 The habitat surrounding the site to the north, east and west is open countryside and agricultural fields with associated hedgerows. The village of Tattenhall is situated to the south.

3.27 Keys Brook to the south boundary and the associated hedgerow and trees along the site boundary and within the site close to this boundary provide the most prominent habitat corridor for wildlife. Keys Brook also provides connectivity between the site and the Disused Railway at Gateshead Lane LWS 800m to the west.

3.28 The hedgerows around the site also provide good local connectivity and functional habitats for wildlife including bats, birds, terrestrial amphibians, badgers and hedgehog *Erinaceus europaeus*.

3.29 The site forms part of a wider hedgerow and tree network extending north, east and west that provides good commuting, foraging and burrowing habitat for farmland and mobile wildlife.

Fauna

Amphibians

3.30 The desk study returned 14 records for GCN within 2km of the site. The closest record is situated approximately 370m to the east of the site.

3.31 There is one small ephemeral field pond on site and six ponds within 250m.

3.32 An HSI of 0.60 was calculated for the onsite pond (P1) in October 2024, categorising it as "average" suitability for GCN breeding. In May 2026 the pond had nearly dried, which reduced the HSI score to 0.59 and the category to “below average”.

3.33 The offsite ponds could not be accessed for survey but the site is located within a landscape supporting relatively high pond densities and is situated within the natural range for GCN.

3.34 The site is located within the ‘amber’ district level licensing (DLL) Risk Zone. Amber zones contain main population centres for GCN and comprise important connecting habitat that aids natural dispersal. Amber Zones are suitable for DLL.

3.35 The grassland, scattered scrub, and bunded bank within the site provide suitable habitat for foraging and ranging common amphibians, including GCN. The root balls of trees and hedgerows, tall ruderal, and scrub provide suitable habitat for commuting and hibernating amphibians.

Badger

3.36 The desk study returned four records for badger *Meles meles* for within 2km of the site. Preliminary walkover of the site in October 2024 to inform the PEA identified potential evidence of badger presence in the form of snuffle holes in a bunded area on the western boundary. No evidence of setts or other positive field evidence of badger (hairs, prints or dung) were identified.

3.37 No evidence of badger activity was recorded within site or its boundaries during surveys in 2026. No setts or sett building was found on site or any other field signs

of badgers. The grassland within the site offers foraging opportunity for badgers present in the landscape locally.

Bats

3.38 The desk study returned records of bats from within 2km of the site comprising the following species:

- Brown Long-eared Bat *Plecotus auritus*
- Common Pipistrelle *Pipistrellus pipistrellus*
- Myotis bat species *Myotis*
- Noctule Bat *Nyctalus noctula*
- Pipistrelle Bat species *Pipistrellus sp.*
- Soprano Pipistrelle *Pipistrellus pygmaeus*

3.39 Four Natural England mitigation licences for bats were identified by the desk study within 2km of the site (Table 5).

Table 5: Natural England mitigation licences within 2km of the site

Species	Licence Number	Dates	Licensable Activities
Brown Long-eared Bat Common Pipistrelle Soprano Pipistrelle	2016-21792-EPS-MIT	16/03/2016 – 31/03/2021	Destruction of a resting place
Common Pipistrelle	2015-15230-EPS-BDX	15/09/2015 – 31/10/2015	Impact on a breeding site Damage of a breeding site Damage of a resting place Destruction of a breeding site Destruction of a resting place
Brown Long-eared Bat Common Pipistrelle Soprano Pipistrelle	2016-21792-EPS-MIT	16/03/2016 – 31/03/2021	Destruction of a resting place
Common Pipistrelle Soprano Pipistrelle	2018-35123-EPS-MIT	04/06/2018 – 31/12/2018	Destruction of a resting place

Bat Roosts - Trees

3.40 A total of 18 trees on site were assessed to support features suitable for roosting bats, illustrated in Drawing 1 (Ref G11425.004). Further details are presented within the Bat Roost Survey technical report (TEP Ref 11425.006).

3.41 Trees T1, T6, T7, T9, T10, T13, T14, T19, T20, T22 and T23 were assessed as having PRF-I suitability for roosting bats. These trees had at least one potential

roost feature (PRF) that was suitable for individual or small numbers of bats likely to be used for incidental, opportunistic or other low conservation priority roost types.

3.42 Trees T2, T4, T5, T12, T17, T18 and T21 were classed as having PRF-M suitability for roosting bats. These trees had one or more PRF that were suitable for multiple bats and may therefore be used for higher conservation priority roost types such as maternity or hibernation roosts.

3.43 Based on the Development Plan Framework, T18 (AIA ref T15) is anticipated to require removal to facilitate access creation into the site. T2 (AIA ref T5) is a dead oak tree unsuitable for retention in its current condition. T21 (AIA ref T18) is located close to an overhead line which is proposed to be rerouted within the site. It is not anticipated that T21 would require removal to facilitate these works but effects on this tree remain uncertain until details of the rerouting works are confirmed. All other trees with bat potential are to be retained under the current proposals.



Figure 12: Tree T2



Figure 13: Tree T18



Figure 14: Tree T21

3.44 No evidence of roosting bats was recorded during any of the three nocturnal surveys completed at each of T2, T18 and T21.

Bat Roosts - Buildings

3.45 The only buildings within the site are those located in the northeast corner (Drawing G11425.004, with further details provided in the Bat Roost Survey technical report (TEP Ref 11425.006)). The buildings form part of a small stables yard. Two of the buildings (B1 and B2) were assessed to have low suitability for roosting bats.

3.46 Building B1 was a single storey stable building constructed of timber. The building had a pitched wood and bitumen roof. Internally the building is open to the roof and unlined. There were no gaps at the eaves of the building. Open doors on the southern side provide access into the building and result in the building being largely lit with daylight.



Figure 15: Building B1

3.47 Building B2 was also a single storey stable structure constructed from timber. This building had a pitched corrugated metal roof with drainpipes at the eaves supported by wooden facias. Internally the building was open to the roof and unlined. There were some gaps at the eaves of the building.



Figure 16: Building B2

3.48 No bats were recorded emerging from either Buildings B1 and B2 during nocturnal roost emergence surveys.

Bat Foraging and Commuting

3.49 The bat species assemblage recorded from the combination of NBW and static surveys included:

- Common Pipistrelle
- Soprano Pipistrelle
- Noctule
- Brown Long-eared
- Daubenton's *Myotis daubentonii*
- Whiskered *Myotis mystacinus*
- Natterer's *Myotis nattererii;* and
- Serotine *Cnephaeus serotinus* (formerly *Eptesicus serotinus*).

3.50 NBWs recorded soprano and common pipistrelle in broadly equal abundance with noctule also recorded with regularity across all three survey visits. The third survey visit in September also recorded brown long-eared bat and Myotis bats (of those that could be identified to species, only whiskered bat was recorded).

3.51 Static monitoring surveys recorded a relatively stable assemblage of the first seven of the species listed above with all these seven species (considering Myotis species together) recorded from the site on all three survey occasions.

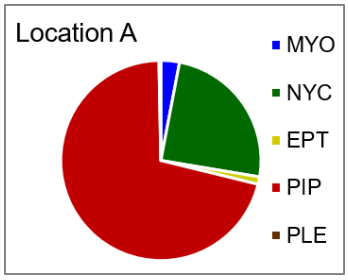
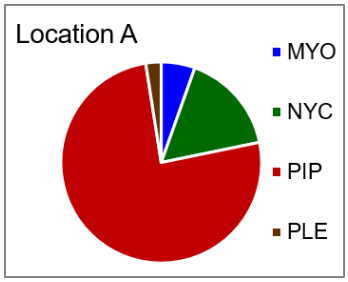
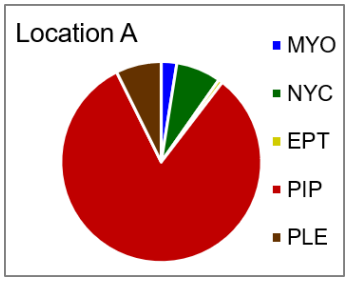
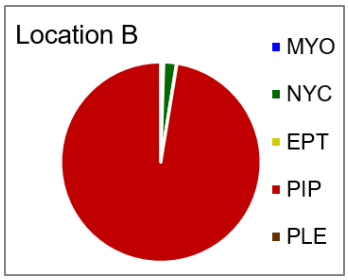
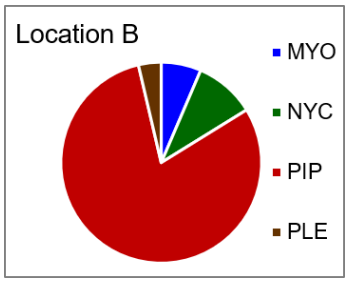
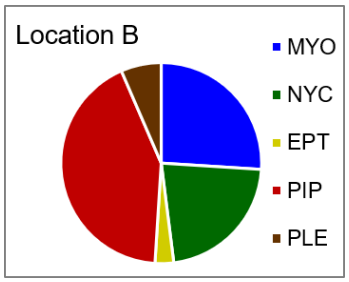
3.52 Table 6 summarises the activity of the assemblage according to genus at the two monitoring locations A and B (northeast corner and southwest corner, respectively). Figure 17 displays the overall assemblage activity levels recorded at the two locations during each of the three sampling visits.

3.53 Through the night activity for the assemblage (Figure 18) was similar in spring and autumn sampling periods, showing a gradual peak in the bat activity index (BAI) to the middle of the night and tailing off towards dawn. In summer, a converse pattern was observed, with peaks in activity near dusk and dawn periods. Species diversity, i.e. the number of different species recorded in the site at any given point, tended to peak in the middle of the night in all sampling periods. Activity levels were far higher for the assemblage as a whole in the spring sampling visit.

3.54 These patterns of activity were driven by the pipistrelle bats, which in combination generated close to 90% of all bat contacts recorded. Common pipistrelle was recorded more abundantly than soprano pipistrelle during the static surveys. Otherwise, their activity patterns and therefore use of the site was very similar. The higher peak in spring activity (Figure 17) was recorded in both pipistrelle species

and corresponded to the Keys Brook corridor, suggesting the brook has important spring commuting and foraging function for both these species locally.

Table 6: Summary of bat assemblage and seasonal activity patterns

Visit 1: Spring	Visit 2: Summer	Visit 3: Autumn
		
Total registrations: 333 BAI: 4.90	Total registrations: 202 BAI:3.24	Total registrations: 1036 BAI: 11.77
		
Total registrations: 3762 BAI: 55.35	Total registrations: 574 BAI: 9.21	Total registrations: 200 BAI: 2.27

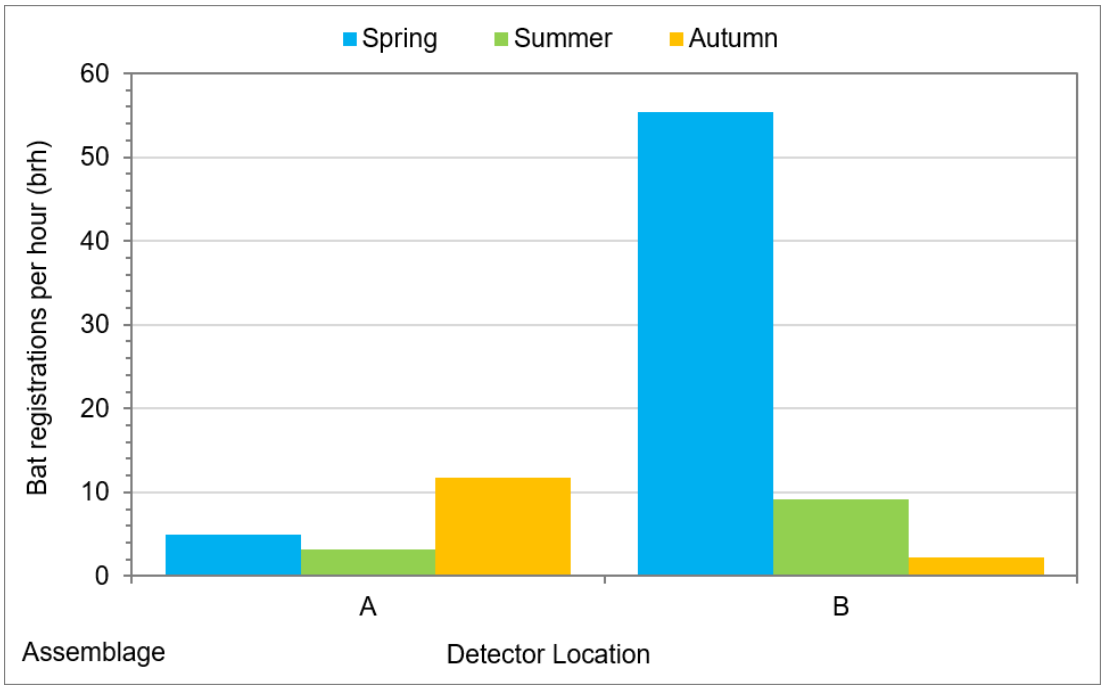


Figure 17: Bat assemblage overall activity levels during static monitoring surveys

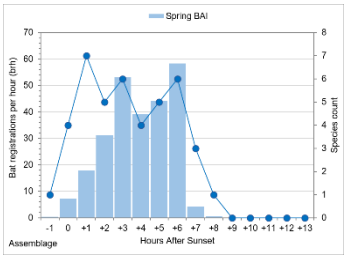
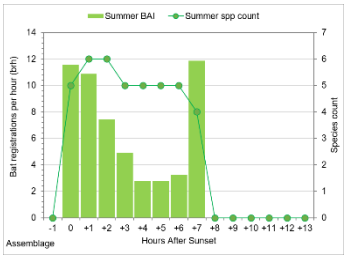
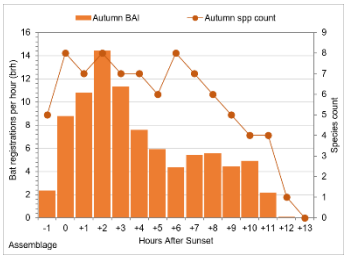
Visit 1: Spring	Visit 2: Summer	Visit 3: Autumn
		
Total registrations: 4095	Total registrations: 776	Total registrations: 1236
BAI: 30.13	BAI: 6.22	BAI: 7.02

Figure 18: Bat assemblage nightly activity levels during static monitoring surveys

3.55 Myotis bats exhibited a general trend for higher activity levels along the brook corridor, although contrary to the pattern for pipistrelles activity levels were higher in summer and autumn and broadly similar between these two sampling periods.

3.56 Brown long-eared bat exhibited a trend with highest activity levels in autumn but the brook corridor did not have any elevated importance for this species. Noctule bat similarly did not exhibit any habitat preference for the brook corridor and was recorded in broadly similar numbers across the site on all sampling visits.

3.57 Serotine was also recorded during the static surveys. This species is rare in Cheshire and it was recorded only as individual bats in spring and autumn. Activity levels were broadly similar between both periods and between both sampling locations suggesting no habitat selection was occurring within the site. It is not considered to comprise part of a 'resident' assemblage but instead appears at the edge of its range utilising the site in very low numbers as part of a wider landscape corridor during pre-hibernal and post-hibernal migratory movements.

Birds

3.58 The desk study identified numerous records of Schedule 1 bird species within 2km of the site. The species which could utilise the site and near environs include:

- Barn Owl *Tyto alba*
- Fieldfare *Turdus pilaris*
- Redwing *Turdus iliacus*.

3.59 Bird Species of Principal Importance recorded within 2km, which could utilise the site and near environs include:

- Grasshopper Warbler *Locustella naevia*
- House Sparrow *Passer domesticus*
- Lapwing *Vanellus vanellus*

- Reed Bunting *Emberiza schoeniclus*

3.60 None of the trees affected by proposals supported features suitable for barn owl nesting. Potential nesting features included features such as woodpecker holes, lifting plate bark and cracks in limbs and were suitable for smaller birds for nesting. Hedgerows around the site were also suitable for small passerine nesting species. Adjacent housing may support species such as house sparrow that are more dependant on buildings for nesting than on trees or hedgerows.

3.61 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.

Water Vole and Otter

3.62 Keys Brook, a statutory main river, flows directly adjacent to the southern site boundary. The desk study returned one record for water vole for within 2km of the site and one record for otter for within 2km of the site. Both species were recorded on the Mill Brook approximately 1km south of the site.

Habitat Suitability Assessment

3.63 For the purposes of completing the water vole HSA Keys Brook was divided into three sections.



Figure 19: Ditch Section 1

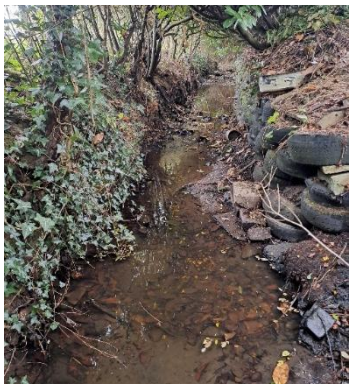


Figure 20: Ditch Section 2



Figure 21: Ditch Section 3

3.64 Table 7 details the suitability assessment for each section and the results are illustrated in Drawing 2 (Ref G11425.007).

3.65 Overall, the Keys Brook to the south of the site was found to range between unsuitable and sub-optimal for water vole.

Table 7: Water Vole Habitat Suitability Assessment (WVHSA)

Section ID:	Habitat Suitability Attributes*									Score	Suitability**
	Type	WDBV	YRFA	SRA	SBB	POW	POB	LOD	NBO		
Section 1	Stream	No	No	Yes	No	No	No	Yes	No	2	Sink/Unsuitable
Section 2	Stream	No	No	Yes	No	No	No	Yes	No	2	Sink/Unsuitable
Section 3	Stream	Yes	Yes	Yes	No	No	No	Yes	No	4	Sub-optimal
* for Habitat Suitability Attributes descriptions, refer to Table 2. ** for descriptions of Suitability categories, refer to Table 3.											

3.66 Otter is known to be present in the catchment area. Keys Brook offers limited opportunity for otter resting places and was not undisturbed (tipping was noted in places along the surveyed length).

Field Signs

3.67 The surveys found no evidence of water voles or otter along the surveyed length of the Keys Brook. No suitable habitat features that could function as holts or couches for otter were recorded along the surveyed section of the brook.

3.68 Water vole is assessed likely to be absent from Keys Brook, at least the reach adjacent to the site.

3.69 Otter is presumed to be present on Keys Brook at least for passage for the purposes of this assessment. Even though no potential habitat features present along the reach adjacent to the site provided suitable resting sites, otters have large territories, Keys Brook is permeable to otter movements and otters are known to be present elsewhere within the catchment area from pre-existing records.

Hedgehog

3.70 The desk study identified one record of hedgehog within 2km of the site. No evidence of hedgehog (sightings during nocturnal bat surveys, or droppings) was identified on site during any of the survey visits.

3.71 The grassland on site provides suitable foraging habitat and the hedgerows and tall ruderal/ephemeral habitat provides suitable shelter and hibernation potential for hedgehog. Hedgehog is presumed present for the purposes of this assessment.

Reptiles

3.72 The desk study did not identify any records of reptiles for within 2km of the site.

3.73 Of the common and widespread reptile species, habitats such as the grassland and Keys Brook are more suitable for slow worm or grass snake although still considered sub-optimal even for these species. The grassland is uniform and

species poor and does not offer the thatch layer or abundance of ant nests that would elevate suitability for slow worms. The grassland offers no opportunity for safe basking or refuge for other reptiles such as common lizard or grass snake. Sheltered foraging opportunities are limited in the site, as are breeding sites for species such as grass snake. The transitional edges of hedgerows and ruderal/ ephemeral fringes of the brook corridor provide some limited habitat for reptiles.

Invertebrates

3.74 The desk study returned records of invertebrate species Ringlet *Aphantopus hyperantus* (local priority species) and White-letter Hairstreak *Satyrium w-album* (protected species and SPI) within 2km of the site.

3.75 Ringlet is usually associated with lush tall and often shaded grassland such as might occur in woodland glades and rides. The corridor of Keys Brook may potentially offer some foraging or breeding opportunity but the remainder of the site is sub-optimal for this species due to the land-use which maintains a short uniform grazed grass sward across the majority of the site. White-letter Hairstreak feeds mainly on elm species and breeds primarily on mature elms trees or abundant sucker growth of near dead trees. The site is considered sub-optimal for this species.

3.76 The relatively uniform and species poor grassland is sub-optimal for supporting diverse invertebrate communities. The trees and hedgerows provide suitable habitat for common and widespread invertebrates.

Brown Hare

3.77 The desk study did not identify any records of brown hare *Lepus europaeus* for within 2km of the site. No observations of brown hare were recorded on the site during any of the 2024 or 2026 survey visits. Brown hare is presumed absent from the site.

Polecat

3.78 The desk study identified two records of polecat *Mustela putorius* for within 2km of the site. Polecats usually occupy a variety of lowland habitats, mainly woodland edges and hedgebanks. Their diet comprises small mammals, mainly rabbits, with frogs, birds and reptiles also taken. The PEA identified a limited amount of potentially suitable habitat within the site along the brook corridor. This habitat has since been managed, presumably associated with hedgerow maintenance. No evidence of polecat was identified on site during the survey. The site does not currently support optimal habitat for this species following the May 2026 habitat survey.

4.0 Assessment of Potential Impacts

4.1 Construction activities will include removal of one tree (T21 AIA ref T18) on the east boundary in addition to part of hedgerow H1 (AIA ref H6) to facilitate access. In addition, a dead tree in the northeast corner (T2 AIA ref T5) is recommended for removal due to the condition of the tree. A third tree T18 (AIA T15) is located near the overhead lines which are to be rerouted within the site, but it is not currently anticipated to require removal.

4.2 Construction will also result in the loss of modified grassland of low inherent ecological value. Resultant excavations and other construction activities may potentially create entrapment or other mortality risk to small mammals and other wildlife should they be able to access the work areas.

4.3 Landscaping measures will introduce a varied mix of new diverse grasslands (wet and dry), shrub, scrub and trees within landscape areas and as part of the sustainable drainage strategy.

4.4 Infiltration is not feasible within the site. The surface water drainage strategy proposes a single new outfall within Keys Brook near the southwest corner of the site. Discharge rates will not alter the current hydrological regime in the brook, but works to the bank for the outfall installation would create potential for sediment and any waterborn pollutants within disturbed soils to be mobilised downstream.

4.5 Post-construction development will introduce new roads that may create mortality risk for wildlife and will introduce new artificial lighting at night that has potential to disturb light sensitive species.

Wildlife Sites

National Sites Network

4.6 The four sites internationally designated and two sites nationally designated for nature conservation are located over 2km from the site, beyond several major barriers to species movement and similar or supporting habitats are not present within the site. Given the distance of these designated sites from the site, no direct or indirect impacts are anticipated as a result of the proposed development.

4.7 The site is located within SSSI IRZ for Peckforton Woods SSSI. The proposals, comprising residential buildings, do not meet the risk parameters identified for this IRZ.

Local Wildlife Sites

4.8 Of the six non-statutory designated wildlife sites within 2km of the proposed development site, only the Disused Railway at Gateshead Lane LWS may potentially be affected by development proposals. This LWS is located approximately 800m west of the site adjacent to the north of Keys Brook and downstream of the site. However, Keys Brook only runs past the southern tip of the LWS and not through it. Given the peripheral nature of the brook to the LWS, in combination with the small scale and short term nature of the works affecting the brook, no significant adverse ecological effects are anticipated on this LWS.

4.9 Given the degree of separation as a result of existing developments between the site and the other designated sites, no direct or indirect impacts are anticipated on as a result of the development proposals.

Habitats and Flora

Hedgerows

4.10 Part of H1 will be removed to facilitate creation of vehicular access to the site from Tattenhall Road. Up to 40m is assumed to be lost, allowing for visibility splays and working areas for the access construction. Considering the wider context of the hedgerow loss and its placement within the hedgerow network of the local landscape, this hedgerow loss is not significant beyond the immediate zone of influence in the absence of mitigation.

4.11 All other hedgerows bordering the site will be retained within Landscape areas. The development framework plan shows landscape areas extending to at least 20m from the north and west boundaries, greater in the south. There is risk of compaction or erosion of soil or direct damage to retained hedgerows during construction. Retained hedgerows will be enhanced in their new settings in the long term.

4.12 Additional hedgerow planting of at least 500m will be implemented within the development. There will be net gain in the overall extent and quality of hedgerow habitat within and bordering the site. The BNG assessment confirms delivery of net gains exceeding the mandatory 10% threshold are anticipated.

Trees

4.13 Two individual trees are anticipated to require removal during the construction phase. All other trees are anticipated to be retained. In the absence of mitigation, the tree loss is not ecologically significant within the site or wider landscape.

4.14 There is risk of compaction or erosion of soil or direct damage to retained trees during construction. Landscaping will incorporate new tree planting that will be a combination of street trees and individual or groups of trees within the landscape areas. Both types of tree planning would contribute to increasing and diversifying the local tree stock in the long term.

Watercourse

4.15 Key Brook is located directly adjacent to the southern site boundary. A single outfall is required within the brook, affecting a very localised section of the northern bank. Detailed drainage designs are not yet available, but a typical headwall design would not be anticipated to require more than a 5m working area. This would result in minor localised modification to the brook.

4.16 Development would change land use within the riparian zone north of the brook, within the site, resulting in diversification of habitats that is anticipated to deliver net biodiversity gain for the watercourse even with the inclusion of the new outfall.

Notable or Invasive Flora

4.17 No protected (WCA8) or invasive (WCA9) plant species were identified during the habitat survey.

Fauna

Amphibians

4.18 GCN and their habitats are fully protected under the Habitats Regulations, the Wildlife & Countryside Act 1981 (as amended) and a local priority species on the LBAP for Cheshire.

4.19 GCN are known from pre-existing records to be present in the surrounding landscape. The ephemeral pond recorded on site in October 2024 was dry in May 2026. The site does not offer optimum breeding habitat. The grassland is dominated by a short uniform sward that offers little shelter to terrestrial amphibians but may offer limited foraging and commuting function. Hedgerows provide shelter, foraging and commuting function. Hedgerow and tree root zones may provide suitable hibernation opportunities.

4.20 Construction activities introduce a mortality risk to amphibians through vegetation clearance and pond removal and entrapment in excavations and other operations. Post-construction, roads and road drainage introduce a mortality risk to amphibians through entrapment or collision with traffic.

Badger

4.21 Badgers are protected under the Protection of Badgers Act 1992 from killing, injury and certain acts of cruelty. Their setts are also protected from damage, obstruction or destruction.

4.22 No field evidence of badger was found on site. Habitats are suitable for badger foraging. Construction activities may pose a risk to badgers through entrapment within works. The main risks of entrapment include excavations, pipework or similar left exposed overnight. Creation of soil bunds during the construction phase may create habitat attractive for sett creation, which if utilised, could subsequently put badgers at risk of killing or injury when soils were reused.

4.23 Post-construction, landscape areas would introduce habitat diversification that would increase foraging opportunities for badgers. There is low risk to badgers from traffic collision within the site post-construction. Most road locations adjacent to landscape areas would likely serve as secondary routes or potentially just shared or private drives. Consequently, low traffic speeds would be anticipated in these locations which are unlikely to put wildlife that may incidentally access these locations at risk.

Bats

4.24 All British bats are European protected species, afforded full protection under the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended). Bats are protected from killing or injury, and from disturbance at the place of rest. Bat roosts are also protected from obstruction, damage or destruction (whether or not a bat is in occupation at the time). Several species are also SPI.

4.25 No roosting was observed within the buildings or trees with roost suitability anticipated to be removed to facilitate development.

4.26 Post-construction, the introduction of artificial light has the potential to disrupt foraging and commuting bats. Considering the position of the site adjacent to existing settlement, the magnitude of increase in lighting is likely to be low in the local landscape. No landscape fragmentation would be anticipated. Localised disturbance of foraging and commuting could result in displacement of less light-tolerant bat species in the absence of suitable light mitigation.

4.27 New landscaping measures would diversify habitats present in the site, improving foraging opportunities. In the absence of light mitigation, these new habitats would be of benefit only to more light tolerant species such as pipistrelles.

Birds

4.28 Native nesting birds, their nests and eggs are protected under the Wildlife & Countryside Act 1981 (as amended) from disturbance, damage and destruction, from the time of nest construction to fledging of the young. Birds listed on Schedule 1 have extended protection.

4.29 The hedgerows and trees provide potential to a range of nesting passerine birds. Although much lower likelihood, the open grassland may potentially offer nesting opportunities for ground nesting species. This may particularly be the case for example during the transition from current land use for grazing to point of commencement of works.

4.30 Site clearance, including grass cutting and tree and hedgerow removal pose a risk of damage or destroying a nest if carried out in the nesting period (generally considered to be between March to August inclusive, although geographical position of the site will influence this period, and some species also nest outside this period).

Water Vole and Otter

4.31 Otters and their habitats are protected under the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended). The otter is also a SPI. Water voles are fully protected under the Wildlife and Countryside Act 1981 (as amended) and are a SPI and local priority species on the LBAP. They are protected from capture, killing and injury and from disturbance in their place of shelter. Their places of shelter are also protected from damage, destruction, and obstruction.

4.32 No evidence of otter or water vole was recorded along Keys Brook. No potential holt or other shelter features for otter were recorded within the vicinity of the proposed outfall works or elsewhere along the brook adjacent the site boundary. The brook may support otters in transit but offers limited habitat suitability for water voles.

4.33 Development proposals pose negligible risk to otter and water voles during and post-construction.

Hedgehog

4.34 Hedgehogs are a species of principal importance. The grassland, ruderal and hedgerows within the site provide suitable foraging, commuting, sheltering and hibernating habitat for hedgehogs.

4.35 During construction, site clearance and construction activities pose a risk of killing and injury to hedgehogs. Hedgehogs are at particular risk preparing for and while in hibernation as they are unable to respond to imminent danger.

4.36 One of the factors contributing to the decline of hedgehogs in the UK is habitat fragmentation, caused in part by garden boundaries and other elements of built-form creating barriers to dispersal post-construction.

4.37 Areas of anticipated high traffic within the completed development may be particularly hazardous for hedgehogs due to risk of collision with traffic.

4.38 Post-construction, the introduction of artificial lightly has the potential to disturb this nocturnal species, disrupting or preventing foraging or commuting.

Reptiles

4.39 Common lizard, slow-worm, grass snake and adder are protected under the Wildlife and Countryside Act 1981 (as amended) from killing and injury and are all S41 species of principal importance (SPI).

4.40 Habitats with most suitability to support reptiles within the site are limited to the site boundaries. Construction activities would commence at some distance from these habitats in the main, with the exception of site access creation. Noise and vibration disturbance from construction activities would function to deter reptiles from the more open habitats once construction commences. There is low risk of killing or injuring reptiles during construction, with this risk primarily affecting landscaping works proposed around the site boundaries.

4.41 Post-construction, the new landscaping would benefit reptile species such as slow worm, grass snake and common lizard should they be present within the site or local landscape. Diversification of habitats within the landscape areas and delivery of higher quality habitats will enhance foraging and shelter opportunities for reptiles,

Invertebrates

4.42 The habitats within the site offer limited suitability to support diverse or notable invertebrate assemblages. Habitats suitable for the two notable species identified from local environs by the desk study are absent or rare within the site due either to lack of foodplant or lack of structure. Trees and hedgerows, particularly along the brook corridor, provide the greatest habitat and structural diversity within the site. These features will be retained within the site with the exception of small scale vegetation removal (up to 40m hedgerow on Tattenhall Road and up to two individual trees).

4.43 Removal of the dead tree in the northeast corner of the site will reduce habitat availability within a site with already limited habitat availability for invertebrates. Construction effects upon invertebrates are otherwise anticipated to be negligible.

4.44 Post-construction, the new landscaping would benefit invertebrate species. Diversification of habitats within the landscape areas and delivery of higher quality habitats will increase habitat niches for invertebrates and will enhance foraging and shelter opportunities. An increase in overwintering opportunities through creation of longer grass habitat and improvement of transition zones along hedgerow bases through a combination of habitat creation and changes in land management will be of particular benefit for invertebrate populations.

4.45 New artificial lighting introduced into the site post-construction has the potential to disrupt invertebrate ecology, including species abundances and distributions within and surrounding the site. Considering the position of the site adjacent to existing settlement, the magnitude of increase in lighting is likely to be low in the local landscape.

Polecat

4.46 The Wildlife and Countryside Act 1981 (as amended) lists the polecat on Schedule 6. This prohibits certain methods of killing or taking animals, which are specified in Section 11. The polecat is also listed as a species of principal importance under the NERC Act 2006.

4.47 Habitats within the site are largely unsuitable for supporting polecat. Where polecat to be in the local area, and use the site on transit, it's presence would be peripheral to site and most likely in the south where habitat continuity is greatest. The likelihood of polecat presence is low and risk is negligible and as such there are no implications for polecat.

5.0 Mitigation and Enhancement

5.1 This section describes appropriate and proportionate measures for impact avoidance, mitigation and enhancement required or recommended to address the potential ecological effects described in Section 4.0.

Construction Environmental Management Plan

5.2 Statutory measures relating to pollution prevention and wildlife protection would be implemented prior to and during development. This would be implemented through a Construction Environmental Management Plan (CEMP) and Ecological Precautionary Works Method Statement, (PWMS), the latter potentially embedded into the CEMP. Specific measures relevant to the range of ecological features identified on site are discussed in the following sections.

5.3 In addition, pre-commencement inspection requirements and a construction-stage monitoring scheme to demonstrate statutory compliance with habitat and wildlife protection requirements will be included within the CEMP or PWMS.

Habitats and Flora

Hedgerows and Trees

5.4 All retained trees and hedgerows within and adjacent to the site will be protected from construction activities in accordance with BS5837:2012 'Trees in relation to design, demolition and construction Recommendations'.

5.5 Industry standard prevention and control measures for surface water runoff, dust, silt mobilisation, airborne debris, emissions, noise, accidental spills, mobilisation of ground contaminants and other potential source of pollutants that may be potentially be encountered or generated during the course of construction. Appropriate measures to protect ground water sources and offsite receptors with hydrogeological connectivity with the site. These measures will be set out in the CEMP.

5.6 Landscaping details are not yet available for this outline stage. New landscaping should maximise diversity of native species, species of benefit to wildlife and which are resilient to climate change.

Watercourse

5.7 The standard pollution prevention and dust control measures to be set out the CEMP and implemented during site clearance and construction works will ensure no direct or indirect impacts on to the Keys Brook, including during installation of the

new outfall and during landscaping works within the riparian zone to the north of the brook.

5.8 The outfall into Keys Brook is required to discharge surface waters as infiltration is not a feasible solution. For the purposes of the outline BNG assessment, it has been assumed that a concrete headwall would be installed for the outfall. However, the outfall will be subject to Environmental Permit and detailed design stages will investigate alternative approaches for the outfall that reduce impact to the watercourse or potentially may contribute to enhancement.

All Habitats

5.9 A Habitat Management and Monitoring Plan (HMMP) would be produced which is anticipated to be secured by a planning condition. The HMMP would set out long-term (30 years) post-construction measures to ensure that the habitat and landscaping areas delivering the Biodiversity Net Gain would be protected and managed appropriately. The HMMP will include a monitoring scheme to assess the success of establishment and progress to target condition of habitats and provide remedial responses to incidents of damage arising from construction and operation of the proposed development.

Fauna

Amphibians

5.10 The site will be registered under Natural England's DLL scheme. The DLL scheme removes the requirement to undertake GCN surveys or impact assessment and instead requires a commuted sum paid to Natural England which is used to fund pond creation and GCN conservation in strategic locations nearby. An enquiry form has been submitted (Ref DLL-ENQ-CHES-00300) to register the site under the DLL scheme.

5.11 By participating in the scheme, any potential impacts on protected species, such as great crested newts, will be appropriately mitigated through strategic conservation measures delivered as part of the DLL programme, eliminating the need for site-specific mitigation. However, mitigation prior to and during construction is recommended as part of ecological precautionary working methods to reduce risk of killing or injury of wildlife through construction activities or entrapment. These measures will either be implemented through the CEMP or separately through the PWMS and secured through planning condition.

5.12 Post-construction, the creation of new habitats on site including a wildlife pond, wet and rough grasslands, scrub, tree and hedgerow planting and the provision of

amphibian hibernacula will deliver enhancement for great crested newts and amphibians.

5.13 Creation of new shelter features should be implemented where possible using arisings from vegetation clearance (tree and hedgerow removal) or potentially by making use of excess or waste construction materials providing this is inert and safe for wildlife and the environment. New shelter features should be constructed within the landscape areas to the north, west or south of the site.

5.14 To reduce mortality risk in the long-term within the new development, appropriate deflection measures to reduce contact of wildlife with roads and traffic will be explored in detailed design stages. Such measures would, depend on final levels and risk to wildlife, focus on locations within the final layout where roads directly interface with open water.

Badger

5.15 A pre-construction site survey for badgers will be required prior to works commencing to confirm that no setts have since been excavated in the site or within influence of the development activities. Similarly, if spoil mounds are created within the site, these will be subject to inspection by the ecological clerk of works prior to reuse of soils to ensure no setts have been excavated within them.

5.16 In the event that a sett is identified at any stage during works, works affecting that sett or posing risk to badgers occupying or accessing the sett will be suspended until appropriate mitigation is implemented. This may include acquisition of a licence to permit disturbance of a sett.

5.17 Additionally, precautionary working methods to prevent risk to any badgers accessing the site will be implemented. These measures will either be implemented through the CEMP or separately through the PWMS and secured through planning condition.

Bats

5.18 Trees and buildings within the site will be reassessed to identify any change to potential roost habitat prior to commencement on site. Any tree or building with roost suitability that will be removed or affected by proposals will be surveyed to determine the presence or likely / absence of a roost prior to commencement. Removal of any tree or building confirmed to support a roost will be implemented under a mitigation licence from Natural England. Any building or tree with roost suitability to be removed will be removed under supervision of a licensed ecological clerk of works, whether or not a mitigation licence is required.

5.19 Landscaping will deliver an increase in hedgerow extent and tree quantity in the long term. Although grassland will be lost, the landscaping will result in diversification or habitats within the site, including creation of diverse grasslands and wetlands that will increase foraging opportunities for bats.

5.20 While no bat roosts are anticipated to be lost as a result of the proposed development, potential roost habitat will be reduced in availability. To increase the range and availability of bat roost habitat, a suite of bat boxes will be installed on new buildings and/or trees. Bat boxes affixed to both buildings and trees should be installed with a range of orientation to best provide variation in thermal regimes for different bat species and different roost types through the year. Self-cleaning' woodcrete models should be sourced preferentially. Installation heights should be around 3m to avoid risk of interference or cat predation but still enable monitoring and maintenance via ladder if required. It is anticipated that a bat box installation plan will be secured through an appropriately worded planning condition.

5.21 A Sensitive Lighting Strategy will be implemented for the construction and post-construction phases to avoid disturbance and displacement of bats and maintain dark corridors for foraging and commuting bats, including seasonal passage. Light spill and glare will be avoided on sensitive habitat features, including retained roost habitat and new bat boxes installed for roost habitat creation.

5.22 During construction sensitive design for lighting will be of particular relevance during the autumn and spring when bats are active, and when working hours fall close to dusk or dawn and artificial lighting is likely to be required during these sensitive periods. Construction phase lighting design will be consistent with good practice guidance, currently The Institution of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light (2021) and the ILP and Bat Conservation Trust 'Bats and Artificial Lighting at Night' Guidance Note (2023) and include the following design considerations:

- Timing of lighting use;
- Extent of light spill including impact on sensitive features;
- Use of timers and/or presence detection to control lighting;
- Use of visual screening to contain light;
- Use of narrow spectrum lighting with no UV content, or 'warm white' LED lighting; and
- Use of low intensity light or infrared flood lighting with CCTV for security and safety purposes.

5.23 The post-construction lighting strategy is of year round relevance and should include measures to reduce impact of new street lighting, lighting introduced into the public realm and other exterior lighting such as on buildings. Design for post-

construction lighting will follow good practice guidance, currently ILP Guidance on Intrusive Light and also GN08 (Bats and Artificial Lighting at Night).

5.24 The post-construction lighting strategy will consider not only the proposed introduction of external artificial light within streets and public realm but also light spill from interior lighting through glazing and exterior lighting which may be installed post-completion within private gardens. Mitigation measures may range from sensitive design of luminaires and lighting columns or fixtures through to landscaping measures to provide screening. Consideration will be given to the provision of temporary screening measures where appropriate to serve until landscape measures mature sufficiently.

5.25 It is anticipated that the design and implementation of a sensitive lighting strategy for construction and post-construction stages will be secured through an appropriately worded planning condition.

Birds

5.26 Native nesting birds, their nests and eggs are protected under the Wildlife & Countryside Act 1981 (as amended) from damage and destruction, from the time of nest construction to fledging of the young. Vegetation removal works should be completed outside of the nesting period (typically taken to be March to August inclusive but potentially may extend outside of this period depending on species and prevailing weather conditions).

5.27 Where avoidance of the nesting period is not practicable, a nesting bird check must be carried out by a competent ecologist no more than 24 hours prior to the works, to confirm that no active nests are present. In the event that an active nest is identified, works within the surrounding area must halt until the chicks have fledged. The required radius of the exclusion area will depend on the species found nesting and the context of the nesting location.

5.28 Nest checks are only effective for short sections of hedgerow or small isolated habitat patches. Clearance of extensive areas of potential bird nesting habitat is not recommended during the nesting season.

5.29 The new landscaping will deliver additional foraging and nesting for a range of bird species, once established. Additional bird nest habitat will be provided through the installation of bird nest boxes on new buildings or trees. Bird boxes should be installed at heights of no less than 3m with uncluttered flight lines. Subject to the target species, boxes may be installed as high as 5m on buildings. South facing aspects should be avoided to reduce risk of nest sites overheating. Placement over windows, doors and car parking areas should also be avoided, unless droppings boards are installed below the nest box.

5.30 The sensitive lighting strategy developed for bats will be of benefit for birds (and other wildlife) to reduce disturbance and disruption of diurnal patterns. Lighting design should avoid light spill or glare affecting retained trees and hedgerows that could support nesting birds in addition to locations where new bird boxes are to be installed.

Hedgehog

5.31 Precautionary working measures will be implemented to minimise the risk of harm or injury to hedgehogs during vegetation clearance and construction works..

5.32 Hedgehogs are at considerable risk during pre-hibernal (late autumn) and hibernation (winter to early spring) periods. Work affecting features with potential to shelter hedgehogs should be avoided during these periods, or otherwise will be subject to pre-commencement inspections by the attending ecological clerk of works, with recommendations following this adhered to accordingly.

5.33 Post-construction, habitat fragmentation will be avoided by establishing hedgehog-permeable features in the development. This could include access between garden areas either by selection of boundary type (fence specifications that include gaps) or by creation of hedgehog gaps (13cm x 13cm at finished ground levels). Areas of anticipated high traffic may be particularly hazardous to hedgehogs and detailed design should seek suitable means to prevent hedgehog access to these areas.

5.34 Where essential ground level changes within the site may create barriers to hedgehog movement (e.g. high kerbs, steps, terracing, retaining wall, drains etc), sloped access or escape routes should be designed in to retain permeability and avoid entrapment of hedgehogs and other ground dwelling species. The wildlife pond and SUDS basin should be designed with shallow profile edges to avoid drowning risk to hedgehogs and other wildlife.

Invertebrates

5.35 Grassland within the site has low suitability for invertebrate species and as such will not require mitigation. Reduction of habitat availability through the removal of the dead tree T2 will be mitigated through the creation and long-term management of deadwood. Ideally the two trees to be removed would be felled with as much of the whole stem intact and this stem relocated and secured as standing dead wood. This may not be practical depending on advice of the attending ecologist pertaining to protection of bats during felling. Otherwise, arisings from tree and hedge removal should be used to create ground dead wood which should attempt to provide a range in size of deadwood features (from stem sections to branches to brash and leaf litter). Dead wood creation should be implemented across the landscape

areas, although focus within the riparian zone of Keys Brook will further contribute to enhancement of the watercourse corridor.

5.36 Landscaping will deliver benefit for invertebrates as described in Chapter 4.0. Additional measures to consider within the detailed design stages to provide additional benefit for invertebrates include: addition of new habitat provision comprising native or wildlife friendly species within landscaping; creation of wildlife habitat features (butterfly and bee banks or 'hotels'); inclusion of soft substrate patches or banks (around the edges of SUDS basins or along south facing hedge bases, for example).

Reptiles

5.37 Common lizard, slow-worm, grass snake and adder are protected under the Wildlife and Countryside Act 1981 (as amended) from killing and injury and are all SPI. Adder *Vipera berus* and slow worm *Angius fragilis* are also listed on the Cheshire LBAP.

5.38 Precautionary working methods to be provided for amphibians, badgers and hedgehogs would, in combination, serve to avoid impacts on any reptiles that may be present within the site during the works. No additional construction phase mitigation is required for reptiles.

5.39 Benefits delivered through the new landscaping described above for amphibians, bats, birds, hedgehogs and invertebrates will bring similar enhancement for reptile species. New landscaping will increase opportunities for foraging, shelter, commuting and basking. No additional post-construction mitigation is required for reptiles.

All Wildlife

5.40 An educational leaflet that identifies wildlife friendly features within the completed development and includes sign posts to relevant wildlife organisations could be included in the new home owners 'welcome pack'. This would raise awareness and reduce the risk of home owners reversing the wildlife-friendly features, for instance blocking fence holes or removing ramps that provide permeability for hedgehogs and other small wildlife or installing unplanned exterior lighting which could undermine the sensitive lighting strategy and result in disturbance to nocturnal species.

6.0 Assessment of Residual Effects

6.1 Following implementation of the outline landscape proposals and the mitigation measures outlined in Section 5 of this report, no significant negative ecological effects would remain.

6.2 The proposed habitat diversification, will likely result in a positive residual effect at a local level for at least the following features / functions:

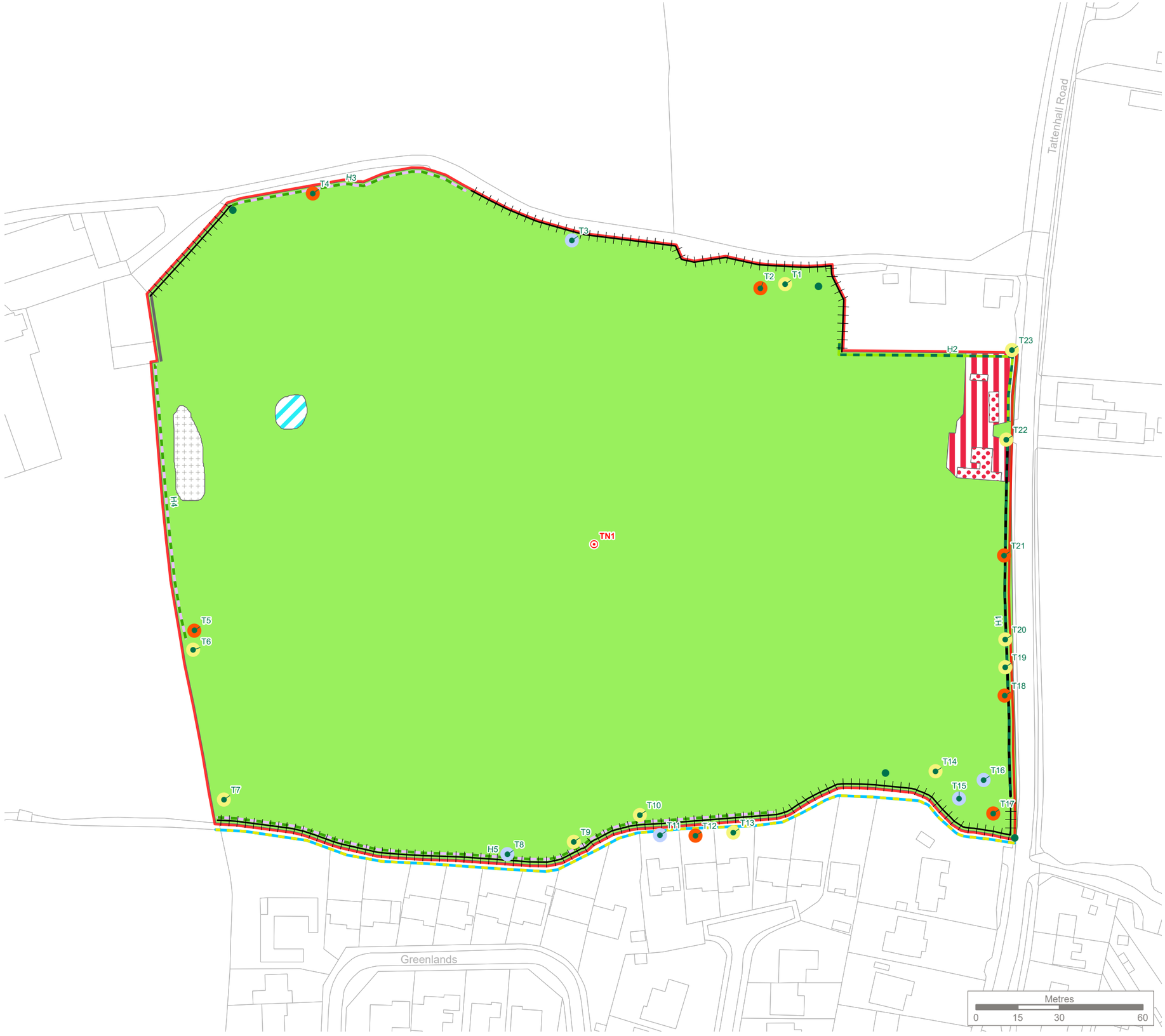
- Bat commuting and foraging
- Bat roosting habitat availability
- Amphibian foraging, breeding and shelter habitat availability
- Bird nesting and foraging
- Invertebrate habitat availability

6.3 The scheme will also deliver net gains in biodiversity units in excess of statutory requirements for area habitats, hedgerows and watercourses.

Drawings

Drawing 1: UK Habitat Classification Survey (Ref G11425.004)

Drawing 2: Water Vole Habitat Suitability Assessment (Ref G11425.007)



KEY

- Site boundary
- Target note
- 200 Tree
- u1e 114 Dry stone wall
- u1e 612 Fence
- h2a Native hedgerow
- h2a5 Species-rich native hedgerow
- h2a5 11 Species-rich native hedgerow with trees
- r2b Other rivers and streams
- g4 Modified grassland
- r1 Standing open water and canals
- u1b Developed land; sealed surface
- u1b5 Buildings
- s 81 Ruderal or ephemeral

Tree Assessment for Bat Roost Potential

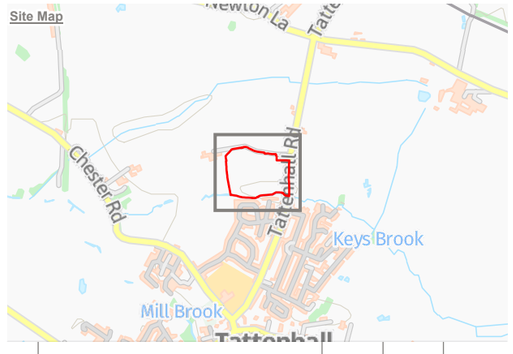
- PRF-M: Tree with potential roost feature suitable for multiple bats
- PRF-I: Tree with potential roost feature suitable for individual/very small numbers of bats
- Tree with no potential for roosting bats

Note:
The locations of habitats and habitat features are indicative.

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Site Map



Rev	Description	Drawn	Approved	Date

TEP THE ENVIRONMENT PARTNERSHIP

401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Tattenhall Road, Tattenhall

Title
UK Habitat Classification Survey

Drawing Number
G11425.004

Drawn	Checked	Approved	Scale	Date
HP	BJ	SV	1:1,400 @ A3	28/09/2026



KEY

Site boundary

Watercourse Classification

r2b Other rivers and streams

Water Vole Habitat Suitability Assessment

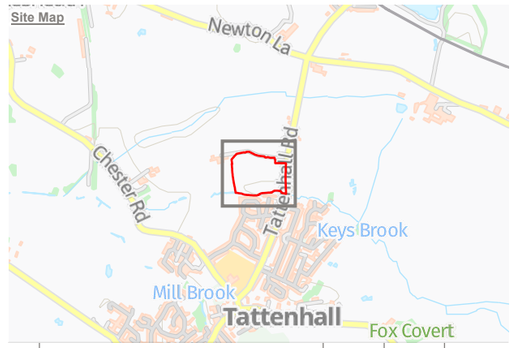
Section of watercourse with sub-optimal suitability

Section of watercourse unsuitable

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DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Site Map



Rev	Description	Drawn	Approved	Date

THE ENVIRONMENT PARTNERSHIP

401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
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Project
Tattenhall Road, Tattenhall

Title
Water Vole Habitat Suitability Assessment

Drawing Number
G11425.007

Drawn	Checked	Approved	Scale	Date
HP	BJ	SV	1:1,400 @ A3	29/09/2026

Annex A: Development Framework Plan

1. Residential development area
2. Vehicular access from Tattenhall Road with new pedestrian crossing
3. Area for drainage attenuation including wetland meadow grassland and marginal planting to enhance biodiversity
4. Wildlife pond with marginal aquatic planting as a replacement pond twice the size as original
5. Development set back approximately 20m from the western and northern boundaries with native tree and woodland planting and naturalistic open space to buffer the development, provide a wildlife corridor and form a new attractive settlement edge
6. Informal pedestrian routes at the site edges for recreation
7. High Voltage 11kV Overhead Cables Diverted / Undergrounded
8. East-west green link inspired by the local green spaces in Tattenhall including central amenity open space, play area and opportunity for feature buildings
9. Allotments with parking provision
10. New native species rich hedgerow planting and native hedgerow trees to site boundaries connecting to the existing hedgerows
11. Semi natural open space along the brook with native tree planting and opportunities for wildlife and recreation
12. Pedestrian connection up to boundary

Greaves Farm Cottage
Greaves Meadow Barns
Greaves Farm
Greaves Cottage
TATTENHALL ROAD
GREENLANDS
GREENLANDS
TATTENHALL ROAD

Key

Existing

- Application Boundary (6.32ha)
- Trees
- Hedgerow
- Waterbody/Watercourse
- High Voltage 11kV Overhead Cables
- Overhead Cables

Proposed

- Vehicle Access
- Residential Development Area (3.11ha) Up to 110 dwellings at 35dph
- Key Nodal Space
- Amenity Green Space (0.35ha)
- Natural/Semi Natural Greenspace with Meadow Grassland incl. Drainage (2.81ha)
- Drainage Attenuation with Wetland Meadow
- Allotments With Parking Provision (0.05ha)
- Woodland Planting
- Tree Planting
- Hedgerow Planting (native species-rich)
- Wildlife Pond
- Footpath
- Play Space
- Foul Pumping Station

0 20 40 60 80 100m

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Aerial: Maxar, Microsoft

Rev	Description	Drawn	Approved	Date
D	Flood zone updated in line with EA consultation	SO	NKH	26/11/25
C	Updated internal roads, planting and drainage	EL	NKH	15/05/25
B	Updated drainage	EL	NKH	27/03/25
A	Updated layout in line with client comments	EL	NKH	13/03/25

THE ENVIRONMENT PARTNERSHIP

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Project
Land West of Tattenhall Road, Tattenhall

Title
Development Framework Plan

Drawing Number
PS10797.002D

Drawn	Checked	Approved	Scale	Date
AL/EL	NKH	NKH	1:2,000 @ A3	12/02/2025

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