

Land at Tattenhall Road, Tattenhall, Cheshire, CH3 9QX

Ecology Statement of Common Ground between Gladman and Cheshire West and Chester Council

Prepared For: Gladman Development Ltd

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1.0 Introduction

1.1 This ecology statement of common ground (Eco-SoCG) has been prepared by Cheshire West and Chester Council (CWAC) who are the local planning authority (LPA) and The Environment Partnership Ltd (TEP) on behalf of the appellant Gladman Developments Ltd (Gladman) in respect of an Inquiry relating to non-determination of Outline application for residential development at Land at Tattenhall Road, Tattenhall, Cheshire, CH3 9QX.

1.2 The application is for *"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)"*. At Land at Tattenhall Road, Tattenhall, Cheshire, CH3 9QX from now on referred to as the Site). The application reference is 25/01764/OUT and the appeal reference is APP/Z4718/W/25/3375000.

1.3 This Eco-SoCG is an appendix to and should be read in conjunction with the Planning SoCG.

2.0 Matters of Agreement

Documents submitted

2.1 The Appellant and the Council agree that the following ecology related documents have been submitted by the Appellant in respect of the outline application:

- Arboricultural Impact Assessment (TEP Ref: 10797.02.001A) (CD1.10).
- Ecology Desk Study (TEP Ref. 10797.03.001) (CD5.01)
- Preliminary Ecological Assessment (TEP Ref: 10797.03.002) (CD1.08)
- Ecological Impact Assessment (TEP Ref. 11425.005) (CD5.02)
- Bat Roost Survey Technical Report (TEP Ref. 11425.006) (CD5.03)
- Bat Activity Survey Technical Report (TEP Ref. 11425.004) (CD5.04)
- BNG Feasibility Assessment - Original (TEP Ref: 10797.03.003) (CD1.09)
- BNG Feasibility Metric - Original (TEP Ref: X10797.03.002) (CD1.25)
- BNG Feasibility Assessment - Updated (TEP Ref. 11425.001) (CD5.05)
- BNG Feasibility Metric - Updated (TEP Ref. X11425.001) (CD5.06)

Methods and scope of survey and assessment

2.2 The Appellant and the Council agree that the scope and method of the ecological surveys undertaken is appropriate to understand the ecology of the site and inform the assessment of impacts likely to arise from the proposed development.

2.3 Both parties agree that the methods used in the Ecological Impact Assessment (EcIA) and the Biodiversity Net Gain Feasibility Assessment are appropriate.

2.4 Both parties agree that the level of ecology information submitted is now sufficient for the purpose of determining the planning application.

Results of ecological assessment

2.5 The Appellant and the Council agree the following:

Designated sites:

- There are no international, national or local designated wildlife sites on or adjacent to the Site or within influencing distance of the development proposals.

- Due to the lack of ecology impacts from the proposals, no adverse cumulative effects are likely to arise on designated sites, as a result of the proposed development when combined with other planning applications in the area.

Protected habitats:

- The Site is dominated by modified grassland used as a horse paddock, with native hedgerows including species-rich examples and hedgerows with trees present on the boundary and some individual trees located close to the boundaries.
- Stables are located within the northeast of the Site adjacent to Tattenhall Road, an ephemeral pond and small area of tall ruderals are in the west of the Site and Keys Brook classified as a main river runs adjacent to the southern boundary.
- There are no irreplaceable habitats on Site. The native hedgerows along the site boundaries are Priority habitats (NERC Act s41).
- No invasive non-native species (INNS) of plants have been recorded on Site.

Protected species:

- The site has potential to support hedgehog and great crested newts which have been recorded in the wider landscape.
- No bat roosts have been recorded in the buildings or any trees likely to be lost to development.
- No water vole or otter activity has been recorded along Keys Brook as it runs adjacent to the site and the brook is likely only to provide commuting habitat for otter present in the wider catchment.
- No badger setts have been recorded on or adjacent to the site, the site is sub-optimal for brown hare, reptiles and invertebrates. The site may support nesting birds along hedgerows and in trees but there are no other protected species issues of relevance to the proposed development.

Biodiversity net gain (BNG):

- The Biodiversity Net Gain Feasibility Assessment concludes that the proposed development could deliver on Site an increase in biodiversity units as follows:
    - Habitat units - increase of 39.60%
    - Hedgerow units - increase of 48.96%
    - Watercourse units - increase of 33.40%

- A 30 year Habitat Management and Monitoring Plan (HMMP) to be secured by condition.
- A BNG regulation and reporting fee of £15,458.39 secured by legal agreement.

Policy compliance

2.6 The Appellant and the Council agree that:

2.7 The development proposals accord with Chapter 19 of the **National Planning Policy Framework**[1] (Conserving and enhancing the natural environment) by retaining, protecting and enhancing the most valuable existing natural features of the Site including the boundary hedgerows and trees and the habitat corridor alongside Keys Brook. The latter falls within Opportunity Areas for Nature Recovery of the Local Nature Recovery Strategy (LNRS) and provides value for foraging and commuting wildlife. A pond designed specifically for wildlife and twice the size of the current ephemeral waterbody would be created, in addition to a SUDS basin planted with wetland meadow species. In addition, specific features would be incorporated into the proposals at reserved matters application stage (and secured by condition) to support priority and protected species including bat and bird boxes and hedgehog commuting routes.

2.8 The proposals exceed the mandatory 10% **Biodiversity Net Gain** (BNG) requirements (Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021))[2].

2.9 The development proposals accord with **Policy ENV4 Biodiversity and Geodiversity**. No designated wildlife sites and no irreplaceable habitats are on Site or within influencing distance of the proposed development. Impacts on priority habitats and species and legally protected species would be avoided and/or mitigated. The proposals would also contribute locally to the borough's biodiversity, primarily due to the landscaping which in part falls within Opportunity Areas for Nature Recovery of the LNRS. Furthermore, there would be a net gain in natural assets as demonstrated through the BNG metric.

2.10 In relation to ecology matters the development proposals accord with **Policy STRAT 1 Sustainable Development** by protecting, enhancing and improving the natural environment through habitat management and habitat creation.

2.11 The BNG Feasibility Assessment confirms that the development proposals would satisfy **Policy DM 44 Protecting and Enhancing the Natural Environment** by

[1] Ministry of Housing, Communities and Local Government (2026). National Planning Policy Framework. Published 17 August 2026.
[2] Environment Act 2021, 2021 CHAPTER 30 - https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted

providing at least 10% net gain in habitat, hedgerow and watercourse units. Gains include habitat enhancement in the south of the Site where proposals fall within locations identified as LNRS Opportunity Areas for Nature Recovery.

Protected species licensing

2.12 The Appellant and the Council agree that that the only protected species licensing issue relates to great crested newts (GCN) which although not confirmed on Site, are known to be present in the wider landscape and therefore could use habitats within the Site. It has been agreed between the Appellant and the Council that the Impact Assessment and Conservation Payment Certificate (IACPC) countersigned by Natural England is required to satisfy Policy DM44 and the 'Three Tests'. The countersigned IACPC (Natural England Reference: DLL-ENQ-CHES-00300) is Core Document CD5.09.

Reasonable avoidance measures

2.13 The prevention of incidental damage to retained habitats and low level risks to wildlife would be avoided and mitigated through the use of a Construction Environmental Management Plan (CEMP) and reasonable avoidance measures and secured via condition. Measures would include:

- prevention of site run-off or pollution events from entering Keys Brook,
- biosecurity measure to prevent spread of INNS onto the site,
- avoidance of vegetation clearance and demolition of the stables during the nesting bird season (or survey by an ecologist to confirm no nests and works can proceed), and
- measures to avoid incidental injury to wildlife.

3.0 Conditions

Conditions

3.1 Draft conditions will be agreed between the Appellant and CWAC and will be submitted to PINS prior to commencement of the Inquiry.

4.0 Matters Not Agreed

4.1 There are no matters in dispute in relation to ecology.

5.0 Declaration

5.1 This ecology statement of common ground has been prepared by The Environment Partnership on behalf of Gladman with full cooperation by Cheshire West and Chester Council. It sets out the areas of agreement and disagreement. The aim of the Eco-SoCG is to focus the Inquiry onto the key areas in dispute and thereby assist the Inspector.

ISSUED BY:

Signed: 

Print Name: Elizabeth Seal

Date: 02.11.2026

On behalf of The Environment Partnership Ltd

APPROVED BY:

Signed: 

Print Name: Louise Sawrey

Date: 03.11.2026

On behalf of Cheshire West and Chester Council

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