

Technical Considerations

A number of technical reports have been prepared by specialist consultants, which will be submitted in support of the outline application.

The following reports have been prepared:

- Ecology, bird and bat surveys – **Biora Limited**
- Arboricultural survey – **Tyler Grange**
- Archaeology & Built Heritage report – **BSA Heritage**
- Transport Assessment – **Eddisons Transport Planning & Design**

A summary of the key considerations are contained within the following slides.



Ecology, birds and bats

Biora was commissioned in May 2020, by Gerald Eve LLP to undertake a Preliminary Ecological Appraisal (PEA) survey of the land at Mount Pleasant Farm, Congleton and provide recommendations.

R1	The broadleaved woodland habitat, hedgerows and mature trees on site should be retained and enhanced for their value to wildlife and importance as commuting routes in the local area. These features will provide important features for wildlife in a changing landscape. Enhancement of these areas can be achieved by introducing a range of native trees and shrubs in areas of low plant diversity. Planting schemes for the landscape design should aim to provide a layered structure by selecting plants that grow to different heights and provide a dense shrub layer.
R2	As GCN are known to be in the local area, further survey of ponds within 250m will be required in order to gather sufficient information on how the development may impact this species. Any development activity that would result in a negative impact on individual great crested newts or habitats used by them would require a Natural England-issued license to derogate from the Habitat Regulations.
R3	Due to this site having 'moderate' suitability for bats, a suite of surveys (following BCT best-practice guidelines) should be carried out in the active bat months (April to October), to gauge how bats use this site and therefore to inform the development of the site in a way which would minimise any negative impacts on bats.
R4	No lights should be shone on the mature trees on-site or adjacent to the site during or after development. If any of these trees on-site require removal or disturbance, then they must first be inspected by a suitably experienced bat ecologist for the presence of roosting bats. Bats will undoubtedly be foraging around the site and consideration should be given to the lighting plan to minimise the disruption of foraging bats and avoiding illumination of any bat roosts.
R5	The buildings B01 and B02 on site were identified as having Moderate and Low bat roosting potential, respectively. If B01 is to be removed, then it should be subjected to at least two bat surveys (one bat survey for Low potential buildings) to confirm the presence/absence of roosting bats in these structures.
R6	The site has low to moderate value for breeding birds. Further survey may be necessary in order to identify the value of the site for rare and important species of breeding birds.

Ecology, birds and bats cont'd.

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R7	All vegetation clearance and building demolition should be timetabled out with the core British bird breeding season (i.e March-August inclusive). Where this is not possible, all vegetation to be cleared must be checked for active nests by a suitably experienced ecologist before undertaking the works.
R8	A Reasonable Avoidance Methodology (RAMs) for badgers, that may be using this site for commuting, should be employed to ensure they are safeguarded from harm in the event that they are present on site within the development footprint when site clearance/ construction activities are taking place.
R9	A Reasonable Avoidance Methodology (RAMs) for reptiles should be employed to ensure that the development results in no negative impacts to any reptiles that might use this site. The RAMs statement will detail how individual reptiles will be safeguarded from harm in the unlikely event that they are present on site within the development footprint when site clearance/ construction activities are taking place.



Ecology, birds and bats cont'd.

Following the Preliminary Ecological Appraisal (PEA) survey by Biora 2020, a breeding bird survey was undertaken.

A total of 17 species were recorded as holding a territory within the survey area. Of these 17 species, 4 were notable birds of conservation concern and 5 were Schedule 1 species.

The following further mitigation is recommended:

Enhancement of the woodland on site to make this habitat more valuable for birds, and ensure trees are protected and retained in the long-term.

Retain and enhance existing boundary hedgerows by native planting on site to attract invertebrates, with the addition of berry-producing trees and scrubs.

Allow unmanaged areas of rough grassland where possible to increase habitat for ground nesting bird species and for foraging birds.



Ecology, birds and bats cont'd.

Following the Preliminary Ecological Appraisal (PEA) survey by Biora 2020, a bat survey was undertaken.

There were low-moderate levels of bat activity on the land and therefore the development will not have a significant impact on bat foraging and commuting routes, appropriate enhancements will be made for the land area, particularly the woodland and hedgerows.



Archaeology & built heritage

A combined archaeology and built heritage assessment report as been prepared by BSA Heritage and will be submitted in support of the planning application.

The reports concluded that the site has low archaeological potential and there are no issues with the site's redevelopment in relation to nearby designated heritage assets and setting.

The existing house and associated barn is early 19th century in origin and there has been considerable change since it was built with much of the original fabric lost as a result. Retention of it therefore is not warranted.



Transport

A Transport Assessment prepared by Eddisons Transport Planning & Design will be submitted with planning application.

Vehicular access is proposed from Giantswood Lane via a priority controlled junction. This has been designed to current appropriate design guidance and consists of a standard residential access with a 6 metre wide road, two 2 metre wide footways and 10 metre junction radii.

The **Transport Assessment** shows that the residential development of 50 homes could generate in the region of 25 two-way trips in the AM peak and around 24 two-way trips in the PM peak hour. To put this into some context, this equates to around an additional two-way vehicle trip every 2.5 minutes even in the busiest periods of the day. This represents a minimal level of additional traffic.

The proposals will form part of the wider LPS27 Cheshire East Local Plan allocation and potential pedestrian and cycle links will be promoted from this site to the adjacent future development parcels. This will ensure that the site is appropriately sustainable in transport terms and will connect into the various key services and facilities within Congleton and the nearby bus routes.

