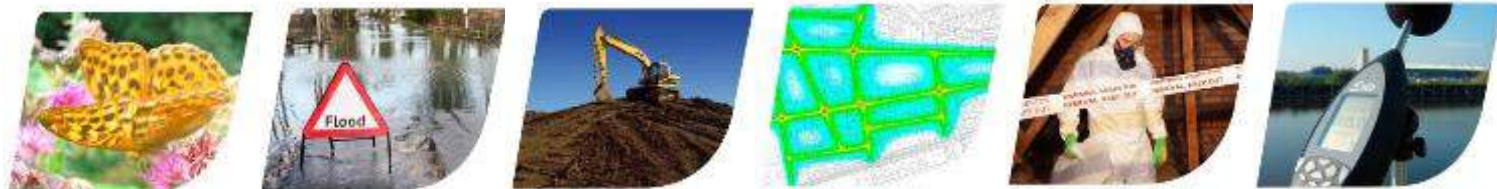


ADDENDUM TO ECOLOGICAL SURVEY REPORTS THE PLOUGH, ALSAGER

REC REFERENCE: 60151P11R0

REPORT PREPARED FOR:
HOLLINS STRATEGIC LAND

26TH MARCH 2015



QUALITY ASSURANCE




Issue/revision	Issue 1	Revision 1	Revision 2
Remarks	Draft		
Date	26.03.2015		
Prepared by	Andrea Cordon		
Qualifications	BSc, MSc, ACIEEM		
Signature			
Checked by	N. Madden		
Qualifications	BSc, MCIEEM		
Signature			
Authorised by	N. Madden		
Position	Principal Ecologist		
Signature			
Project number	60151p11r0		

TABLE OF CONTENTS

QUALITY ASSURANCE **1**
TABLE OF CONTENTS **2**
1.0 INTRODUCTION..... **3**
2.0 SUMMARY OF PROPOSED MITIGATION MEASURES..... **4**

DRAWINGS

1926_03 v.A Indicative Masterplan Version A
1926_03 v.D Indicative Masterplan Version D






SCALE

1:750 @ A1
1:750 @ A1

1.0 INTRODUCTION

Resource and Environmental Consultants Ltd (REC) have undertaken a series of ecology surveys on behalf of Hollins Strategic Land to support the planning application for a proposed development at two disused areas of land situated adjacent east of The Plough public house in Crewe Road, Alsager, Cheshire, ST7 2UB. The two areas of land, which are separated by an unnamed farm access road, are hereafter referred to as the 'site'. It is proposed that the site is developed to accommodate a series of residential dwellings.

A series of reports have been prepared in order to present the results of the surveys, assess the potential impacts of the proposed development on protected habitats and species and to provide recommendations to ensure development complies with current wildlife conservation legislation and planning policies. These reports are enumerated below:

-  Amphibian Survey (REC report ref.: 60151p5r0; June 2014);
-  Extended Phase 1 Habitat Survey (REC report refs.: 60151p6r2 and 60151p7r2; December 2014);
-  Great Crested Newt Mitigation Strategy (REC report ref.: 60151p8r1; December 2014);
-  Grassland Assessment (REC report ref.: 60151p9r0; August 2014); and,
-  Bat Survey (REC report ref.: 60151p10r0; October 2014).

Following consultation with the Local Planning Authority (Cheshire East Council; CEC), the proposed development layout has been tailored to ensure a more favourable outcome for nature conservation and to combine the ecological requirements of the site with the other areas of the planning process. This report aims to summarise the proposed mitigation measures / layout amendments and the reasoning behind the changes.

2.0 SUMMARY OF PROPOSED MITIGATION MEASURES



A summary of the proposed mitigation measures / layout amendments and the reasoning behind the changes is presented in Table 2.1 below.

Please refer to Drawings No. 1926_03 v.A and 1926_03 v.D for the initial and final development layouts. For a detailed description of the initial proposed mitigation measures, please refer to REC report 60151p8r1 - Great Crested Newt Mitigation Strategy (December 2014).

Table 2.1 Summary of Proposed Mitigation Measures

Ecological Feature	Initial Mitigation Proposal	Updated Mitigation Proposal	Comments
UK BAP Woodland			
- Retention of UK BAP woodland including all trees protected by TPOs	0.32 ha	0.40 ha	Following comments from CEC, the scheme aims to maximise the retention of existing UK BAP priority habitat woodland within the eastern parcel of the site.
- Loss of young semi-mature regenerating birch and hawthorn scrub UK BAP priority habitat	0.65 ha	0.57 ha	Through retention and creation, the scheme provides a net increase of UK BAP priority habitat woodland post development.
- Mitigation woodland planting within open space around retained woodland	0.50 ha	0.62 ha	
- Total UK BAP priority habitat with mitigation planting	0.82 ha	1.02ha	
Great crested newts (aquatic habitats)	Pond retention and creation of three new ponds.	Pond retention and creation of two new ponds.	Following discussions with Cheshire East, the creation of a Local Equipped Area for Play (LEAP) within the site was considered more important than a third pond.
Great crested newts (terrestrial habitats)	Retention of all core terrestrial habitats and creation, enhancement or reinstatement of the majority of the immediate terrestrial habitats.	Same.	Change in habitat retention to include retention of existing woodland rather than grassland. Following comments from CEC, it was agreed that the woodland is more valuable for ecology than the grassland.

Ecological Feature	Initial Mitigation Proposal	Updated Mitigation Proposal	Comments
	Creation of extensive log pile hibernacula, supplemented by smaller refuge piles around the newly created ponds.	Same.	Changes in alignment and length required to accommodate woodland retention in the north.
	Hibernacula to be constructed from logs and brash obtained from tree removal to the north, with tree planting above.	Same.	Hibernacula will now be finished with topsoil from the woodland. This will help to retain the current invertebrate assemblage within the site.
	Placement of footpaths and hedgerow to limit pedestrian disturbance to the great crested newt receptor site.	Same.	Slight change in its location to adapt the development layout to new woodland retention.
	Inclusion of small refuge / hibernacula piles along the Valley Brook corridor. Soil to be taken from pond excavation and mixed with trees and brash.	Same.	No change.
	Wildlife friendly residential gardens with native tree and shrub planting. Creation of gaps within proposed residential fencing to allow dispersal of great crested newt and other fauna. Installation of ACO Wildlife Kerbs, and dropped road kerbs to prevent traffic collision and entrapment of great crested newts and allow dispersal.	Same	No change.
	Capture and translocation of	Same.	No change.

Ecological Feature	Initial Mitigation Proposal	Updated Mitigation Proposal	Comments
	great crested newts to receptor site following the Great Crested Newt Mitigation Guidelines (English Nature, 2001).		
	Post-development habitat management / maintenance and great crested newt population monitoring.	Same.	No change.
Bats	Retention of mature trees with bat roosting potential.	Same.	No change.
	Provision of artificial bat roosts within the site: <ul style="list-style-type: none">  Two maternity boxes within retained trees; and,  Three bat access tiles within proposed dwellings. 	Same.	No change.
Birds	Provision of eight bird nests boxes (mix of 25 mm, 28 mm and open fronted).	Same.	No change.
Non-native invasive species.	Himalayan balsam eradication and replacement with wildflower grassland.	Same.	No change.

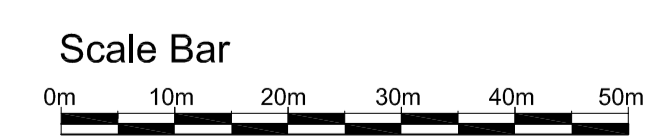
DRAWINGS

EXISTING WOODLAND AREAS & MITIGATION PLANTING

- Area of UK BAP priority habitat (woodland) present on site = **0.97 hectares**
- Retention of UK BAP priority habitat (woodland) on site = **0.32 hectares** (including TPO Woodland W1 and all other TPO trees)
- Loss of young/ semi mature regenerating Birch & Hawthorn scrub UK BAP priority habitat (compartments A, H & I) = **0.65 hectares**
- Mitigating woodland planting within open space, around Woodland W1, Compartment E and south western edge of brook = **0.50 hectares**
- Total of UK BAP priority habitat on site following mitigation planting = **0.82 hectares**



- Key:**
- Rear gardens
 - Front gardens curtilage
 - Proposed Dwellings
 - Proposed woodland mitigation planting
 - Proposed shrub planting
 - Proposed avenue tree planting
 - Existing tree planting
 - Existing ponds
 - New proposed ponds
 - Proposed amenity grass areas
 - Proposed LAP area
 - Proposed roads/ footpaths
 - Existing Highway verge
 - Existing grassland retained
 - Damp grassland and scrub habitat
 - Log pile hibernacula average of 10m wide
 - Existing public right of way (rerouted at bridge)
 - Existing public right of way
 - Proposed public footpaths
 - T.P.O Area
 - Alignment of stream



Land Adjacent to The Plough Inn, Crewe Road, Alsager

Indicative Masterplan (70 Units)

Indicative Masterplan Version A
1:750@A1
(See scale bar)

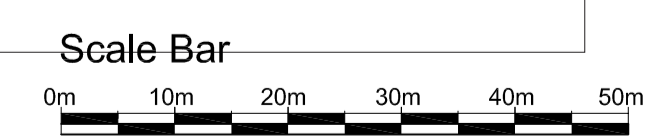


EXISTING WOODLAND AREAS & MITIGATION PLANTING

- Area of UK BAP priority habitat (woodland) present on site = **approx 0.97 hectares**
- Retention of UK BAP priority habitat (woodland) on site = **approx 0.4 hectares** (including TPO Woodland W1 and all other TPO trees)
- Loss of young/ semi mature regenerating Birch & Hawthorn scrub UK BAP priority habitat (compartments B, H & I) = **approx 0.57 hectares**
- Mitigating woodland planting within open space, around Woodland W1, Compartment E and edge of brook on southern boundary = **approx 0.62 hectares**
- Total of UK BAP priority habitat on site (existing and proposed) following mitigation planting = **approx 1.02 hectares**



- Key:**
- Rear gardens
 - Front gardens curtilage
 - Proposed Dwellings
 - Proposed woodland mitigation planting
 - Proposed shrub planting
 - Proposed avenue tree planting
 - Existing tree planting
 - Existing ponds
 - New proposed ponds
 - Proposed amenity grass areas
 - Proposed LEAP area
 - Proposed roads/ footpaths
 - Existing Highway verge
 - Existing grassland retained
 - Damp grassland and scrub habitat
 - Log pile hibernacula average of 10m wide
 - Existing public right of way (rerouted at bridge)
 - Existing public right of way
 - Proposed public footpaths
 - T.P.O Area
 - Alignment of stream



Land Adjacent to The Plough Inn, Crewe Road, Alsager

Indicative Masterplan (70 Units)

Indicative Masterplan Version D
1:750@A1
(See scale bar)

