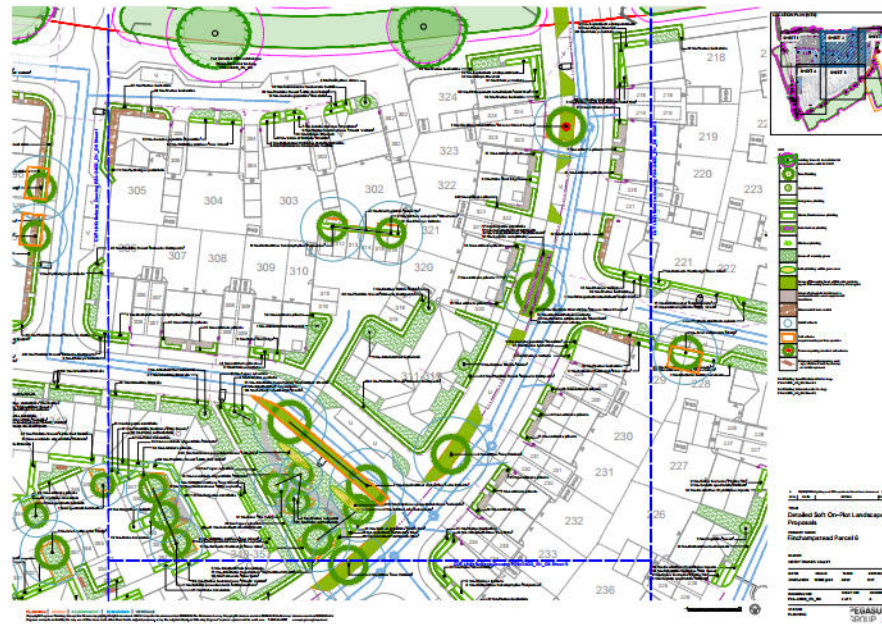




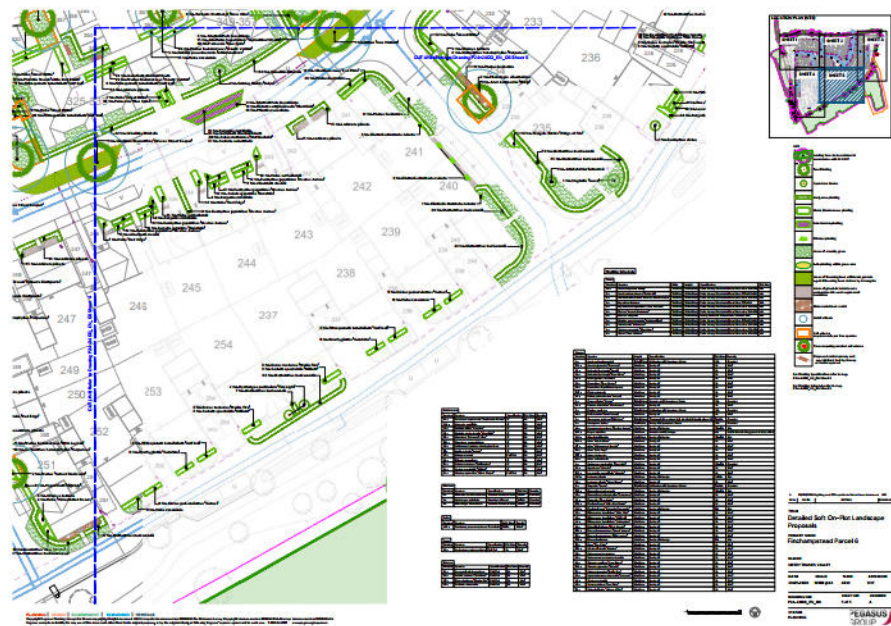




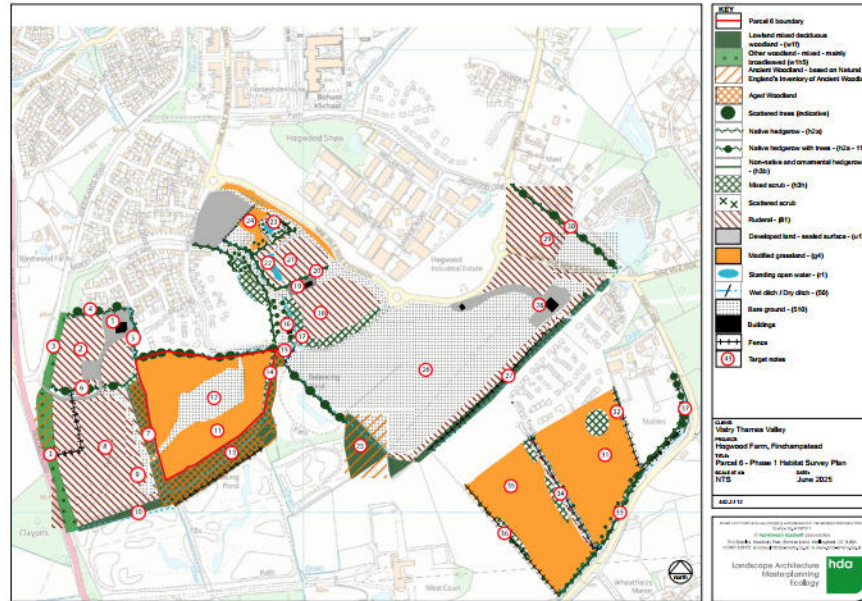
- 1. Existing Building Footprint
- 2. Proposed Building Footprint
- 3. Existing Parking Spaces
- 4. Proposed Parking Spaces
- 5. Existing Landscaping
- 6. Proposed Landscaping
- 7. Existing Utilities
- 8. Proposed Utilities
- 9. Existing Stormwater Management
- 10. Proposed Stormwater Management
- 11. Existing Accessways
- 12. Proposed Accessways
- 13. Existing Easements
- 14. Proposed Easements
- 15. Existing Right-of-Way
- 16. Proposed Right-of-Way
- 17. Existing Zoning
- 18. Proposed Zoning
- 19. Existing Surrounding Land Use
- 20. Proposed Surrounding Land Use



Project Name	1234567890
Project Number	1234567890
Project Location	1234567890
Project Date	1234567890
Project Status	1234567890
Project Owner	1234567890
Project Designer	1234567890
Project Engineer	1234567890
Project Architect	1234567890
Project Planner	1234567890
Project Manager	1234567890
Project Coordinator	1234567890
Project Assistant	1234567890
Project Secretary	1234567890
Project Receptionist	1234567890
Project Janitor	1234567890
Project Security Guard	1234567890
Project Maintenance Worker	1234567890
Project Landscaper	1234567890
Project Utility Worker	1234567890
Project Stormwater Manager	1234567890
Project Accessway Worker	1234567890
Project Easement Worker	1234567890
Project Right-of-Way Worker	1234567890
Project Zoning Worker	1234567890
Project Surrounding Land Use Worker	1234567890



APPENDIX B
Existing Ecological Features



Tanget Notes - Aporfield

1. Site yard comprised a handstanding area with mobile cabins.
2. Relatively sparse ruderal vegetation dominated by Common Nettle *Urtica dioica*, Spear Thistle *Cirsium vulgare*, Common Ragwort *Senecio jacobaeae*, Bistly Ox Tongue *Heimlichthea echinoides* and Common Dandelion *Taraxacum officinale*. Small areas of scattered bare ground/ recently disturbed ground are present. Field margins vary between 1 – 5m and are more densely vegetated with the above species with the inclusion of Annual Meadow Grass *Poa annua*, Red Fescue *Festuca rubra*, Cleavers *Galium aparine*, Broad-leaved Dock *Rumex obtusifolius*, Cut Leaved Cresses *Bill Geraadus cressens*, Field Poppy *Papaver rhoeas*, Field Poppy *Papaver rhoeas* and Scarlet Pimpernel *Anagallis arvensis*.
3. Mixed woodland along the western boundary with species including Ash *Fraxinus excelsior*, Larch *Larix decidua*, Scots Pine *Pinus sylvestris*, Beech *Fagus sylvatica*, Pedunculate Oak *Quercus robur* and Black Poplar *Populus nigra*. Some of the trees are mature and have suitable bat roosting features. The understorey is comprised of Elder *Sambucus nigra*, Hawthorn *Crataegus monogyna*, Holly *Ilex aquifolium*, Willow *Salix* Sp. and Hazel *Corylus avellana*. The ground layer is dominated by Bramble *Rubus fruticosus* and Common Nettle with bracken *Pteridium aquilinum*. Ground Ivy *Glechoma hederacea*, Cow Parsley *Anthriscus sylvestris*, Cowslip *Primula veris*, Geranium *robertianum*, White Bryony *Bryonia dioica* and Black Birdweed *Fallopia convolvulus*. Part of the southern area of this woodland is listed on Natural England's Ancient Woodland Inventory; this area is especially dominated by Larch and other introduced coniferous species.
4. Native defunct hedgerow with trees comprising a hedgerow of Field Maple *Acer campestre*, Hazel, Blackthorn *Prunus spinosa* and Ash, with Ash and Oak mature trees and a dry ditch below.
5. Newly created culvert with a small area of standing water.
6. Treeline of mature Ash and Pedunculate Oak trees with relic species rich hedgerow of Hazel, Holly, Field Maple, Hawthorn and Blackthorn. Some of the mature trees have the potential to support roosting bats. The ground layer vegetation is sparse and mostly comprised of Bramble with occasional Cowslip *Primula veris* and Creeping Thistle *Cirsium arvense*.
7. Lowland mixed deciduous woodland comprised of Pedunculate Oak and coppiced Ash with Wild Cherry *Prunus avium*, Field Maple, Hazel, Hawthorn and Blackthorn. Mature trees are present, some of which have features of bat roosting potential. The ground layer is dominated by Bramble with occasional Cowslip *Primula veris*, Cowslip *Primula veris*, Speedwell *Anthriscus sylvestris*, Common Sorrel *Rumex acetosa* and Lords-and-ladies *Arum maculatum*. A dry ditch is present along the western boundary of the parcel and a ditch that was wet at the time of the survey along the eastern boundary.
8. A field of ruderal vegetation of varying height from 10cm to 50cm in height dominated by Spear Thistle, Common Nettle and Perennial Ryegrass and White Clover *Trifolium repens* with the occasional Creeping Buttercup *Ranunculus repens*. Common

Hogweed *Heracleum sphondylium*, Ragwort and Broad Leaved Dock and Cleavers. Small areas within the parcel are sparsely vegetated with areas of bare ground with occasional ruderal species mentioned above but include Scarlet Pimpernel and Bird Foot Trefoil *Lotus corniculatus*.

9. A small depression of bare ground that had standing water at the time of the survey with occasional Yellow Flag Iris present.

10. Plantation lowland mixed deciduous woodland comprised of White Poplar, Pedunculate Oak, Ash and Field Maple. Mature trees are present, some of which have features of bat roosting potential. Understorey comprised of Holly, Dog Rose, *Rosa canina*, Common Nettle, Cow Parsley, Cleavers, Curled Dock, *Rumex crispus*, Bramble and Ground Ivy. A dry ditch is present along the boundary along the southern boundary of the wooded strip.

11. Species poor modified grassland of varying sward length between 5cm – 40cm comprised of Perennial Ryegrass, Cocksfoot *Dactylis glomerata*, White Clover, Oxeye Daisy *Leucanthemum vulgare*, Creeping Buttercup with occasional Broad Leaved Dock, Dandelion and Scarlet Pimpernel. Field margins are approximately 4-6m wide and are comprised of Common Nettle, Spear Thistle, Common Vetch *Vicia sativa* and Cow Parsley.

12. Area of bare ground used for storage of construction materials.

13. Lowland mixed deciduous woodland comprised of Pedunculate Oak standards and coppiced Ash with Wild Cherry, *Prunus avium*, White Poplar, Field Maple, Hazel, Willow, English Elm *Ulmus procera*, Holly, Hawthorn and Blackthorn. Mature trees are present, some of which have features of bat roosting potential. The ground layer includes Bramble, Wood Aven *Geum urbanum*, Herb Robert, Common Ivy, Wood Spurge *Euphorbia amygdaloides*, Violet *Viola sp.*, Greater Stitchwort, *Stellaria holostea*, Common Nettle, Remote Sedge *Carex remota*, False Brome *Brachypodium sylvaticum* and Butcher's Broom *Ruscus aculeatus* present. Standing and fallen dead wood is present throughout the woodland area. The woodland becomes increasingly wet to the west where Willow becomes dominant and dry ditches border most of the woodland edges, a further dry ditch running centrally through the southern side of the woodland. The woodland is bordered to the east by a linear plantation of England's Ancient Woodland Inventory, here the dominant tree species is White Poplar in the south and Pedunculate Oak in the north. This area is demarcated in its western boundary by a small woodbank.

14. Mixed Scrub comprised of Bramble, Blackthorn, Dog Rose and Pendulate Oak samplings over a dry ditch.

16. A wooden bat barn set between treelines of Pendulate Oak, Ash and Hazel.

17. Mixed scrub comprised of Bramble, Elder and Holly with large amounts of deadwood above a steep-sided wet ditch. Towards the eastern end of the scrub parcel, Elder becomes the dominant species with the inclusion of ruderals in the ground layer including Common Nettle, Spear Thistle, Cleaver and Broad Leaved Dock.

18. Ruderal vegetation comprised of Perennial Rye Grass, Spear Thistle, Common poppy *Papaver rhoeas*, Cocks Foot, Rosebay Willowherb *Chamerion angustifolium*, Annual Sow Thistle *Sonchus oleraceus*, Common Nettle, and Curled Dock.
19. Listed building with multiple features with bat roost potential including tiled roof tiles and cracks in the brickwork. Situated on an area of concrete hardstanding. Surrounded by scaffolding at the time of the survey.
20. Species-rich native hedgerow comprised of Hawthorn, Hazel, Blackthorn, English Elm and Ash.
21. Ruderal vegetation similar to TN20 with the inclusion of Oxeye Daisy at high densities and occasional Red Campion *Silene dioica*.
22. A SUDS pond within a parcel of ruderal vegetation described in TN21. Sloping earth banks with occasional Pendulous Sedge *Carex pendula*.
23. A shaded pond approximately 30cm in depth. Tussocks of Pendulous Sedge and patches of encroaching Bramble, Willow, Pedunculate Oak and Alder, border the edge of the pond. The pond area is enclosed by a chicken-wire fence.
24. Modified grassland with a short sward length of approximately 20cm in length comprised of Perennial Rye Grass, Cocks Foot, Red Fescue, Meadow Buttercup, Broadleaved Dock and Dandelion.
25. Lowland mixed deciduous woodland. Dominant species within the woodland include Ash, Pedunculate Oak and Alder with a Hawthorn and Field Maple understorey. The ground layer includes Bramble, Wood Avenis, Herb Robert, Ground Ivy, and Hairy Brome *Bromopsis ramosa*. There are fallen wood and dead-wood piles throughout the woodland area and multiple trees with possible bat roosting potential. The woodland, in part, is listed on Natural England's Ancient Woodland Inventory.
26. Large parcel of bare ground with large spoil heaps. During the time of the survey, excavators were topping soil within the parcel. Field margins were sparsely vegetated with ruderal species including Bramble, Curly Dock, Spear Thistle, Ragwort and Common Nettle.
27. Lowland mixed deciduous woodland. A thin strip of broadleaved woodland plantation behind this comprised of Ash, Lombardy Poplar, Field Maple, White Willow, Grey Willow, Dogwood, Hazel, Hawthorn, Blackthorn and Bramble with Common Ivy and Cleavers dominating the ground layer. Some of the trees have features of possible bat roosting potential. A ditch that had small pools of standing water is present along the southern side of the wooded strip.
28. Site compound on hardstanding area.
29. Short ruderal vegetation within the northern end of the parcel similar in species composition to TN18 with the inclusion of Ribwort Plantain *Plantago lanceolata*, Timothy *Phleum pratense*, Musk Mallow *Malva moschata* and Bristly Ox Tongue. Bare ground is present across the southern area of the parcel with small field margins

approximately 1 m in width comprised of similar short ruderal species as the northern area.

30. A dense, lined, species-rich native hedgerow with trees comprising Redunculate Oak, Beech, Ash, Gosh, Willow *Salix caprea*, Black Poplar *Populus nigra*, Field Maple, Dogwood, Hazel, Holly, Bramble and Common Broom *Sarothamnus scoparius*. The hedgerow is approximately 15 years old and tree guards are present on some individual plantings with some mature trees present along the roadside, especially within the southern section of the hedgerow.

31. Modified grassland with species including Yorkshire Fog, Perennial Rye-grass, False Oat-grass (*Alopecurus pratensis*), Cock's Foot, Red Fescue, Common Vetch, Buttercup, White Clover, Doves-foot Crane-bit (*Geranium molle*, Common Vetch, Common Mouse-ear Cerastium, Toothwort), Scintless Mayweed, *Tripurospermum inodorum*, Creeping Thistle, Spear Thistle, Common Sorrel, Ragwort, Greater Willowherf (*Eupatorium hispidum*, Cleavers, Broad-leaved Cord, Common Knapsweed, *Pulsatilla dysenterica* and Self-Heal *Lithyllum vulgaris*, Forget-me-not sp., Fleabane *Pulegia dysenterica* and Scented Heath *Prunella vulgaris* along the trefline to the south, Hemp Nettle, Galopais' trefline, Lady's Thumb *Persicaria maculosa*, Scintless Mayweed, Prickly Sow-thistle and Clustered Cord with wet flushes of Sedge and Soft Rush. There are two small bunds close along with tall reeds and cord dominated by Soft Rush. There are patches of scrub with species including Bramble, Elder and Dog-rose with large patches of scrub within the grassland with species including Bramble, Elder Silver Birch and Dog-rose with Common Nettle. There are also piles of deadwood near and within the scrub.

32. Non-native and ornamental species-poor hedgerow comprising Cherry Laurel *Prunus laurocerasus*, Leylandii *Cupressus x leylandii* and Elder, broken by Bramble scrub on the north-eastern edge of the grassland field (TN 31). To the south of the hedgerow, continuing along the field boundary is a wooden post and electric wire fence which is overgrown with tall grasses and ruderal vegetation.

33. An outgrown, defunct native species-rich hedgerow with trees adjacent to Park Lane, with a dry ditch below. Species within the hedgerow include Pedunculate Oak, Black Poplar, Gorse (*Ulex europaeus*), Holly, Grey Willow, Blackthorn, Bracken and Bramble. A tree line of Pedunculate Oak is present approximately 5m into the field from the hedgerow.

34. A ditch that was dry at the time of survey with scattered Bramble scrub and trees including Willow and Pedunculate Oak, some of which have possible bat roosting potential. Behind the ditch is a fence and a dirt track, used as an access route into the site. A scrub line is present along the eastern side of the track and is ~2m wide. The scrub line is Willow, Dog Rose, Oak and Bramble scrub. Track supports ephemeral vegetation including Scentsless Mayweed, Cocks Foot, Smooth Hawesbird, Common Yarrow, Hawthorn saplings, Common Bent & Spear Thistle.

35. Modified grassland field with a similar species composition to Target Note 31, with more Bent dominant in the north and False Oatgrass and Fescue sp. dominated to the south. Occasional species include Greater Plantain, Ribwort Plantain, Greater Birds-foot Trefoil, Common Hogweed, Cleavers, Meadow Vetchling, Mouse-ear, Common Vetch, Common Fleabane, Creeping Buttercup, Red Fescue and Soft Rush.

Bramble scrub is present along many of the field boundaries, with Common Nettle also present. A wet flush is present within the west of the field and contains Common Horsetail, Common Nettle, Sow Thistle, Soft Rush and occasional Hemp Nettle.

36. Scattered semi-mature trees and scattered areas of dense scrub along fence line. Species present include Oak, Ash, Blackthorn, Dog Rose, Bramble and Common Nettle.

37. A line of scrub and trees with a dry ditch bordering Park Lane.

APPENDIX C
Management Schedules

Grassland Management															
Habitat Type	Management Phase	Operational objective	Activity	J	F	M	A	M	J	J	A	S	O	N	D
Wildflower meadow	Establishment	Ensure establishment of a healthy sward.	Once established cut to a height of approximately 10cm. Remove cuttings. Carried out every 6-8 weeks throughout first growing season from mid-summer onwards.												
	Maintenance	Maintain and enhance meadow grassland for ecological diversity.	Cut once annually to no less than 10cm, at the end of August. Remove cuttings.												
Wet	Establishment	Ensure establishment of a healthy sward.	Once established cut to a height of approximately 10cm. Remove cuttings. Carried out every 6-8 weeks throughout first growing season.												
	Maintenance	Maintain and enhance wet grassland for ecological diversity.	Cut once annually to no less than 10cm. Remove cuttings.												
Rough	Establishment	Ensure establishment of a healthy sward.	Once established cut to a height of approximately 10cm. Remove cuttings. Carried out every 6-8 weeks throughout first growing season from mid-summer onwards.												
	Maintenance	Maintain and enhance rough grassland areas.	Single cut to 10cm in late-spring on 2-3 year rotation. 30-40% to be cut in any one year.						1						

Amenity	Establishment	Ensure establishment of a healthy sward.	Carry out first cut once grass has reached 5cm, cutting off 1cm, and lightly roll. Maintain sward at 5cm by regular cutting at appropriate intervals through the growing season.		1	1	2	2	2	2	1	1		
	Maintenance	Maintain a short, neat sward for moderate recreational use. Prevent encroachment of woody species.	Regular cutting to 5cm throughout March-October (up to 14 times per year). Water and weed when needed.		1	1	2	2	2	2	1	1		
All new grassland	Establishment	Control problem species e.g. Ragwort, Nettles, Thistle	Apply spot herbicide as required (Assume 1% of total area to be treated) or hand pull if within 5m of waterbodies				1							
	Maintenance	To maintain a healthy and uniform sward. Do not apply organic or inorganic fertilisers or lime. Do not apply insecticides, herbicides or fungicides; the exception is herbicides for the control of specific problem weeds – herbicides for these species should be applied by weed wiper or spot treatment with a back-pack sprayer.	Repair any erosion and settlement with re-seeding with the same species seed mix as used originally at appropriate time during the growing season. Control encroaching scrub.											

Note: Shaded blocks indicate recommended window for the relevant management activity to be carried out. Numbered blocks indicate that management should be carried out at this time and the frequency.

[illegible][illegible]

All boundaries	Maintenance	Maintain condition and ensure boundaries are fulfilling duties.	Inspect twice per annum.																
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Note: Shaded blocks indicate recommended window for the relevant management activity to be carried out. Numbered blocks indicate that management should be carried out at this time and the frequency.

Native Scrub and Tree Management

Habitat Type	Management Phase	Operation Objective	Activity	J	F	M	A	M	J	J	A	S	O	N	D
New trees and native scrub planting	Establishment	Ensure establishment of healthy trees and scrub.	Protect with appropriate guards/fencing.												
			Maintain >1m weed-free zone around base of newly planted trees and shrubs using mulch and/ or 3 herbicide applications per year (or hand pulling if within 5m of waterbodies).				1		1			1			
			• Replace any dead plants during establishment period.												
	Maintenance	Ensure establishment by observing moisture levels around base of trees during dry months and tree stakes are intact	• Water during long, dry spells. • Regularly check tree stakes until fully established, 3 times per year. Repair and replace damaged tree stakes and ties. Remove stakes once established. • Keep clear stems up to 2m.												
			• Coppice shrubs on a 10 year rotation (or as required), cutting no more than 1/5 of all shrubs each year. Use brash from cuttings to protect stools, and stack logs. • Thin tree canopy from new woodland areas by gradually removing nurse species. Assess annually. • Inspect. Stop low branches and scrub encroaching onto footpaths.												
		Maintain for public safety and check for diseases.	Inspect. Fell dangerous trees, remove dangerous branches.												
Plant guards	Establishment	Protect from animal damage.	Inspect and maintain guards twice a year for up to 5 years after planting.												
Tree stakes	Maintenance	Maintain for support of trees until self supporting.	Check ties 3 times per year. Tighten/loosen and replace as necessary. Remove stakes once established.												

Note: Shaded blocks indicate recommended window for the relevant management activity to be carried out.