St Modwen Homes Ltd

Blythe Bridge

ECOLOGY MANAGEMENT PLAN

May 2023

FPCR Environment and Design Ltd
Registered Office: Lockington Hall, Lockington, Derby DE74 2RH
Company No. 07128076. [T] 01509 672772 [F] 01509 674565 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

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CONTENTS

1.0 INTRODUCTION 2

2.0 PLAN CONTENT 2

3.0 RESPONSIBILITY FOR IMPLEMENTATION 3

TABLES

TABLE 1: MANAGEMENT FEATURES, OBJECTIVES, OUTLINE MANAGEMENT & SUCCESS INDICATORS 4

TABLE 2: DETAILED MANAGEMENT TO ACHIEVE OBJECTIVES 6

TABLE 3: MONITORING PROGRAMME - CONSTRUCTION PHASE 8

TABLE 4: MONITORING PROGRAMME - POST CONSTRUCTION 9

FIGURES

Figure 1: Bat and Bird Box Plan

Figure 2: Hedgehog Route Plan

APPENDICES

Appendix A: Proposed Site Plan

1.0 INTRODUCTION

1.1 On 12th May 2020 outline planning permission was granted (Ref. SMD/2018/0790) for residential development and associated infrastructure with all other matters reserved for subsequent approval, for land south-east of the A521, Blythe Bridge, Staffordshire. Approval was conditional with Condition 37 relating to biodiversity:

Before commencement of development an Ecological Management Plan shall be prepared for the development. This shall include:

> *• Creation, enhancement and management of semi-natural habitats – in particular existing and new pond/ wetland creation and associated habitat. Depth, gradients and aspects of created ponds to maximise value for biodiversity.*
>
> *• Provision of bat roosting and bird nesting opportunities in new buildings and attached to trees. This shall include provision for house sparrow and house martin. Designs to ensure hedgehogs can move through the development. The planting of hedgerows as curtilage boundaries. Planting of native locally occurring species appropriate to shade, moisture, aspect, and drainage to encourage pollinating insects, plus provide a food sources for foraging birds or bats. Details shall be provided on suitable scale plans and accompanying specifications. The timing of work and persons responsible must be detailed.*
>
> *• Details of aftercare, long-term maintenance for a minimum of 20 years post creation. Monitoring and remedial measures shall also be provided.*

The Ecological Management Plan shall be implemented in accordance with the approved details and features shall be retained in that manner there

Reason: Biodiversity enhancement providing a net gain for biodiversity appropriate to the size and scale of development as advocated by National Planning Policy Framework 2018. Policy NE1 in Staffordshire Moorlands Local Plan: Ensuring development promotes the appropriate maintenance, enhancement, restoration and/or re-creation of biodiversity through its proposed nature, scale, location and design.

1.2 This Ecological Management Plan has been produced to address this condition.

2.0 PLAN CONTENT

Background

2.1 In June 2018, FPCR Environment and Design Ltd conducted an initial Extended Phase 1 Habitat assessment and found habitats within the site were of variable nature conservation value, with moderately diverse semi-improved grasslands, outgrown hedgerows and mature trees providing greater value.

2.2 The EMP identifies the features which require management; this includes:

- Habitats that will be retained and enhanced through sympathetic management; and
- Habitats that will be created and subsequently maintained for biodiversity objectives.

It considers these at two stages: the construction phase and post construction (or the development phase).

2.3 Every management plan should have an over-arching vision, and for this Site, this is the creation and enhancement of habitats to improve biodiversity. For the individual features which in-combination are expected to achieve that vision, a target indicator has been given, which if present, will mean that the mitigation or compensation measure has achieved its objective.

2.4 Management prescriptions have been provided which are considered necessary to achieve the objective for each feature; these have been considered at both the construction and development phases.

2.5 Monitoring is an essential part of any management plan, to:

- ensure that the proposed management is being implemented;
- respond to unexpected outcomes from management; and
- determine if objectives are being achieved.

2.6 The monitoring aspect has been considered in two parts, general monitoring and specific monitoring in-terms of ecological supervision of some of the management.

2.7 The EMP has been presented in tabular format for conciseness and ease of use.

2.8 The plan covers a period of ten years, with a requirement for a review and subsequent update to the EMP at the end of every 10th year, to cover the next 20-year period.

3.0 RESPONSIBILITY FOR IMPLEMENTATION

3.1 Responsibility of implementation of the EMP will fall into two parts:

- management required during the construction stage; which will be the responsibility of the developer St Modwen's Homes Ltd; and
- post-development, management, which will be the responsibility of an appointed Management Company, with funding for the management derived via annual payments by residents.

Table 1: Management features, objectives, outline management & success indicators

FEATURE	OBJECTIVE & RATIONALE	OUTLINE MANAGEMENT TO ACHIEVE OBJECTIVE – CONSTRUCTION PHASE	OUTLINE MANAGEMENT TO ACHIEVE OBJECTIVE – POST CONSTRUCTION	INDICATOR THAT OBJECTIVE HAS BEEN ACHIEVED
1. New Specimen Trees	To plant new trees around the site and POS Creating scattered trees over amenity grassland will provide a replacement for current habitat of greater value.	Early establishment • Formative pruning to create healthy, strategic landscaping.	Implement sympathetic management • Water regularly, particularly within first two years. • Fertilise annually. • Keep free of pests, weeds, and disease. • Maintain litter free	• Established trees. • Free of pests, weeds, and disease. • Litter free.
2. Woodland Planting	To create new plantation woodland Woodland creates nesting, foraging and commuting habitat for many species including amphibians, birds and bats	Plant new woodland Plant a suitable array of native woody species to create woodland	Implement sympathetic management Maintain free of litter and self-seeded non-native plants	• Established trees. • Free of pests, weeds, and disease. • Litter free.
3. Ornamental Shrubs and Herbaceous Planting	Create small areas of ornamental and native shrub to add to the structural diversity within the areas of POS and create foraging for insects. Good structural diversity within a site helps to increase overall biodiversity value by providing a wider range of niche habitats which can be exploited by a wide range of species.	Plant areas of shrub • Plant a mix of ornamental and native shrub species	Implement management scheme • Re-plant any failed plantings • Maintain free of non-native species • Maintain litter free	• 75% of original planting established successfully • Free of non-invasive species • Litter free
4. New Hedgerows	Promote early growth of new hedge plants to create well structured, dense hedgerows to enhance biodiversity. Hedgerows create nesting, foraging and commuting habitat for many species including birds and bats.	Plant new hedgerows • Plant a suitable array of native woody species to form a dense hedgerow	Implement regular management • Watering as required, particularly within the first two years • Re-plant any failed plantings • Treat with annual application of fertiliser • Maintain free of weeds, pests and disease. • Maintain litter free.	• 75% of original planting established successfully into dense, structured hedgerows. • Free of pests, weeds, and disease. • Litter free
5. Short Amenity Grassland	To create amenity grassland for informal recreational use.	Seed Amenity Grassland	Implement sensitive management • Swards to be cut six times during the growing season. • Any failed areas to be seeded at the correct season.	• An area of useable amenity grassland for recreational purposes.
6. Wildflower Planting	To create amenity grassland with an enhanced biodiversity value within the areas of POS and swales. Normal amenity grassland has relatively low biodiversity value, sowing a specific mix containing slow-growing grasses and with wildflowers that are tolerant of heavy management will increase potential for biodiversity.	Manage areas of POS for diversity Sow a specific wildflower seed mix containing slow growing grasses and wildflowers tolerant of regular mowing	Implement sympathetic management • Manage by mowing and removing arisings in accordance with prescribed mowing regime • No fertiliser or herbicide inputs	• An area of biodiverse amenity grassland with a variety of wildflowers which meets the criteria for 'Moderate' condition grassland under the Biodiversity Metric 2.0.[1]

1 IAN CROSHER A , SUSANNAH GOLD B , MAX HEAVER D , MATT HEYDON A , LAUREN MOORE D , STEPHEN PANKS A , SARAH SCOTT C , DAVE STONE A & NICK WHITE A . 2019. The Biodiversity Metric 2.0: Auditing and accounting for biodiversity value: technical supplement (Beta version, July 2019). Natural England

FEATURE	OBJECTIVE & RATIONALE	OUTLINE MANAGEMENT TO ACHIEVE OBJECTIVE – CONSTRUCTION PHASE	OUTLINE MANAGEMENT TO ACHIEVE OBJECTIVE – POST CONSTRUCTION	INDICATOR THAT OBJECTIVE HAS BEEN ACHIEVED
7. Existing Pond	Reduce the existing pond and enhance its biodiversity value The existing pond provides some benefit for wildlife but could be improved to maximise biodiversity.	<u>Reduce and enhance existing pond</u> • Plant wet edges with native marginal/emergent species • Enhance existing planting with native water plants.	<u>Implement sympathetic management</u> • De-silting the pond if necessary • Maintain pond free of scrub and litter • Where present, manage damp grassland surrounding pond by mowing and removing arisings in accordance with prescribed mowing regime • No fertiliser or herbicide inputs	• Meets the criteria to be considered 'moderate' condition when assessed by the Biodiversity Metric 2.0 • Water free of scrub and litter
8. Bat Boxes	Create new roosting opportunities for bats Existing trees provide potential roosting habitat for bats. Twelve new boxes will be installed on mature trees to compensate for the loss of these.	<u>Provide new roosting opportunity</u> • Install a combination of twelve Harlech Woodstone Bat Box, Chillon Woodstone Bat Box and Multi-Chamber Woodstone Bat Box (or similar) onto mature trees throughout the site. See Figure 1.	<u>Low Maintenance</u> • Annual check for damage • Monitor for use in years 2, 5 and 10	• Twelve bat boxes installed as recommended with successful use indicated by monitoring in years 2,5 and 10
9. Bird Boxes	Create new nesting habitat for birds. Existing trees provide nesting habitat for birds. Twelve new bird boxes will be positioned on buildings and trees to compensate for the loss of these. Six house martin nest cups will be installed onto buildings.	<u>Provide new nesting opportunity</u> • Install a combination of twelve Woodstone Sparrow Nest Box, Seville Woodstone 28/32mm Nest Box and Vivara Pro Woodstone Starling Nest Box (or similar) onto mature trees as shown in Figure 1.	<u>Low Maintenance</u> • Clear out old nests and debris during winter months. • Monitor for use in years 2, 5 and 10	• Twelve recommended bird boxes have been installed. Six house martin cups have been installed on plot 60-65. Monitoring in years 2, 5 and 10 should show the boxes are in use by the intended species.
10. Hedgehog Access Routes	Create access between dwellings for free movement of hedgehogs Garden fencing can cause access issues for hedgehogs which can be compensated by creating an access route within the fence line.	<u>Provide an access route for hedgehogs</u> • Leave or cut gaps within the fencing separating houses • Ensure routes do not begin or end on a road (see Figure 2).	<u>Maintenance Free</u>	• Access routes for hedgehogs are present throughout the site.

Table 2: Detailed management to achieve objectives

FEATURE	DETAILED MANAGEMENT TO ACHIEVE OBJECTIVE – CONSTRUCTION PHASE	DETAILED MANAGEMENT TO ACHIEVE OBJECTIVE – POST CONSTRUCTION
1. New Specimen Trees	• Plant native tree species around the site. • Ensure early establishment through formative pruning and watering.	Year 1 &2 • Monthly visit from April to September, followed by twice in the dormant season. • Water trees weekly in dry weather and when needed in other periods. • Annual slow-release fertiliser (e.g. Osmocote) in April of each year (Y1, Y2 and Y3). • Re-plant any failed species. Thereafter • Manage weeds, pests, and disease. • Maintain litter free.
2. Woodland Planting	• Plant native tree species as per detailed planting plans • New trees should be planted between October and March, avoiding periods of inundation or prolonged ground frost. This will accord with BS 8545:2014 • Ensure woodland remains undisturbed by traffic and people	Year 1 &2 • Monthly visit from April to September, followed by twice in the dormant season. • Re-plant any failed species. • Strim weeds to reduce competition and aid establishment. • Where periods of extreme drought occur, trees that have not yet established (not healthy, not in full leaf, suppressed growth) need to be watered where their tolerance to drought is deemed to be insufficient. Thereafter • Monitor annually for the growth of invasive species • Remove any dead or diseased trees • Maintain dense areas by selectively thinning out young standards • Maintain young trees and understory shrubs on a coppice rotation • Maintain free of litter.
3. Ornamental Shrub and Herbaceous Planting	• Plant a mix of ornamental and native shrub species, buffering the dwellings from roads. • Cut and clear any existing vegetation. • Plant using a staggered double row, 500mm between rows at a rate of 6 plants/m. • Plant 60-90cm bare root whips. • Protect with shrub guards • Suppress weeds with deep wood-chip mulch or a biodegradable mulch-mat at 75mm.	Year 1 & 2 • Monthly visit from April to September, followed by twice in the dormant season. • Water shrubs weekly in dry weather and when needed in other periods. • Annual application of slow release fertiliser (e.g. Osmocote) in April of each year (Y1, Y2 and Y3) • Plants that have become loosened to be set upright and re-firmed by treading. • Regularly top mulch in planting areas, ensuring low branches are not smothered. • Weed control must take place in Y1, with chemical control. Thereafter • General pruning to be carried out to remove straggling stems • Manage weeds, pests, and disease. • Maintain litter free.
4. New Hedgerows	• Plant native species hedgerows around the site. • Ensure early establishment through watering and pruning. • Planting mix to reflect species composition of existing hedges.	Year 1 & 2 • Monthly visit from April to September, followed by twice in the dormant season. • Water shrubs weekly in dry weather and when needed in other periods. • Annual application of slow release fertiliser (e.g. Osmocote) in April of each year (Y1, Y2 and Y3) • Plants that have become loosened to be set upright and re-firmed by treading. • Regularly top mulch in planting areas, ensuring low branches are not smothered. Thereafter • General pruning to be carried out to remove straggling stems • Annual visits to assess whether new re-planting needs to occur. • Manage weeds, pests, and disease. • Maintain litter free.

FEATURE	DETAILED MANAGEMENT TO ACHIEVE OBJECTIVE – CONSTRUCTION PHASE	DETAILED MANAGEMENT TO ACHIEVE OBJECTIVE – POST CONSTRUCTION
5. Short Amenity Grassland	• Areas to be sown will be first rotovated and raked or harrowed to produce a medium fine, firm tilth. Seed will be sown in the autumn or spring, selecting a time when the soil is moist and can be worked	<u>Year 1 & 2</u> • Mow to a height of 50mm 6-8 weeks after germination and subsequently to a height of 35-40mm as required, but not more regularly than once every 4 weeks until such a time as a knitted turf is established. • Spot treat persistent pernicious weeds using herbicide following the first season's growth and/or manual hand strimming of target areas either in late summer when adjacent grassland is mown or in early spring. Care will be taken when using herbicide adjacent to riparian and aquatic habitats to prevent pollution of such habitats <u>Thereafter</u> • Cut 16 times per year between March and October. Strimming should not occur with 100mm of tree stems
6. Wildflower Planting	• Cultivate and prepare fine tilth for the seedbed. • Sow as per detailed planting plans • Strim to height of 75mm once in late August and again in mid-October. • Post sowing (first growing season) – control flush of annual weeds by mowing regularly and removing the clippings. • Mow when sward height reaches 100mm; do not mow lower than 50mm.	<u>Year 2 after sowing and thereafter</u> • Mow regularly as amenity grassland and if possible, remove clippings. • In August, leave cuttings for 3-5 days to allow to dry, for re-dispersal of seeds. • Do not apply any fertiliser. • Spot treat any undesirable ruderal species such as docks and thistles using a contact herbicide applied via a hand-held weed wipe or applied with a hand brush – do not spot treat with a knapsack sprayer.
7. Existing Pond	• Reduce pond area (to be carried out in autumn/winter (ideally late September to October) to cause the least disruption to wildlife which may be using the pond. • Plant wet edges with native marginal/emergent species • Enhance existing planting with native water plants	• Annually inspect for scrub development and hand-pull any scrub saplings to maintain scrub-free • Control undesirable weed species • Maintain structure and diversity of vegetation communities, ensuring that no species become dominant and that at least 50% open water habitats are maintained • Maintain and promote varied structure to marginal vegetation, achieved by cutting back and removing short sections of vegetation amounting to no greater than 1/3 every 2-3 years in rotation. • The need for major pond maintenance such as de-silting or removing large amounts of vegetation may be necessary, subject to annual inspection. Silt will be removed from the basin as and when required. Removal should take place in autumn/ winter when most wildlife will have left the water for winter on land. Any invertebrates or amphibians accidentally removed with the silt will be returned to the water. Any scrub that requires removal should be completed outside of bird nesting season (April to September) and no work may take place during March – June when newts are most likely to be concentrated within the pond

8. Bat boxes	• Install twelve recommended bat boxes as shown in Figure 1.
	• Install using the following guidelines:
	  • Locate on south, south-west or south-east orientation
	  • Minimum height above ground – 3m
	  • Ensure no obstructions nearby (e.g. aerials, satellite dishes, etc.)
		• Annual check to ensure boxes are not damaged or missing
		• Monitor for signs of use in years 2, 5 and 10 and relocate as necessary
		• If boxes need repairing an ecological consultant should be contacted for assistance

9. Bird boxes	• Install a mixture of twelve bird boxes including:
	• Install using the following guidelines:
	  1. Shaded area out of direct sunlight
	  2. Away from windows
	  3. Minimum height above ground – 3m
	  4. Ensure no obstructions nearby (e.g. aerials, satellite dishes, etc.)
		• Nest detritus removed in the winter.
		• Monitor in years 2, 5 and 10 and relocate as necessary

10. Hedgehog access	• Leave or create gaps in garden fencing to allow hedgehogs to pass though unobstructed • Gaps must be wide enough to allow an adult hedgehog to pass through. • Ensure routes do not end on roads or public right of way.	• No maintenance required

Table 3: Monitoring programme - construction phase

FEATURE	OUTLINE MANAGEMENT TO ACHIEVE OBJECTIVE – CONSTRUCTION PHASE	SUPERVISION BY AN ECOLOGIST	COMMENT
1. New Specimen Trees	• Plant native tree species • Follow watering and pruning regime	• Not required	
2. Woodland Planting	• Plant native tree species • Follow watering and pruning regime	• Not required	
3. Ornamental Shrubs and Herbaceous Planting	• Plant shrubs as per recommendations.	• Not required	
4. New Hedgerows	• Plant native hedgerow species as per recommendations.	• Not required	
5. Amenity grassland	• Sow a specific wildflower and grasses seed mix.	• Not required	
6. Wildflower Planting	• Sow a specific wildflower and grasses seed mix.	• Not required	
7. Existing Pond	• Reduce in size • Plant up with native wetland plant species as appropriate	• Not required	
8. Bat Boxes	• Install twelve recommended bat boxes onto mature trees, monitor in years 2,5 and 10.	• Not required	
9. Bird Boxes	• Install twelve recommended bird boxes onto mature trees six house martin nest cups onto properties 60-65.	• Not required	
10. Hedgehog Access	• Leave or create gaps in fences between gardens.	• Not required	
11. Annual monitoring	• Not applicable at the construction phase	• Required	
12. Review of Management Plan	• Not applicable at construction phase but required at end of 20th Year	• Recommended	• Will require ecologist to determine whether some of the 20-year objectives have been met

Table 4: Monitoring programme - post construction

FEATURE & LOCATION	MONITORING	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10 AND THEREAFTER	INDICATOR THAT OBJECTIVE HAS BEEN ACHIEVED BY YEAR 10/20
1. New Specimen Trees	✓ Has planting taken place? ✓ Have trees been left to establish? ✓ Are the trees free of litter, weeds, pests and disease?	✓ ✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓	• 75% of original planting established successfully • Free of non-native species • Litter free
2. Woodland Planting	✓ Has planting taken place? ✓ Have failed specimens been replaced? ✓ Have tree stakes and ties been adjusted or removed as appropriate? ✓ Are the trees free of litter, weeds, pests, non-native species and disease?	✓ ✓ ✓ ✓	✓ ✓ ✓	✓ ✓ ✓	✓ ✓ ✓	✓ ✓ ✓	✓	✓	✓	✓	✓	• Established woodland • Free of litter, pests, disease and non-native species
3. Ornamental Shrub and Herbaceous Planting	✓ Have proposed new shrub been planted? ✓ Has the recommended planting mix been used? ✓ Are the guards and mulch-mats in place? ✓ Have plants been replaced if less than 75% establishment of original planting?	✓ ✓	✓	✓	✓	✓						• 75% of original planting number successfully established • Free of invasive non-native plants • Litter free
4. New Hedgerows	✓ Has planting taken place? ✓ Have the hedgerows been left to establish? ✓ Are the hedgerows free of litter, weeds, pests and disease?	✓ ✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓	✓	✓	✓	✓	• 75% of original planting established successfully • Free of non-native species • Litter free
5. Amenity grassland	✓ Have areas of wildflower meadow been sown? ✓ Has the recommended seed mix been used? ✓ Has the first-year management been implemented? ✓ Has long-term management been implemented?	✓ ✓ ✓ ✓	✓ ✓	✓	✓	✓	✓	✓	✓	✓	✓	• Amenity grassland (excluding the area surrounding the formal play areas) supporting a range of wildflowers • When assessed using the DEFRA metric 2.0 grassland should meet the 'moderate' condition criteria
6. Wildflower Grassland	✓ Have areas of wildflower meadow been sown? ✓ Has the recommended seed mix been used? ✓ Has the first-year management been implemented? ✓ Has long-term management been implemented?	✓ ✓ ✓ ✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	• Established Wildflower Meadow
7. Existing Pond	✓ Has the pond re-established following the reduction in size? ✓ Are ponds free of scrub and litter?	✓ ✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	• Established Pond • Free of scrub and litter
8. Bat boxes	✓ Have boxes been installed onto trees? ✓ Have boxes been checked for damage or missing? ✓ Have boxes been monitored for use	✓ ✓	✓ ✓	✓	✓	✓ ✓	✓	✓	✓	✓	✓ ✓	• Twelve bat boxes installed on trees and housing, monitoring should indicate use by bats

FEATURE & LOCATION	MONITORING	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10 AND THEREAFTER	INDICATOR THAT OBJECTIVE HAS BEEN ACHIEVED BY YEAR 10/20
9. Bird boxes	✓ Have boxes been installed onto trees? ✓ Have house martin nest cups been installed onto buildings? ✓ Has annual nest detritus been removed? ✓ Have boxes been monitored for use	✓ ✓ ✓	✓ ✓	✓	✓	✓ ✓	✓	✓	✓	✓	✓ ✓	• Twelve boxes and bricks installed on trees and housing, utilised by intended species
10. Hedgehog Access Routes	✓ Have gaps been left or created between garden fences?	✓										• Gaps left or creating a viable route for hedgehogs.
11. Annual monitoring	✓ Has annual inspection taken place?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	• Brief inspection report produced
12. Review of Management Plan	✓ Has Management Plan been reviewed at end of 5th Year?					✓					✓	• Next 5-year Management Plan has been produced.

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Key

- Site Boundary
- 3 x Bat Boxes
  - 1 x Harlech Woodstone Bat Box
  - 1 x Chillon Woodstone Bat Box
  - 1 x Multi Chamber Woodstone Bat Box

bird boxes

- Woodstone Sparrow Nest Box
- Seville Woodstone Blue Tit and Great Tit Nest Box
- Vivara Pro WoodStone Starling Nest Box
- Woodstone House Martin Nester

EXISTING POND REDUCED & RETAINED

LEAP 602m²

0 50 100 m

FPCR Environment and Design Ltd, Lockington Hall, Lockington, Derby, DE74 2RH ■ t:01509 672 772 ■ e: mail@fpcr.co.uk ■ w: www.fpcr.co.uk ■
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client
St. Modwen Homes

project
Blythe Bridge,
Staffordshire Moorlands

drawing title
Bat and Bird Box Location Plan

scale @ A3	drawn	issue date
1:1,300	LTW/PH	2/5/2023

drawing / figure number
Figure 1 **6249-E-01**

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Key

Site Boundary

Proposed Hedgehog Access Route



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0 50 100 m

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client
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project
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drawing title
Hedgehog Access Route Plan

scale @ A3
1:1,300

drawn
LTW/PH

issue date
2/5/2023

drawing / figure number
Figure 2 **6249-E-01**

APPENDIX A

Approved for Constructio



Shared Ownership

Rented

Service Legend

- Gas Points
- SVP
- Direct Connection
- Water Socket
- Gas Meter Location
- Electric Meter Location
- BT Meter Location
- Electric Vehicle Charging Point (Garages)

Legend

- Washing Line with 6m min line length.
- Housetype dependant Cycle shed with concrete base, secure fixing point and lockable door.
- External waste bins with level or ramped access (2 Bed units to have min 170ltrs). Compost Bin - ensure 1.5m turning circle remains in front. Paving slabs as base.
- 66 — Car Parking Space
- Access point.
- Chimney location to applicable plots
- 66 — 2.4m x 4.8m standard parking bay 'box' but a min. 3m x 5m is required.
- Pre-completion acoustic test required to dwelling.
- Pre-completion acoustic test required to garden.
- Dot indicates the plots with electrical vehicle charging points adjacent the plots electric meters.
- Area in abeyance.

Accommodation Schedule:

Dwelling Type:	Number:	%:	Beds:	Parking Spaces:	Floor Area (GIA) Sqm:	Sqft:	Total Coverage Sqm:	Sqft:
Open Market:								
2 Bed Houses: 16								
H2B756	5		2	2	70.28	756	351.4	3780
H2B705 V1	2		2	2	65.5	705	131	1410
H2B705 V2	2		2	2	65.5	705	131	1410
H2B830	7		2	1	77.1	830	539.7	5810
3 Bed Houses: 32								
H3B790 V1	7		3	2	73.4	790	513.8	5530
H3B902	2		3	2	85.5	902	167.5	1804
H3B838	3		3	2	77.82	838	233.46	2514
H3B920	10		3	2	85.5	920	855	9200
H3B936 V2 A	1		3	3	87	936	87	936
H3B936 V2 B	2		3	3	87	936	174	1872
H3B970	3		3	2	90.1	970	270.3	2910
H3B1002 T1	4		3	2	93.0	1002	372	4008
4 Bed Houses: 78								
H4B1036	9		4	3	96.2	1036	865.8	9324
H4B1208	4		4	3	112.2	1208	448.8	4832
H4B1210	16		4	3	112.4	1210	1798.4	19360
H4B1318	12		4	3	122.4	1318	1468.8	15816
H4B1342	15		4	3	124.64	1342	1869.6	20131
H4B1379	5		4	3	128.1	1379	640.5	6895
H4B1474	12		4	3	136.9	1474	1642.8	17688
Total:								
Open Market	121		-	-	-	-	12561	135230
Affordable:								
2 Bed Houses:								
AF2B830	2		2	1	77.1	830	154.2	1660
3 Bed Houses:								
AF3B970	6		3	2	90.1	970	540.6	5820
Total:								
Affordable:	8		-	-	-	-	694.8	7480
Totals:								
Overall:	129	100	-	-	-	-	13256	142,710

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Do Not scale off this drawing, use only figured dimensions and report any discrepancies or omissions to the Architect immediately.

rev.	date	description
A	11/03/19	Plots 29, 30 and 31 rearranged following clients comments. Patio areas added to apartments.
B	18/03/19	Accommodation schedule added to drawing. Path added to Plot 90 from garage to dwelling.
C	28/03/19	Path to Plot 90 from garage revised. Apartment 60-65 rear patios removed. Additional visitor parking spaces added. GPS data loaded, site position revised. Plots 29, 30 and 31 rearranged back to original position. Affordable houses and apartments tenure split revised. Clarification of the extent of highways shown around plots 120-121.
D	11/04/19	Drawing revised removing line error.
E	10/06/19	Site revised to suit GPS data.
F	11/06/19	Site plan revised to match engineers site plan.
G	19/07/19	Road revised to match what is built on site, plots 134-137 and garages moved in accordance.
H	21/08/19	HT names revised following material changes.
I	04/10/19	Parking bay 'box' added to Legend. Plots that require acoustic measures identified on Site Plan and Legend.
J	21/01/20	Electrical vehicle charge points added to plots 15, 15, 16, 25, 26, 27, 28, 107 and 132.
K	10/03/20	Garages to plots 102, 103, 104 and 108 repositioned to meet as built positions, boundaries amended to fit.
L	01/06/20	House type references amended, affordable mix amended. Schedule amended to suit. Acoustic testing amended.
M	03/02/21	Revised to plots 17-21 and 92-98 to suit site plan updates.
N	16/03/21	Parking numbers to plots 18-21 revised.
O P Q	18/03/21 30/03/21 11.05.21	Rotary dryers omitted 19-21 parking revised 32,33 adjusted
R	13.05.21	32,33,34 Rear boundary and fences adjusted to as built co-ordinates.
S	09.06.21	1318 HT amended to 1342 for plots 32,34,40,41,44,45,51,76,88, 89,90,91,92,98 & 99.
T	12.07.21	Southeast corner re-plan updated.
U	03.08.21	Plot 65 garden revised. Accom schedule updated
V	22.09.21	SVP omitted from 756HT.
W	04.11.21	South east corner re-plan plots drainage positions revised to suit house pack. Drainage amendments listed on revised substructure plan. Visitor spaces to front of plots 93-95 allocated as extra space for plots.
X	15.11.21	Boundary line revised behind plots 55-61 to suit comments from client.
Y	03.03.22	Plots 22, 23, 30 & 31 boundary line revised to suit comments from land registry. Plots 61-68 parking spaces prefixed with 'p'. Plot 86 fence line revised to suit comments from client.
Z	29.03.22	Boundary line revised to plots 52-61.
ZA	20.04.22	Boundary line revised behind plots 55-61 to suit comments from client.
ZB	12.05.22	Parking adjacent to LEAP widened to as built dim
ZC	27.07.22	Accommodation Schedule updated.
ZD	01.02.23	Fence line to plots 22, 23, 30 & 31 amended.

Roberts Limbrick ARCHITECTS

project
Blythe Bridge Phase 1
Residential Development
-
-

client
ST.MODWEN HOMES

drawing
Site Plan
-
-
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status
CONSTRUCTION

ROBERTS LIMBRICK LTD
The Carriage Building, Bruton Way, Gloucester, GL1 1DG
The Estates Office, 25 - 26 Gold Tops, Newport, NP20 4PG
T. 03333 405 500
mail@robertslimbrick.com
www. robertslimbrick.com
Registered Office : England No. 06658029

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