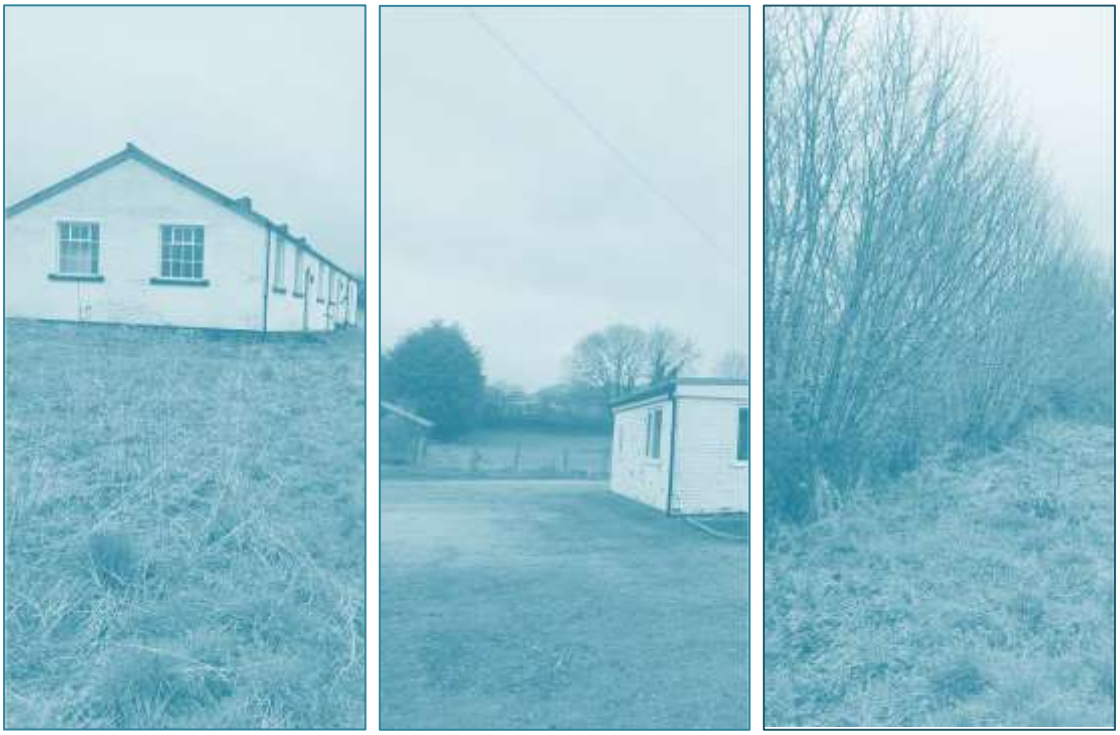
Providing Ecological Solutions

Hainsworth Road – DAVRIC Land

Biodiversity Enhancement Plan



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1.1	Final	S. Ashton & R. Edgar	J. Emerson	N. Wilkinson	02/08/2023
1.2	Updated	S. Ashton	R. Colenutt		30/10/2023

Declaration of Compliance

This report has been undertaken in accordance with British Standard 42020:2013 “Biodiversity: Code of practice for planning and development” (BSI 2013), the CIEEM’s Code of Professional Conduct (2019) and Guidelines for Ecological Report Writing (CIEEM 2017).

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EXECUTIVE SUMMARY

This Biodiversity Enhancement and Management Plan (BEP) has been produced by PBA Applied Ecology Ltd. (PBA) to provide recommendations to conserve biodiversity during works, enhance biodiversity on completion of works and plan for long term management. This is in association with works at Hainsworth Road (SE 04519 45726). These works will include the construction of five new residential buildings with an access road.

Baseline Ecological Information

Habitats present include modified grassland (g4), native hedgerow with trees (h2), developed land sealed surface (u1b), individual urban trees and artificial unvegetated unsealed surface (u1b). The hedgerow is connected to a hedgerow that is part of a Local Wildlife Site (LWS).

There are no statutory designated sites within 2km of the area proposed for development.

There are nine non-statutory designated sites within 2 km of the area proposed for development, including one along the southern boundary of the site.

Mallard *Anas platyrhynchos* was observed on site. No surrogate signs of other animals were recorded, however habitats on site have potential to support notable species.

Measures to be taken to protect wildlife and habitats during construction

- To minimise disturbance to nocturnal mammals, no artificial lighting is to be used at dusk, dawn or overnight, and works must not be undertaken within these times.
- The removal of vegetation, including scrub, hedgerows, trees and long grassland, to occur outside of the breeding bird season.
- To manage any INNS on site, no vegetation or ground substrate is to be removed from the site. If material is required to be removed from site this must be treated as controlled waste and transported by a licensed waste carrier to an authorised landfill site.
- Strict biosecurity measures should be adhered to including the washing of all equipment (boots, machinery etc) on arrival to and removal from site to avoid the spread of INNS.
- Protection of small terrestrial mammals through phased cutting.
- All excavations must be covered overnight or fitted with a means of escape.

Measures to enhance wildlife habitat post-construction

- Creation of native hedgerows.
- Creation of modified grassland.
- Creation of introduced shrub.
- Planting individual trees.
- Inclusion of native species within gardens and communal spaces.
- Compensation for loss of nesting bird habitat through integrated boxes within the fabric of new buildings.
- Creation of bat roosting habitat through integrated boxes within the fabric of new buildings.
- Sympathetic lighting is to be used across the site.
- Provision of log-pile hibernacula that will provide refuge for a range of wildlife.

Measures to manage habitats long-term

- Hedgerow management.
- Grassland management.
- Scrub management.

1 INTRODUCTION

1.1 TERMS OF REFERENCE

PBA Applied Ecology Ltd. (PBA) was commissioned by Skipton Properties to produce a Biodiversity Enhancement Plan (BEP) in association with the proposed development at Hainsworth Road, Silsden.

This BEP details the actions required to protect the ecological features at the site during the development and the actions which will be implemented to enhance the ecological value of the site after the works have been completed. The long-term management required for the habitats created is outlined.

This plan is based on the results and recommendations of a Preliminary Ecological Appraisal (PEA) and bat scoping of buildings undertaken by PBA on 31st of March 2023. Following completion of the surveys, a Biodiversity Net Gain (BNG) Assessment was undertaken which outlined what habitats require to be enhanced or created to produce a net gain for biodiversity. The BNG Assessment also incorporated a qualitative assessment, providing recommendations on enhancing the site for individual ecological components. The principal documents consulted are: PEA Report, BNG assessment (PBA Ecology 2023) and Landscape Proposals GL1749 03B (Golby and Luck, 2023).

1.2 SITE LOCATION AND CONTEXT

The survey site is located along Hainsworth Road in Silsden (SE 04519 45726, Figure 1). The site comprised a combined industrial and office building surrounded by hardstanding, grassland, and scrub. **Update 27/10/2023:** The buildings have since been demolished and the site cleared.

The wider landscape consists of arable land and suburban mosaic with the Leeds and Liverpool Canal to the north of site (Figures 1).

1.3 SCOPE OF WORKS

The proposed development is expected to include the construction of five new residential buildings with an access road (Appendix B – Site Plan).

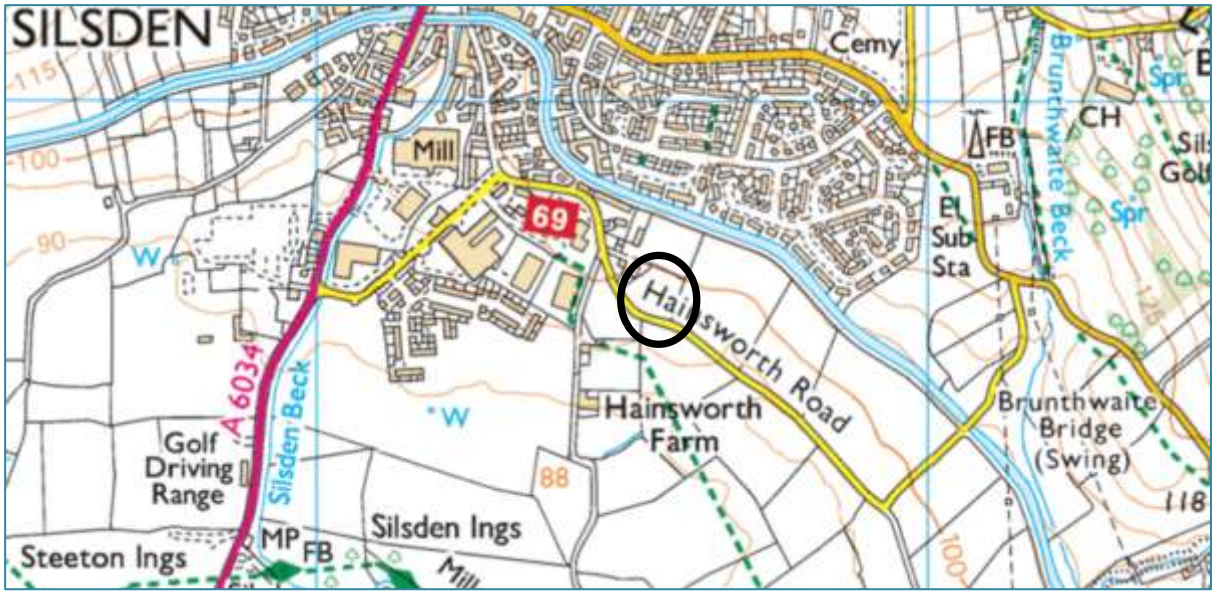


Figure 1: *Site location (Bing Maps, 2023)*

2 BASELINE ECOLOGICAL INFORMATION

2.1 ECOLOGICAL APPRAISAL

A PEA was undertaken by PBA on 31st March 2023 (PBA Ecology 2023). Habitats identified within the site boundary and on its boundaries included:

2.1.1 Modified Grassland (G4)

The site contains several strips of modified grassland around the perimeter of the site. All 3 strips are in moderate condition and are dominated by perennial ryegrass *Lolium perenne*, Yorkshire fog *Holcus lanatus*, stinging nettle *Urtica dioica* and thistle *Cirsium* sp. Other occasional to rarely occurring species included ivy *Hedera helix*, rose *Rosa* sp. and cleavers *Galium aparine*.

2.1.2 Native Hedgerow with Trees (H2)

This hedgerow extends along the southern border of the site and consists of elder *Sambucus nigra*, holly *Ilex aquifolium*, hawthorn *Crataegus monogyna*, hazel *corylus avellana* and ivy in approximately equal proportions. A condition assessment found this habitat to be in moderate condition.

2.1.3 Developed Land, Sealed Surface (U1B)

In the centre of the site is a modern, mostly good condition building (B1) with two roofs, one of which consists of corrugated cement and the other of plastic rubber. **Update 27/10/2023: this building has now been demolished.**

2.1.4 Artificial Unvegetated, Unsealed Surface (U1C)

An area of hardstanding extends along the western, eastern, and northern edges of B1.

2.2 FURTHER SURVEYS

In addition to the habitats listed above the following habitats and species were considered as having potential to be present on site and required further survey:

2.2.1 Birds

The ecological appraisal identified suitable nesting habitat within the hedgerow and trees on site. Any vegetation clearance works should be timed to avoid the nesting bird season which runs from March to August.

2.2.2 Bats

The ecological appraisal of the building to be demolished was identified as having has a feature with moderate potential to support roosting bats (see PEA report, PBA 2023). The nearby canal and hedgerows were also considered suitable linear features to support foraging bats. Bat activity surveys must be conducted by a suitably qualified ecologist before any works can take place.

2.2.3 Invasive non-native species (INNS)

A study of nearby records identified several invasive species within 1 km of the site. As the ecological appraisal was conducted at a sub-optimal time of year, a further INNS survey is recommended in the summer months when invasive species are readily visible.

2.2.4 Reptiles

The ecological appraisal identified rubble piles which may offer potential refugia for reptiles. An inspection of the refugia by an experienced ecologist is recommended before the rubble piles are removed in order to make way for the works.

2.3 BIODIVERSITY NET GAIN ASSESSMENT

A BNG Assessment has been undertaken of the site (PBA Ecology 2023a), calculating the habitat units on site in its current state (Baseline – Section 2) and habitat units created during following the proposed development (Scenario 1 – using drawing 'GL1749 03B – Landscape Proposals by Golby and Luck, see Appendix B – Site Plans).

Habitats present in the proposed scenario include: modified grassland, built linear features, developed land sealed surface, introduced scrub and, vegetated garden. Several native hedgerows will also be created within the development. The BNG assessment found that the proposed scenario would achieve the 10% BNG target set by the local planning authority for both habitat and hedgerow units (see Table 1).

All habitats in the baseline assessment will be lost, except for the species-rich native hedgerow along the south of site which will be retained. In addition, a mountain ash (*Sorbus aucuparia*) tree suffering from bacterial fireblight just outside the red line boundary will be lost (see Tree Impact Report, Bowland Tree Consultancy Ltd, 2023).

Table 1. *Headline BNG results*

	Baseline Habitat Unit Value	Scenario 1 Habitat unit value	Total Net Unit Change	Total Net % Change
Habitat units	**0.57**	**0.97**	**+0.40**	**+71.41**
Hedgerow units	**0.35**	**0.43**	**+0.08**	**+23.49**

Sections 3, 4 & 5 outline how habitats will be retained, enhanced, created and managed to meet the requirements of the BNG Assessment both for habitats and species.

3 MEASURES TO PROTECT WILDLIFE AND HABITATS DURING CONSTRUCTION

The aims and objectives of environmental management during the works are to ensure that wildlife and retained habitats are protected during the initial works and development and no wildlife legislation is contravened. The following recommendations are required to be followed to achieve these aims and objectives:

- To minimise disturbance to nocturnal mammals, no artificial lighting is to be used at dusk, dawn or overnight, and works must not be undertaken within these times.
- The removal of vegetation, including scrub, hedgerows, trees and long grassland, to occur outside of the breeding bird season.
- To manage any INNS on site, no vegetation or ground substrate is to be removed from the site. If material is required to be removed from site this must be treated as controlled waste and transported by a licensed waste carrier to an authorised landfill site.
- Strict biosecurity measures should be adhered to including the washing of all equipment (boots, machinery etc) on arrival to and removal from site to avoid the spread of INNS.
- Protection of small terrestrial mammals through phased cutting.
- All excavations must be covered overnight or fitted with a means of escape.

3.1 NO ARTIFICIAL LIGHTING TO BE USED, OR WORK UNDERTAKEN, AT DUSK, DAWN OR OVERNIGHT

To minimise the impact on bats (and other crepuscular and nocturnal animals) works should not be undertaken overnight, during dusk, or dawn. No artificial lighting should illuminate site during these periods.

3.2 THE REMOVAL OF ANY VEGETATION, IS TO OCCUR OUTSIDE OF THE BREEDING BIRD SEASON.

All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended), as such it is an offence to intentionally or recklessly kill or injure any wild bird, and intentionally or recklessly damage or destroy any nest or egg of an actively nesting bird. **In order to minimise the risk of contravention of this act the removal of all suitable nesting bird habitat should take place in autumn/winter and therefore outside of the breeding bird season (March - August inclusive). This includes the felling of any trees, removal of hedgerows or any scrub/shrubs and cutting of long grassland**. If any suspected active birds' nest is seen on site during this clearance, the work should be suspended in the vicinity of the nest and advice sought from the appointed ECoW.

If the removal of any vegetation (long grassland, scrub, trees) with the potential to support nesting birds must take place during the breeding bird season then a search for active nests must be undertaken by a trained ecologist no more than 24 hours beforehand. Should any nests be found then their position should be marked, and all onsite personnel must be made aware of them. The vegetation surrounding the active nest should not be cleared until all chicks have fledged and are no longer using the nest.

3.3 MANAGEMENT OF INNS

If any INNS are identified on site, no vegetation or ground substrate is to be removed from site. If material is required to be removed from site this must be treated as controlled waste and transported by a licensed waste carrier to an authorised landfill site. Strict biosecurity measures should be adhered to including the washing of all equipment (boots, machinery etc) on arrival to and removal from site.

3.4 PROTECTION OF SMALL TERRESTRIAL MAMMALS THROUGH PHASED CUTTING

No evidence of protected mammals has been recorded during any site surveys.

Small terrestrial mammals are likely to utilise the habitats present onsite. In order to encourage small terrestrial mammals to disperse any grass/vegetation to be cut to 300 mm in length and left overnight. It should then be cut to no more than 50 mm the next day.

3.5 ALL EXCAVATIONS MUST BE COVERED OVERNIGHT OR FITTED WITH A MEANS OF ESCAPE

All excavations must be securely covered overnight or fitted with a means of escape for wildlife. This could be a secure ramp at an angle of less than 45°. If any terrestrial mammals (e.g. hare *Lepus europaeus*, rabbits *Oryctolagus cuniculus*) are encountered during unsupervised works then work in the immediate area shall be suspended until the animal can be carefully moved off site or allowed to move off in its own time. If it is suspected to be a protected mammal (e.g. badger *Meles meles*, otter *Lutra lutra*) then a suitably experienced ecologist should be contacted for further advice.

4 MEASURES TO MAINTAIN AND ENHANCE WILDLIFE HABITAT POST-CONSTRUCTION

The proposed ecological measures are required to maintain and enhance habitat quality after the development is completed, and thus meet local planning authority requirements to conserve and enhance local biodiversity and deliver the BNG units described in the BNG Assessment (PBA Ecology, 2023).

The aims and objectives of environmental management on completion of the works are to ensure that wildlife and retained habitats are enhanced following the works and no wildlife legislation is contravened. Habitat creation is encouraged. The following recommendations are required to be followed to achieve these aims and objectives:

- Creation of native hedgerows.
- Creation of modified grassland.
- Creation of introduced shrub.
- Planting individual trees.
- Inclusion of native species within gardens and communal spaces.
- Compensation for loss of nesting bird habitat through integrated boxes within the fabric of new buildings.
- Creation of bat roosting habitat through integrated boxes within the fabric of new buildings.
- Sympathetic lighting is to be used across the site.
- Provision of log-pile hibernacula that will provide refuge for a range of wildlife.

Ongoing management recommendations for the landscape design are provided in Section 5.

4.1 CREATION OF NATIVE HEDGEROW

The hedgerows should be planted during the winter (November to February) to give the best survival rates for the hedgerow. The hedgerow should be planted in two lines, spaced 30 cm apart, and a minimum of six plants should be planted for every metre of hedgerow in a zig-zag pattern. The hedgerow may need protection from grazing using small spiral guards.

First year – During the summer the base around the hedgerow should be weeded to prevent competition from grasses. Some of the planted trees may have died and will require replacing.

Second year – In the second spring the hedge should be cut down to 45-60 cm, this will encourage horizontal growth and produce a thick hedge.

After several years of growth, the hedgerow will become will be over 2 m tall and require laying.

4.2 CREATION OF MODIFIED GRASSLAND

Sow the native grass seed mix from late July to early September, scatter the seeds evenly onto bare ground and roll after sowing to keep in the moisture. Cut the grass in the first autumn after sowing to reduce competition from other plant species. The grassland should be cut in early spring if the vegetation has grown over winter.

4.3 CREATION OF INTRODUCED SHRUB

Introduced shrub habitat is defined as non-native phanerophytes planted in a garden or park setting. The shrubs should be planted during the winter when the trees are dormant and are not producing leaves or buds. This will minimise damage during handling to give them the best chances of survival to maturity.

Ensure that this habitat remains as introduced shrub for thirty years and does not have a change of use, such as conversion to vehicle parking.

Condition assessments are not required for this habitat type.

4.4 PLANTING INDIVIDUAL TREES

Five individual trees will be planted, with an estimated canopy cover of 0.3 ha.

This scenario assumes the trees will be maintained in poor condition.

Tree planting season is between November to March. It is recommended to plant native broadleaf trees. It is important to keep a 1m diameter around the tree clear of weeds and grass species which may compete with the sapling within the first 2-3 years.

Within years 3 - 5 Pruning and coppicing can create a diverse canopy structure and encourage new growth.

4.5 INCLUSION OF NATIVE SPECIES WITHIN GARDENS AND COMMUNAL SPACES

In areas where habitat is being created it is important that only native species are used. Wildflower mixes (EM3) should be used on road verges to provide a nectar source for pollinators and habitat for nesting birds. The addition of the hemi-parasites yellow rattle *Rhinanthus minor* (0.5-2.5 kg per Ha) and eyebrights *Euphrasia spp*. seeds will help with wildflower growth by removing nutrients from the soil.

Any trees and shrubs incorporated into the public open spaces of the development should be native species and locally sourced where possible. Examples of native trees and shrubs which provide good aesthetics through blossom (which will provide nectar for pollinators) and fruit (which will provide food sources for birds) include: rowan *Sorbus aucuparia*, whitebeam *Sorbus aria,* hawthorn, wild cherry *Prunus avium*, guelder rose *Viburnum opulus*, bird cherry *Prunus padus*, crab apple *Malus sylvestris*, spindle *Euonymus europaeus*, dog wood *Cornus sanguinea*, yew *Taxus baccata*, holly, and small-leaved lime *Tilia cordata*.

Where possible trees and shrubs within the private gardens of properties should be dominated by native species.

4.6 COMPENSATION FOR LOSS OF NESTING BIRD HABITAT THROUGH INTEGRATED BOXES

Buildings, grassland habitat, and some trees will be lost through the development works. To compensate for the loss in bird nesting habitat integrated bird boxes will need to be included into the design of the new build properties. These will provide immediate nesting opportunities while the created habitats mature, ultimately resulting in a net gain in bird nesting habitat. Suggested locations are provided in Appendix C – Map of Qualitative Recommendations.

Bird boxes which can be integrated into the fabric of the building are recommended. These should be located on the east, west, and north faces of properties (avoiding the south facing aspects which will experience the most intense midday sun). A range of different styles are available but, all should be placed towards the tops of walls and gables and should provide suitable nesting opportunities for a range of passerine bird species including swifts, house sparrows and starlings. Examples can be found at www.birdbrickhouses.co.uk and below in Figure 2.

Integrated swift nest box

Integrated standard nest box

Figure 2. *Examples of integrated bird boxes*

It is considered that the following numbers of bird boxes would be sufficient to compensate for the habitats lost and be suitable for the types of species likely to be present on site.

- 2 x Sparrow terrace box - house sparrows, redstarts, wagtails
- 2 x 28 mm diameter hole - range of small tit species;
- 2 x 32 mm diameter hole - house sparrow and nuthatch;
- 2 x 75 mm crescent - swift

The integrated bird boxes will be installed during construction and made available for use before the dwelling is occupied, and thereafter retained. Homeowners should be made aware of any nest boxes located within their property and advised to refrain from directly lighting the boxes.

4.7 CREATION OF BAT ROOSTING HABITAT THROUGH INTEGRATED BOXES

As it is likely that bats utilise this site for foraging there is potential to provide suitable roosting opportunities within the development. The **inclusion of 2 pairs of boxes (4 in total) is intended to enhance the number of potential roost features across the site** as moderate potential for roosting was identified during surveys.

Integrated bat boxes should be incorporated into the designs of the buildings. These should be positioned in pairs on east, south or west aspects, 3 - 6 m above ground and where they will not be directly illuminated by street or household lighting. Suggested locations are provided in Appendix B. Bat boxes can be purchased from sites such as www.nhbs.com and examples are shown in Figure 3. This style of box will support crevice dwelling species such as pipistrelles.

Integrated bat box

Figure 3. *Examples of bat boxes*

4.8 SYMPATHETIC LIGHTING IS TO BE USED ACROSS THE SITE

Artificial lighting can be a major deterrent to nocturnal animals, preventing foraging and disturbing roosting and could result in a loss of biodiversity. Sympathetic lighting should be used across the site, with an ecologist to review and comment on the lighting plan prior to its approval.

No artificial lighting should directly illuminate any artificial faunal box (especially bat roost boxes) therefore homeowners must be made aware of the habitat boxes within their properties.

4.9 PROVISION OF HIBERNACULUM THAT WILL PROVIDE REFUGE FOR A RANGE OF WILDLIFE

Any logs produced from felling on site should be retained and used to provide a hibernaculum within the landscaped area at the south of site (Appendix B). There is currently limited provision for invertebrates or small mammals on site so a log pile hibernaculum would provide a gain in provisions for these species. A hibernacula can be constructed as per Figure 4 with stacked log at ground level, with gaps between for small mammals such as hedgehog *Erinaceus europaeus* to enter and shelter, and smaller brash providing a layer for protection against the elements on top.

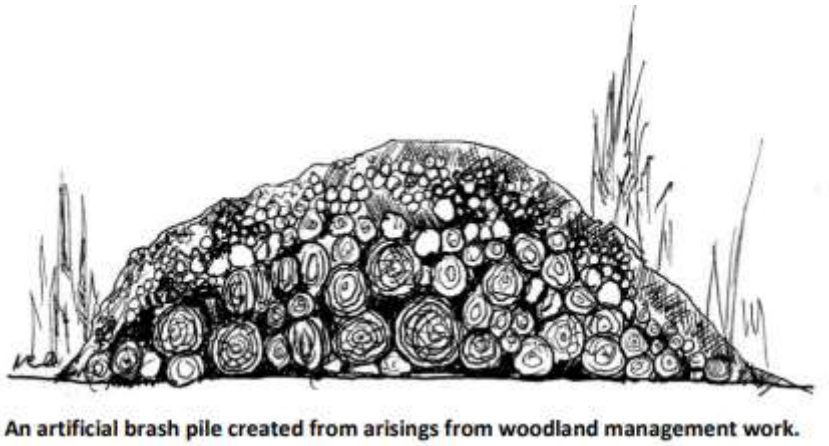


Figure 4. *Log pile hibernacula example*

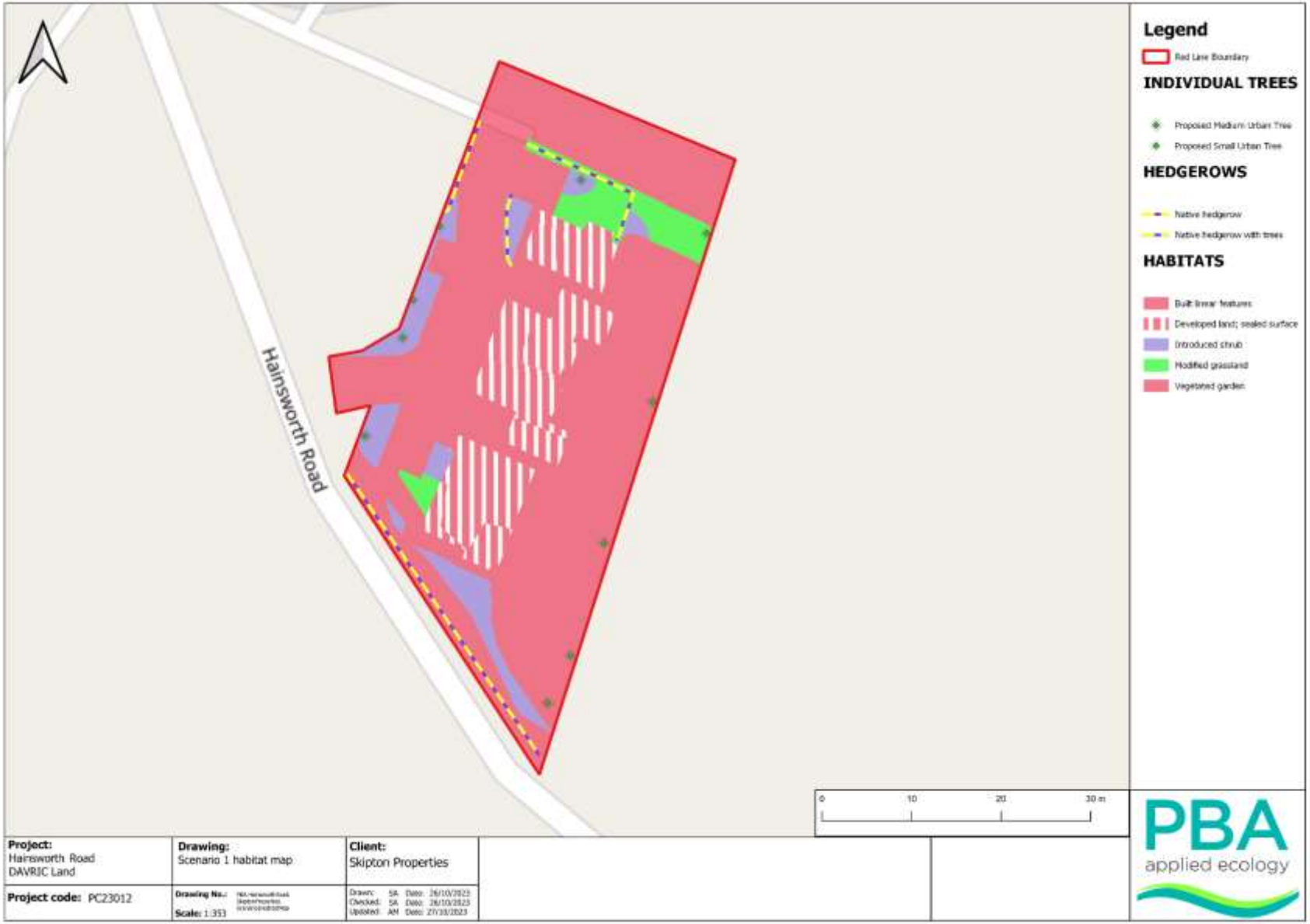
5 WORK SCHEDULES

Table 2 sets out the ecological and landscape management work schedule pre-works and during works

Table 2. *Ecological works schedule*

Task	Pre-works	During works	Year 1												Following years											
			J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Install sympathetic lighting																										
Vegetation removal and building demolition	Sept-Apr inclusive																									
Management of INNS																										
Protection of small terrestrial mammals through phased cutting																										
Excavations covered overnight																										
Hedge creation		Nov-Feb																								
Hedgerow management																										
Sowing of modified grassland seed mix		Autumn																								
Mowing of modified grassland																										
Shrub habitat creation		Nov-Feb																								
Planting of Individual trees on site		Winter																								
Planting of native species in private gardens and communal green spaces																										
Installation of bat and bird bricks																										
Hibernaculum creation																										

APPENDIX A – POST DEVELOPMENT HABITATS


Hainsworth Road
Legend
Red Line Boundary
INDIVIDUAL TREES
Proposed Medium Urban Tree
Proposed Small Urban Tree
HEDGEROWS
Native hedgerow
Native hedgerow with trees
HABITATS
Built linear features
Developed land; sealed surface
Introduced shrub
Modified grassland
Vegetated garden
0
10
20
30 m
Project:
Hainsworth Road
DAVRIC Land
Drawing:
Scenario 1 habitat map
Client:
Skipton Properties
Project code: PC23012
Drawing No.:
Scale: 1:353
Drawn: SA Date: 26/10/2023
Checked: SA Date: 26/10/2023
Updated: AM Date: 27/10/2023
PBA
applied ecology

APPENDIX B – SITE PLANS

Specification Notes:

All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. Supplying nurseries shall be Registered under the HTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE.

No species, variety, size or position to be amended without the Landscape Architects prior approval.

If the formation level is compacted it should be ripped through before topsoiling. Topsoil depths to be 300mm for shrub beds and 150mm for grass areas.

All landscape proposals must be referred to by the Structural Engineer during foundation design.

All planting has been indicated making every effort to avoid conflict with highway land. Prior to submission it is the clients responsibility to ensure that all landscaping is reviewed by the project manager/highway engineer to ensure there is not conflict with highway land and future adoptions.

Before trees are planted, the Landscape Contractor shall ascertain the location of drains from the site manager, and shall if necessary make minor adjustments to tree positions to ensure that they are planted at least 1.5m from drains. They should however be planted no closer to houses/garages than is shown on the drawing, and if shown located in shrub beds, the shape of the latter should be adjusted if necessary to accommodate the revised tree position.

If planting conditions are particularly poor e.g. waterlogged/frozen ground or poor soils, the Site Manager must be notified. All works will not until conditions are considered acceptable.

All trees, ornamental planting and identified native planting to be mulched to a depth of 75mm and in accordance with horticultural best practice guidelines ensuring plants are not buried.

All bare root stock shall be root dipped in an approved water-retaining polymer. If planting is required outside the October-March season, bare root trees will be replaced by a containerised equivalent to be approved by the project landscape architect.

Planting in pedestrian visibility splays: Any planting stock specified in pedestrian visibility splays and exceeding 0.60m in height is to be cut down to 0.45m in height at the time of planting. It shall be maintained at a height not exceeding 0.60m in height in perpetuity.

Trees: All tree locations and species must be taken into consideration by the project Structural Engineer to ensure that foundation design accords with the specifications set out under Chapter 4.2 of the NHBC Standards. It is the Contractors responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation. No tree species/location/specification will be amended without prior approval from the project Landscape Architect and/or the Client. Root barriers are to be provided as directed by the project engineer. **All trees to be supplied with a minimum 1.8m clear stem unless clearly stated otherwise.**

Specimen Shrubs: All specimen shrubs to be planted in accordance with horticultural best practice guidelines. No feature shrub or climbers species, size or location should be altered without prior approval from the Landscape Architect. Planting beds to be mulched with 75mm layer of bark.

Hedgerows: All ornamental hedgerow shrubs to be planted in accordance with horticultural best practice guidelines. No hedgerow shrub species, size or location should be altered without prior approval from the Landscape Architect. Planting beds to be mulched with 75mm layer of bark.

Shrubs & herbaceous: All ornamental and amenity shrubs to be planted in accordance with horticultural best practice guidelines. No shrub species, size or location should be altered without prior approval from the Landscape Architect. Individual species to be planted in groups of 3-7 within mixed species beds. Planting beds to be mulched with 75mm layer of bark.

Amenity Turf & Seeding: All turf and seeding to be completed in line with horticultural best practice. Seed to be applied at the rates (g/m2) advised by manufacturer/supplier. Prior to seeding, ground shall be cultivated to a fine filth incorporating 150mm of topsoil to finished formation level. All areas shall be free of weed growth prior to turfing/seeding.

Bulbs: All bulbs to be planted in accordance with horticultural best practice guidelines.

Key

Application Site Boundary

Existing vegetation to be retained.

Existing vegetation to be removed.

Soft Landscape Schedule

Trees

Abbr	Species	Supply	Size	Girth	Number
BEPE	Betula pendula	Std Rb	300-350cm	10-12cm	3
CARBET	Carpinus betulus	Std Rb	300-350cm	10-12cm	1
MALTRI	Malus trilobata	Std Rb	300-350cm	10-12cm	1
SORAU	Sorbus aucuparia	Std Rb	300-350cm	10-12cm	2
ACECAM	Acer campestre	Std Rb	450-425cm	14-16cm	1

Total: 8

Specimen Shrubs & Climbers

Abbr	Species	Pot Size	Height	Habit	Number
PHOWAVA	Phormium 'Yellow Wave'	25L	100-125cm	Top Cm	2

Total: 2

Single Species Hedgerows

Abbr	Species	Pot Size	Height	Habit	Density	Number
BUXSE	Buxus sempervirens 'S...	3L	30-40cm	Bushy	5.3CTr	125

Total: 125

Shrubs

Abbr	Species	Pot Size	Height	Habit	Density	Number
CORALE	Cornus alba 'Elegantissima'	3L	60-80cm	Branched	0.7CTr	19
AUCJA	Aucuba japonica	10L	60-80cm	Bushy	0.7CTr	4
BRASU	Brachyglottis 'Sunshine'	10L	40-60cm	Bushy	0.7CTr	11
CEATHR	Ceanothus thyrsiflorus repens	10L	40-60cm	Bushy	0.7CTr	18
CHOTES	Choisya ternata 'Sundance'	10L	40-60cm	Bushy	0.7CTr	18
ELAPUMA	Elaeagnus pungens 'Maculata'	10L	80-100cm	Bushy	0.7CTr	19
EUOFOENG	Euonymus fortunei 'Emerald 'n' Gold'	10L	30-40cm	Bushy	0.7CTr	37
HEBMAR	Hebe 'Marjorie'	10L	40-60cm	Bushy	0.7CTr	28
HEBMW	Hebe 'Mrs Winder'	10L	40-60cm	Bushy	0.7CTr	8
HEBALRE	Hebe albicans 'Red Edge'	10L	30-40cm	Bushy	0.7CTr	20
HEBPIS	Hebe pinguifolia 'Sutherlandii'	10L	30-40cm	Bushy	0.7CTr	7
HYPHI	Hypericum 'Hidcote'	10L	40-60cm	Bushy	0.7CTr	26
LAVANHI	Lavandula angustifolia 'Hidcote'	10L	30-40cm	Bushy	0.7CTr	7
LONNIBG	Lonicera nitida 'Baggesen's Gold'	10L	40-60cm	Bushy	0.7CTr	8
PHOFRRER	Photinia x fraseri 'Red Robin'	10L	80-100cm	Bushy	0.7CTr	4
PRULAOL	Prunus laurocerasus 'Otto Luyken'	10L	60-80cm	Bushy	0.7CTr	12
ROSOF	Rosmarinus officinalis	10L	40-60cm	Bushy	0.7CTr	8
SARHOHU	Sarcococca humilis	10L	30-40cm	Bushy	0.7CTr	4
SKUARU	Skimmia japonica 'Rubella'	10L	40-60cm	Bushy	0.7CTr	7

Total: 269

Turf & Seeding

Turf to plot frontages to be laid as Rolawn 'Medallion', or similar approved.

'Amenity grass - A22 low maintenance seed mixture, as supplied by Germinal (www.germinalamenity.com) or similar approved.

Location Plan

Hainsworth Road, Silsden (Davric)

Landscape Proposals

Skipton Properties Ltd

1:250 @ A2 | AF | DC

21/03/2023 | GL1749 038

golby+luck

Landscape Institute Registered Practice

Scale Bar

tel: 01530 265488 | email: info@golbyandluck.co.uk | web: www.golbyandluck.co.uk


Key
Arrows denote entry door & patio door positions
Parking Spaces with Plot Specific Allocation noted
Shared Access to Private Drives
Front gardens with indicative landscaping
Rear gardens (shaded light green)
Bin Storage location
Cycle sheds (CS)
Gated (lockable) access into rear garden areas
Bin Collection Point
Existing trees / hedges to be retained (RPZ shown dashed orange)
Indicative new tree planting
Refer to detailed Landscape Design by 'GOLBY and LUCK'
Indicative new hedges
Refer to detailed Landscape Design by 'GOLBY and LUCK'
Indicative extent of retaining walls
Refer to Paul Waite Associates Ltd Proposed External Works drawing.
Side windows providing overlooking of drives
Please see floor plans & elevations for particular plots.
Boundary Treatment
Type A - Robust Screening to Public Realms - 900mm high walling stone with 900mm high vertical timber fence atop.
Type B - Screen Fencing - 1.8m high horizontal timber fencing creating rear access and general screening when not to main Public Realm.
Type B - Plot Divisional Fencing - 1.8m in high horizontal timber fencing between rear gardens.
Timber Knee Rail / Railings
Boundary Screen Fencing - 1.8m high horizontal double sided 'hit and miss' timber fencing between points C-E with a 4m wide gate to be provided between points C-D.
Materials-Facing
Main Facing - Stone Natural London Buff 140mm Coursed Panel built in site
Roofing - Concrete Northstone Causeway Slate Grey
Rainwater Gutters - uPVC Half Round Profile in Matt Black Finish
Rainwater Downpipes - uPVC Round Profile in Matt Black Finish
Windows - Rehau 70 Total Window and Door System Slate Grey - Grained 1062L with Natural Stone Heads, Cills, Surrounds and Mullions as illustrated. Bifold Doors to match windows.
Entrance Doors - Woodgrain effect Black 'Composite' with Glazed elements as illustrated.
Garage Doors - Woodgrain effect Black Sectional
Materials-Surfacing
Shared Drives - Black Tarmac
Private Drives/Parking Spaces - Premia 60 Granite Stone
Paving between parking - Raj Green Indian Stone Paving Flags
Adoptable Highway + Footpath - Black Tarmac
All Private Paths + Patios - Indian Stone
NORTH
Mix | No.
PRIVATE FOR SALE
Foulridge [3 bed] (Fou) 1
Read [3 bed] (Rea) 2
Edwin [3 bed] (Edw) 2
Total 5
DGL Associates Limited
Barn Meadow House
Southfield Fold Farm
Southfield
Burnley
Lancashire
BB10 3RH
Tel : 01282 601157
Mbl : 07976 762876
E-mail : darren.dgla@gmail.com
Checked
Drawn D.G.Laver
Scale 1:500 @ A3
Approved
Drawn 13th Mar 2023
A3
Client Skipton Properties Ltd
Project Hainsworth Road, Silsden
Drawing Title Site Layout 'South'
Drawing No. 2077SPL/HRS(s)/SL01
SITE LAYOUT
SKIPTON PROPERTIES
HAINSWORTH ROAD, SILSDEN

APPENDIX C – MAP OF QUALITATIVE RECOMMENDATIONS

Legend:

- Bird box -
- Bat box -
- Refugia Pile -