



# **Arboricultural Impact Assessment**

in Relation to Proposed Five-unit Residential Development at



**DAVRIC Construction Projects Ltd,  
Hainsworth Road, Silsden,  
West Yorkshire, BD20 0LY**

Prepared by:

**Bowland**   
Tree Consultancy Ltd

October 2023

# ARBORICULTURAL IMPACT ASSESSMENT HAINSWORTH ROAD, SILSDEN

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**ARBORICULTURAL IMPACT ASSESSMENT  
HAINSWORTH ROAD, SILSDEN**

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**PROJECT DETAILS**

**Project No.:** BTC2772

**Site:** DAVRIC Construction, Hainsworth Road, Silsden, BD20 0LY

**Client:** Skipton Properties Ltd

**Council:** City of Bradford Metropolitan District Council

**Survey Date:** 24 August 2023

**Surveyed by:** Joseph Lambert BSc(Hons) FdSc MArborA MICFor

**Prepared by:** Joseph Lambert BSc(Hons) FdSc MArborA MICFor

**Checked by:** Phill Harris MSc BSc(Hons) HND MArborA CEnv MICFor

**Date of Issue:** 19 October 2023

**Version No:** 1

## **DISCLAIMER**

**Survey Limitations:** Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The tree survey and any report information provided is intended as a guide to identify key tree related constraints to site development only. As such, the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings.

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**Statutory Tree Protection:** It is the client's responsibility to check for the presence of any statutory tree protection measures, such as the site's location within a Conservation Area and/or the presence of any Tree Preservation Orders, directly with the applicable Council's planning department prior to scheduling or carrying out any tree works. In turn, it is also the client's responsibility to check for the need for a felling licence with the Forestry Commission prior to scheduling or carrying out any tree works. Bowland Tree Consultancy Ltd cannot be held responsible for any decisions made by the client to prune or remove trees where any such statutory protection exists.

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**Validity:** The findings and recommendations contained within this report are, providing its recommendations are observed and the site conditions are retained as per the date(s) of the survey, valid for a period of twelve months from the last survey date. This period of validity may be reduced should there be any changes in factors affecting both the surrounding environment and/or built structures in relative proximity to the trees. The condition of trees should be re-appraised directly, through a site survey, following major weather events such as storms, changes undertaken to the site's conditions, inclusive of demolition and/or ground works, or the removal of existing site vegetation, including trees.

<b>TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL</b>	
<b>Site:</b>	DAVRIC Construction Projects Ltd, Hainsworth Road, Silsden, West Yorkshire, BD20 0LY
<b>Client:</b>	Skipton Properties Ltd

<b>Surveyor:</b>	Joseph Lambert Chartered Arboriculturist
<b>Survey Date:</b>	24 August 2023
<b>Job Reference:</b>	BTC2772

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T1	Mountain Ash	8.5	2x220 (ts)#	N 4 E 4 S 3.5 W 4	N/A 1	SM	M	<ul style="list-style-type: none"> <li>Not accessed to inspect in detail due to fencing and works within site and obscured by hedge and fencing.</li> <li>Viewed from roadside only.</li> <li>Main stem evidently bifurcates at low height on main stem.</li> <li>Moderate reduction in vitality with some evidence of bacterial Fireblight in canopy.</li> </ul>	<ul style="list-style-type: none"> <li>Remove tree in order to construct development as proposed (See Tree Impact Plan (TIP)).</li> <li>Mitigate for loss through replacement tree planting as component of appended landscaping scheme (GL1749 03B).</li> </ul>	10+	C1	44	3.73
G1	Hazel, Holly, Hawthorn, Wych Elm	≤ 8.5	≤ 160	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	N/A 0	SM-EM	M-G	<ul style="list-style-type: none"> <li>Very closely spaced group evidently forming outgrown boundary hedge adjacent to road.</li> <li>Not accessed to inspect due to dense undergrowth and fencing within site and viewed from roadside.</li> <li>Group continues to north-west as evidently managed hedge and to south-east as further unmanaged group.</li> <li>Elm within group partly dying to south eastern end due to colonisation by Dutch Elm Disease.</li> <li>Evidently part mechanically managed to approximately 2m height on road side to maintain clearance.</li> <li>Canopies moderately low over road.</li> <li>Previously coppiced at ground and topped again at approximately 1.5m height.</li> <li>Group would benefit from cutting and laying where possible and coppicing at ground elsewhere, with infill planting of native whips, to return to managed hedge along boundary.</li> </ul>	<ul style="list-style-type: none"> <li>Retain group in context of proposed development.</li> <li>Prune north eastern side of group to reduce width by up to approximately 1.5m to facilitate clearance from proposed development works.</li> <li>Ensure protection of group's Root Protection Area (RPA) throughout development works through the establishment of Construction Exclusion Zone (CEZ) in accordance with appended specification along indicated north eastern RPA edge (See TIP).</li> <li>Install timber knee rail where part encroaching into indicated RPA during landscaping phase, following completion of main construction phase, using hand working methods to dig post holes and lining post holes with visqueen or similar impervious membrane, joined to prevent leaching of concrete prior to concreting posts into place</li> </ul>	20+	C2	≤ 12	≤ 1.92

**Headings and Abbreviations:**

<b>No.</b>	Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable
<b>Species:</b>	Common name
<b>Height:</b>	In metres, to half nearest metre – where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree
<b>Stem Diam.:</b>	Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
<b>Branch Spread:</b>	Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown
<b>Branch &amp; Canopy Clearances:</b>	Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point – to inform on crown to height ratio, potential for shading, etc.
<b>Life Stage:</b>	Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
<b>PC:</b>	Physiological Condition - a measure of the tree(s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
<b>General Observations and Comments:</b>	Comments relating to the tree(s)' overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.
<b>Management Recommendations:</b>	Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take existing site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate
<b>ERC:</b>	Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
<b>Cat. Grade:</b>	Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
<b>RPA m²:</b>	Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
<b>RPA Radius (m):</b>	Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
<b># (Estimated Dimensions):</b>	Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a "# symbol

**BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment**

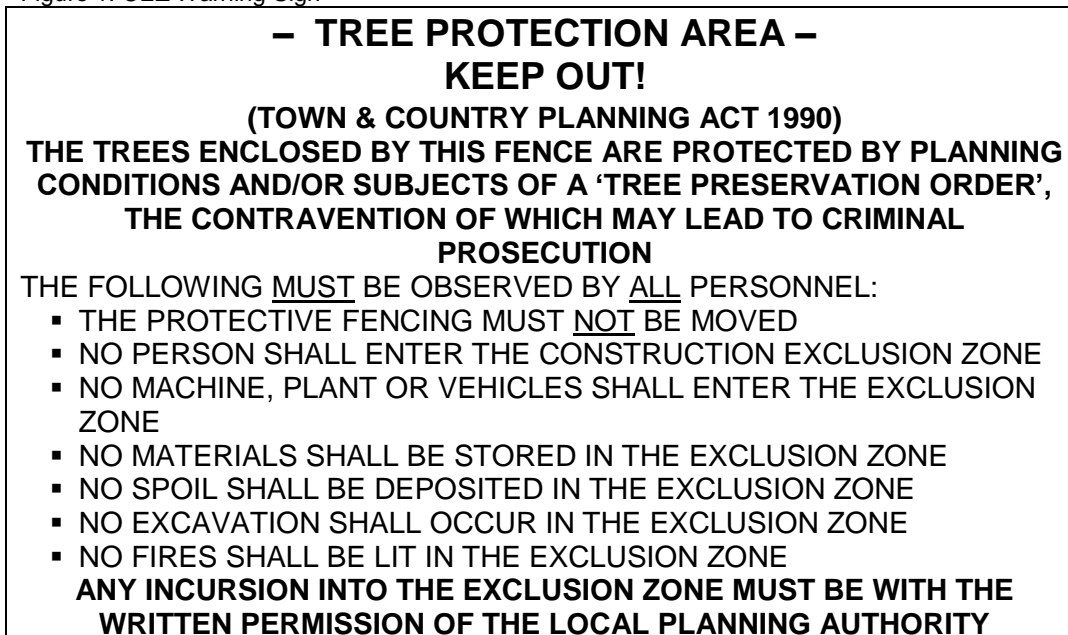
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan			
<b>Trees unsuitable for retention</b> (see Note)							
<p><b>Category U</b></p> <p>Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years</p>	<ul style="list-style-type: none"> <li>▪ Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</li> <li>▪ Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li> <li>▪ Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</li> </ul> <p><i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.</i></p>			Red			
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: center;"><b>1. Mainly arboricultural qualities</b></td> <td style="width: 33%; text-align: center;"><b>2. Mainly landscape qualities</b></td> <td style="width: 33%; text-align: center;"><b>3. Mainly cultural values, including conservation</b></td> </tr> </table>					<b>1. Mainly arboricultural qualities</b>	<b>2. Mainly landscape qualities</b>	<b>3. Mainly cultural values, including conservation</b>
<b>1. Mainly arboricultural qualities</b>	<b>2. Mainly landscape qualities</b>	<b>3. Mainly cultural values, including conservation</b>					
<b>Trees to be considered for retention</b>							
<p><b>Category A</b></p> <p><b>Trees of high quality</b> with an estimated remaining life expectancy of at least 40 years</p>	<p>Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)</p>	<p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</p>	<p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</p>	Green			
<p><b>Category B</b></p> <p>Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.</p>	<p>Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage</p>	<p>Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality</p>	<p>Trees with clearly identifiable conservation or other cultural benefits</p>	Blue			
<p><b>Category C</b></p> <p>Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm</p>	<p>Trees not qualifying in higher categories</p>	<p>Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit</p>	<p>Trees with very limited conservation or other cultural benefits</p>	Grey			
<p>Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation</p>							

## - TEMPORARY PROTECTIVE FENCING & GROUND PROTECTION SPECIFICATION -

**Construction Exclusion Zones (CEZs)**, shall be enclosed by **Temporary Protective Fencing** and/or, where necessary, **Temporary Ground Protection Measures**. The fencing/ground protection Type(s), locations, and extents shall be agreed, in writing, with the Local Planning Authority (LPA). In turn, the **Temporary Protective Fencing** and/or **Temporary Ground Protection Measures** shall:

1. be constructed as in accordance with the Type 1, Type 2 or Type 3 'Temporary Protective Fencing Construction' sections and, where applicable the 'Temporary Ground Protection Measures' section, as detailed herein and agreed, in advance with the LPA;
2. be retained in place throughout the development process until completion of the project, and only removed following receipt of written permission from the LPA;
3. be sited in the area(s) defined by the Root Protection Areas on the associated Tree Impact Plan, or as the CEZs on the Tree Protection Plan;
4. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
5. preclude any delivery of site accommodation and/or materials and/or plant machinery;
6. preclude all construction related activity, with the sole exception of specified arboricultural works and any other works to be carried out under supervision that have been agreed by all parties;
7. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance; and
8. be affixed with a 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1, below), at every 10.0 metre length of protective fencing.
9. Important: Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

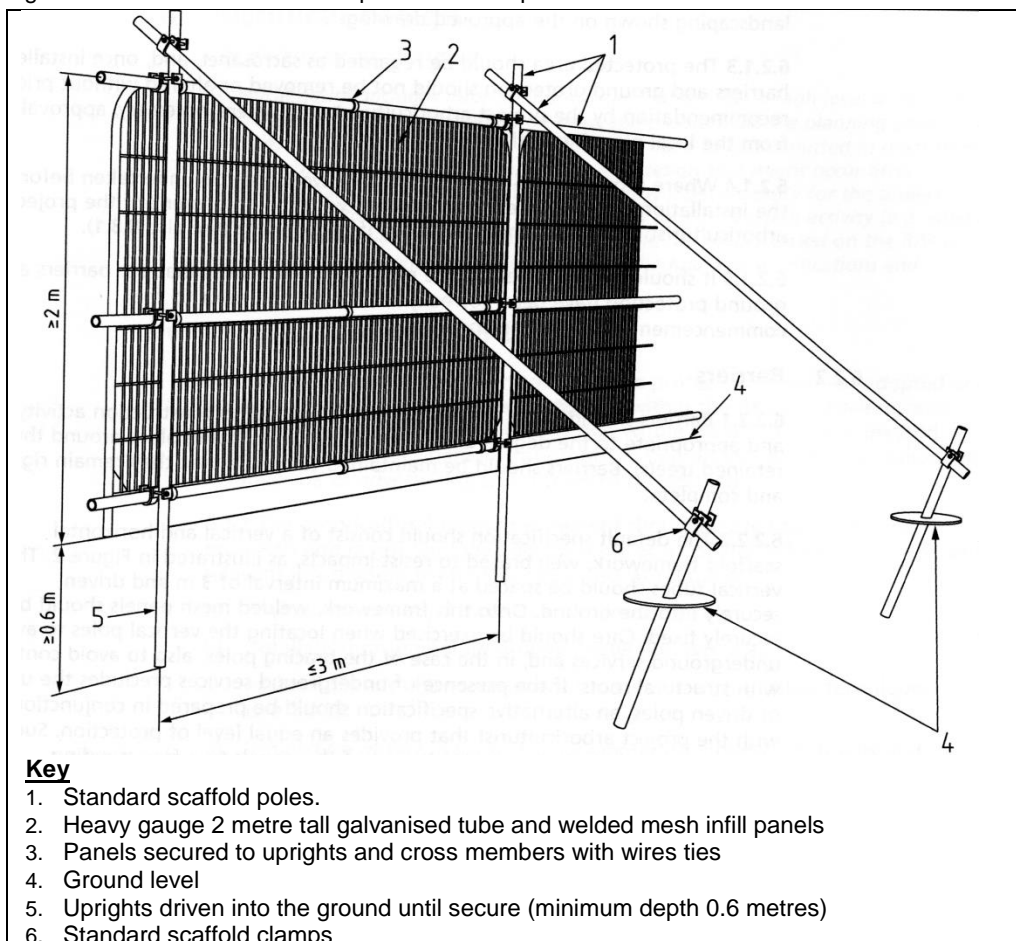
Figure 1: CEZ Warning Sign



**Type 1 (i.e. 'Default') Temporary Protective Fencing Construction** (see Figure 2, below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall butt together and be securely fixed to a scaffold framework, as per points 3 to 5 of Figure 2, overleaf.
3. The scaffold framework shall comprise of upright poles of at least 3.0 metres in length driven no less than 0.6 metres into the ground at maximum 3.0 metre centres with horizontal and diagonal poles fixed to the uprights, as per points 4 to 5.
4. The two horizontal rail poles shall be attached to the uprights at heights of 0.6 and 1.8 metres with 3 no. clamps to each joint.
5. The diagonal scaffold pole struts be clamped to the top rail of the scaffold framework at a 45° angle and extend back into the CEZ and clamped to a 0.7 metre length of scaffold tube that shall be driven no less than 0.5m into the ground.
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

Figure 2: BS5837:2012 Default specification for protective barrier

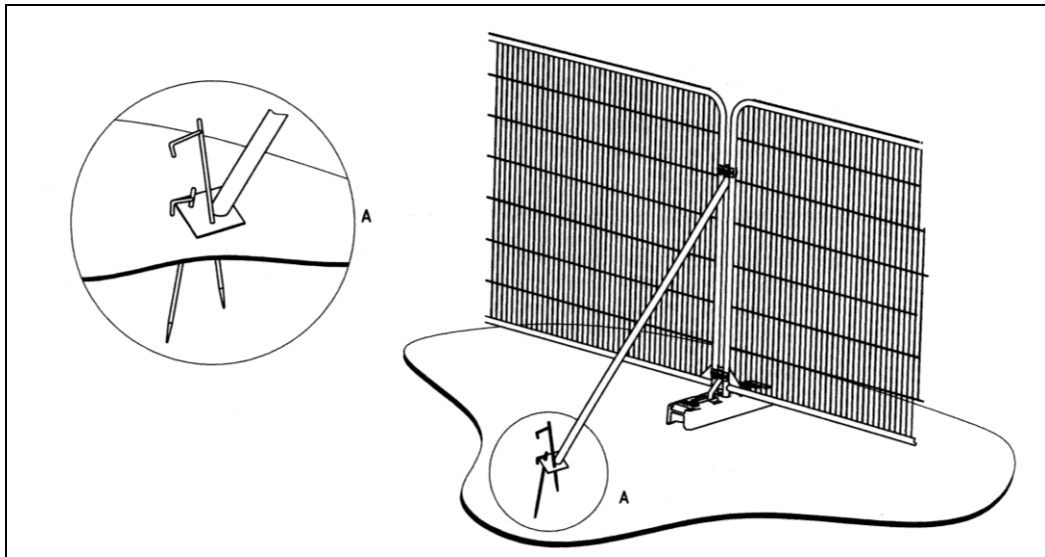




### **Type 2 Temporary Protective Fencing Construction** (see Figure 3(a), below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a base plate, which shall be secured to the ground with pins (Figure 3a).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

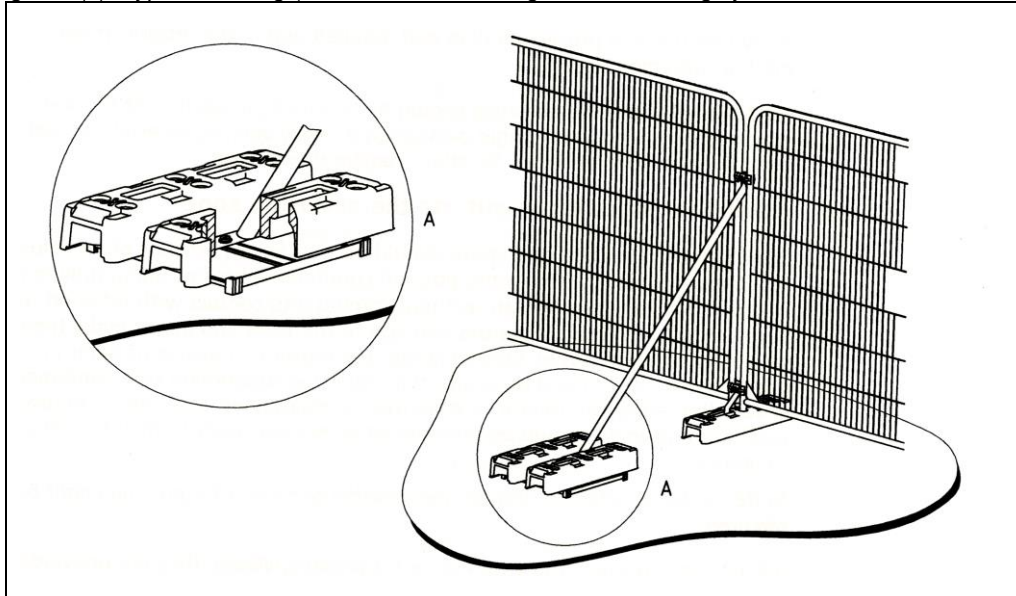
Figure 3(a): Type 2 Fencing (BS5837:2012 above-ground strut stabilising system with ground pins)



### **Type 3 Temporary Protective Fencing Construction** (see Figure 3(b), overleaf)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a block tray base (Figure 3b).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

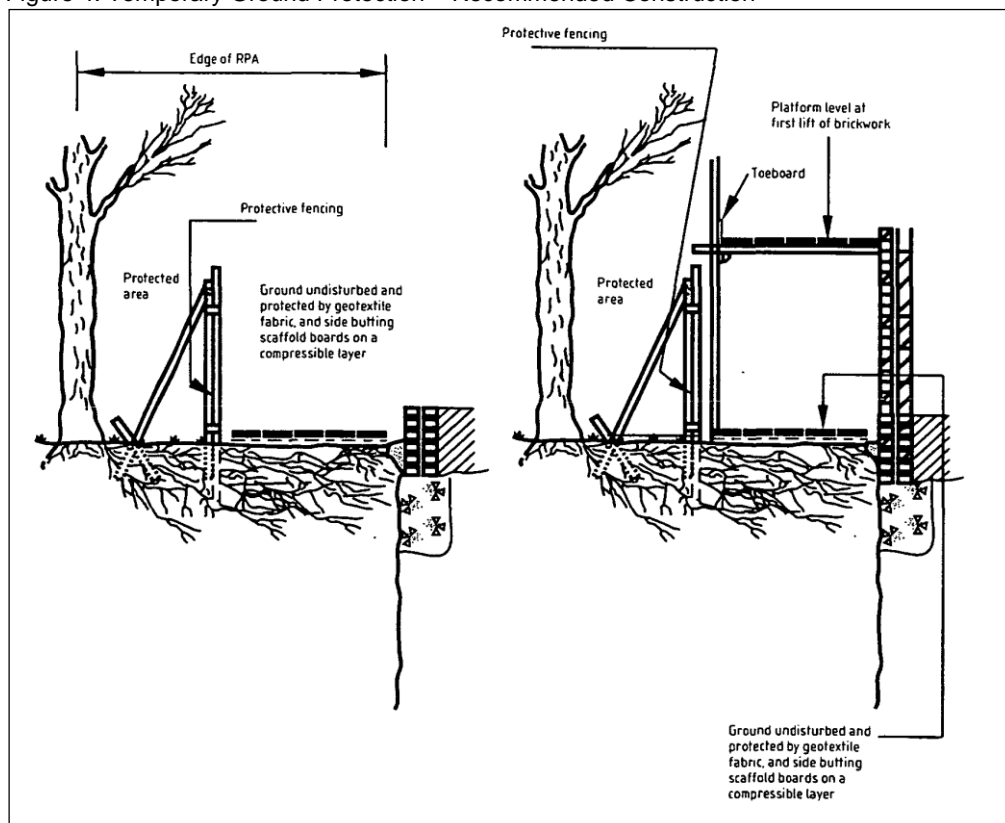
Figure 3(b): Type 3 Fencing (BS5837:2012 above-ground stabilising system with strut on block tray)



### Temporary Ground Protection

1. Any necessary Temporary Ground Protection areas shall conform to Figure 4, below, unless otherwise agreed with the LPA.
2. The Ground Protection Area shall be left undisturbed and covered by a semi-permeable geotextile membrane which shall, in turn, be covered by a compressible layer consisting of a material such as woodchip.
3. Side-butting scaffold boards shall then be fitted to cover the Ground Protection Area.
4. On completion of installation, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Ground Protection.
5. The Temporary Ground Protection shall remain in place until completion of the project and only removed following receipt of written permission from the LPA.

Figure 4: Temporary Ground Protection – Recommended Construction





**KEY**

T = Individual Tree  
G = Group of Trees


Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below:

**Tree Categorisations:**

Those to be Considered for Retention:

-  Category 'A' Tree/Group  
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
-  Category 'B' Tree/Group  
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
-  Category 'C' Tree/Group  
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

-  Category 'U' Tree/Group  
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Note: The stem locations and full extents of the group of trees was not included on the topographical survey plan provided, and were subsequently plotted by the arboricultural surveyor at the time of the survey using GPS siting or, where possible, measurement from site features, and estimation where not. As such, the plotted location and extents of the group cannot therefore be considered to be wholly accurate

**Root Protection Areas (RPAs):**

-  RPAs  
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

**Project:**  
DAVRIC CONSTRUCTION  
PROJECTS LTD  
HAINSWORTH ROAD  
SILSDEN  
WEST YORKSHIRE  
BD20 0LY

**Client:**  
SKIPTON PROPERTIES LTD

**Title:**  
**TREE CONSTRAINTS PLAN**  
In Relation to Proposed 5 Unit Residential Development

Scale: 1:500@A4  
Date: August 2023  
Drawn by: JL  
Checked by: PH

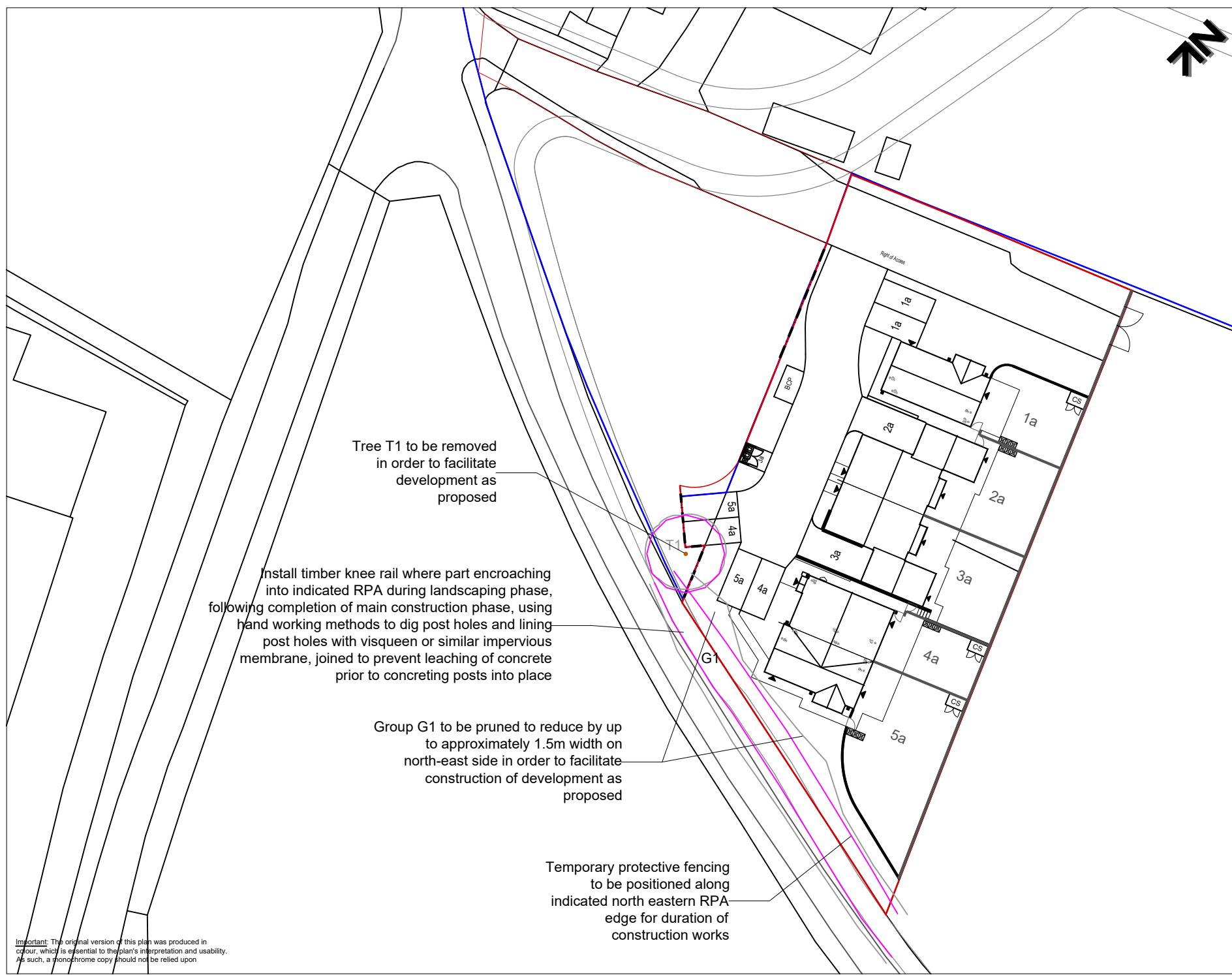


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Ref: BTC2772-TCP

Rev:

**Important:** The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon



Tree T1 to be removed in order to facilitate development as proposed

Install timber knee rail where part encroaching into indicated RPA during landscaping phase, following completion of main construction phase, using hand working methods to dig post holes and lining post holes with visqueen or similar impervious membrane, joined to prevent leaching of concrete prior to concreting posts into place

Group G1 to be pruned to reduce by up to approximately 1.5m width on north-east side in order to facilitate construction of development as proposed

Temporary protective fencing to be positioned along indicated north eastern RPA edge for duration of construction works

**Important:** The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon




**KEY**

T = Individual Tree  
G = Group of Trees


Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below:

**Tree Categorisations:**

Those to be Considered for Retention:

-  Category 'A' Tree/Group  
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
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-  Category 'C' Tree/Group  
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

-  Category 'U' Tree/Group  
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Note 1: The stem locations and full extents of the group of trees was not included on the topographical survey plan provided, and were subsequently plotted by the arboricultural surveyor at the time of the survey using GPS siting or, where possible, measurement from site features, and estimation where not. As such, the plotted location and extents of the group cannot therefore be considered to be wholly accurate  
Note 2: Trees with their identifying numbers labelled in grey are proposed for removal in the context of the proposed development

**Root Protection Areas (RPAs):**

-  RPAs  
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

**Project:**  
DAVRIC CONSTRUCTION  
PROJECTS LTD  
HAINSWORTH ROAD  
SILSDEN  
WEST YORKSHIRE  
BD20 0LY

**Client:**  
SKIPTON PROPERTIES LTD

**Title:**  
**TREE IMPACT PLAN**  
in Relation to Proposed 5 Unit Residential Development

Scale: 1:500@A4  
Date: October 2023  
Drawn by: JL  
Checked by: PH



**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 halt 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 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/m<sup>2</sup>) advised by manufacturer/supplier. Prior to seeding, ground shall be cultivated to a fine tilth 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	S5Td; RB	300-350cm	10-12cm	3
	CARBET	Carpinus betulus	S5Td; RB	300-350cm	10-12cm	1
	MALTRI	Malus trilobata	S5Td; RB	300-350cm	10-12cm	1
	SORAU	Sorbus aucuparia	S5Td; RB	300-350cm	10-12cm	2
	ACECAM	Acer campestre	EH5Td; RB	450-625cm	16-18cm	1
						Total :8

**Specimen Shrubs & Climbers**

Abbr	Species	Pot Size	Height	Habit	Number
PHOWAVA	Phormium 'Yellow Wave'	25L	100-125cm	Trp Crn	2
					Total :2

**Single Species Hedgerows**

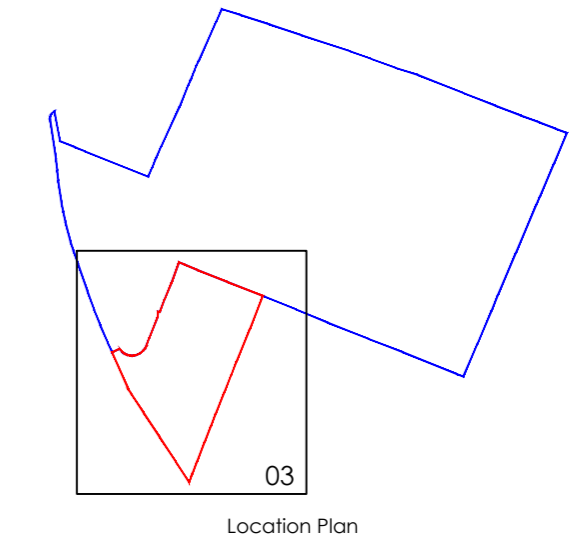
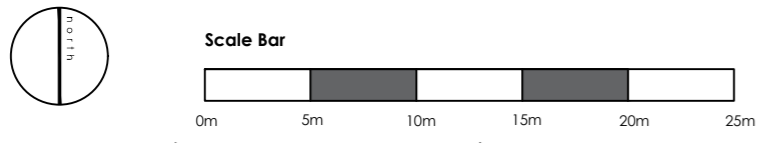
Abbr	Species	Pot Size	Height	Habit	Density	Number
BUXSE	Buxus sempervirens	5L	50-60cm	Bushy	0.3Ctr	125
						Total :125

**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	22
HEBPIS	Hebe pinguifolia 'Sutherlandii'	10L	30-40cm	Bushy	0.7Ctr	7
HYPHI	Hypericum 'Hidcote'	10L	40-60cm	Bushy	0.7Ctr	28
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
SKIJARU	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](http://www.germinalamenity.com)) or similar approved.



Revisions:  
8. 13/10/2023 Updated to latest layout. T1 shown removed.

Project  
Hainsworth Road, Silsden (Davric)

Drawing title  
Landscape Proposals (Sheet 1 of 1)

Client  
Skipton Properties Ltd

Scale  
1:250 @ A2

Date  
21/03/2023

Drawn  
AF

Checked  
DC

Number/Figure  
GL1749 03B