

# Design and Access Statement

Proposed development at Rose Tree Court, Cudworth, Barnsley



# Design and Access Statement for Proposed Development at Rose Tree Court, Off Sycamore Avenue, Cudworth, Barnsley

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## **Use**

The existing building on the site is an elderly person's residential scheme, which is scheduled to be demolished to make room for the new proposals. The existing accommodation is not up to modern standards with shared bathrooms etc. and the residents having been decanted into more appropriate accommodation. The proposed development seeks to construct 19 new build bungalows; 17 for rent and 2 for intermediate rent. 2 of the bungalows are to be full mobility bungalows as indicated on the plans.

The need for the bungalows within the local area has come from advanced discussions between Barnsley Metropolitan Borough Council and Guinness Northern Counties Housing Association and it is agreed that the new residents will be from the local area, aged over 50 years.

The area is a long established residential area of mainly bungalows and has local amenities within easy walking distance including churches, local shops, restaurants and local transport links.

There is a public footpath and open space to the west of the site, and a sports track only a short walk away. The proposals link up existing walkways.

The site has a slight level change across the site but does not present access difficulties to any users or potential visitors.

## **Amount**

There is a need with this site to take into account the existing bungalows located to the North and East of the site. At the same time there is a need to make the best use of the site. The properties are all single storey as the surrounding housing developments, however will be constructed with modern methods of construction and low maintenance materials.

The floor areas are designed to the figures set out in the HQI standards: Version 4: 60.5m<sup>2</sup> for the 2 bed 3 person bungalow (9 properties), 68m<sup>2</sup> for the 2 bed 4 person bungalows (8 properties) and 2 bed 4 person Full Mobility Bungalows are 82 m<sup>2</sup>(2 properties).

The bungalows will meet with Code for Sustainable Homes – Level 3, and at this stage, it is envisaged that individual Solar Collector Panels if required are to be located on the South facing roofs as indicated on the attached plans. Guinness Northern Counties are also currently looking into the extending the existing district heating system to provide low cost and efficient heating to the new dwellings. Other items relating to CFSH to be included as follows:-

- External Store to all dwellings which also incorporate cycle storage
- Composting to all dwellings with raised vegetable growing beds.
- Recycling – Storage within kitchen as required with HQI requirements, External Bins/ Recycling space indicated on site plan (see below), additional communal hardstanding has been included at the entrance to the site, for management by Barnsley City Council if required.
- Water butts to rear of all properties
- Water Saving sanitary ware included throughout.

A CFSH Pre assessment has already been carried out by GNC and has achieved a comfortable Level 3 rating.

The utilisation of the existing district heating system is currently being investigated to provide heating and hot water. The existing system is currently solid fuel (coal) and GNC have been advised by BMBC that the district heating system will be converted to gas and then eventually bio mass by 2010 to greatly improve on the 25% efficiency in carbon use.

If the district heating system is found to be compatible and extended to the proposed bungalows, then solar collector may not be required to achieve CFSH Level 3, but may be provided at a future date if an upgrade is required.

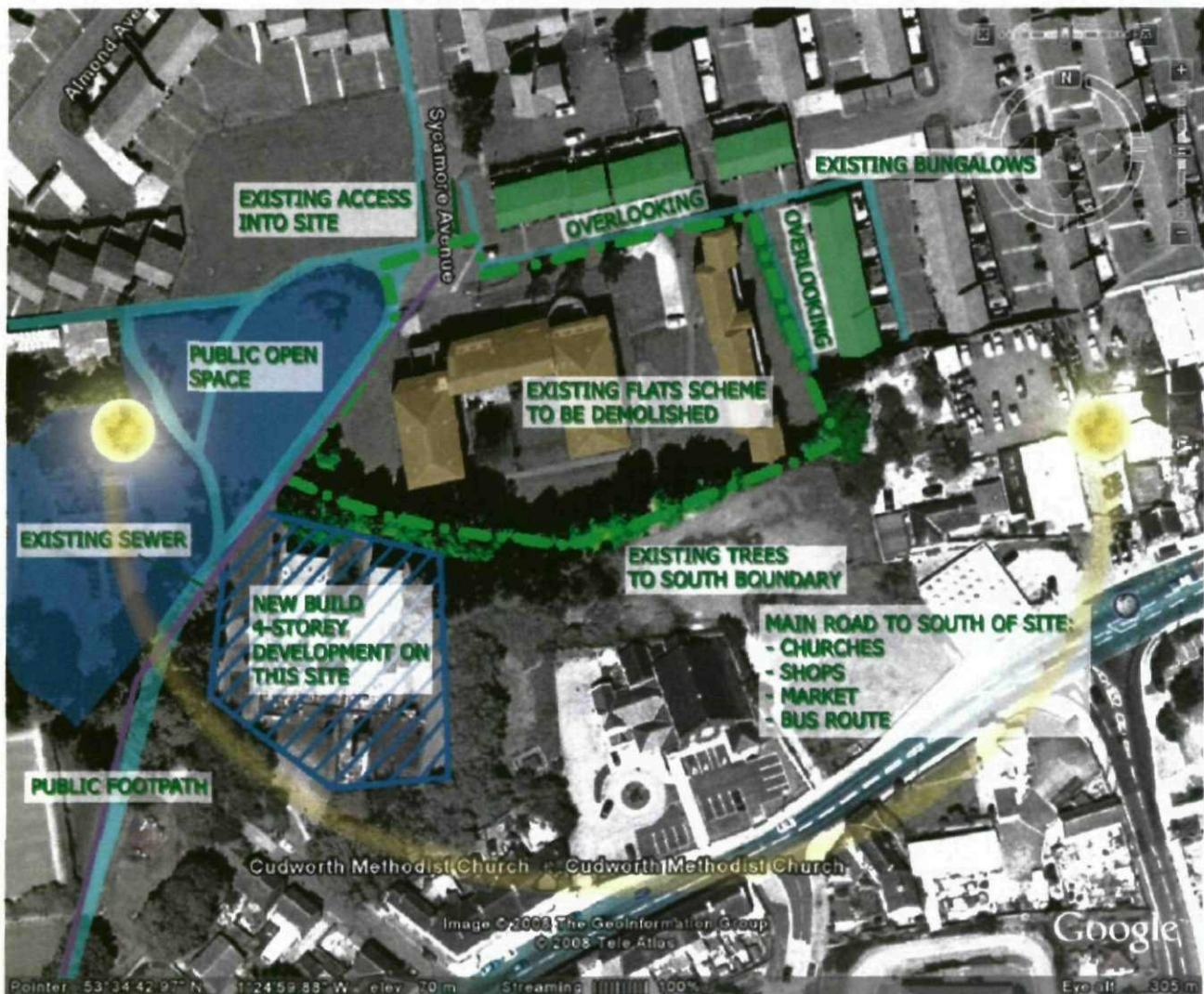
All properties have been designed in accordance with Life Time Homes (April 2008), with the 2B 4P Bungalow designed with possible future adaptation to provide an additional bedroom and En Suite to make them into 3B 5P, fully compliant with Life Time Homes standards. Please refer to proposed future Layout which shows the flexibility of design.

## **Layout**

There were several key factors determining the layout used:

- Solar gain: where possible the properties are sited to take advantage of natural heat gains. All properties have been designed with Living Areas and main bedrooms having south orientation.
- Existing entrance to the site: this has been retained and extended to provide the new access road.
- Overlooking distances: The existing bungalows to the North and East Boundaries have been considered. There is a slight shortfall to a number of areas to BMBC normal standards, but because of the orientation of the dwellings, habitable rooms generally overlook non habitable rooms such as kitchens and bathrooms. The 2 Full Mobility bungalows have been set back so that the gable does not hinder the view of No 31 Sycamore Avenue.
- Turning head: At the meeting with Barnsley MBC Highways department on 27<sup>th</sup> June, the turning head and road was amended and agreed, an additional turning head, although not required but was welcomed by BMBC, has been included and a 700mm buffer zone was requested and now included.

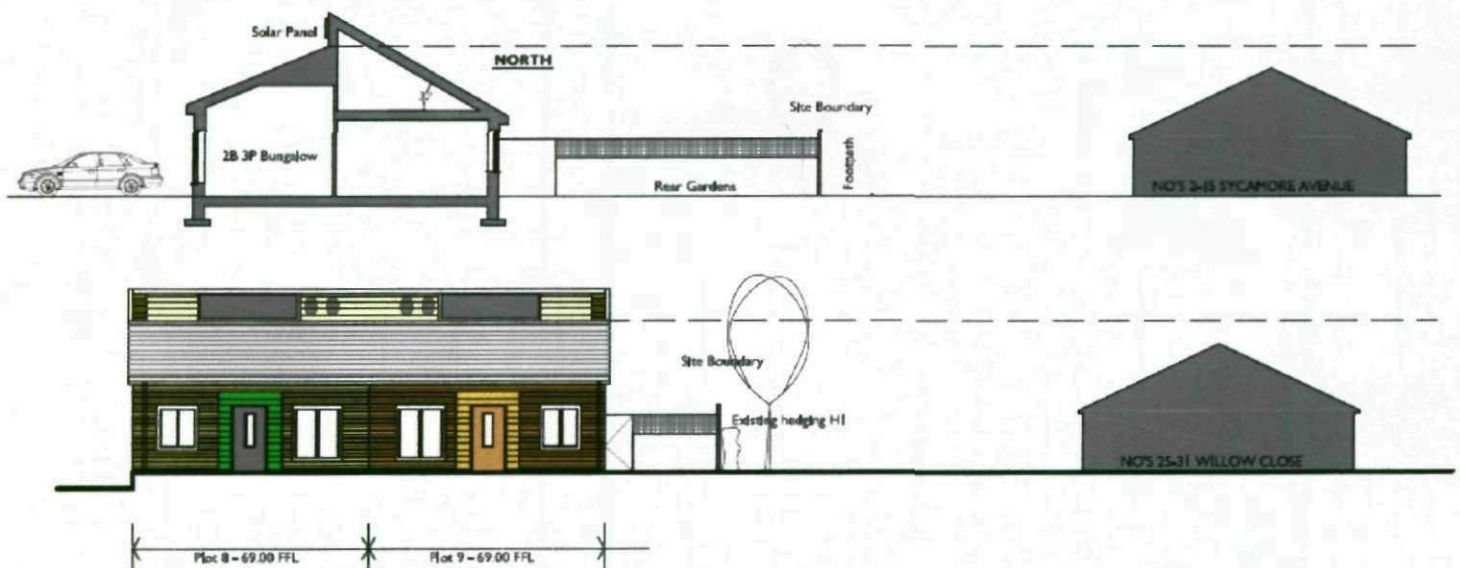
- Public Sewer – The attached plans indicate existing public sewer which runs parallel with the West boundary, it was agreed that the sewer could not be relocated; therefore the bungalows were resited from this area. For details of sewer location, refer to Appendix 6.
- Existing Mature Trees. –Please refer to Cheshire Woodlands report (Appendix 1). It was agreed that the trees to the South West boundary are of high retention value and offer screening to the large 4 storey building top the south. The setting out of the bungalows to this area has taken into account not damaging the roots.
- The above points are highlighted on the following site analysis:-



## Scale

This design follows the scale of the adjacent bungalows, and is intended to be a modern interpretation of the bungalows based on sustainable living and modern innovative methods of construction.

The new build NHS building to the south of the site is of a modern design and is 4 storeys in height, but a development of this height and scale on the site would not be suitable and would screen the views of the existing bungalows to the adjacent open space.



## Landscaping

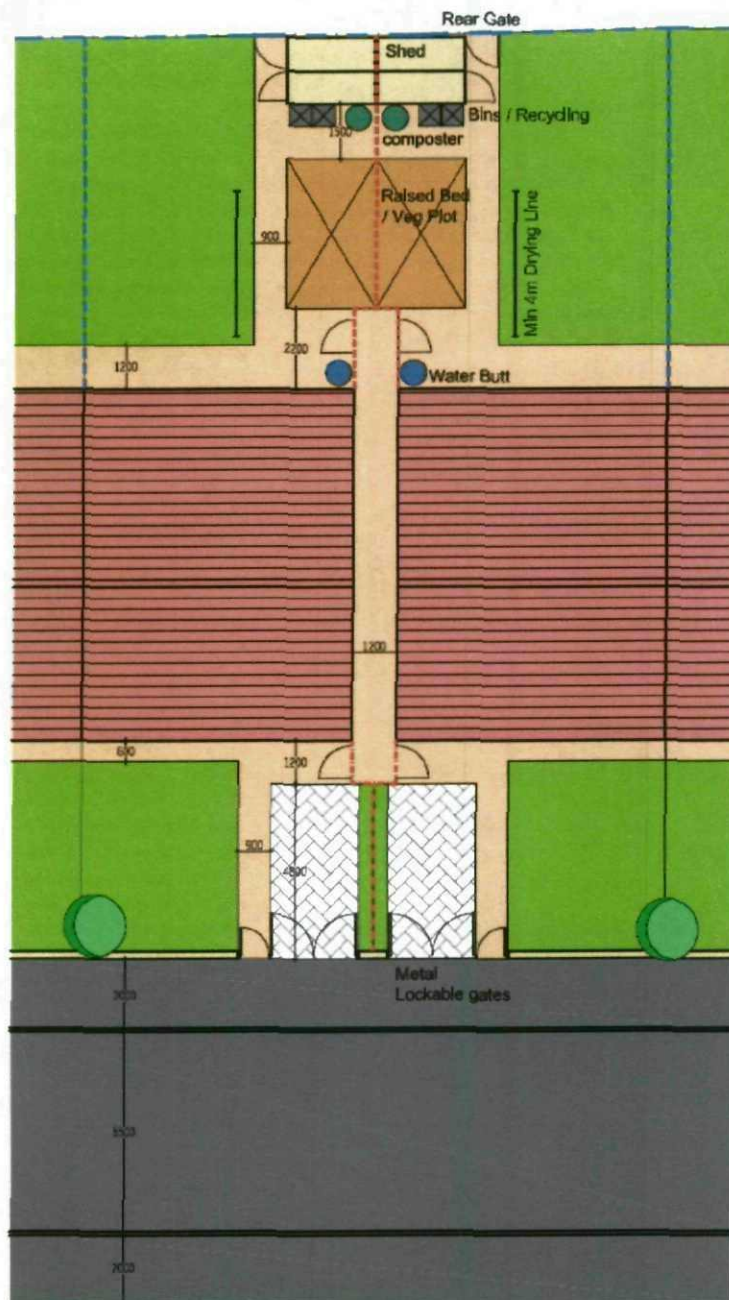
The landscaping on this scheme will be very important to the overall appearance and enjoyment of the development. The detailed design of the landscaping has not yet been developed, however the following information is indicative of the types of materials and the approach to this side of the design:

- Road surfacing: black tarmac finish in order to create an obvious boundary between the site and the public road in line with South Yorkshire Highway Specification.
- Front boundary treatment: 600mm high brick wall with a further 400mm high railing with planting behind where possible. This should provide a series of layers of materials that lead back to the bungalow, and prevent the building from being too dominant at the street front. For details refer to drawings 80890-02P9 and 13P1.
- Driveways and footpaths will provide secured parking and easily accessible to the dwellings and their gardens. These will be in concrete paviors and flags irrespective.

A number of existing trees have had to be removed to allow for the new development, however the high retention value trees to the south west part of the site are to be retained and not only provide screening for the site from the 4 storey building, but are close to the public footpath running along the west site boundary for the continued enjoyment to passers by. Upon completion of the development, additional planting/ trees are to be planted to be agreed with Barnsley Borough Council. A Tree Survey has been carried out by Cheshire Woodlands dated (Appendix 1)

A permeable surface water system was investigated, however the Preliminary Site Investigation report carried out confirmed low permeability of the underlying natural strata (i.e. Coal Measures). Testing is currently being carried out to establish whether the site has previous mining history, and if so, the location and depth. A method for the stabilisation works if required is in place by Guinness Northern Counties and will be agreed with Barnsley Building Control.

The following diagram show the surface finishes to a typical plot, along with location of items included within the Code For Sustainable Homes:-



#### Surface Finishes

-  Grassed Area
-  Paved Area
-  Road and Pavement - Tarmac to South Yorkshire Highways Specification
-  Driveways - Block Paviours Colour and finish to be agreed

#### Fence Types

Type A - 600mm low level Fence

Type B - 1800mm High Fence with 300mm Trellis

Type C - 1200mm High Fence with 800mm Trellis

Type D - 1800mm Fence for first panel from building, then 1200mm High Fence with 600mm trellis

Front Boundary Wall Treatment: 600mm high x 225mm wide, facing brick wall with 450mm square piers at openings and railings in between, Metal railings to top of wall and gates (refer to drawing 13 for details)

#### Other

Min 4m washing line

-  2400 x 1800mm garden shed  
Note - Cycle Store Included
-  Bins / Recycling
-  Composter
-  Water Butt
-  Raised Bed / Veg Plot

## Appearance

The design of this development seeks to take the principles of the traditional dwelling type in the area and improve by adopting the principles of modern design, for instance, solar gain and solar shading. These elements then go on to drive the design of other aspects of the building i.e. roof designs.

It is hoped that the modern style of bungalows, would lift the area as a whole and link the existing bungalows in the area into the heart of the village.

Timber Frame construction is to be utilised on the site, which will be externally clad with contrasting brickwork sourced from local suppliers, which maintains a local appearance and identity, various colours of cladding have been added to break up the elevations provide a sense of personality to the each house and variety to the landscape.



## 2B 3P BUNGALOW

2 types of contrasting brickwork provide a variety to the streetscape

Various cladding colours to each bungalow provides a sense of individuality to the street front.

Solar Panels to south facing elevation



## 2B 4P / 3B 5P BUNGALOW

Note Towers split the roof up whilst providing adaptability for future use if required. Please refer to right hand side adopted elevation

A Biodiversity and Geological Report has been carried out by Andrew McCarthy Ltd dated 8<sup>th</sup> August 2008 for the planning application (Refer to Appendix 2).

During the survey a single common pipistrelle bat was found within block 1. Full compliance with the report will be carried out to ensure the safe removal and relocation of the bat, prior to demolition.

It was originally intended that demolition of the existing buildings would commence prior to the planning application, however, A European Protected Species License is required after planning permission has been obtained and demolition of the existing flats cannot take place until the ESPL has been received.

The Constructor, Wates Living Space has a structure in place for removal / recycling of construction waste which will be carried out on this development should the project proceed.

# Access

## Policy Approach

The aim is to create an environment that is accessible for all. This is achieved using the following measures:

- Relatively level site so it does not pose a problem with respect to wheelchair users. Any gradients to be minimised and accordance with HC HQI Version 4, LTH and Building Regulations Approved Doc M.
- The access road and pavements will be a tarmac finish with contrasting drives and footpaths.
- To maintain good visibility across the site, the front boundary walls are to be only 600mm high with 400mm high railing with 1m gate posts. This will help security issues and also vehicle / pedestrian access.
- The front paths either side of the carriageway are 2000mm wide to allow the easy passage of a wheelchair user.
- Where there is a crossing point (vehicular or pedestrian) a dropped kerb is provided.
- Internal layout provides a ground floor WC in accordance with building regulations and all rooms comply fully with Life Time Homes Standards (April 2008) which include the following :-
  - Bathroom walls capable of taking adaptations such as handrails
  - Bathroom accessibility standards
  - Provision for hoist if required between main bedroom and bathroom
  - Future through the floor hoist position within 2 bedroom 4 person units.
  - Glazing lines within Bedrooms and Living Areas maximum above FFL.
  - Service controls located below 450mm – 1200mm above FFL.

Please refer to floor plans and sections for further clarification of compliance with Life Time Homes – April 2008

## Security

The project is to achieve Secured By Design Accreditation and we are awaiting initial feedback on the scheme by Barnsley's ALO officer. All parking areas are well overlooked and located behind lockable gates.

New fencing in the proposals will be in line with SBD requirements, and are indicated on landscaping plan above.

## Consultation

- GNC consulted with Barnsley MBC – Housing Strategy Management regarding developing the Rose Tree Court site, for the most suitable development for the site. John Ray of Guinness Northern Counties had discussions with Rob Hignett and Jane Ripley of Strategic Housing – BMBC. Regarding the lengthy waiting list for bungalows in the area (Refer to Appendix 5).
- Initial meeting on 19<sup>th</sup> May 2008 to discuss proposals / type and size of units / tenure etc, and agree on way to progress the scheme. In attendance were Rob Hignett, Jane Ripley, Katherine Richards, all of Strategic Housing – BMBC along with, John Ray and Tim Morton – both of Guinness Northern Counties. The scheme was discussed at length (for a copy of previous scheme drawing - see Appendix 3) and indicated a mix of Flats and Bungalows, however it was agreed that the current housing climate meant that there was no market for shared ownership flats in Cudworth and these should be removed and replaced with additional bungalow units which are in great demand in the area.
- TADW revised the proposals, and were sent from GNC to BMBC on 30<sup>th</sup> May 2008 and agreed as the right mix of accommodation for the site.
- A meeting to discuss the scheme in more detail on 27<sup>th</sup> June 2008 was held with Andrew Burton Senior Planner at BMBC, Barbara Wilson of BMBC highways, Jane Ripley of Strategy Management BMBC, Dianne McQueen at Bemerslai Homes, Graham Wingate – BMBC, Guinness Northern Counties and TADW Architects. The Site Plan, House Plans and Elevations were presented to all, and the following was agreed:-
  - Site Plan Layout satisfactory
  - Road Layout to be increased to 5.5m Carriageway, 2m pavement to each side.
  - Turning Head and entrance to site satisfactory, additional turning head not required but would prefer to retained, however would require a 700mm buffer strip all round.
  - Andrew Burton enquired if we had examples of these bungalows which had been built elsewhere. George Noworyta of TADW Architects explained that the layout and elevations had been designed specifically for this site only. (Please refer to Appearance section for justification of design)
  - The use of District heating was discussed and all agreed that if possible should be extended to provide heating to the proposed dwellings.
- Residents Consultation - Letters with a copy of the site layout were hand delivered to all residents on Sycamore Avenue, Almond Avenue and Willow Close on 1<sup>st</sup> July 2008 (Please refer to Appendix No 4 for a copy of the residents consultation letter) to inform them of the proposals, and provide an opportunity for the local community to comment. One anonymous Resident commented that the location of the Full Mobility Bungalows should be situated near the

entrance to the site. They are located within the heart of the scheme to enable the residents to be fully integrated into the development.

- It was discussed that drawings should be presented within the local community centre, however GNC were advised that they could only be put up one day at a time due to space restrictions. It was felt that sending all the residents a letter and drawing as mentioned above would ensure that everybody could comment on the scheme, rather than just the community centre visitors on the day that drawings were presented.
  - Drawings have been sent to ALO Chris Squires and ALO John Mynett for comment and requesting a Crime Impact Statement, however we are still awaiting response to date. The scheme is required to achieve Secured By Design accreditation.
  - Further discussions have taken place w/c 28<sup>th</sup> between Paul Garton of BSP Consulting, the engineers on the project with of Alan Starkey BMBC highways, regarding the road setting out and finishes. We extract options which were agreed in principle
1. A 5.5m carriageway with 2m footways either side, 100mm kerb faces and bitumen surfacing for both the road and footway. A ramp at the entrance is not normally required. This layout is as currently shown.
  2. A 5.5m carriageway with 700mm margins ether side, 30mm kerb faces and block paved surfacing for both the road and footway. A feature ramp into the site will be required and it should be noted that this form of layout does not lend its self to providing a dedicated pedestrian link through the site.

The obvious advantage with Option 2 is that of the reduced road footprint, possibly improved surface finish, and also gives us the option to increase the small rear gardens to the south of the site by moving the bungalows north. However shared surfaces can cause problems with wheelchair and partially blind users in the absence of conventional kerbs and integration with traffic.etc. Guidance recommends that with shared surface schemes, to include an *alternative means for visually impaired people to navigate by*, which would defeat the object decreasing the width of the road as we would need to include an additional walkway.

Bearing in mind we have 2 Full Mobility bungalows, the 2m pavement to both sides would be beneficial for wheelchair users, and partially sighted persons as they would be familiar with layout.

- Further discussions have taken place w/c 28<sup>th</sup> between Tim Morton of Guinness Northern Counties regarding the existing turning head at the entrance to the site as indicated on the planning drawings. GNC are currently in discussion with BMBC to establish if the existing turning head is part of an adopted road and if so the preferred method of road closure. On speaking to Alan Starkey of BMBC Highways, his advice is to make the initial application for the order through the planning application for the site and detail what we intend to do and highlight the points we wish to have stopped up and are indicated on the attached planning drawings.

- Tim Morton of GNC had contacted Sarah Ford of BMBC to ascertain whether there are any rights of way across the site. It was confirmed that there is not, however the plan attached (Appendix 7) indicates the public footpaths which are to remain within the current proposals and all routes maintained during construction.

## **APPENDICES**

Please refer to the following items attached to the rear of the design and access statement.

Appendix 1 - Tree Survey carried out by Cheshire Woodlands

Appendix 2 - Biodiversity and Geological Report from Andrew McCarthy Associates Ltd dated 8<sup>th</sup> August 2008

Appendix 3 - Initial scheme with mix of flats and bungalows.

Appendix 4 - Residents Consultation letter and response.

Appendix 5 – Waiting List for housing in Cudworth.

Appendix 6 - Existing Sewer Easement Plan – BSP Drawing 08244/145 B

Appendix 7 - Right of Way Plan.

**ROSE TREE COURT, CUDWORTH**

**APPENDIX 1**

ROSE TREE COURT, CUDWORTH

APPENDIX 2

**ARBORICULTURAL STATEMENT**

**FOR**

**ROSE TREE COURT**

**ON BEHALF OF**

**GUINNESS NORTHERN COUNTIES HOUSING ASSOCIATION**

**REF: CW/5663-AA**

**DATE: 18 AUGUST 2008**

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7. Conclusions
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1. Tree Survey Schedule - CW/5663-SS2
2. Glossary of Terms
3. Methodology for the Assessment of Retention Values and Assessment of Visual Prominence
4. Tree Protection Plan - CW/5663-P3

## 1. TERMS OF REFERENCE

### 1.1 We are instructed by Guinness Northern Counties Housing Association to:

- survey from ground level, individually or in groups, all trees having potential to be affected by the development proposal described at Section 2 below, identifying species, condition and *suitability for retention*
- assess the possible effects of the development proposal on trees
- advise on removal, retention and management of trees
- prepare a schedule of trees
- assess the requirement for protection of trees during the development
- assess potential mitigation strategies where design conflicts are identified
- prepare a report on the above matters to be submitted with a planning application for the proposed development.

### 1.2 The following documents have been provided by the Project Architect:

- Topographical Survey drawing number 12483\_ogl
- Proposed Site Plan drawing number 80890-02-P8

### 1.3 Assessing the potential effects of trees upon load-bearing soils beneath existing and proposed structures, resulting from water abstraction by trees on shrinkable soils, was not included in the contract brief and is not, therefore, considered in the report. Cheshire Woodlands cannot be held responsible for damage arising from soil shrinkage or heave due to water abstraction by trees.

### 1.4 The tree survey is carried out in sufficient detail to gather data for and inform the design of the current project. Our appraisal of the mechanical integrity of trees on the site is of a preliminary nature and sufficient only to inform the current project. The assessment of trees is carried out from *ground level without invasive investigation therefore the disclosure of hidden defects cannot be expected*. Whilst the survey is not specifically commissioned to report on matters of tree safety, we report obvious defects that are significant in relation to the existing and proposed land use. We do not carry out detailed safety inspections unless specifically instructed in writing to do so and have not carried out such inspections of trees on the proposal site.

### 1.5 Our assessment of trees was restricted where trees were ivy clad, located on neighbouring land or where basal growth or other vegetation obscured lower stems and root collars. Where a more

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detailed assessment is required in this regard, our recommendations are set out in the Tree Survey Schedule appended at CW1.

- 1.6** This report and associated plans remain the copyright of Cheshire Woodlands and any transfer of rights to any third party must be with our express written consent.

## **2. INTRODUCTION**

- 2.1** This assessment evaluates the effects of the development proposal upon trees. The comparative values of trees are considered broadly in line with the guidance of BS5837 (2005) and retention, protection and management of trees is informed by this evaluation.
- 2.2** Glyn Thomas, senior consultant with Cheshire Woodlands Arboricultural Consultancy, carried out the assessment of the trees and the development proposal. A survey and assessment of trees was carried out on 25 June 2008.
- 2.3** Construction of nineteen semi-detached dwellings with associated access and hardstanding is proposed. The locations of the proposed structures are plotted on the Tree Protection Plan appended at CW4. It is proposed that the existing vehicular and pedestrian access from Sycamore Avenue will be re-used, with provision of a new pedestrian footway from the eastern boundary.

## **3. THE SITE**

- 3.1** The site, comprising an existing residential care home with associated car parking and landscaped grounds, is bounded by residential properties to the north, east and south-west, public open space to the west and a church to the south.

## **4. STATUTORY CONTROLS AND PLANNING POLICY**

- 4.1** In terms of impact on trees, the planning application will be assessed against policy GS22 of the Barnsley Unitary Development Plan and the Council's Supplementary Planning Guidance 9 'Trees and Hedgerows' (May 2003).

- 4.2 A telephone enquiry to Barnsley Borough Council revealed that the site is not in a Conservation Area and trees on the site are not currently the subjects of a Tree Preservation Order.
- 4.3 We have not been made aware of any extant planning permissions affecting trees on the site.
- 4.4 The Forestry Act (1967 as amended) requires that a licence must be obtained for the felling of growing trees, subject to certain exemptions. Up to five cubic metres of timber may be felled without a felling licence in any calendar quarter, providing no more than two cubic metres are sold. Where directly affecting the implementation of a detailed planning approval (granted under the Town and Country Planning Act 1990), such works as are necessary to implement the development may be carried out to trees without the permission of the Forestry Commission.
- 4.5 The Wildlife and Countryside Act 1981 (together with the amendments of 1985 & 1991), the subsequent variations to the schedule orders, and strengthening amendments made within the Countryside and Rights of Way Act 2000) forms the basis for legislation protecting Britain's flora and fauna. Nesting birds and all species of bat are afforded statutory protection. It is an offence to:
- disturb a nesting bird
  - disturb a roosting bat or damage, destroy or block access to a bat roost
  - intentionally kill, injure or take a bat
  - sell, hire, barter or exchange a bat, dead or alive
  - be in possession or control of a bat or anything derived from a bat

## **5. SURVEY METHODOLOGY**

- 5.1 The client supplied to us a Topographical Survey drawing with tree stem positions plotted and a Proposed Site Plan drawing. For the purpose of the report, we have assumed that detail on both drawings is accurate. The Topographical Survey drawing is the base for our Tree Protection Plan CW/5663-P3 appended at CW4.
- 5.2 Data collected during the survey are set out in the tabulated Tree Survey Schedule which should be read in conjunction with the Glossary of Terms appended at CW2. Trees have been surveyed individually and in groups. Individual trees are prefixed 'T', groups of trees 'G' and hedges 'H'.
- 5.3 All surveyed trees are allocated Retention and Visual Prominence values as defined at appendix CW3. In respect of retention values, trees or groups of trees are evaluated twice to consider their
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relative merits. Firstly, the trees are assessed and categorised in the context of the current land use to provide a broad valuation of all of their attributes and contribution to their environs. Secondly, the trees are assessed and categorised in the context of the development proposal.

- 5.4 A brief assessment for obvious signs of wildlife habitat in trees and hedges on the site was carried out during our survey. No protected or exceptional habitats were identified and details were not recorded. However, trees and hedges of most species provide valuable nesting sites for a wide range of birds and it is likely that nesting birds will be present on the site during the period March to September. We have not been made aware of the presence of roosting bats and have not identified any obvious signs of roost sites however this does not mean that roost sites are absent.

## 6. DISCUSSION

- 6.1 The Tree Survey Schedule and the Tree Protection Plan provide the basis for our consideration of the development proposal in relation to trees. The Tree Protection Plan provides an overview of the proposal and sets out the methodology for the protection of trees during the development process.
- 6.2 We have located on the enclosed Tree Protection Plan and collected data for two individually surveyed trees, three groups of trees and two hedges.
- 6.3 Tree T1 of our survey appear to stand off-site and other than those parts that extend across the boundary into the site, most probably lie outside the applicant's control.
- 6.4 Being visible or partially visible from neighbouring properties and from the public highway, trees on the site have moderately high collective visual prominence.
- 6.5 **BS5837 Retention Values:** BS 5837 recommends that trees be evaluated and categorised according to their 'Retention Value'. These values are detailed in the Tree Survey Schedule and the pre-development values are summarised below. Our methodology for this assessment is described at appendix CW3.

**A 'high value' retention category** - Several trees in group G2

Trees the retention of which in the pre-development context is most desirable.

**B 'moderate value' retention category** - Group G1 and several trees in group G2

Trees the retention of which in the pre-development context is desirable.

**C 'low value' retention category** - Trees T1 and T2, G3 and several trees in group G2

Table 1 of BS5837 states that '*C category trees will usually not be retained where they would impose a significant constraint on development*'

**R 'remove' category** - None

BS5837 states that R category trees '*...should not be a consideration in the planning process.*'

## **6.6 Assessment of the Development Proposal.**

**6.7** Tree T2 has already been removed to accommodate demolition works. Removal of group G1 and several trees within G2 and pruning of several trees at the western end of group G2 will also be required in order to provide sufficient working space around the site and to ensure reasonable levels of residential amenities to the proposed dwellings.

**6.8** Tree T2 falls within the low value retention category C and its loss will have had only a very minor impact on amenity. Removal and pruning of trees within these groups G1 and G2 will have a moderate impact on amenity, which we propose will be compensated by new planting as part of wider scheme of landscape enhancement works across the site.

**6.9** There are opportunities for landscape improvements in the form of new tree, hedge and shrub planting. Such a scheme of works could provide mitigation for trees lost to the development proposals and contribute to the landscape setting of the site.

## **7. CONCLUSIONS**

**7.1** Implementing the development proposals will require the removal of several tree the loss of which will have a moderate impact on amenity.

**7.2** Proposed landscaping works will mitigate trees lost to the development, enhance the landscape setting of the site and strengthen site boundaries.

## **8. RECOMMENDATIONS**

- 8.1** We advise that all proposed revisions in respect of external layout, internal layout of rooms, orientation of primary, habitable room windows, locations of underground services, external surfacing and/or landscaping, having implications for trees should be referred to us for review.
- 8.2** No tree pruning or removal works should commence on site until necessary consents have been obtained from the local planning authority as part of a detailed planning approval.
- 8.3** All tree removal and pruning works should be implemented in accordance with Tree Survey Schedule CW/5663-SS2, prior to commencement of any construction activity. All such works should be carried out by a qualified arboricultural contractor, carrying appropriate insurance cover and should be implemented to the minimum current CE and UK industry standards and in accordance with current industry codes of practice. Certificated personnel should apply all pesticides in accordance with The Control of Pesticides Regulations.
- 8.4** Trees and hedges should be carefully inspected for birds' nests prior to pruning or removal and any work likely to destroy or disturb active nests should be avoided until the young have fledged. Clipping of hedges should be avoided during the months March to September.
- 8.5** All personnel working with or in the trees should be vigilant and mindful of the possible presence of roosting bats. A competent ecologist should investigate any indication that trees on the site are used as bat roosts.
- 8.6** All arboricultural, construction, and landscape works should be carried out in accordance with the Arboricultural Method Statement on the Tree Protection Plan.
- 8.7** Construction Exclusion Zones around retained trees should be achieved by the erection of Temporary Protective Fencing as detailed on the Tree Protection Plan. The integrity of such fencing should be maintained for the duration of the works.
- 8.8** There should be no excavation for new or replacement underground services within any area designated as a Construction Exclusion Zone or otherwise protected on the Tree Protection Plan.

- 8.9** Surface water drainage can be damaging to trees, particularly run-off from surfaces upon which de-icing salts have been used. All surface water likely to be contaminated by de-icing salts should be directed away from trees.
- 8.10** Foundation design should take into consideration the juxtaposition of existing and proposed trees and the nature of the load-bearing soils.
- 8.11** Design of outdoor amenity space should fully consider the locations of existing trees to be retained. Alteration of levels and cultivation of ground beneath trees can result in significant root loss or damage and altered drainage patterns, which can lead to a decline in tree condition and possible structural instability of trees. Removal of existing herbaceous vegetation, by hand or herbicide application and addition of a thin layer (100mm - 150mm) of a sandy-loam topsoil will facilitate the establishment of grass or other vegetation beneath the canopies of existing trees whilst avoiding unnecessary root disturbance.

## **9. REFERENCES.**

- BS5837 2005. Trees in Relation to Construction - Recommendations. British Standards Institute, London.
- BS3998 1989. Recommendations for Tree Work. British Standards Institute, London.

## Guidance Note - Assessment of Retention Values and Assessment of Visual Prominence

**Retention Values.** Trees or groups of trees are evaluated twice in order to facilitate consideration of their relative merits. Firstly, the trees are assessed and categorised in the context of the pre-development situation to provide a broad valuation of all of their attributes and the contribution to their environs. Secondly, the trees are similarly assessed and categorised in the context of a development proposal. The evaluations consider actual or projected: -

- life expectancy
- current and potential visual prominence
- contribution to the wider landscape
- numbers of other trees and their maturity (continuity for landscape, amenity, habitat)
- wildlife habitats (incl. continuity)
- safety
- conflicts with the built environment or other land use
- cultural, historical or other special value

Groups of trees are assessed and categorised as a single unit.

**Pre-Development Retention Value.** Each surveyed tree or group of trees is valued and placed into one of the following categories (A, B, C or R). The valuation considers the benefits and disbenefits of retaining the tree or group of trees in the pre-development context; any specific issues are noted in the tree survey schedule.

(A) Trees the retention of which in the pre-development context is most desirable (high value category)

- wholly appropriate to the pre-development situation and without being in significant conflict

(B) Trees the retention of which in the pre-development context is desirable (moderate value category)

- appropriate to the pre-development situation but not of highest value

(C) Trees that could be retained in the pre-development context (low value category)

- ill suited to the pre-development situation but could be retained with moderate conflicts
- trees of no particular merit

(R) Trees unsuitable for retention in the pre-development context

- cannot reasonably be retained within the pre-development situation

**Post-Development Retention Value.** With reference to a development proposal, each of the trees or groups of trees is placed in one of the following categories (A, B, C or R). The valuation considers the benefits and disbenefits of retaining the tree or group of trees in the context of the development proposal; any specific issues are noted in the tree survey schedule.

- (A) Trees the retention of which is most desirable (high value category)
  - retention wholly appropriate to the proposed situation and without significant conflict
- (B) Trees the retention of which is desirable (moderate category)
  - retention appropriate to the proposed situation but not of highest value and/or having only minor conflicts
- (C) Trees which could be retained (low value category)
  - retention ill suited to the proposed situation but could be retained with moderate conflicts
  - trees of no particular merit in the proposed situation
- (R) Trees for removal:
  - cannot reasonably be retained within the proposed situation

**Visual Prominence Values.** Determined by assessment of current and potential public visual prominence and taking account of location, tree size and growth potential. An appropriately sited young tree with potential for substantial future growth can be classed as moderately valuable even though it is not particularly prominent at the time of the assessment. However, a young tree cannot equal the value of the most valuable mature tree because a high proportion of trees do not attain maturity. On the other hand a prominent tree with significantly reduced life expectancy might be downgraded accordingly. Visual prominence values are classified as follows:

(0) none, (1) very low up to (5) very high

**PRELIMINARY TREE SURVEY SCHEDULE**  
(TO BE FINALISED UPON COMPLETION OF LAYOUT PROPOSAL)

**PROJECT:** ROSE TREE COURT, CUDWORTH, BARNSELY  
**CLIENT:** GUINNESS NORTHERN COUNTIES HOUSING ASSOCIATION  
**REF:** CW/5663-SS2  
**DATE:** 25 JUNE 2008

**SURVEYED BY:** GLYN THOMAS  
CHESHIRE WOODLANDS

**PAGE:** 1

| No. | Species                                     | Age Range | Height (m) | Crown Spread (m) | Stem Dia. (mm) | Vitality | Comments                                                                                                                                                                                                                                                                                                                                                                 | Management                                                                                                      | Visual prominence | Retention Value Existing | Retention Value Proposed | BS5837 RPA Radius (m) |
|-----|---------------------------------------------|-----------|------------|------------------|----------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------------|--------------------------|--------------------------|-----------------------|
| T1  | Crab Apple<br>( <i>Malus sp.</i> )          | EM        | 6          | 6.5              | 210            | G        | <ul style="list-style-type: none"> <li>Stem and crown biased to the north-east</li> <li>Minor growth of basal and epicormic shoots</li> <li>Recent branch pruning wounds at the base of the stem and around the lower crown</li> <li>Minor displacement of bitmac footway hard-surfacing on the south side</li> </ul>                                                    | <ul style="list-style-type: none"> <li>Retain</li> <li>Monitor displacement of bitmac hard surfacing</li> </ul> | 1                 | C                        | C                        | 2.5                   |
| T2  | Kanzan cherry<br>( <i>Prunus 'Kanzan'</i> ) | EM        | 7          | 12               | 290            | G        | <ul style="list-style-type: none"> <li>Exposed surface roots</li> <li>Acute included-bark unions of primary branches, with no visible signs of incipient failure</li> </ul>                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>Fell for development</li> </ul>                                          | 1                 | C                        | R                        | N/A                   |
| G1  | 3 No. Kanzan cherry                         | EM        | ≤8         | ≤11              | 240-420        | G        | <ul style="list-style-type: none"> <li>Linear group located within a grass verge</li> <li>Branches at the eastern end obscuring a street lighting column</li> <li>Moderate displacement of bitmac footway hard-surfacing on the north side</li> <li>Acute included-bark unions of primary branches, none of which show any visible signs of incipient failure</li> </ul> | <ul style="list-style-type: none"> <li>Fell for development</li> </ul>                                          | 2                 | B                        | R                        | N/A                   |

Inspection was restricted where trees were ivy clad or located wholly or partially on neighbouring land or where basal growth or other vegetation obscured lower stems and root collars  
All trees should be re-inspected annually to assess their mechanical integrity unless otherwise stated in the schedule

**HEADINGS & ABBREVIATIONS**

**Age Range:** Y = Young, SM = Semi mature, EM = Early mature, M = Mature, PM = Post Mature.  
**Stem Dia.** Stem diameter (measured at a height of approximately 1.5 metres) MS = multi-stemmed  
**Crown Spread:** Maximum crown diameter  
**Vitality:** D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good  
**Visual prominence:** Broad indication of contribution to the landscape. 0 = none, 1=very low up to 5 =very high, G= contribution to a wider group. Values take into consideration the potential contribution to the landscape. Our assessment of public visibility is influenced by safe life expectancy of the tree or group  
**Retention Value Existing:** Broadly in line with BS5837 (2005) Table 1. Our valuation considers the merits of the tree or group in the context of the existing land-use  
**Retention Value Proposed:** Broadly in line with BS5837 (2005) chapter Table 1. Our valuation considers the merits of the tree or group in the context of a development proposal. R = Remove  
**BS5837 RPA Radius:** Radius from the centre of the stem to the line of tree protection as set out in Table 2 of the Standard

**PRELIMINARY TREE SURVEY SCHEDULE**  
(TO BE FINALISED UPON COMPLETION OF LAYOUT PROPOSAL)

**PROJECT:** ROSE TREE COURT, CUDWORTH, BARNSLEY  
**CLIENT:** GUINNESS NORTHERN COUNTIES HOUSING ASSOCIATION  
**REF:** CW/5663-SS2  
**DATE:** 25 JUNE 2008

**SURVEYED BY:** GLYN THOMAS  
 CHESHIRE WOODLANDS

**PAGE:** 3

| No. | Species                                                                                      | Age Range | Height (m) | Crown Spread (m) | Stem Dia. (mm) | Vitality | Comments                                                                                                                                                                                                                                                                            | Management                                                                                                                                                     | Visual prominence | Retention Value Existing | Retention Value Proposed | BS5837 RPA Radius (m) |
|-----|----------------------------------------------------------------------------------------------|-----------|------------|------------------|----------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------|--------------------------|-----------------------|
| H1  | Fire thorn ( <i>Pyracantha</i> )<br>Ivy ( <i>Hedera</i> )<br>Honeysuckle ( <i>Lonicera</i> ) | -         | ≤3         | -                | -              | G        | <ul style="list-style-type: none"> <li>Length of mixed ornamental boundary hedging growing along a chain-link boundary fence</li> <li>Maintained in the past by regular clipping</li> <li>Slightly sparse in places</li> <li>Provides good, low level boundary screening</li> </ul> | <ul style="list-style-type: none"> <li>Retain and protect</li> <li>Clip back to solid form and maintain thereafter by not less than annual clipping</li> </ul> | 1                 | -                        |                          | -                     |
| H2  | <i>Berberis</i><br>Elder ( <i>Sambucus</i> )                                                 | -         | ≤2         | -                | -              | G        | <ul style="list-style-type: none"> <li>Length of maintained boundary hedge</li> <li>The elder is most probably young natural colonisation</li> </ul>                                                                                                                                | <ul style="list-style-type: none"> <li>Retain and protect</li> <li>Clip back to solid form and maintain thereafter by not less than annual clipping</li> </ul> | 1                 | -                        |                          | -                     |

**PRELIMINARY TREE SURVEY SCHEDULE**  
(TO BE FINALISED UPON COMPLETION OF LAYOUT PROPOSAL)

**PROJECT:** ROSE TREE COURT, CUDWORTH, BARNSELY  
**CLIENT:** GUINNESS NORTHERN COUNTIES HOUSING ASSOCIATION  
**REF:** CW/5663-SS2  
**DATE:** 25 JUNE 2008

**SURVEYED BY:** GLYN THOMAS  
CHESHIRE WOODLANDS

**PAGE:** 2

| No. | Species                                                                                                                                                                                                                                                                                              | Age Range                        | Height (m) | Crown Spread (m) | Stem Dia. (mm) | Vitality | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Management                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Visual prominence | Retention Value Existing | Retention Value Proposed | BS5837 RPA Radius (m) |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------|------------------|----------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------|--------------------------|-----------------------|
| G2  | Ash<br>( <i>Fraxinus excelsior</i> )<br>Lime ( <i>Tilia sp.</i> )<br>Silver birch<br>( <i>Betula pendula</i> )<br>Hawthorn<br>( <i>Crataegus monogyna</i> )<br>Copper beech<br>( <i>Fagus sylvatica</i> 'Purpurea')<br>Hornbeam<br>( <i>Carpinus betulus</i> )<br>Mixed ornamental shrubs & conifers | SM<br>SM<br>EM<br>EM<br>SM<br>SM | ≤16        | ≤12              | ≤600 (MS)      | G        | <ul style="list-style-type: none"> <li>Closely spaced linear group of boundary trees, under-planted with ornamental shrubs and conifers</li> <li>Several trees have potential for substantial future growth and could make valuable long-term contributions to the landscape if managed to maximise their growth habits</li> <li>Low vegetation and ivy partially restrict access to many of the trees</li> <li>Several trees are located close to a concrete boundary fence</li> <li>Several of the lime trees have acute included-bark unions of all orders of branches</li> <li>Recent disturbance of ground on the south side at the western end as part of ongoing construction works on a neighbouring construction site, comprising stripping of surface vegetation, raising and lowering of ground levels and removal of a section of boundary fence</li> <li>Moderate displacement of bitmac footway hard-surfacing on the north side to the western end</li> <li>G2/1 Lime <ul style="list-style-type: none"> <li>Moderate displacement of bitmac footway hardstanding on the north side along the front elevation of the building</li> <li>Branches at the eastern end touching the roof and front corner of an adjacent building</li> </ul> </li> <li>G2/2 Ash <ul style="list-style-type: none"> <li>Large branch tear-out wound at a height of 3.0 metres, where a substantial co-dominant branch recently failed at an acute included-bark union</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>Fell trees to the eastern end as detailed on the Tree Protection Plan for development</li> <li>Retain and protect trees at the western end as detailed on the Tree Protection Plan</li> <li>Remove low vegetation and sever and remove ivy to a height of 3.0 metres as necessary to remaining trees to facilitate a more detailed assessment of the lower stems and root collars</li> <li>Prune on the north side to provide a minimum 6.0 metres ground clearance and a minimum 3.0 metres clearance from the proposed dwellings by shortening or removal of low lateral and sub lateral branches.</li> </ul> | 3                 | A-C                      | A-R                      | ≤6.0                  |
| G3  | 1 No. Crab Apple<br>( <i>Malus sp.</i> )<br>Rowan ( <i>Sorbus sp.</i> )                                                                                                                                                                                                                              | EM<br>EM                         | ≤8         | ≤6               | 240 & 260      | G        | <ul style="list-style-type: none"> <li>No significant defects</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <ul style="list-style-type: none"> <li>Prune as necessary on the east side to enable erection of Temporary Protective Fencing</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 2G                | C                        | C                        | 2.9 & 3.1             |

From measurement of the development, the following methodology will be implemented in the manner and sequence described below:

**described below.**

1. Preselected also resulting
2. Time removal and purging
3. Temporary Protective Force section
4. Main construction phase
5. Removal of Temporary Protective Force
6. Removal of member, joint and/or member

6. Verification of working hours and weekly holiday schedule correspondence
7. Laborist's record
8. Pre-contract site meeting

to ensure working methods in relation to travel in the meeting of the following shall take place prior to commencement of the course:

- \* Object

3. **Web Connector**
4. **Web Agent**
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100. **Web Agent Application**

1. *Following completion of the new annex and parking works, the Main Contractor will erect Temporary Protective Fencing to provide the protection as detailed on the T1a Protection Plan.*
2. *The Consulting Architectural will conduct inspection of the Temporary Protective Fencing prior to commencement of any construction works, after preparation, examination or delivery of plans and materials*

- [illegible]

[illegible]

Construction Exclusion Zones enclosed by temporary protective fencing, with a

**Construction Exclusion Zones** enclosed by temporary protective fencing, walls,

1. The enclosed form is comprehensive for any construction record. **Industry-wide accessibility:** is immediate and shall remain intact for the duration of construction project.
2. **Productivity:** construction weekly, with the same association of building productivity and cost, and credit, have been used by all respondents to estimate the value associated with the project.
3. **Time:** by the respondents to complete the form is not subject to any of the project.
4. **Cost:** the average or typical of the respondents' estimates in dollars for the construction project is likely to include the average or typical of all respondents' estimates within 5.0 years of an installation event.
- Any completed form (Construction Register Form) must be by the respondent, following consultation with the Local Planning Authority.

1. Transitory/Prevalence: Feeding trials were conducted using the standard 2.0 g N/kg maintenance 'diet' (see body weight table). Feeding trials were conducted at 2.0 g N/kg maintenance (100 g) and 2.5 g N/kg maintenance (125 g) for 10 weeks. The 2.5 g N/kg maintenance diet was composed the 0.6m diet, 10.0 m (average) average intake at 2.5 g N/kg maintenance.
2. No feeding and no intake: No feeding and no intake was possible; therefore, feed was placed in the pen and the pen was left empty.
3. A 0.600m 'N' diet: When weaning piglets were fed, the diet was 0.600m of preweaning body weight.
4. The 0.600m diet: When weaning piglets were fed, the diet was 0.600m of preweaning body weight.

ALL TREES ENCLOSED BY THIS FENCE ARE PROTECTED  
BY PLANNING CONDITIONS (TOWN AND COUNTRY PLANNING ACT 1990)

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONNEL:

- THE TEMPORARY PROTECTIVE FENCING MUST NOT BE MOVED.
- NO PERSON SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE.
- NO MACHINE OR PLANT SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE.
- NO MATERIAL SHALL BE STORED IN THE CONSTRUCTION EXCLUSION ZONE.
- NO SPILL SHALL BE DEPOSITED IN THE CONSTRUCTION EXCLUSION ZONE.
- NO EXCAVATION SHALL OCCUR IN THE CONSTRUCTION EXCLUSION ZONE.

ANY INFORMATION TO THE CONSTRUCTION EXCLUSION ZONE MUST BE WITH THE POOR WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY



## GLOSSARY OF ARBORICULTURAL TERMS

**Abscission.** The shedding of a leaf or other short-lived part of a woody plant, involving the formation of a corky layer across its base; in some tree species twigs can be shed in this way

**Abiotic.** Pertaining to non-living agents; e.g. environmental factors

**Absorptive roots.** Non-woody, short-lived roots, generally having a diameter of less than one millimetre, the primary function of which is uptake of water and nutrients

**Adaptive growth.** In tree biomechanics, the process whereby the rate of wood formation in the cambial zone, as well as wood quality, responds to gravity and other forces acting on the cambium. This helps to maintain a uniform distribution of mechanical stress

**Adaptive roots.** The adaptive growth of existing roots; or the production of new roots in response to damage, decay or altered mechanical loading

**Adventitious shoots.** Shoots that develop other than from apical, axillary or dormant buds; see also 'epicormic'

**Anchorage.** The system whereby a tree is fixed within the soil, involving cohesion between roots and soil and the development of a branched system of roots which withstands wind and gravitational forces transmitted from the aerial parts of the tree

**Architecture.** In a tree, a term describing the pattern of branching of the crown or root system

**Axil.** The place where a bud is borne between a leaf and its parent shoot

**Bacteria.** Microscopic single-celled organisms, many species of which break down dead organic matter, and some of which cause diseases in other organisms

**Bark.** A term usually applied to all the tissues of a woody plant lying outside the vascular cambium, thus including the phloem, cortex and periderm; occasionally applied only to the periderm or the phellem

**Basidiomycotina (Basidiomycetes).** One of the major taxonomic groups of fungi; their spores are borne on microscopic peg-like structures (basidia), which in many types are in turn borne on or within conspicuous fruit bodies, such as brackets or toadstools. Most of the principal decay fungi in standing trees are basidiomycetes

**Bolling.** A term sometimes used to describe pollard heads

**Bottle-butt.** A broadening of the stem base and buttresses of a tree, in excess of normal and sometimes denoting a growth response to weakening in that region, especially due to decay involving selective delignification

**Bracing.** The use of rods or cables to restrain the movement between parts of a tree

**Branch:**

- **Primary.** A first order branch arising from a stem
- **Lateral.** A second order branch, subordinate to a primary branch or stem and bearing sub-lateral branches
- **Sub-lateral.** A third order branch, subordinate to a lateral or primary branch, or stem and usually bearing only twigs

**Branch bark ridge.** The raised arc of bark tissues that forms within the acute angle between a branch and its parent stem

**Branch collar.** A visible swelling formed at the base of a branch whose diameter growth has been disproportionately slow compared to that of the parent stem; a term sometimes applied also to the pattern of growth of the cells of the parent stem around the branch base

**Brown-rot.** A type of wood decay in which cellulose is degraded, while lignin is only modified

**Buckling.** An irreversible deformation of a structure subjected to a bending load

**Buttress zone.** The region at the base of a tree where the major lateral roots join the stem, with buttress-like formations on the upper side of the junctions

**Cambium.** Layer of dividing cells producing xylem (woody) tissue internally and phloem (bark) tissue externally

**Canker.** A persistent lesion formed by the death of bark and cambium due to colonisation by fungi or bacteria

**Canopy species.** Tree species that mature to form a closed woodland canopy

**Cleaning out.** The removal of dead, crossing, weak, and damaged branches, where this will not damage or spoil the overall appearance of the tree

**Compartmentalization.** The confinement of disease, decay or other dysfunction within an anatomically discrete region of plant tissue, due to passive and/or active defences operating at the boundaries of the affected region

**Compression strength.** The ability of a material or structure to resist failure when subjected to compressive loading; measurable in trees with special drilling devices

**Compressive loading.** Mechanical loading which exerts a positive pressure; the opposite to tensile loading

**Condition.** An indication of the physiological vitality of the tree. Where the term 'condition' is used in a report, it should not be taken as an indication of the stability of the tree

**Construction exclusion zone.** Area based on the Root Protection Area (in square metres) to be protected during development, by the use of barriers and/or ground protection

**Crown/Canopy.** The main foliage bearing section of the tree

**Crown lifting.** The removal of limbs and small branches to a specified height above ground level

**Crown thinning.** The removal of a proportion of secondary branch growth throughout the crown to produce an even density of foliage around a well-balanced branch structure

**Crown reduction/shaping.** A specified reduction in crown size whilst preserving, as far as possible, the natural tree shape

**Crown reduction/thinning.** Reduction of the canopy volume by thinning to remove dominant branches whilst preserving, as far as possible the natural tree shape

**Deadwood.** Dead branch wood

**Decurrent.** In trees, a system of branching in which the crown is borne on a number of major widely-spreading limbs of similar size (cf. excurrent). In fungi with toadstools as fruit bodies, the description of gills which run some distance down the stem, rather than terminating abruptly

**Defect.** In relation to tree hazards, any feature of a tree which detracts from the uniform distribution of mechanical stress, or which makes the tree mechanically unsuited to its environment

**Delamination.** The separation of wood layers along their length, visible as longitudinal splitting

**Dieback.** The death of parts of a woody plant, starting at shoot-tips or root-tips

**Disease.** A malfunction in or destruction of tissues within a living organism, usually excluding mechanical damage; in trees, usually caused by pathogenic micro-organisms

**Distal.** In the direction away from the main body of a tree or subject organism (cf. proximal)

**Dominance.** In trees, the tendency for a leading shoot to grow faster or more vigorously than the lateral shoots; also the tendency of a tree to maintain a taller crown than its neighbours

**Dormant bud.** An axil bud which does not develop into a shoot until after the formation of two or more annual wood increments; many such buds persist through the life of a tree and develop only if stimulated to do so

**Dysfunction.** In woody tissues, the loss of physiological function, especially water conduction, in sapwood

**DBH (Diameter at Breast Height).** Stem diameter measured at a height of 1.5 metres (UK) or the nearest measurable point. Where measurement at a height of 1.5 metres is not possible, another height may be specified

**Deadwood.** Branch or stem wood bearing no live tissues. Retention of deadwood provides valuable habitat for a wide range of species and seldom represents a threat to the health of the tree. Removal of deadwood can result in the ingress of decay to otherwise sound tissues and climbing operations to access deadwood can cause significant damage to a tree. Removal of deadwood is generally recommended only where it represents an unacceptable level of hazard.

**Endophytes.** Micro-organisms which live inside plant tissues without causing overt disease, but in some cases capable of causing disease if the tissues become physiologically stressed, for example by lack of moisture.

**Epicormic shoot.** A shoot having developed from a dormant or adventitious bud and not having developed from a first year shoot.

**Excrecence.** Any abnormal outgrowth on the surface of tree or other organism.

**Excurrent.** In trees, a system of branching in which there is a well defined central main stem, bearing branches which are limited in their length, diameter and secondary branching (cf. decurrent).

**Felling licence.** In the UK, a permit to fell trees in excess of a stipulated number of stems or volume of timber.

**Flush-cut.** A pruning cut which removes part of the branch bark ridge and or branch-collar.

**Girdling root.** A root which circles and constricts the stem or roots possibly causing death of phloem and/or cambial tissue.

**Guying.** A form of artificial support with cables for trees with a temporarily inadequate anchorage.

**Habit.** The overall growth characteristics, shape of the tree and branch structure.

**Hazard beam.** An upwardly curved part of a tree in which strong internal stresses may occur without being reduced by adaptive growth; prone to longitudinal splitting.

**Heartwood/false-heartwood/ripewood.** Sapwood that has become dysfunctional as part of the natural aging processes.

**Heave.** A term mainly applicable to a shrinkable clay soil which expands due to re-wetting after the felling of a tree which was previously extracting moisture from the deeper layers; also the lifting of pavements and other structures by root diameter expansion; also the lifting of one side of a wind-rocked root-plate.

**High canopy tree species.** Tree species having potential to contribute to the closed canopy of a mature woodland or forest.

**Incipient failure.** In wood tissues, a mechanical failure which results only in deformation or cracking, and not in the fall or detachment of the affected part.

**Included bark (ingrown bark).** Bark of adjacent parts of a tree (usually forks, acutely joined branches or basal flutes) which is in face-to-face contact.

**Increment borer.** A hollow auger, which can be used for the extraction of wood cores for counting or measuring wood increments or for inspecting the condition of the wood.

**Infection.** The establishment of a parasitic micro-organism in the tissues of a tree or other organism.

**Internode.** The part of a stem between two nodes, not to be confused with a length of stem which bear nodes but no branches.

**Lever arm.** A mechanical term denoting the length of the lever represented by a structure that is free to move at one end, such as a tree or an individual branch.

**Lignin.** The hard, cement-like constituent of wood cells; deposition of lignin within the matrix of cellulose microfibrils in the cell wall is termed Lignification.

**Lions tailing.** A term applied to a branch of a tree that has few if any side-branches except at its end, and is thus liable to snap due to end-loading.

**Loading.** A mechanical term describing the force acting on a structure from a particular source; e.g. the weight of the structure itself or wind pressure.

**Longitudinal.** Along the length (of a stem, root or branch).

**Lopping.** A term often used to describe the removal of large branches from a tree, but also used to describe other forms of cutting.

**Mature Heights (approximate):**

- **Low maturing** – less than 8 metres high
- **Moderately high maturing** – 8 – 12 metres high
- **High maturing** – greater than 12 metres high

**Microdrill.** An electronic rotating steel probe, which when inserted into woody tissue provides a measure of tissue density.

**Minor deadwood.** Deadwood of a diameter less than 25mm and or unlikely to cause significant harm or damage upon impact with a target beneath the tree.

**Mulch.** Material laid down over the rooting area of a tree or other plant to help conserve moisture; a mulch may consist of organic matter or a sheet of plastic or other artificial material.

**Mycelium.** The body of a fungus, consisting of branched filaments (hyphae).

**Occluding tissues.** A general term for the roll of wood, cambium and bark that forms around a wound on a woody plant (cf. woundwood).

**Occlusion.** The process whereby a wound is progressively closed by the formation of new wood and bark around it.

**Pathogen.** A micro-organism which causes disease in another organism.

**Photosynthesis.** The process whereby plants use light energy to split hydrogen from water molecules, and combine it with carbon dioxide to form the molecular building blocks for synthesizing carbohydrates and other biochemical products.

**Phytotoxic.** Toxic to plants.

**Pollarding.** The removal of the tree canopy, back to the stem or primary branches. Pollarding may involve the removal of the entire canopy in one operation, or may be phased over several years. The period of safe retention of trees having been pollarded varies with species and individuals. It is usually necessary to re-pollard on a regular basis, annually in the case of some species.

**Primary branch.** A major branch, generally having a basal diameter greater than 0.25 x stem diameter.

**Primary root zone.** The soil volume most likely to contain roots that are critical to the health and stability of the tree and normally defined by reference BS5837 (2005) Guide for Trees in Relation to Construction.

**Priority.** Works may be prioritised, 1. – high, 5. – low.

**Probability.** A statistical measure of the likelihood that a particular event might occur.

**Proximal.** In the direction towards from the main body of a tree or other living organism (cf. distal).

**Pruning.** The removal or cutting back of twigs or branches, sometimes applied to twigs or small branches only, but often used to describe most activities involving the cutting of trees or shrubs.

**Radial.** In the plane or direction of the radius of a circular object such as a tree stem.

**Rams-horn.** In connection with wounds on trees, a roll of occluding tissues which has a spiral structure as seen in cross-section.

**Rays.** Strips of radially elongated parenchyma cells within wood and bark. The functions of rays include food storage, radial translocation and contributing to the strength of wood.

**Reactive Growth/Reaction Wood.** Production of woody tissue in response to altered mechanical loading; often in response to internal defect or decay and associated strength loss (cf. adaptive growth).

**Removal of dead wood.** Unless otherwise specified, this refers to the removal of all accessible dead, dying and diseased branchwood and broken snags.

**Removal of major dead wood.** The removal of, dead, dying and diseased branchwood above a specified size.

**Respacing.** Selective removal of trees from a group or woodland to provide space and resources for the development of retained trees.

**Residual wall.** The wall of non-decayed wood remaining following decay of internal stem, branch or root tissues.

**Root-collar.** The transitional area between the stem/s and roots

**Root-collar examination.** Excavation of surfacing and soils around the root-collar to assess the structural integrity of roots and/or stem

**Root protection area.** An area of ground surrounding a tree that contains sufficient rooting volume to ensure the tree's survival. Calculated with reference to Table 2 of BS5837 (2005) and shown in plan form in square metres

**Root zone.** Area of soils containing absorptive roots of the tree/s described. The Primary root zone is that which we consider of primary importance to the physiological well-being of the tree

**Sapwood.** Living xylem tissues

**Secondary branch.** A branch, generally having a basal diameter of less than 0.25 x stem diameter

**Selective delignification.** A kind of wood decay (white-rot) in which lignin is degraded faster than cellulose

**Shedding.** In woody plants, the normal abscission, rotting off or sloughing of leaves, floral parts, twigs, fine roots and bark scales

**Silvicultural thinning.** Removal of selected trees to favour the development of retained specimens to achieve a management objective

**Simultaneous white-rot.** A kind of wood decay in which lignin and cellulose are degraded at about the same rate

**Snag.** In woody plants, a portion of a cut or broken stem, branch or root which extends beyond any growing-point or dormant bud; a snag usually tends to die back to the nearest growing point

**Soft-rot.** A kind of wood decay in which a fungus degrades cellulose within the cell walls, without any general degradation of the wall as a whole

**Spores.** Propagules of fungi and many other life-forms; most spores are microscopic and dispersed in air or water

**Shrub species.** Woody perennial species forming the lowest level of woody plants in a woodland and not normally considered to be trees

**Sporophore.** The spore bearing structure of fungi

**Sprouts.** Adventitious shoot growth erupting from beneath the bark

**Stem/s.** The main supporting structure/s, from ground level up to the first major division into branches

**Stress.** In plant physiology, a condition under which one or more physiological functions are not operating within their optimum range, for example due to lack of water, inadequate nutrition or extremes of temperature

**Stress.** In mechanics, the application of a force to an object

**Stringy white-rot.** The kind of wood decay produced by selective delignification

**Storm.** A layer of tissue which supports the fruit bodies of some types of fungi, mainly ascomycetes

**Structural roots.** Roots, generally having a diameter greater than ten millimetres, and contributing significantly to the structural support and stability of the tree

**Subsidence.** In relation to soil or structures resting in or on soil, a sinking due to shrinkage when certain types of clay soil dry out, sometimes due to extraction of moisture by tree roots

**Subsidence.** In relation to branches of trees, a term that can be used to describe a progressive downward bending due to increasing weight

**Taper.** In stems and branches, the degree of change in girth along a given length

**Target canker.** A kind of perennial canker, containing concentric rings of dead occluding tissues

**Targets.** In tree risk assessment (with slight misuse of normal meaning) persons or property or other things of value which might be harmed by mechanical failure of the tree or by objects falling from it

**Topping.** In arboriculture, the removal of the crown of a tree, or of a major proportion of it

**Torsional stress.** Mechanical stress applied by a twisting force

**Translocation.** In plant physiology, the movement of water and dissolved materials through the body of the plant

**Transpiration.** The evaporation of moisture from the surface of a plant, especially via the stomata of leaves; it exerts a suction which draws water up from the roots and through the intervening xylem cells

**Understorey.** A layer of vegetation beneath the main canopy of woodland or forest or plants forming this

**Understorey tree species.** Tree species not having potential to attain a size at which they can contribute to the closed high canopy of a woodland

**Vascular wilt.** A type of plant disease in which water-conducting cells become dysfunctional

**Vessels.** Water-conducting cells in plants, usually wide and long for hydraulic efficiency; generally not present in coniferous trees

**Veteran tree.** A loosely defined term for an old specimen that is of interest biologically, culturally or aesthetically because of its age, size or condition and which has usually lived longer than the typical upper age range for the species concerned

**White-rot.** A range of kinds of wood decay in which lignin, usually together with cellulose and other wood constituents, is degraded

**Wind exposure.** The degree to which a tree or other object is exposed to wind, both in terms of duration and velocity

**Wind pressure.** The force exerted by a wind on a particular object

**Windthrow.** The blowing over of a tree at its roots

**Wound dressing.** A general term for sealants and other materials used to cover wounds in the hope of protecting them against desiccation and infection; only of proven value against fresh wound parasites

**Woundwood.** Wood with atypical anatomical features, formed in the vicinity of a wound

**Ecological walkover with bat survey**  
**Rose Tree Court flats, Cudworth, Barnsley**

**Client: Guinness Northern Counties**  
**Project Number: 1113.S**  
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| 00                                                                                          | 08 August 08 | Name      | Chris Scott | Gary Oliver | Gary Oliver |
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Disclaimer

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## NON-TECHNICAL SUMMARY

### General

Andrew McCarthy Associates was commissioned to undertake an ecological walkover survey with additional building inspections and evening and dawn bat surveys at Rose Tree Court flats in Cudworth, Barnsley. The site proposed for development consists of 44 flats sited in two blocks, Block 1 (flats 1-30) and Block 2 (flats 31-44). The flats are due to be demolished prior to redevelopment as residential housing.

### Habitats

None of the habitats within the site boundary were assessed as being of significant intrinsic conservation value in terms of their botanical composition, although the tree line that forms the southern boundary of the site appears to provide a valuable foraging resource for local bat populations.

### Bat

During the dawn survey a single common pipistrelle bat was recorded returning to a roost in Block 1. As a confirmed bat roost a European Protected Species Licence (EPSL) will be required before demolition of this building can take place. In order to secure this licence it is recommended that woodcrete bat boxes are erected on trees to be retained in the southern part of the site. This would provide a suitable number of new roosting opportunities, and would ensure that the conservation status of the common pipistrelle in the local area was not adversely affected by the proposed works.

### Birds

A range of widespread bird species commonly associated with sub-urban habitats were recorded on site, and a number of these, including the red-listed house sparrow and starling, have potential to breed within the flats. It is recommended that house sparrow terraces and starling nest boxes are erected on the new build to offset this loss. Viable habitat including buildings and hedgerows/trees are likely to support nesting birds within the period March – August inclusive; site clearance works should therefore occur outside this period where possible. Failing this, an ecological watching brief should be provided to ensure that active bird's nests are not harmed during works.

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## **1 INTRODUCTION**

Andrew McCarthy Associates was commissioned by Guinness Northern Counties to undertake an ecological walkover with bat survey at a site in Cudworth, Barnsley (SE 386 093). The site is subject to a planning application for a residential development, involving the demolition of the existing buildings consisting of 44 flats sited in two blocks, Block 1 (flats 1-30) and Block 2 (flats 31-44).

The aim of the surveys was to identify all habitats of conservation significance, to identify any ecological features that have potential to support legally protected species, and to identify any associated implications for the proposed development of the site.

## 2 METHODOLOGY

### 2.1 Field Survey

#### 2.1.1 Phase 1 habitat mapping

##### 2.1.1.1 *Habitats*

The habitat survey was carried out by Chris Scott, of Andrew McCarthy Associates, on 5 August 2008. This involved a systematic site walkover to classify all of the habitats on site.

##### 2.1.1.2 *Species*

In addition to general habitat classification, a list was compiled of all observed plant species<sup>1</sup> (Appendix 1).

#### 2.1.2 Bat inspection

All bat work was undertaken by Greg Slack (Natural England bat licence no 20082013) and Chris Scott, both of Andrew McCarthy Associates Ltd, on 5 and 6 August 2008.

All buildings were inspected internally (where access could be provided) and externally for field evidence of roosting bats including droppings, urine staining, feeding remains, potential roosting/access points and individual bats. Where necessary, an endoscope was used to facilitate the inspection of crevices.

All trees within and immediately adjacent to the site were initially inspected using binoculars for features which might support roosting bats such as cracks and fissures, woodpecker holes, splits, loose bark, dense ivy and rot holes. These results were used to grade each tree as having negligible, low, medium or high bat potential.

#### 2.1.3 Evening Emergence & Dawn Bat Survey

Evening emergence surveys commenced 15 minutes before sunset and continued for two hours. Dawn surveys commenced two hours before sunrise and ended 15 minutes after. During each survey the surveyors were strategically positioned around the site so

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<sup>1</sup> Botanical nomenclature follows Stace (1997).

as to be able to observe any bats leaving or entering their roost. All observed bat passes were recorded on a detailed plan of the site; noting the time, the location and, where possible, the direction of flight, species, and behaviour of the bat (i.e. commuting, foraging, social calling). Particular importance was placed on noting the location of any points where bats were observed leaving or entering the buildings. Surveyors were each equipped with a Pettersson D 240x (Pettersson Elektronik AB, Sweden) combined frequency division and heterodyne bat detector, connected to a digital recording device (Creative Zen Nano Plus).

Temperature, humidity, wind speed/direction and cloud cover were recorded at the beginning and end of the survey, along with any significant weather changes during the survey (e.g. heavy showers).

After completion of each survey session, the digital bat recordings were analysed using BatSound V3.31 (Pettersson Elektronik AB, Sweden) sonogram analysis software to confirm species identification.

## **2.2 Limitations**

### **2.2.1 Bat Inspection**

All buildings at Rose Tree Court were assessed for their bat roosting potential as far as practically possible and where consistent with health and safety guidelines. However, many internal rooms (within both blocks) and the roof void of Block 2 were not accessible at the time of survey.

## **2.3 Quality Assurance & Environmental Management**

All ecologists employed by Andrew McCarthy Associates are members of, or are under application for, membership of the Institute of Ecology and Environmental Management (IEEM) and follow the Institute's code of professional conduct when undertaking ecological work.

### 3 RESULTS

#### 3.1 Field Survey

##### 3.1.1 Landscape & Habitats

The survey area is bounded by residential housing to the north, east and west, and a tree line separates the site from Cudworth Methodist Church to the south.

The area north of Block 1 is dominated by hard-standing, although a grass verge with three semi-mature planted cherry *Prunus sp.* trees is present. Surrounding the rest of Rose Tree Court is a strip of semi-improved grassland, probably having developed as a result of the neglect of a former ornamental lawn, intercut by a paved walkway (Plate 1). The ground flora here included abundant white clover *Trifolium repens*, creeping buttercup *Ranunculus repens* and selfheal *Prunella vulgaris*, with common ragwort *Senecio jacobaea*, great willowherb *Epilobium hirsutum* and black medick *Medicago lupulina* also present.

The planted tree line forming the southern boundary of the site was dominated by semi-mature ash *Fraxinus excelsior* with a diverse mix of other species including rowan *Sorbus aucuparia*, hornbeam *Carpinus betulus*, copper beech *Fagus sylvatica var. purpurea*, hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, lime *Tilia x vulgaris*, elder *Sambucus nigra* and dogwood *Cornus sanguinea*.

All of the plant species observed during the survey are listed in Appendix 1.

**Plate 1:** The rear of Block 1, showing semi-improved grassland and tree line boundary



3.1.2 Bat inspection

The results of the building inspection are displayed in Table 1.

**Table 1: Building inspection results.**

|                |                                                                                                                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Block 1</b> |                                                                                                           |
|                | Description: Two storey brick built/rendered 60's style flats with multiple pitched rosemary tiled roof and PVC double glazed windows. The flats have been vacant for the past 18 months. The |

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                       | <p>roof void featured a king post design with bituminous roofing felt beneath the tiles.</p> <p>Potential Bat Features: Small gaps between the lead flashing and windows, missing mortar between the brickwork, and gaps behind the fascia boards all offer pockets for roosting bats. Raised roof tiles at the gable end may allow bats access to the roof space. Open windows provide access for bats to the interior of the building. Gaps were evident at the eaves from inside the roof void.</p> <p>Bat Evidence: None</p> <p>Potential for roosting bats: Confirmed roost</p>                                                       |
| <p><b>Block 2</b></p> | <div data-bbox="598 630 1212 1043">  </div> <p>Description: As block 1 but with additional dormers and porch to rear. No access could be gained to the roof void.</p> <p>Potential Bat Features: Gaps between the fascia and barge boards, between lead flashing and the windows and gable, and missing mortar all provide potential roost sites for small numbers of bats. Missing, slipped and raised roof tiles at the gable end may allow bats access to the roof space.</p> <p>Bat Evidence: None</p> <p>Potential for roosting bats: Moderate</p> |

For examples of potential bat features found during the building inspection refer to Appendix 3.

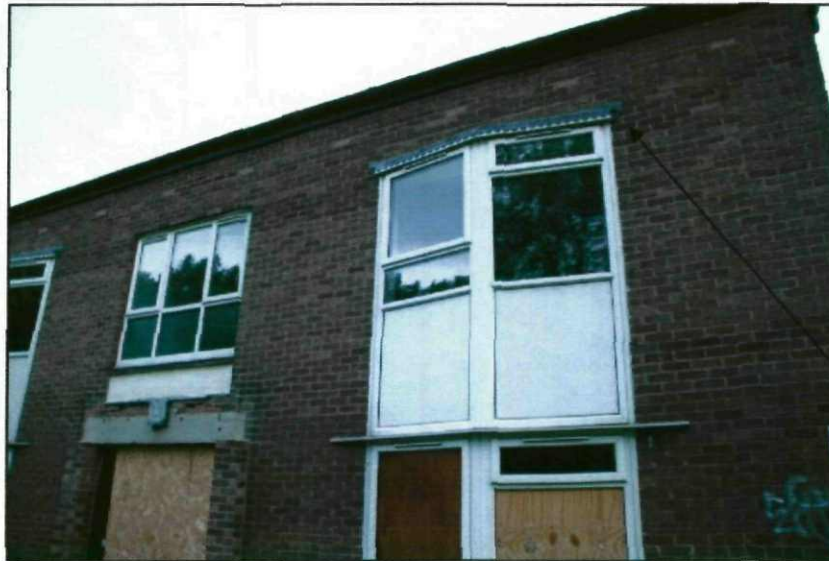
All trees on site were assessed as having negligible or low potential to support roosting bats due to a lack of suitable features.

### 3.1.3 Evening Emergence & Dawn Bat Survey

A single pipistrelle bat was recorded entering a roost in the gap between a window and lead flashing in the south-eastern corner of Block 1 at 5:07 on 6 August (Plate 2). Low levels of bat foraging activity were recorded in the southern half of the site throughout

the survey periods, with intensive foraging and social calling around the tree line and courtyard area of Block 1 just before dawn. A site walkover revealed bat activity over the rest of the site to be low. Weather conditions during the survey were ideal for recording bat activity, being warm, dry and still.

**Plate 2:** Common pipistrelle seen entering gap between window and lead flashing at 5:07 on 6 August



Relevant Legislation & Policy<sup>2</sup>

**3.2 Legislation**

The two principal pieces of legislation concerning the conservation of wildlife in England are the Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000 and the Natural Environment and Rural Communities Act 2006, and the Conservation (Habitats &c.) (Amended) Regulations 2007.

The Wildlife and Countryside Act 1981, as amended, consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the Conservation of Wild Birds (Birds Directive). One way in which the Act offers wildlife protection is via the notification of Sites of Special Scientific Interest (SSSI). These are sites designated by the Statutory Nature Conservation Organisation (Natural England in England) based on their flora, fauna, geological or physiographical features. The Act also offers various forms of protection at the species level by making it an offence (subject to exceptions) to:

- Intentionally kill, injure or take any wild bird or their eggs or nests (with exception to species listed under Schedule 2 of the Act);
- Disturb any bird species listed under Schedule 1 of the Act, or its dependent young while it is nesting;
- Intentionally kill, injure or take any wild animal listed under Schedule 5 of the Act (these species include water vole *Arvicola terrestris*, otter *Lutra lutra*, dormouse *Muscardinus avellanarius*, all native bats, all native reptiles and great crested newt *Triturus cristatus*);
- Pick or uproot any wild plant listed under Schedule 8 of the Act.

The Act also contains measures to prevent the establishment of non-native species by prohibiting the release or planting of animals and plants listed under Schedule 9.

---

<sup>2</sup> Please note that this legal information is a summary and intended for general guidance only. The original legal documents should be consulted for definitive information. Web addresses providing access to the full text of these documents are given in the References & Bibliography section.

The Conservation (Habitats &c.) (Amendment) Regulations 2007 implement Council Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna (Habitats Directive). The Regulations offer further wildlife protection to the Wildlife and Countryside Act 1981, as amended, via the designation of Special Areas of Conservation (SAC), which are sites important for either habitats or species (listed under Annexes I and II of the Habitats Directive respectfully), and by making it an offence to do any of the following to any wild animal listed under Schedule 2 of the Regulations (including all bats):

- Deliberately capture or kill;
- Deliberately disturb;
- Damage or destroy a breeding site or resting place.

### 3.3 Policy

Planning Policy Statement 9 and its accompanying document ODPM 06/2005 sets out government policy on biodiversity and nature conservation and places a duty on planners to make material consideration to the effect of a development on legally protected species when considering planning applications. PPS9 also promotes sustainable development by ensuring that developments take account of the role and value of biodiversity and that it is conserved and enhanced within the development.

The UK Biodiversity Action Plan (UKBAP) (Anon, 1995), organised to fulfil the Convention on Biological Diversity in 1992, to which the UK is a signatory, has produced a national priority species list with all species included having Species Action Plans. Regional and local BAPs have also been organised to develop plans for species of nature conservation importance at regional and local levels. Great crested newt is a UKBAP priority species. Additionally, the UKBAP, as updated in 2007, lists seven bat species as conservation priorities:

- |                       |                                  |
|-----------------------|----------------------------------|
| • Barbastelle         | <i>Barbastella barbastellus</i>  |
| • Bechstein's         | <i>Myotis bechsteinii</i>        |
| • Noctule             | <i>Nyctalus noctula</i>          |
| • Soprano pipistrelle | <i>Pipistrellus pygmaeus</i>     |
| • Brown long-eared    | <i>Plecotus auritus</i>          |
| • Greater horseshoe   | <i>Rhinolophus ferrumequinum</i> |
| • Lesser horseshoe    | <i>Rhinolophus hipposideros</i>  |

#### **4 DISCUSSION & RECOMMENDATIONS**

##### **4.1 Plant Communities**

None of the habitats or plant communities within the application site boundary were recorded as being notable in terms of their species diversity or scarcity, although the tree line that forms the southern boundary of the site appears to provide a valuable foraging resource for local bat populations.

##### **4.2 Bats**

###### **4.1.1 The Importance of the Site for Bats**

Block 1 supports a common pipistrelle roost in the south-eastern corner of the building (Plate 2). Given that the bat surveys were undertaken at an ideal time of year, and in suitable weather conditions and only one common pipistrelle bat was found, it is considered that the roost has been accurately assessed and that it is of low conservation importance. It is considered most likely that the roost is occupied by low numbers of non-breeding female and/or male bats. The generally low level of bat evidence and emergence activity suggests that the building does not support a breeding colony.

No bat evidence was recorded from Block 2. However, the building has potential to support roosting bats, by virtue of loose roof tiles; lifted ridge tiles; loose lead flashing; and gaps caused by missing mortar. As such, works to Block 2, and elsewhere in Block 1, will need to proceed in accordance with the sensitive demolition protocol detailed in Appendix 2 (to protect bats against inadvertent injury, in the event that they are present). If bats or signs of bats are found at any stage; the works should immediately stop and a suitably qualified ecologist be consulted for advice.

Rose Tree Court (both Blocks 1 and 2) offers winter hibernation opportunities for small numbers of common pipistrelle bats. Bats may be highly vulnerable to disturbance and inadvertently injured during the winter; for this reason it is recommended that no major development works should occur within the mid-November to mid-March period inclusive, on either building, if possible.

No other timing restrictions are recommended in respect of bats, as it is considered that no breeding/maternity roosts are present although low numbers of non-breeding and transitory bats could be present throughout the rest of the year.

#### 4.1.2 Recommendations

##### **Licensing**

A European Protected Species (EPS) licence would be required from the Statutory Nature Conservation Organisation (Natural England) for works on Block 1 to proceed legally. The EPS licence application will need to include a detailed Method Statement, describing how the works would be undertaken (in a manner that would avoid harming bats), as well as the measures that would be taken to compensate for the loss of the original roosts.

##### **Mitigation & Compensation**

It is recommended that the following mitigation options are considered:

Bat boxes should be erected on the more mature trees that form the southern boundary of the site (refer to Plate 3 for an example of a tree-mounted woodcrete bat box). These bat boxes would provide a suitable number of new roosting opportunities, and would ensure that the conservation status of the common pipistrelle in the local area was not adversely affected by building works (a requirement of the EPSL process). In addition, it is recommended that a range of bat boxes are erected on the exterior walls of the proposed new buildings (refer to Plate 4 for an example of a tree-mounted woodcrete bat box), or incorporated into their design. It is suggested that the bat boxes should be erected as high from the ground as possible away from well-lit areas, and facing a number of directions.

Given that small numbers of bats may roost throughout Rose Tree Court at different times of year, most likely moving between roosts at regular intervals, it is recommended that all major renovation works are carried out in the presence of a suitably experienced ecologist and in accordance with the protocol provided in Appendix 2, to avoid the inadvertent killing or injuring of bats, in association with a number of repeat bat surveys throughout the autumn of 2008.

#### 4.3 **Birds**

A range of widespread bird species commonly associated with sub-urban habitats were recorded on site, and some of these, including the red-listed house sparrow and starling, have potential to breed within the flats. Viable habitat including buildings and hedgerows/trees are likely to support nesting birds within the period March – August inclusive; site clearance works should therefore occur outside this period where possible.

Failing this, an ecological watching brief should be provided to ensure that active bird's nests are not harmed during works.

It is recommended that a number of hole and open-fronted nest boxes (suitable for species such as great tit and blue tit) are erected on trees along the southern site boundary. In addition, it is recommended that a number of house sparrow nesting terraces and starling nest boxes should be erected on the new buildings.

#### 4.4 Other protected species

No suitable habitat exists within the site for other protected species including badger, great crested newt, reptiles, otter, water vole and white clawed crayfish. No further surveys or mitigation measures are recommended for these taxa.

**Plate 3:** Tree-mounted woodcrete bat box



**Plate 4:** Building-mounted woodcrete bat box

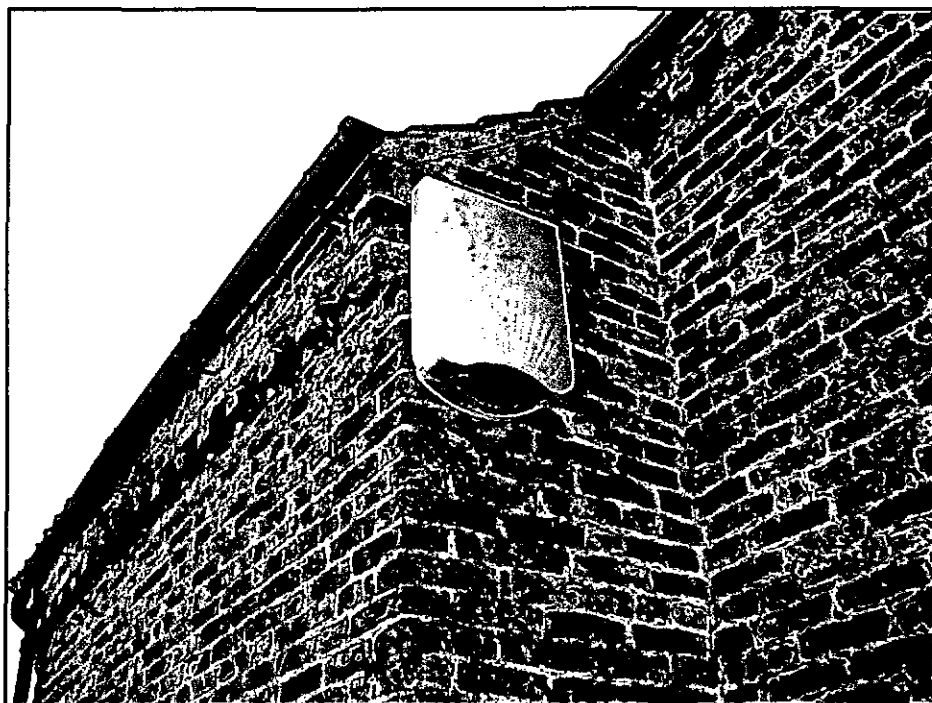


**Plate 5:** Droppings suggesting nesting birds are present within the flats



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**Web addresses for access to full UK legislation and policy text:**

Conservation (Natural Habitats &c.) (Amendment) Regulations 2007:

[http://www.opsi.gov.uk/si/si2007/uksi\\_20071843\\_en\\_1](http://www.opsi.gov.uk/si/si2007/uksi_20071843_en_1)

Habitats Directive:

[www.europa.eu.int/eur-lex/en/lif/dat/1992/en\\_392L0043.html](http://www.europa.eu.int/eur-lex/en/lif/dat/1992/en_392L0043.html)

Wildlife and Countryside Act 1981:

[www.opsi.gov.uk/RevisedStatutes/Acts/ukpga/1981/cukpga\\_19810069\\_en\\_1](http://www.opsi.gov.uk/RevisedStatutes/Acts/ukpga/1981/cukpga_19810069_en_1)

Countryside and Rights of Way Act 2000:

[www.legislation.hmso.gov.uk/acts/acts2000/20000037.htm](http://www.legislation.hmso.gov.uk/acts/acts2000/20000037.htm)

Natural Environment and Rural Communities Act 2006:

[http://www.opsi.gov.uk/acts/acts2006/ukpga\\_20060016\\_en\\_1](http://www.opsi.gov.uk/acts/acts2006/ukpga_20060016_en_1)

Birds Directive:

[eur-lex.europa.eu/LexUriServ/site/en/consleg/1979/L/01979L0409-20070101-en.pdf](http://eur-lex.europa.eu/LexUriServ/site/en/consleg/1979/L/01979L0409-20070101-en.pdf)

Planning Policy Statement 9:

[www.communities.gov.uk/documents/planningandbuilding/pdf/147408](http://www.communities.gov.uk/documents/planningandbuilding/pdf/147408)

**APPENDIX 1 – PLANTS RECORDED ON SITE**

| <i>Common Name</i> | <i>Scientific Name</i>                      |
|--------------------|---------------------------------------------|
| Sycamore           | <i>Acer pseudoplatanus</i>                  |
| Hornbeam           | <i>Carpinus betulus</i>                     |
| Elder              | <i>Sambucus nigra</i>                       |
| Dogwood            | <i>Comus sanguinea</i>                      |
| Copper beech       | <i>Fagus sylvatica</i> var. <i>purpurea</i> |
| Ash                | <i>Fraxinus excelsior</i>                   |
| Hawthorn           | <i>Crataegus monogyna</i>                   |
| Cherry             | <i>Prunus</i> sp.                           |
| Blackthorn         | <i>Prunus spinosa</i>                       |
| Bramble            | <i>Rubus fruticosus</i> agg.                |
| Rowan              | <i>Sorbus aucuparia</i>                     |
| Lime               | <i>Tilia x vulgaris</i>                     |
| Ivy                | <i>Hedera helix</i>                         |
| Hawks-beard        | <i>Crepis</i> sp.                           |
| Ox-eye daisy       | <i>Leucanthemum vulgare</i>                 |
| Common ragwort     | <i>Senecio jacobaea</i>                     |
| Black medick       | <i>Medicago lupulina</i>                    |
| White clover       | <i>Trifolium repens</i>                     |
| Selfheal           | <i>Prunella vulgaris</i>                    |
| Great willowherb   | <i>Epilobium hirsutum</i>                   |
| Fuchsia            | <i>Fuchsia magellanica</i>                  |
| Ribwort plantain   | <i>Plantago lanceolata</i>                  |
| Dock               | <i>Rumex</i> sp.                            |
| Creeping buttercup | <i>Ranunculus repens</i>                    |

## APPENDIX 2 – SENSITIVE DEMOLITION PROTOCOL

### GENERAL PROTOCOL FOR DEMOLITION OF BUILDINGS

If bats are found, or reported to be present within a site being demolished / stripped, or if further advice is needed, it is recommended that contractors contact this practice on 01392 490152 immediately.

In cases where specialist ecological surveys have indicated the possible presence of bats, but where bats themselves or signs of bats (such as droppings) have not been detected (as is the case with Block 2, at Rose Tree Court), it is essential that demolition is carried out in an appropriate and sensitive manner.

It should be noted that where bats roosts are found and have potential to be affected by site development, a license from the Natural England is required. In this case, works would need to comply fully with the terms and conditions of this license and the attached 'method statement'. Conversely, where bats are strongly suspected to be present, but where they have not been detected, further surveys may be required to confirm whether or not they do occur. If additional surveys are not carried out as recommended by good practice, any bats that are subsequently killed or injured, or roosts damaged (even following the best practice guidance contained herein) might result in an offence being committed under the relevant legislation.

The protocol below provides general guidance on how to dismantle buildings, assuming that all other issues have been adequately addressed.

#### **Protocol to be followed during demolition**

Bats are very small animals; the smallest British species weigh only a few grams and can easily fit inside a match box. Bats are able to conceal themselves in the smallest of gaps and crevices, such as beneath a boarded up window, behind a loose piece of lead flashing or under a missing section of mortar. However, most bats tend to prefer particular features, and by following the simple steps listed below, the likelihood of killing or injuring a bat can be significantly reduced. Should bats be found at any stage of demolition work must stop immediately and advice sought from the local Natural England office (see telephone numbers appended to this protocol).

The following steps should be taken by the demolition contractor, only after appropriate surveys have been carried out by a suitably qualified ecologist, and no bats, or evidence of bats, have been detected. Care should be taken even when buildings are considered to offer relatively low potential for bats.

Search for signs of bats prior to and during works

Certain bats tend to inhabit sealed roof voids / loft spaces; the species most often encountered in this situation being the Brown long-eared bat. Brown long-eared bats are quite often found clinging to the main ridge beam, usually at the darkest or warmest end of the roof space and are usually comparatively easy to find. Where buildings are safe to enter, an inspection of the roof space should be carried out prior to the start of demolition or stripping works. If bats are found work should stop and advice sought immediately.

When removing roof tiles (particularly ridge tiles), lead flashing or boards from windows, all of which provide potential crevices, look for bats and their droppings. Most bat droppings are similar in size and shape to mouse droppings, but unlike mouse droppings they crumble into a fine, dry powder when 'rolled' between the fingers.

Careful removal of materials that might support bats

Most bats found in buildings are crevice-dwelling species, the commonest of which is the 'pipistrelle' (there are at least three species of Pipistrelle breeding in Britain). Any piece of material with potential to form a crevice should be removed by hand with care. This is particularly important when working at or near the apex of buildings, along the ridge of a building or on a south-facing side of a building (the warmest part).

Stripping of the roof, in particular, should proceed with caution, and special care should be taken when working on under-felted sections or sections containing sarking board (as they may form pockets beneath the outer tiles). Extreme care should be taken when stripping areas with missing, raised or cracked tiles.

Ridge tiles; fascia boards; soffit boxes; gaps in brickwork or mortar; hanging tiles; loose or missing roof tiles; lead flashing; boards over windows; sarking boards or under-felt should be removed very carefully, and an inspection made for bats and droppings at regular intervals. If possible, particularly suitable crevices / features should be searched using a fibrescope / endoscope or small torch and flexible mirror. All material potentially concealing

a roost should be lifted vertically, without downward or side-ward pressure (as far as is practical), taking care not to crush bats should they be present, but not visible.

**If bats, or signs of bats (such as droppings) are found at any stage during the demolition works, work should stop locally and advice sought immediately.**

#### **Appropriate timing for demolition works**

Site demolition works may occur at any time of year if appropriate steps are taken. However, January and February (and ideally the mid-November to mid-March period) should be avoided if possible, as bats may be hibernating and be particularly difficult to find. The safest working 'windows' in most cases are between mid-March and mid-April, and from mid-September to mid-November. These dates are indicative only, as the 'sensitive period' may shift depending on prevailing weather conditions and location.

#### **Appropriate timber treatment (if relevant)**

If buildings are being renovated or retained, or if new buildings are being constructed that might support bats, care should be taken not to use chemicals that might harm bats. If pre-treated wood is to be used, only wood treated by a copper-chrome-arsenic process such as Tanalith or Celcure is suitable, as this is harmless to bats when dry. Wood pre-treated by an organic solvent process can contain chemicals that are extremely toxic to bats and so should not be used.

If remedial timber treatment is necessary, only fluids containing permethrin, cypermethrin, flufenoxuron or boron should be used to treat wood-boring insects. Compounds containing copper, zinc or boron, preferably in an emulsion or aqueous solution, should be used to treat rot. The local Natural England office should be contacted (see later for contact details) if there is any doubt over the suitability, or otherwise, of a particular chemical.

All appropriate contractors should be made aware of this advice; it is the responsibility of those commissioning or managing the work to ensure that the advice provided is passed on, and that this advice is followed.

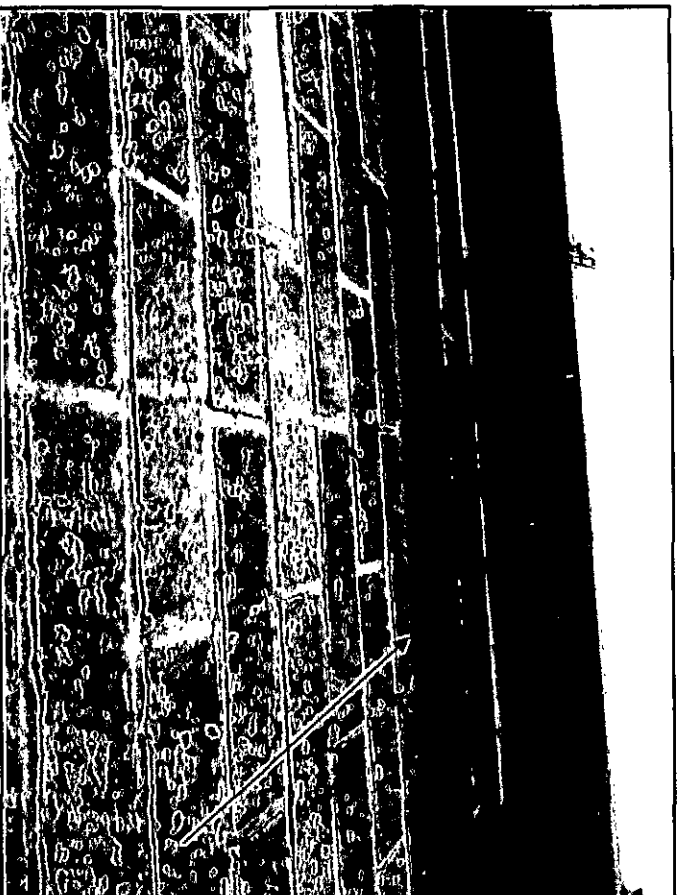
**What to do if bats are found**

Bats are delicate and easily injured. They have also been found to carry a lyssavirus (similar to rabies); a bite from a bat in Scotland led to the death of a bat worker in 2003. Unless equipped with thick gloves, do not attempt to handle bats under any circumstances. Stop work immediately and call the local English Nature contact, or the Sheffield office of Andrew McCarthy Associates (0114 2903628), or seek advice from the local Wildlife Trust.

If thick gloves are available and any bats are in imminent danger of death or injury, it may be appropriate to pick up and move them to a safe place. Handling should only be attempted by site workers who are confident in their ability to handle bats. Where handling is carried out, the site worker involved must accept the risks associated with handling a potentially dangerous species – we repeat that handling is not advised unless bats are in clear danger and appropriate equipment, care and skill is used to handle them. If it is necessary to handle a bat, the animal should be placed in a secure, well-ventilated container and left in a cool, dark place. This might include a cupboard spare room or the boot of a car (parked in the shade); bats should not be placed in the fridge or freezer (even when it is suspected that they are dead).

APPENDIX 3 – PLATES SHOWING BAT POTENTIAL

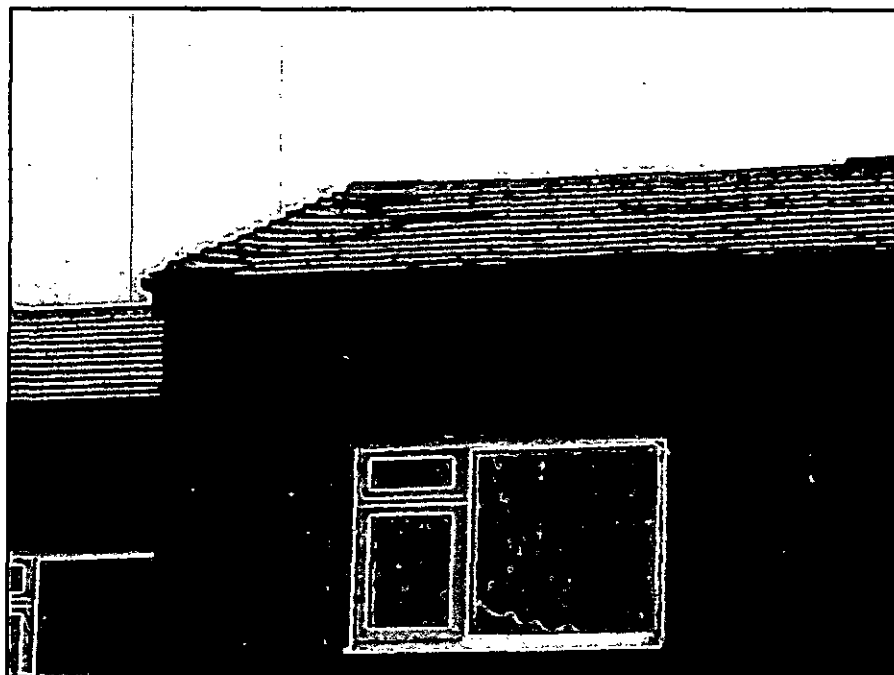
*Gap behind fascia*



*Missing mortar*



*Raised tiles*



**ROSE TREE COURT, CUDWORTH**

**APPENDIX 3**

PLEASE NOTE:  
Dimensions must not be scaled from  
this drawing.  
If in doubt, please ask.

Copyright to remain the property of  
The Architectural Design Workshop in  
accordance with the Copyright,  
Designs and Patents Act 1988.

## Schedule of Accommodation:

6 no. 2B 3P Bungalows  
(non standard) 60.5 sqm

2 no. 2B 3P Bungalows  
(NCHA standard type B 2.1)

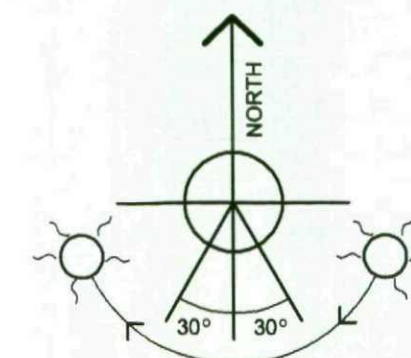
5 no. 2B 4P Bungalows  
(non standard) 68 sqm

2 no. 2B 3P Full Mobility Bungalows  
(NCHA standard type W 2.2)

5 no. 2B 4P Flats  
(non standard) 68 sqm

3 no. 2B 3P Flats  
(non standard) 60.8 sqm

Total: 23 units



|                                               |                      |             |              |                |
|-----------------------------------------------|----------------------|-------------|--------------|----------------|
| <b>P1</b>                                     | Preliminary Issue    | 07 Mar 08   | AM           | GN             |
| <b>Issue</b>                                  | <b>description</b>   | <b>date</b> | <b>drawn</b> | <b>checked</b> |
| Client: Northern Counties Housing Association |                      |             |              |                |
| Job: Rose Tree Court, Cudworth                |                      |             |              |                |
| Title: Proposed Site Plan                     |                      |             |              |                |
| Scale: 1:500                                  |                      |             |              |                |
| Job Number<br>80890                           | Drawing Number<br>02 | Issue<br>P1 |              |                |

**TADW**  
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www.tadw.co.uk

**ROSE TREE COURT, CUDWORTH**

**APPENDIX 4**

**ROSETREE COURT**  
**DEMOLITION & REDEVELOPMENT**

Comments..... With my feeble mind I would have  
thought the FULL MOBILITY BUNGALOWS would have been  
better situated at the entrance to the CUS-DE ETC  
in the interests of SAFETY, TRANQUILITY and GENERAL  
QUANTITY OF LIFE for the MAJORITY of tenants.  
Rye laws should also be enacted for off-road  
parking.....

Name.....

Address.....

Date..... 8<sup>th</sup> July, 2008.....



a member of  
The Guinness Partnership  
01/07/2008

Northern Counties  
Housing Association  
Investment & Regeneration  
20 Westfield Terrace  
Sheffield S1 4GH  
T 0845 605 9000  
F 0114 228 8435  
Minicom 0114 270 0419  
www.ncha.co.uk

Dear Resident

**RE: ROSETREE COURT - REDEVELOPMENT**

I write to notify you of Guinness Northern Counties plans for Rosetree Court. You may be aware that in recent years the Association has sought to find alternative accommodation for residents living in the building and has gradually been moving tenants out, with the flats becoming fully vacant in March.

Now that the building is empty, Guinness Northern Counties intends to demolish both blocks with work beginning in mid July and finishing in October. During the period works are being undertaken, our demolition contractors, D&M Demolition will ensure that the site remains secure and that disruption to yourselves is minimised.

Following the clearance, it is our intention to redevelop the site with up to 19 x 2 bedroomed bungalows for rent and shared ownership. Please find attached a proposed site plan which indicates how it is envisioned these will be laid out.

Guinness Northern Counties will shortly be submitting a planning application to the local authority seeking permission to carry out these works. Residents in the local community will have an opportunity to comment on the proposals through the planning process.

Guinness Northern Counties remains committed to considering the views of local communities as part of its construction projects and would therefore welcome the opportunity to hear from you directly. Should you wish to comment on our proposals, please complete and return the attached pro-forma using the envelope provided by Friday 20/7/2008.

Should you wish to speak to myself regarding our plans for the site, please contact our customer services centre on 0845 605 9000 and ask to be put through.

Yours sincerely

Tim Morton  
Project Manager

**really making a difference ...**

Northern Counties Housing Association Limited  
is registered with the Housing Corporation (L0407).  
Registered Office: Bower House, 1 Stable Street, Hollinwood, Oldham OL9 7LH.  
VAT No. 727 0003 76  
Chairman: John Thomson Chief Executive: Carol Matthews



business for neighbourhoods



INVESTOR IN PEOPLE

|                                     |             |
|-------------------------------------|-------------|
| COUPLE NO OTHERS MIN 1 BED ELDERLY  | 75          |
| COUPLE NO OTHERS MIN 1 BED MEDICAL  | 11          |
| COUPLE ONE OTHERS MIN 1 BED ELDERLY | 1           |
| COUPLES 2 OTHERS MIN 3 BED ELDERLY  | 3           |
| Single 1 Other Min 1 Bed 16-29      | 14          |
| Single 1 Other Min 1 Bed 30-39      | 1           |
| Single 1 Other Min 1 Bed 40-49      | 1           |
| Single 1 Other Min 2 Bed 16-29      | 98          |
| Single 1 Other Min 2 Bed 30-39      | 23          |
| Single 1 Other Min 2 Bed 40-49      | 20          |
| Single 1 Other Min 2 Bed 50-59      | 8           |
| SINGLE 1 OTHER MIN 2 BEDS ELDERLY   | 2           |
| SINGLE 1 OTHER MIN 2 BEDS MEDICAL   | 3           |
| Single 2 Others Min 2 Bed 16-29     | 40          |
| Single 2 Others Min 2 Bed 30-39     | 18          |
| Single 2 Others Min 2 Bed 40-49     | 6           |
| Single 2 Others Min 2 Bed 50-59     | 1           |
| Single 2 Others Min 3 Bed 16-29     | 4           |
| Single 2 Others Min 3 Bed 30-39     | 11          |
| Single 2 Others Min 3 Bed 40-49     | 11          |
| Single 2 Others Min 3 Bed 50-59     | 3           |
| SINGLE 2 OTHERS MIN 3 BED ELDERLY   | 1           |
| Single 3 Others Min 2 Bed 16-29     | 1           |
| Single 3 Others Min 2 Bed 30-39     | 1           |
| Single 3 Others Min 3 Bed 16-29     | 8           |
| Single 3 Others Min 3 Bed 30-39     | 16          |
| Single 3 Others Min 3 Bed 40-49     | 4           |
| Single 3 Others Min 3 Bed 50-59     | 1           |
| Single 3 Others Min 4 Bed 40-49     | 6           |
| Single 4 Others Min 3 Bed 16-29     | 3           |
| Single 4 Others Min 3 Bed 30-39     | 4           |
| Single 4 Others Min 4 Bed 30-39     | 2           |
| Single 5 Others Min 4 Bed 16-29     | 1           |
| Single 5 Others Min 4 Bed 30-39     | 1           |
| Single 5 Others Min 4 Bed 40-49     | 2           |
| Single No Others Min 1 Bed 16-29    | 176         |
| Single No Others Min 1 Bed 30-39    | 46          |
| Single No Others Min 1 Bed 40-49    | 52          |
| Single No Others Min 1 Bed 50-59    | 31          |
| SINGLE NO OTHERS MIN 1 BED ELDERLY  | 50          |
| SINGLE NO OTHERS MIN 1 BED MEDICAL  | 13          |
|                                     | 1           |
| <b>Sum:</b>                         | <b>1060</b> |

**Transfer List**

**CUDWORTH**

**Applicants on the standard and transfer list, with a list status of live, under entry or home visit, who state town as an area of preference by household type as at 31.07.08**

**Standard List**

**CUDWORTH**

| Household Type                    | No of Applications |
|-----------------------------------|--------------------|
| Couple 1 Other Min 1 Bed 16-29    | 10                 |
| Couple 1 Other Min 1 Bed 30-39    | 2                  |
| Couple 1 Other Min 1 Bed 40-49    | 1                  |
| Couple 1 Other Min 2 Bed 16-29    | 36                 |
| Couple 1 Other Min 2 Bed 30-39    | 23                 |
| Couple 1 Other Min 2 Bed 40-49    | 9                  |
| Couple 1 Other Min 2 Bed 50-59    | 5                  |
| COUPLE 1 OTHER MIN 2 BED ELDERLY  | 6                  |
| COUPLE 1 OTHER MIN 2 BED MEDICAL  | 5                  |
| COUPLE 2 OTHER MIN 2 BED MEDICAL  | 2                  |
| Couple 2 Others Min 2 Bed 16-29   | 20                 |
| Couple 2 Others Min 2 Bed 30-39   | 11                 |
| Couple 2 Others Min 2 Bed 40-49   | 7                  |
| Couple 2 Others Min 2 Bed 50-59   | 2                  |
| Couple 2 Others Min 3 Bed 30-39   | 3                  |
| Couple 2 Others Min 3 Bed 40-49   | 7                  |
| Couple 2 Others Min 3 Bed 50-59   | 3                  |
| Couple 3 Others Min 2 Bed 30-39   | 4                  |
| Couple 3 Others Min 2 Bed 40-49   | 1                  |
| Couple 3 Others Min 3 Bed 16-29   | 3                  |
| Couple 3 Others Min 3 Bed 30-39   | 8                  |
| Couple 3 Others Min 3 Bed 40-49   | 3                  |
| COUPLE 3 OTHERS MIN 3 BED MEDICAL | 1                  |
| Couple 3 Others Min 4 Bed 30-39   | 2                  |
| Couple 3 Others Min 4 Bed 40-49   | 2                  |
| Couple 3 Others Min 4 Bed 50-59   | 3                  |
| Couple 4 Others Min 3 Bed 16-29   | 3                  |
| Couple 4 Others Min 3 Bed 30-39   | 3                  |
| Couple 4 Others Min 3 Bed 40-49   | 1                  |
| Couple 4 Others Min 4 Bed 30-39   | 1                  |
| Couple 4 Others Min 4 Bed 40-49   | 2                  |
| Couple 4 Others Min 4 Bed 50-59   | 1                  |
| Couple 6 Others Min 4 Bed 40-49   | 2                  |
| Couple No Others Min 1 Bed 16-29  | 47                 |
| Couple No Others Min 1 Bed 30-39  | 12                 |
| Couple No Others Min 1 Bed 40-49  | 10                 |
| Couple No Others Min 1 Bed 50-59  | 25                 |

**ROSE TREE COURT, CUDWORTH**

**APPENDIX 5**

| Household Type                     | No of Applications |
|------------------------------------|--------------------|
| Couple 1 Other Min 2 Bed 16-29     | 1                  |
| Couple 1 Other Min 2 Bed 30-39     | 2                  |
| Couple 1 Other Min 2 Bed 40-49     | 1                  |
| Couple 1 Other Min 2 Bed 50-59     | 2                  |
| COUPLE 1 OTHER MIN 2 BED ELDERLY   | 3                  |
| COUPLE 1 OTHER MIN 2 BED MEDICAL   | 2                  |
| Couple 2 Others Min 2 Bed 16-29    | 4                  |
| Couple 2 Others Min 2 Bed 30-39    | 6                  |
| Couple 2 Others Min 2 Bed 40-49    | 1                  |
| Couple 2 Others Min 3 Bed 30-39    | 3                  |
| Couple 3 Others Min 2 Bed 30-39    | 1                  |
| Couple 3 Others Min 3 Bed 30-39    | 1                  |
| Couple 3 Others Min 3 Bed 40-49    | 1                  |
| Couple 4 Others Min 3 Bed 30-39    | 1                  |
| Couple 4 Others Min 3 Bed 40-49    | 1                  |
| Couple 4 Others Min 3 Bed 50-59    | 1                  |
| Couple 4 Others Min 4 Bed 30-39    | 4                  |
| Couple 4 Others Min 4 Bed 40-49    | 2                  |
| COUPLE 4 OTHERS MIN 4 BED MEDICAL  | 1                  |
| Couple 5 Others Min 4 Bed 30-39    | 1                  |
| Couple No Others Min 1 Bed 16-29   | 2                  |
| Couple No Others Min 1 Bed 30-39   | 3                  |
| Couple No Others Min 1 Bed 40-49   | 1                  |
| Couple No Others Min 1 Bed 50-59   | 4                  |
| COUPLE NO OTHERS MIN 1 BED ELDERLY | 13                 |
| COUPLE NO OTHERS MIN 1 BED MEDICAL | 2                  |
| Single 1 Other Min 1 Bed 16-29     | 1                  |
| Single 1 Other Min 2 Bed 16-29     | 10                 |
| Single 1 Other Min 2 Bed 30-39     | 3                  |
| Single 1 Other Min 2 Bed 40-49     | 1                  |
| Single 1 Other Min 2 Bed 50-59     | 5                  |
| SINGLE 1 OTHER MIN 2 BEDS ELDERLY  | 3                  |
| SINGLE 1 OTHER MIN 2 BEDS MEDICAL  | 2                  |
| Single 2 Others Min 2 Bed 16-29    | 3                  |
| Single 2 Others Min 2 Bed 30-39    | 2                  |
| Single 2 Others Min 3 Bed 30-39    | 3                  |
| Single 2 Others Min 3 Bed 40-49    | 2                  |
| Single 2 Others Min 3 Bed 50-59    | 3                  |
| Single 3 Others Min 3 Bed 16-29    | 1                  |
| Single 3 Others Min 3 Bed 30-39    | 3                  |
| Single 3 Others Min 3 Bed 40-49    | 1                  |
| Single 4 Others Min 4 Bed 30-39    | 1                  |
| Single 4 Others Min 4 Bed 40-49    | 1                  |
| Single 5 Others Min 4 Bed 40-49    | 1                  |
| Single No Others Min 1 Bed 16-29   | 6                  |
| Single No Others Min 1 Bed 30-39   | 5                  |

|                                    |            |
|------------------------------------|------------|
| Single No Others Min 1 Bed 40-49   | 10         |
| Single No Others Min 1 Bed 50-59   | 14         |
| SINGLE NO OTHERS MIN 1 BED ELDERLY | 19         |
| SINGLE NO OTHERS MIN 1 BED MEDICAL | 5          |
| <b>Sum:</b>                        | <b>169</b> |

**ROSE TREE COURT, CUDWORTH**

**APPENDIX 6**

YOUNG, J. W.

- It is dangerous to assume that we can do what we want to do without regard for the consequences. It is dangerous to assume that we can do what we want to do without regard for the consequences. It is dangerous to assume that we can do what we want to do without regard for the consequences.

| Q | Answer                                   | Yes | No | Don't know | Refuse |
|---|------------------------------------------|-----|----|------------|--------|
| 1 | Have you ever been arrested?             | 10  | 88 | 2          | 1      |
| 2 | Have you ever been convicted of a crime? | 10  | 88 | 2          | 1      |
| 3 | Have you ever been in prison?            | 10  | 88 | 2          | 1      |

**bsp consulting**

John E. Moore, Jr. | 101 De Mottway Blvd., Alhambra, CA 91803  
Tel: (714) 234-7700 - Fax: (714) 234-7700  
e-mail: jmoore@moore.com | www.moore.com

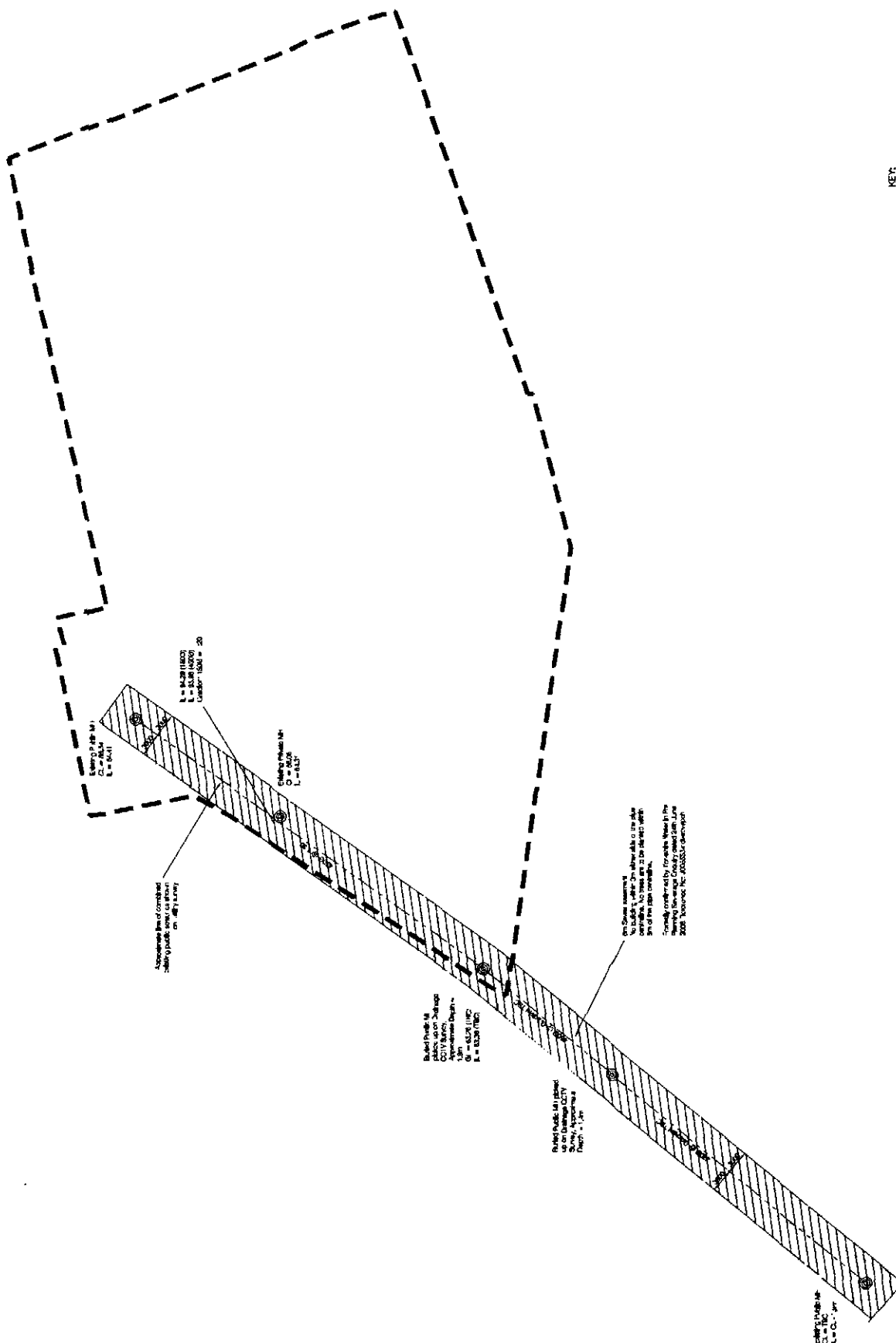
**PRELIMINARY**

Northern Counties Housing Association

Rosestree Court  
Cuckworth

### Existing Sewer Easement

|           |    |                  |
|-----------|----|------------------|
| QC        | MC | Subj: 1230 SPAT  |
| PQ        | RQ | Date: 18/06/2007 |
| 08244/145 |    | Page: 1          |



## KEY

-  Adjoining and Contiguous Areas  
 Other  
 Other  
 Boundary

**ROSE TREE COURT, CUDWORTH**

**APPENDIX 7**



Scale 1: \_\_\_\_\_