



# Land off High Street, Great Houghton, Barnsley

## Biodiversity Enhancement & Mitigation Plan (BEMP) Addressing Condition 25

### **Avant Homes Limited**

Unit 2, Mariner Court, Peel Avenue, Durkar, Wakefield, WF4 3FL

Prepared by:

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SLR Project No.: 410.066691.00003

23 October 2025

Revision: 01

## Revision Record

| Revision | Date            | Prepared By     | Checked By | Authorised By |
|----------|-----------------|-----------------|------------|---------------|
| 01       | 23 October 2025 | Vanessa Jackson | Tom Redman | Tom Redman    |

## Basis of Report

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## Acronyms and Abbreviations

|        |   |
|--------|---|
| ACIEEM | Associate Member of the Chartered Institute of Ecology and Environmental Management |
| BEMP   | Biodiversity Enhancement & Mitigation Plan  |
| CEMP-B | Construction Environmental Management Plan - Biodiversity                           |
| CIEEM  | Chartered Institute of Ecology and Environmental Management                         |
| EclA   | Ecological Impact Assessment  |
| ECoW   | Ecological Clerk of Works   |
| ha     | Hectares  |
| HMMP   | Habitat Management and Monitoring Plan  |
| MCIEEM | Full Member of the Chartered Institute of Ecology and Environmental Management      |
| OSGR   | Ordnance Survey Grid Reference  |
| POS    | Public Open Space   |
| SQE    | Suitably Qualified Ecologist  |



## 1.0 Introduction and Background

Full planning permission has been obtained from Barnsley Metropolitan Borough Council by Avant Homes Limited, for a residential development at Land off High Street, Great Houghton, South Yorkshire, S72 0AZ (approximate central Ordnance Survey Grid Reference (OSGR): SE 42947 07037), which extends for approximately 3.55 ha (hectares), with planning conditions (Planning reference: 2024/0917). The development shall comprise of 104 dwellings, roads, hard and soft landscaping and associated infrastructure.

This Biodiversity Enhancement and Mitigation Plan (BEMP) seeks to address planning condition 25 which is worded as follows:

**Condition 25:** *“Prior to the commencement of any development on site a Biodiversity Mitigation and Enhancement Scheme should be submitted to and approved in writing by the Local Planning Authority. The scheme should include the following on an appropriately scaled plan.*

- *The number, type and location of bat and bird boxes;*
- *The location of hedgehog highways within the development; residents to be provided within information to prevent the blocking of gaps;*
- *The location of refuge habitat for small mammals; and*
- *The number, type and location of barn owl boxes.”*

This report has been informed by the Ecological Impact Assessment (EclA) report for the Site<sup>1</sup>.

In addition, a Habitat Management and Monitoring Plan<sup>2</sup> (HMMP) and a Construction Environmental Management Plan- Biodiversity (CEMP-B)<sup>3</sup> report have been produced in order to discharge planning conditions 20 and 24.

### 1.1 Details of the Proposed Development

The proposed development (see Appendix A for proposed layout) involves the construction of a residential area with 104 dwellings, with associated gardens and access roads. The development also includes an area of Public Open Space (POS) within the north of the site which includes an attenuation basin, wildflower meadow seeding, tree, scrub and hedgerow planting.

### 1.2 Evidence of Technical Competence and Experience

This report was written by SLR Consulting Senior Ecologist Vanessa Jackson. Vanessa is an Associate Member of the Chartered Institute of Ecology and Environmental Management (CIEEM) (ACIEEM), with over eight years' experience in ecological consultancy. Vanessa holds a Natural England survey licence for bats (Level 1) and has experience of writing reports to discharge planning conditions, including BEMP reports.

This report has been reviewed and approved by SLR Consulting Associate Ecologist, Tom Redman. Tom has over eight years' experience in ecological consultancy and is a full member of CIEEM (MCIEEM). Tom regularly undertakes and reviews BEMP reports at various project scales and also holds Natural England survey licences for bats (Level 4) and barn owl (*Tyto alba*).

<sup>1</sup> SLR (July 2025), Ecological Impact Assessment, Great Houghton, project ref 410.066691.00002 v4

<sup>2</sup> SLR (October 2025), Habitat Management and Monitoring Plan, Great Houghton, project ref 410.066691.00002 v1

<sup>3</sup> SLR (October 2025), Construction Environmental Management Plan (Biodiversity) (CEMP-B), Great Houghton, project ref 410.066691.00003 v1



## 2.0 Biodiversity Enhancements

### 2.1 Habitats

Various habitat enhancements including an attenuation basin, wildflower meadow seeding, tree, scrub and hedgerow planting are proposed across the site. These habitat enhancements are described in detail within the HMMP report<sup>2</sup>.

### 2.2 Species

#### 2.2.1 Bird and Bat Boxes

Bird and bat boxes shall be integrated into new residential properties, using designs that are built into the fabric of the buildings as they are constructed, for longevity.

A bird and bat box schedule plan, illustrating the location of the proposed bird and bat boxes is provided as Figure 1.

The installation of bird and bat boxes will be carried out under the guidance of a Suitably Qualified Ecologist (SQE).

##### 2.2.1.1 Bat boxes

A total of 104 enclosed bat boxes shall be incorporated within the fabric of 104 dwellings as they are constructed, equating to 100% of properties. Bat boxes shall be suitable for a range of locally occurring bat species, such as common pipistrelle (*Pipistrellus pipistrellus*).

The bat boxes shall face either south, southwest or southeast and will be positioned in properties across the development site which are close to existing and proposed good bat foraging habitat and commuting routes, thereby increasing the likelihood of them being occupied. Properties that shall include bat boxes are illustrated in Figure 1.

Bat box specification and positioning of integrated boxes is provided in Table 2-1 overleaf. If the below models are not available, suitable alternatives shall be selected by consultation with a SQE.



**Table 2-1: Integrated bat box specification and installation**

| Type   | Specification  |
|--|--|
| <b>Bat boxes intergated into buildings</b>   |  |
| <p><b>IBSTOCK ENCLOSED BAT BOX 'C'</b><br/>(or similar)<br/><b>Quantity: 104</b></p> | <div data-bbox="533 389 1241 788" data-label="Image"> </div> <p data-bbox="453 810 1353 869">Available from: <a href="#">Ibstock Enclosed Bat Box 'C'   NHBS Practical Conservation Equipment</a></p> <p data-bbox="411 891 1034 918"><b>Further information and installation instructions:</b></p> <ul data-bbox="459 927 1394 1462" style="list-style-type: none"> <li>• The bat box model is available in three colour variations, smooth red, smooth blue or smooth cream which allows integration with the colouring of the building brickwork;</li> <li>• Boxes shall be integrated into building brickwork at a height of at least three metres (preferably four or five metres), not directly above any doors or windows and away from any external lighting;</li> <li>• Bat boxes shall be installed upright with the entrance slot at the base (as pictured above), and facing south, southeast or southwest;</li> <li>• These boxes are designed for a range of crevice-dwelling bat species including common pipistrelle, soprano pipistrelle (<i>Pipistrellus pygmaeus</i>), Nathusius' pipistrelle (<i>Pipistrellus nathusii</i>), Natterer's (<i>Myotis nattereri</i>), Whiskered (<i>Myotis mystacinus</i>), and Brandt's (<i>Myotis brandtii</i>) bats.</li> <li>• The interior contains several roosting zones, offering different conditions, allowing bats to alter their position in accordance with the weather conditions prevalent at the time; and,</li> <li>• The boxes are designed to only be attractive to bat species and to be maintenance free.</li> </ul> |

**2.2.1.2 Bird boxes**

In order to provide enhanced nesting opportunities for birds, a total of 104 bird boxes, shall be incorporated into the fabric of 26 new dwellings (four boxes per dwelling) as they are constructed, equating to 100% of properties. The boxes shall specifically be for swifts (*Apus apus*), however are also suitable for other species such as house sparrow (*Passer domesticus*) and starling (*Sturnus vulgaris*).

The bird boxes shall face east, southeast or northeast and will be positioned in properties across the development site which are close to existing and proposed habitat features suitable for birds, thereby increasing the likelihood of them being occupied. Properties which shall include bird boxes are illustrated in Figure 1. As swifts and house sparrows favour communal nesting, boxes shall be positioned on properties which are near each other.



In addition, a single pole-mounted barn owl nest box will be positioned within the POS in the north-eastern corner of the site, illustrated in Figure 1. The box shall face eastwards towards the neighbouring cropland fields, and shall be separated from the rest of the site by



hedgerow planting to ensure the box is not disturbed by local residents. This will allow barn owls to enter the box from the adjacent field and should be sufficiently buffered from the development.

Bird box specification and positioning of integrated and pole-mounted barn owl boxes is provided in Table 2-2 overleaf. If the below models are not available, suitable alternatives shall be selected through consultation with a SQE.

**Table 2-2: Bird box specification and installation**

| Type   | Specification  |
|--|--|
| <p><b>IBSTOCK<br/>                     ECO<br/>                     HABITAT<br/>                     FOR SWIFT<br/>                     NEST BOX</b><br/>                     (or similar)<br/> <b>Quantity: 104</b></p> | <div style="text-align: center;">  <p>Available from: <a href="https://www.nhbs.com/ibstock-eco-habitat-for-swifts">https://www.nhbs.com/ibstock-eco-habitat-for-swifts</a></p> </div> <p><b>Further information and installation instructions:</b></p> <ul style="list-style-type: none"> <li>• The swift box model is available in three colour variations: red brick, buff brick and blue brick which allow integration with the colouring of the building brickwork;</li> <li>• The boxes shall be built into the fabric of the walls as close to the eaves as possible, facing east, northeast or southeast (away from prevailing winds);</li> <li>• The boxes shall be installed with the entrance slot at the bottom, as pictured; and,</li> <li>• The boxes shall be erected with a clear flight path below, at a minimum height of three to four metres.</li> </ul> |
| <p><b>BARN OWL<br/>                     BOX</b><br/>                     (or similar)<br/> <b>Quantity: 1</b></p>  | <div style="text-align: center;">  <p>Available from: <a href="#">Barn Owl Nest Box   NHBS Practical Conservation Equipment</a></p> </div>   |



| Type | Specification   |
|------|---|
|      | <p><b>Further information and installation instructions:</b></p> <ul style="list-style-type: none"> <li>• The nest box has a sturdy front platform for owlets to exercise on and a generous front canopy to protect the entrance and platform from bad weather;</li> <li>• The nest box has a depth of 44 cm depth from entrance to floor;</li> <li>• The double inspection hatch allows full access to the whole floor area for cleaning or inspection and is designed to prevent rain coming in with simple, secure fastenings;</li> <li>• The specially drilled backplate provides fixings above and below the nest box to ensure it is secure;</li> <li>• The barn owl nest box should be pole-mounted, at least four metres high.</li> </ul> |

## 2.2.2 Hedgehogs

### 2.2.2.1 Hedgehog Highways

Hedgehog highways will be created in all proposed timber garden fences, comprising minimum 15 cm x 15 cm gaps at the base of fencing, to allow hedgehog (*Erinaceus europaeus*) unimpeded access across the site and between gardens. The locations of the hedgehog highways are illustrated in Figure 2. The access gaps shall be appropriately labelled with signs on both sides, to deter householders from blocking the purpose made gaps. An example of a hedgehog highway gap with appropriate labelling is shown in Plate 1 below. Hedgehog highway signs can be purchased from a number of manufacturers, such as The British Hedgehog Preservation Society<sup>4</sup>.

**Plate 1: Example hedgehog highway fence gap with sign**



### 2.2.2.2 Hedgehog Nest Boxes


Two hedgehog nest boxes will be placed within the POS, on the northern site boundary underneath the retained hedgerow. The locations of the nest boxes are illustrated in Figure 2.

<sup>4</sup> <https://shop.britishhedgehogs.org.uk/product/hedgehog-highway-sign/>



Nest box specification is provided in Table 2-3 below. If the below models are not available, suitable alternatives shall be selected through consultation with a SQE.

**Table 2-3: Hedgehog nest box specification and installation**

| Type  | Specification  |
|---|--|
| <p><b>HEDGEHOG NEST BOX</b><br/>(or similar)<br/><b>Quantity: 2</b></p> | <div style="text-align: center;">  </div> <p>Available from <a href="#">Hedgehog Nest Box   NHBS Practical Conservation Equipment</a></p> <p><b>Further information and installation instructions:</b></p> <ul style="list-style-type: none"> <li>• Nest boxes will be positioned hidden underneath existing retained hedgerow on the northern site boundary, to avoid being disturbed by members of the public;</li> <li>• The nest box comprises of a safe nesting compartment away from the entrance and a built-in tunnel with 5” square access, to avoid unwanted visitors such as cats;</li> <li>• Bedding such as straw should be placed within the nestbox prior to positioning;</li> <li>• The nest box contains a raised ‘step’ at the entrance to enable the box to be partly buried;</li> <li>• The nest box is specifically designed with inbuilt ‘unblockable’ ventilation to provide the correct and temperature and humidity for hedgehogs; and</li> <li>• The nest box contains a removable roof for easy inspection and cleaning.</li> </ul> |

## 2.3 Management of Biodiversity Enhancement Features

A summary of the management of biodiversity enhancement features is provided in section 2.3

### 2.3.1 Bird and Bat Boxes and Hedgehog Highway

Bird and bat boxes shall be integrated into the fabric of the properties as they are constructed in locations specified in Figure 1. Hedgehog highways shall be integrated into fencing around plots as they are constructed in locations specified in Figure 2.

A check for the presence and suitable positioning of bird and bat boxes within dwellings will be carried out periodically by the Ecological Clerk of Works (ECoW) during construction, in line with the build programme, as well as a check for the presence and suitable siting of hedgehog highway fence gaps shall be undertaken by a suitably qualified ecologist. Following this, ongoing management of these features is not required.



### 2.3.2 Barn Owl Nest Box

The barn owl nest box shall be positioned within the north-eastern corner of the site. It is recommended that the barn owl nest box is cleaned out every three years by a SQE.

**Please note that Barn Owls are a Schedule 1 species of the Wildlife and Countryside Act (1981) (as amended) and so an occupied box must only be disturbed or inspected by a licensed individual.**

The box would be cleaned out after the main breeding season, in winter, ideally **between November and January**.

The box should be cleared out on a mild, calm and dry day, ideally just before dusk, so that if a bird is inadvertently flushed from the box, it won't be forced out into inclement weather or in broad daylight, when the potential for mobbing by other species is possible<sup>5</sup>.

The nest debris should be cleared out when the debris is deeper than approximately 50 mm. The box does not need to be spotless, and there is an advantage of leaving a very thin layer of debris. The drop between the bottom of the access hole and the floor of the nestbox, or nesting space, should be maintained at about 460 mm or more to help prevent young owls from exiting the box prematurely.

### 2.3.3 Hedgehog Nest Boxes

A check for the suitable positioning of the hedgehog nest boxes within the POS shall be carried out by the ECoW during construction. Following this, it is recommended that the hedgehog nest boxes are cleaned out annually, ideally in **October**, before the hibernation period and after most hedgehog litters have left the nest. The cleaning process will help to prevent the build-up of parasites such as fleas and ticks. The bedding should be removed, and the box washed out in boiling water, ensuring gloves and/or a mask are worn to avoid transferring parasites. Fresh bedding should be provided such as leaves, straw or hay.

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<sup>5</sup> [Clearing out Barn Owl nest spaces - The Barn Owl Trust](#)



### 3.0 Conclusion

A summary of the implementation and maintenance biodiversity enhancements is provided in Table 3-1. It is considered that the detail required to discharge condition 25 have been provided within this document.

**Table 3-1: Table of Installation, Maintenance, Timings and Party Responsible**

| Biodiversity Enhancements | Timing of Installation  | Party Responsible for Supervising Installation | Timing of Maintenance | Party Responsible for Maintenance |
|---------------------------|---|--|-----------------------|-----------------------------------|
| Bird/bat boxes            | During construction, prior to occupation<br>(Ideally in January/February prior to bird nesting / bat active season) | Check by ECoW during construction              | N/A                   | N/A                               |
| Barn owl box              | During construction, prior to occupation<br>(Ideally in January/February prior to barn owl nesting season)          | Check by ECoW during construction              | November - January    | SQE                               |
| Hedgehog highways         | During construction, prior to occupation  | Check by ECoW during construction              | N/A                   | N/A                               |
| Hedgehog nestboxes        | During construction, prior to occupation  | Check by ECoW during construction              | October               | SQE                               |





# Figure 1 Bird & Bat Box Location Plan

**Land off High Street, Great Houghton, Barnsley**

**Biodiversity Enhancement & Mitigation Plan (BEMP) Addressing Condition 25**

**Avant Homes Limited**

SLR Project No.: 410.066691.00003

23 October 2025

442800

442900

443000

443100

407200

407100

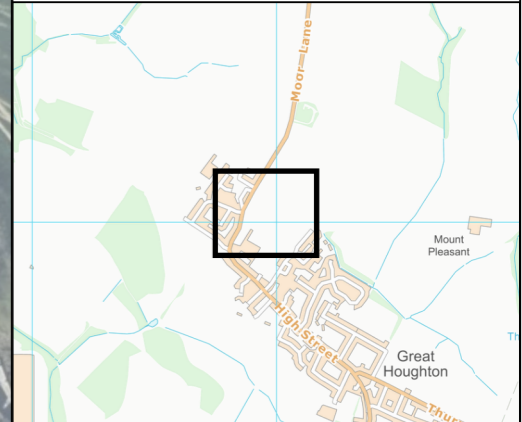
407000

410.066691.00003.0003.0 Bird and Bat Box Location Plan



**LEGEND**

- Site Boundary
- Proposed Individual Tree Location
- Bat Box Location (104 boxes)
- ▲ Bird Box Location (26x4 - 104 boxes)
- Pole-mounted Barn Owl Box



**AVANT**  
homes

**SLR**

GREAT HOUGHTON  
BIODIVERSITY ENHANCEMENT  
AND MANAGEMENT PLAN  
**BIRD AND BAT BOX LOCATION PLAN**

**FIGURE 1**

Scale 1:1,250 @ A3      Date OCTOBER 2025



# Figure 2 Hedgehog Highway & Nest Box Location Plan

**Land off High Street, Great Houghton, Barnsley**

**Biodiversity Enhancement & Mitigation Plan (BEMP) Addressing Condition 25**

**Avant Homes Limited**

SLR Project No.: 410.066691.00003

23 October 2025

442800

442900

443000

443100

407200

407100

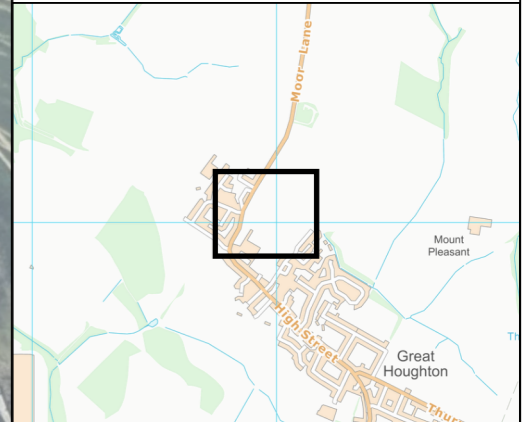
407000

410.066691.00003.0004.0 Hedgehog Highway and Nest Box Location Plan



**LEGEND**

- Site Boundary
- Proposed Individual Tree Location
- ⊕ Hedgehog Nest Box
- Hedgehog Highway Location



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GREAT HOUGHTON  
BIODIVERSITY ENHANCEMENT  
AND MANAGEMENT PLAN

**HEDGEHOG HIGHWAY AND  
NEST BOX LOCATION PLAN**

**FIGURE 2**

Scale 1:1,250 @ A3 Date OCTOBER 2025



# Appendix A Site Layout

**Land off High Street, Great Houghton, Barnsley**

**Biodiversity Enhancement & Mitigation Plan (BEMP) Addressing Condition 25**

**Avant Homes Limited**

SLR Project No.: 410.066691.00003

23 October 2025



SURVEYED POSITION OF EXISTING COMBINED SEWER. 6m EASEMENT TO BE PROVIDED IN ACCORDANCE WITH YORKSHIRE WATER REQUIREMENTS

**PLANNING KEY**

**PLANNING LAYOUT KEY:**

- SITE BOUNDARY
- ASSOCIATED LAND
- ROAD
- ROAD MARKINGS
- DRIVES & PATHS
- 1.8m TIMBER SCREEN FENCE
- 1.2m POST & RAIL FENCE
- 1.8m TIMBER GATE
- 1.2m METAL RAILINGS
- 0.45m KNEE HIGH RAIL
- 1.8m SCREEN WALL & FENCE PANEL INFILL
- 2m SCREEN WALL & FENCE PANEL INFILL
- EASEMENT
- VISIBILITY SPLAYS AS PER OPTIMA DWG 21089/IN/10
- EVCP
- REFUSE STORAGE
- REFUSE COLLECTION POINT to accommodate 3 bins / dwelling
- SHED LOCATION
- PLOT NUMBERS
- PARKING SPACES
- AFFORDABLE RENT
- SHARED OWNERSHIP
- TARMAC ROAD
- TARMAC PRIVATE DRIVES
- POS & FRONT GARDENS
- REAR GARDENS
- M4(3)
- M4(2)
- EXISTING TREES AND HEDGING
- TREES AND HEDGING TO BE REMOVED

LANDSCAPING IS INDICATIVE ONLY, PLEASE REFER TO LANDSCAPING PLAN FOR FULL DETAILS

**Schedule of Accommodation**

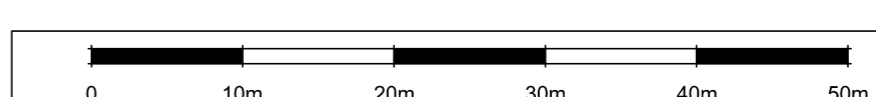
| Great Houghton           |     |      |        |              |            |
|--------------------------|-----|------|--------|--------------|------------|
| Affordable Housing       |     |      |        |              |            |
| Name                     | Bed | NDSS | Storey | M4(2)/(3)    | Number     |
| E2.1                     | 2   | Y    | 2.5    | N            | 3          |
| A1.1                     | 1   | Y    | 2      | N            | 2          |
| F2.1                     | 2   | Y    | 2      | N            | 1          |
| H2                       | 2   | Y    | 1      | M4(3)/(2)(b) | 2          |
| S3.1                     | 3   | Y    | 2.5    | N            | 2          |
| <b>Affordable Total</b>  |     |      |        |              | <b>10</b>  |
| Open Market Housing      |     |      |        |              |            |
| Hathresage               | 2   | Y    | 1      | M4(3)/(2)(b) | 4          |
| Askham                   | 1   | Y    | 2      | N            | 4          |
| Eastbeck                 | 2   | Y    | 2.5    | N            | 8          |
| Ferndale                 | 2   | Y    | 2      | N            | 3          |
| Knarsborough             | 2   | Y    | 2      | M4(2)        | 8          |
| Ripley                   | 2   | Y    | 2      | N            | 9          |
| Oslew ood                | 3   | Y    | 2      | M4(2)        | 6          |
| Leyburn                  | 3   | Y    | 2      | N            | 8          |
| Cadeby                   | 3   | Y    | 2      | M4(2)        | 3          |
| Maltby                   | 3   | Y    | 2      | N            | 4          |
| Baldon                   | 3   | Y    | 2.5    | N            | 10         |
| Salbury                  | 3   | Y    | 2.5    | N            | 6          |
| Wentbridge               | 4   | Y    | 2      | M4(2)        | 10         |
| Horbury                  | 4   | Y    | 2      | N            | 3          |
| Cookbury                 | 4   | Y    | 2      | N            | 8          |
| <b>Open Market Total</b> |     |      |        |              | <b>94</b>  |
| <b>Overall Total</b>     |     |      |        |              | <b>104</b> |

| Rev | Date     | Description       |
|-----|----------|-------------------|
| 1   | 23.08.23 | Issue for comment |
| 2   | 23.08.23 | Revise comment    |
| 3   | 23.08.23 | Revise comment    |
| 4   | 23.08.23 | Revise comment    |
| 5   | 23.08.23 | Revise comment    |
| 6   | 23.08.23 | Revise comment    |
| 7   | 23.08.23 | Revise comment    |
| 8   | 23.08.23 | Revise comment    |
| 9   | 23.08.23 | Revise comment    |
| 10  | 23.08.23 | Revise comment    |
| 11  | 23.08.23 | Revise comment    |
| 12  | 23.08.23 | Revise comment    |
| 13  | 23.08.23 | Revise comment    |
| 14  | 23.08.23 | Revise comment    |
| 15  | 23.08.23 | Revise comment    |
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| 18  | 23.08.23 | Revise comment    |
| 19  | 23.08.23 | Revise comment    |
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| 45  | 23.08.23 | Revise comment    |
| 46  | 23.08.23 | Revise comment    |
| 47  | 23.08.23 | Revise comment    |
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| 100 | 23.08.23 | Revise comment    |
| 101 | 23.08.23 | Revise comment    |
| 102 | 23.08.23 | Revise comment    |
| 103 | 23.08.23 | Revise comment    |
| 104 | 23.08.23 | Revise comment    |

**AVANT homes**

Unit 2, Manor Court, Peel Avenue, Dulkeith, Wetherby, WF4 9PL  
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DATE: 24.08.23 SCALE: 1:500 @ A1 DRAWN BY: KW  
DWG TITLE: Planning Layout  
PROJECT: Main Street, Great Houghton  
DWG No: 4206-200





# Appendix B Landscape Plan

**Land off High Street, Great Houghton, Barnsley**

**Biodiversity Enhancement & Mitigation Plan (BEMP) Addressing Condition 25**

**Avant Homes Limited**

SLR Project No.: 410.066691.00003

23 October 2025



**Planting Schedule**

| No | Code | Tree Name                        | Specification                           | Girth   | Height    |
|----|------|----------------------------------|---|---------|-----------|
| 2  | AARH | Amaranthus arboris Robin Hill    | Selected Standard Clear Stem 175-200 RB | 10-12cm | 300-350cm |
| 1  | Ac   | Acer campestre                   | Selected Standard Clear Stem 175-200 RB | 10-12cm | 300-350cm |
| 5  | AcE  | Acer campestre 'Elegant'         | Selected Standard Clear Stem 175-200 RB | 10-12cm | 300-350cm |
| 10 | AS   | Acer campestre 'Spectabilis'     | Heavy Standard Clear Stem 175-200 RB    | 12-14cm | 350-425cm |
| 11 | Ag   | Alnus glutinosa                  | Selected Standard Clear Stem 175-200 RB | 10-12cm | 300-350cm |
| 8  | Al   | Amaranthus lamarckii             | Selected Standard Clear Stem 175-200 RB | 10-12cm | 300-350cm |
| 6  | Alg  | Acer latifolium ginnala          | Selected Standard Clear Stem 175-200 RB | 10-12cm | 300-350cm |
| 11 | Bp   | Betula pendula                   | Selected Standard Clear Stem 175-200 RB | 10-12cm | 300-350cm |
| 1  | BpD  | Betula pendula 'Dalecarlica'     | Selected Standard Clear Stem 175-200 RB | 10-12cm | 300-350cm |
| 4  | Cd   | Carpinus betulus                 | Heavy Standard Clear Stem 175-200 C     | 12-14cm | 350-425cm |
| 8  | Cm   | Crataegus monogyna               | Selected Standard Clear Stem 175-200 RB | 10-12cm | 300-350cm |
| 6  | Fs   | Fagus sylvatica                  | Heavy Standard Clear Stem 175-200 C     | 12-14cm | 350-425cm |
| 2  | Md   | Milium 'John Downie'             | Selected Standard Clear Stem 175-200 RB | 10-12cm | 300-350cm |
| 12 | Pa   | Prunus avium                     | Heavy Standard Clear Stem 175-200 RB    | 10-12cm | 300-350cm |
| 6  | Ppa  | Prunus padus                     | Heavy Standard Clear Stem 175-200 RB    | 10-12cm | 300-350cm |
| 5  | PpaN | Prunus 'Pendula'                 | Heavy Standard Clear Stem 175-200 C     | 10-12cm | 300-350cm |
| 5  | Q    | Quercus robur                    | Heavy Standard Clear Stem 175-200 C     | 12-14cm | 350-425cm |
| 3  | SaR  | Sorbus aucuparia 'Joseph's Roof' | Selected Standard Clear Stem 175-200 RB | 10-12cm | 300-350cm |
| 7  | Sa   | Sorbus aucuparia                 | Selected Standard Clear Stem 175-200 RB | 10-12cm | 300-350cm |
| 5  | Tc   | Tilia cordata                    | Heavy Standard Clear Stem 175-200 C     | 12-14cm | 350-425cm |
| 2  | ToG  | Tilia cordata 'Greenspire'       | Heavy Standard Clear Stem 175-200 RB    | 12-14cm | 350-400cm |

**Proposed Hedges (4m)**

| No                | Code | Tree Name                | Specification | Height  |
|-------------------|------|--------------------------|---------------|---------|
| 214               | Fs   | Fagus sylvatica          | C             | 60-80cm |
| 309               | Gl   | Quercus ilex             | C             | 60-80cm |
| 242               | Pl   | Prunus laurocerasus      | C             | 60-80cm |
| 150               | PuRR | Phoradendron 'Red Robin' | C             | 60-80cm |
| <b>Total: 955</b> |      |                          |               |         |

**Proposed Shrubs**

| No                 | Code | Plant Name                              | Height  | Crn (l) | Nm/2             |
|--------------------|------|---|---------|---------|------------------|
| 23                 | Bca  | Berberis candida                        | 40-60cm | SL      | 3lm <sup>2</sup> |
| 83                 | BHAN | Berberis thunbergii 'Atropurpurea Nana' | 40-60cm | SL      | 3lm <sup>2</sup> |
| 50                 | CaS  | Cornus alba 'Sibirica'                  | 60-80cm | 5-7.5L  | 3lm <sup>2</sup> |
| 39                 | CBM  | Ceanothus 'Blue Mound'                  | 30-40cm | SL      | 3lm <sup>2</sup> |
| 25                 | Cbu  | Ceanothus 'Darkwood'                    | 30-40cm | SL      | 3lm <sup>2</sup> |
| 46                 | Cl   | Chrysothamnus                           | 30-40cm | SL      | 3lm <sup>2</sup> |
| 60                 | EEG  | Eucalyptus fortunei 'Emerald Green'     | 30-40cm | SL      | 4lm <sup>2</sup> |
| 14                 | EEG  | Eucalyptus fortunei 'Emerald Y Gold'    | 30-40cm | SL      | 4lm <sup>2</sup> |
| 59                 | EEG  | Eucalyptus fortunei 'Silver Queen'      | 20-30cm | 2L      | 4lm <sup>2</sup> |
| 96                 | Hr   | Hebe rakainiana                         | 30-40cm | 5-7.5L  | 4lm <sup>2</sup> |
| 19                 | HRE  | Hebe 'Red Edge'                         | 20-30cm | 2L      | 4lm <sup>2</sup> |
| 18                 | Hr   | Hebe 'Subcordata'                       | 30-40cm | SL      | 4lm <sup>2</sup> |
| 27                 | Lah  | Lavandula angustifolia 'Hidcote'        | 30-40cm | SL      | 4lm <sup>2</sup> |
| 19                 | LiRB | Lonicera nitida 'Baggesen's Gold'       | 30-40cm | SL      | 4lm <sup>2</sup> |
| 43                 | LiWR | Lonicera nitida 'May Green'             | 30-40cm | SL      | 3lm <sup>2</sup> |
| 85                 | PhRR | Phoradendron 'Red Robin'                | 40-60cm | SL      | 3lm <sup>2</sup> |
| 41                 | PiCL | Prunus laurocerasus 'Obo Layker'        | 40-60cm | SL      | 3lm <sup>2</sup> |
| 113                | PhR  | Physocarpus opulifolius 'Red Lady'      | 40-60cm | SL      | 4lm <sup>2</sup> |
| 24                 | PSY  | Psychotria aschyi 'Yellow'              | 40-60cm | SL      | 3lm <sup>2</sup> |
| 28                 | Sl   | Silene japonica                         | 20-30cm | 2L      | 4lm <sup>2</sup> |
| 22                 | SoP  | Salvia officinalis 'Purpurea'           | 20-30cm | 2L      | 4lm <sup>2</sup> |
| 88                 | SoT  | Salvia officinalis 'Tricolor'           | 20-30cm | 2L      | 4lm <sup>2</sup> |
| 19                 | Vd   | Viburnum davidii                        | 20-30cm | 2L      | 4lm <sup>2</sup> |
| 52                 | Vm   | Viburnum acer                           | 20-30cm | 2L      | 4lm <sup>2</sup> |
| 27                 | Vl   | Viburnum tinus                          | 30-40cm | SL      | 3lm <sup>2</sup> |
| 12                 | Vl   | Viburnum tinus                          | 30-40cm | SL      | 3lm <sup>2</sup> |
| <b>Total: 1143</b> |      |   |         |         |                  |

**Proposed Grasses**

| No               | Code | Plant Name                      | Nm/2             |
|------------------|------|---------------------------------|------------------|
| 17               | DoG  | Deschampsia cespitosa 'Goldra'  | 4lm <sup>2</sup> |
| 29               | MaRC | Miscanthus sinensis 'Red Chief' | 3lm <sup>2</sup> |
| 33               | PuR  | Pennisetum viticatum            | 4lm <sup>2</sup> |
| <b>Total: 79</b> |      |                                 |                  |

**Native Hedge Mix (5m)**

| No                 | Code | Plant Name         | Root % |
|--------------------|------|--------------------|--------|
| 92                 | Ac   | Acer campestre     | 5%     |
| 344                | Cav  | Corylus avellana   | 20%    |
| 512                | Cm   | Crataegus monogyna | 30%    |
| 175                | la   | Ilex aquifolium    | 10%    |
| 344                | Ps   | Prunus spinosa     | 20%    |
| 175                | Sc   | Salix caprea       | 10%    |
| 92                 | Vo   | Viburnum opulus    | 5%     |
| <b>Total: 1174</b> |      |                    |        |

**Native Shrub Mix (0.5m/2)**

| No                | Code | Plant Name         | Root % |
|-------------------|------|--------------------|--------|
| 51                | Cav  | Corylus avellana   | 20%    |
| 35                | Cm   | Crataegus monogyna | 20%    |
| 18                | la   | Ilex aquifolium    | 10%    |
| 35                | Ps   | Prunus spinosa     | 20%    |
| 18                | Vo   | Viburnum opulus    | 10%    |
| <b>Total: 175</b> |      |                    |        |

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This drawing has been prepared for the purpose of planning approval.

**Planting Notes**  
 Topsoil shall be a minimum of 400mm depth over planting beds and graded to fall. Imported topsoil must be BS3882:2007 compliant and existing topsoil must be cultivated in accordance with BS3882:2007. No cultivation should take place in wet waterlogged conditions.

**Herbicide and cultivation:** Topsoil to be treated with two applications of herbicide prior to planting, where necessary, strictly in accordance with the Control of Pesticides Regulations 1986 (as amended 1997, or otherwise, updated/superseded legislation) and following manufacturer's instructions by qualified staff. The topsoil shall then be cultivated to 150mm depth.

**Planting:** All planting and luffing shall conform to BS: 3838: 1992 and BS:4428:1989.  
 Trees: Standard trees to be planted in pits 600x600x400mm or dimensions of rootball, whichever is greater. Heavy and Extra Heavy Standard trees to be planted in pits 1000x1000x500mm or dimensions of rootball, whichever is greater. All pits to be lined with a 150g Geogrid (or equivalent) to be incorporated into the soil of all new tree pits. Trees to be planted centrally within a tree pit. Tree stakes shall be of hazel, chestnut or other approved timber. They shall be round, rough sawn, straight, free from projections, large or edge knots and other defects and be pointed at the lower end. They shall be strong enough not to split when driven into the ground and when ties are nailed to them (both initially and when adjusted). For Feathered trees use 2N stakes (1.4m by 75mm) to be driven into ground 500mm, leaving 500mm above ground. For Selected Standard Trees 2N stakes (1.7m by 100mm) and cross bars are required. Stakes to be driven 900mm below ground leaving 800mm above ground. For Heavy Extra Heavy trees use 2N stakes (2.2m x 100mm) with a 400x100x15mm cross bar. Stakes to be driven into ground 1m leaving 1.2m above ground.

**Shrub:** Multi-stemmed trees greater than 1m to be underground girdled. Tree ties shall consist of a solid rubber spacer, followed on both sides and twice spaced of such a width that the tree is held away from the stake and/or cross bar, and such that it does not rub against the stake and/or cross bar in any location and free so that rain does not scar the stem. 25mm wide rubber or rubber covered canvas straps of such a length to allow 50mm overlap after securing. The strap shall be flexible, slightly elastic and adjustable. The Fixing Nails shall be galvanneal and not less than 38mm long with 10mm diameter heads.

**Container grown shrubs, transplants and whips:** Shrubs and transplants shall be planted in pits 300x300x400mm depth, and the backfill shall include 3 litres of peat-free tree and shrub compost. Where two or more shrub species are indicated within a single bed each species shall be randomly mixed throughout the bed in groups of 3/5.

**Herbicide:** Soil treat with herbicide throughout the maintenance period in accordance with the manufacturer's instructions.

**Mulch:** Planting beds to receive 25mm depth pulverised ornamental bark mulch. Native woodland plants to be planted with 50g/litre fibre mulch mat pinned to soil. Native hedgerow to be planted through 50g/litre fibre mulch roll, edges tucked. Ensure the top of the mulch layer is a minimum of 15mm below adjacent pavements and other surfaces, to prevent spillage.

**Plant position:** Final position of trees and shrubs subject to confirmation of service location and approval of statutory undertakers.

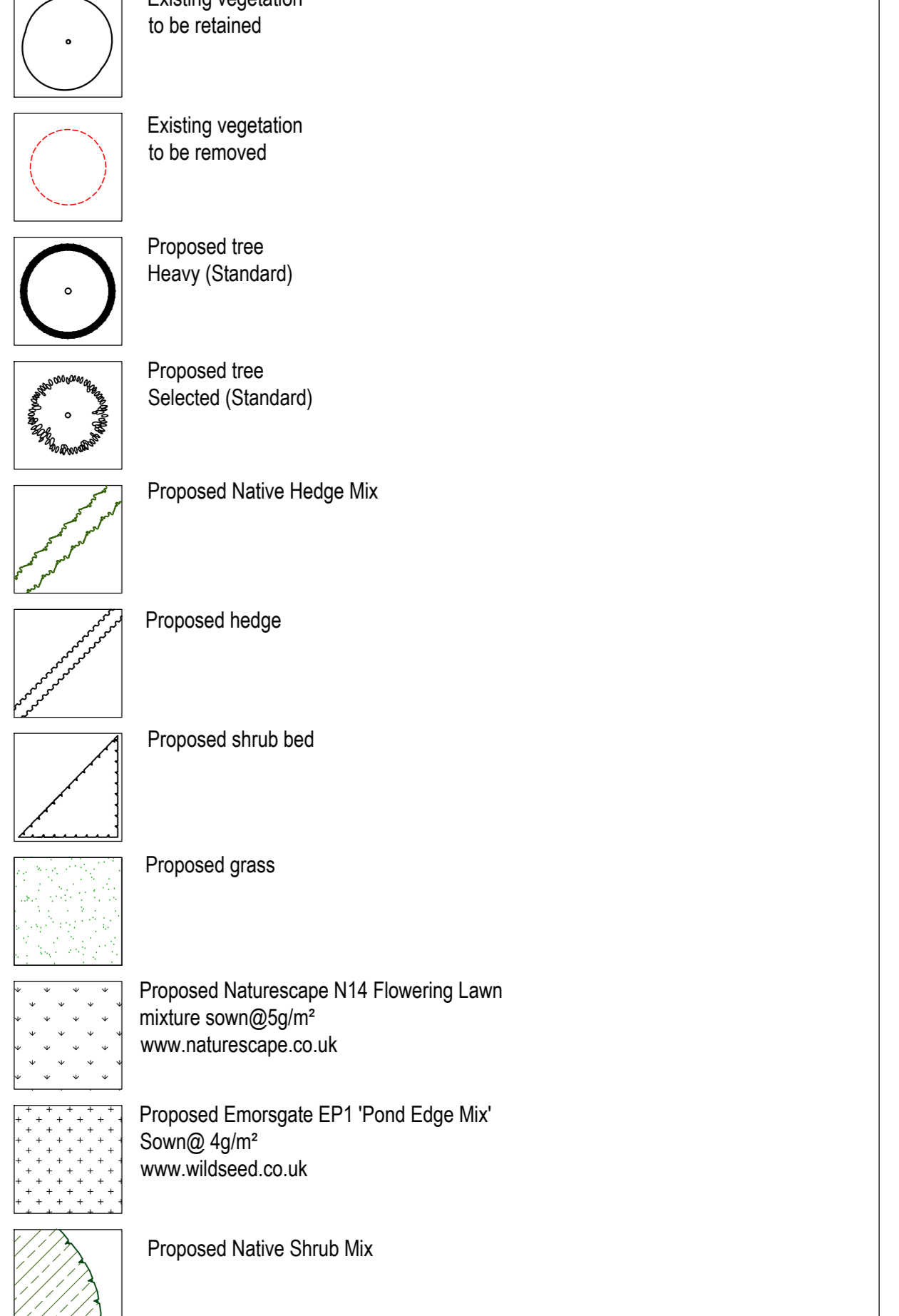
**Protection to planting:** Native hedgerow plants to be protected by spiral shelters. Native trees and shrubs within mixes to be protected by shelter guards as supplied by Acorn Planting Products Ltd (01508 528763), or equivalent.

**Ornamental hedging:** Hedges to comprise a single row of plants, 400mm wide trench excavated to take plants and topsoil cultivated to 400mm depth prior to application of fertiliser.

**Grass:** All turfseeded areas to be cultivated and levelled as required removing any stones, rubble, subsoil, general construction waste.

**Wildflower grassland:** To be prepared and cultivated in 100mm depth of nutrient poor soil.

**Planting Season:** Bare-root shrubs to be planted between mid-November and mid-March dependent upon the planting season.

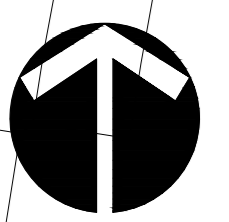


SURVEYED POSITION OF EXISTING COMBINED SEWER 6m EASEMENT TO BE PROVIDED IN ACCORDANCE WITH YORKSHIRE WATER REQUIREMENTS

Rev C: Revised to Avant Homes 'Planning Layout 4206-200-1' 14Jul25 (RP)  
 Rev B: Revised to Avant Homes 'Planning Layout 4206-04-E' 21May25 (RP)  
 Rev A: Revised in line with client comments 20Feb24 (RP)  
 Base: Avant Homes 'Planning Layout' 4206-04-C received 06Feb24

PROJECT Main Street, Great Houghton  
 TITLE Detailed Landscape Proposals (1 of 2)  
 CLIENT Avant Homes  
 DATE 15 Feb 24 SCALE 1:250 SHEET A0  
 DRAWN BP DRAWING NO 4025/2  
 CHECKED BP REVISION C

**ROSETTA LANDSCAPE DESIGN**  
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This drawing has been prepared for the purpose of planning approval.

**Planting Notes**  
 Topsoil shall be a minimum of 400mm depth over planting beds and graded to fall. Imported topsoil must be BS3882:2007 compliant and existing topsoil must be cultivated in accordance with BS3882:2007. No cultivation should take place in wet waterlogged conditions.  
 Herbicide and cultivation: Topsoil to be treated with two applications of herbicide prior to planting, where necessary, strictly in accordance with the Control of Pesticides Regulations 1986 (as amended 1997, or, otherwise, updated/superseded legislation) and following manufacturer's instructions by qualified staff. The topsoil shall then be cultivated to 150mm depth.  
 Planting: All planting and turfing shall conform to BS: 3838: 1992 and BS 4428:1989.  
 Trees: Standard trees to be planted in pits 800x600x450mm or dimensions of rootball, whichever is greater. Heavy and Extra Heavy Standard trees to be planted in pits 1000x1000x600mm or dimensions of rootball, whichever is greater. All trees shall be planted in pits 100mm greater than the dimensions of the rootball. Trees to be planted centrally within a tree pit. Tree stakes shall be of hazel, chestnut or other approved timber. They shall be round, rough sawn, straight, free from projections, large or edge knots and other defects and be pointed at the lower end. They shall be strong enough not to split when driven into the ground and when ties are nailed to them (both initially and when adjusted). For Feathered trees use 2x2 stakes (1.4m by 75mm) to be driven into ground 800mm, leaving 600mm above ground. For Selected Standard Trees 2x2 stakes (1.7m by 100mm) and cross bar are required; stakes to be driven 900mm below ground leaving 800mm above ground. For Heavy Extra Heavy trees use 2x2 stakes (2.2m x 100mm) with a 400x100x15mm cross bar. Stakes to be driven into ground 1m leaving 1.2m above ground.  
 Semi-mature/Multi-stemmed trees greater than 1m to be underground girdled. Tree ties shall consist of a solid rubber spacer, followed on both sides and twice slotted of such a width that the tree is held away from the stake and/or cross bar, and such that it does not rub against the stake and/or cross bar in any location and fixed so that nails do not scar trees and 25mm wide rubber or rubber covered canvas strap of such a length to allow 50mm overlap after securing. The strap shall be flexible, slightly elastic and adjustable. The Fixing Nails shall be galvanneal and not less than 38mm long with 10mm diameter heads.  
 Container grown shrubs, transplants and whips: Shrubs and transplants shall be planted in pits 300x300x400mm depth, and the backfill shall include 3 litres of peat-free tree and shrub compost. Where two or more shrub species are indicated within a single bed each species shall be randomly mixed throughout the bed in groups of 3/5.  
 Herbicide: Spot treat with herbicide throughout the maintenance period in accordance with the manufacturer's instructions.  
 Mulch: Planting beds to receive 75mm depth advanced ornamental bark mulch. Native woodlandedge plants to be planted with 80g/lax fibre mesh mat pinned to soil. Native Hedgerow to be planted through 80g/lax fibre mesh roll, edges tucked. Ensure the top of the mesh layer is a minimum of 15mm below adjacent pavements and other surfaces, to prevent spillage.  
 Plant position: Final position of trees and shrubs subject to confirmation of service location and approval of statutory undertakers.  
 Protection to planting: Native hedgerow plants to be protected by spiral shelters. Native trees and shrubs within mixes to be protected by shelter guards as supplied by Acorn Planting Products Ltd (01508 528763), or equivalent.  
 Ornamental hedges: Hedges to comprise a single row of plants, 400mm wide trench excavated to take plants and topsoil cultivated to 400mm depth prior to application of fertiliser.  
 Grass: All turfseeded areas to be cultivated and levelled as required removing any stones, rubble, subsoil, general construction waste.  
 Willowow grassland: To be prepared and cultivated in 100mm depth of nutrient poor soil.  
 Planting Season: Bare-root shrubs to be planted between mid-November and mid-March dependent upon the planting season.

**LEGEND**

- Site boundary
- Existing vegetation to be retained
- Existing vegetation to be removed
- Proposed tree Heavy (Standard)
- Proposed tree Selected (Standard)
- Proposed Native Hedge Mix
- Proposed hedge
- Proposed shrub bed
- Proposed grass
- Proposed Naturescape N14 Flowering Lawn mixture sown @ 5g/m² www.naturescape.co.uk
- Proposed Emorsgate EP1 'Pond Edge Mix' Sown @ 4g/m² www.wildseed.co.uk
- Proposed Native Shrub Mix

Plant Codes - See drawing 4025/2 for full schedule

**Proposed Trees**

| Code | Tree Name                      |
|------|--------------------------------|
| AaRH | Amelanchier arborea Robin Hill |
| Ac   | Acer campestre                 |
| AcE  | Acer campestre 'Elsrijk'       |
| AcS  | Acer campestre 'Streetwise'    |
| AcS  | Acer campestre 'Streetwise'    |
| Ag   | Alnus glutinosa                |
| Al   | Amelanchier lamarckii          |
| Atg  | Acer tataricum gtmale          |
| Bp   | Betula pendula                 |
| BpD  | Betula pendula 'Dalecarlica'   |
| Cb   | Carpinus betulus               |
| Cmo  | Crataegus monogyna             |
| Fs   | Fagus sylvatica                |
| MJD  | Malus 'John Downie'            |
| Pa   | Prunus avium                   |
| Ppa  | Prunus padus                   |
| PPan | Prunus 'Pandora'               |
| Qr   | Quercus robur                  |
| SaJR | Sorbus aucuparia 'Joseph Rock' |
| Sau  | Sorbus aucuparia               |
| Tc   | Tilia cordata                  |
| TcG  | Tilia cordata 'Greenspire'     |

**Proposed Hedges (4m)**

| Code | Tree Name                      |
|------|--------------------------------|
| Cb   | Carpinus betulus               |
| Fs   | Fagus sylvatica                |
| Gt   | Griselinia littoralis          |
| Pl   | Prunus laurocerasus            |
| PxRR | Photinia x fraseri 'Red Robin' |

**Proposed Shrubs**

| Code | Plant Name                              |
|------|---|
| BAN  | Berberis thunbergii 'Atropurpurea Nana' |
| CsS  | Cornus alba 'Sibirica'                  |
| CBM  | Ceanothus 'Blue Mound'                  |
| Ct   | Chosya temata                           |
| EEG  | Euonymus fortunei 'Emerald Gaiety'      |
| EIEG | Euonymus fortunei 'Emerald 'n' Gold'    |
| EISQ | Euonymus fortunei 'Silver Queen'        |
| Hr   | Hebe rakaiensis                         |
| HRE  | Hebe 'Red Edge'                         |
| Hs   | Hebe 'Sutherland'                       |
| LaH  | Lavandula angustifolia 'Hidcotte'       |
| LnBG | Lonicera nryda 'Baggessen's Gold'       |
| LnMG | Lonicera nryda 'May Green'              |
| PxRR | Photinia fraseri 'Red Robin'            |
| PIOL | Prunus laurocerasus 'Otto Luyken'       |
| PorL | Physocarpus opulifolius 'Red Lady'      |
| PSY  | Pyracantha saphyr 'Yellow'              |
| SaP  | Salvia officinalis 'Purpurascens'       |
| SoT  | Salvia officinalis 'Tricolor'           |
| Vmi  | Vinca minor                             |
| Vt   | Viburnum tinus                          |

**Proposed Grasses**

| Code | Plant Name                      |
|------|---------------------------------|
| DcGo | Deschampsia cespitosa 'Goldtau' |
| MsRC | Miscanthus sinensis 'Red Chief' |
| Pvl  | Pennisetum villosum             |

**Native Hedge Mix (5m)**

| Code | Plant Name         |
|------|--------------------|
| Ac   | Acer campestre     |
| Cav  | Corylus avellana   |
| cm   | Crataegus monogyna |
| la   | Ilex aquifolium    |
| Pc   | Prunus spinosa     |
| Ps   | Salix caprea       |
| Vo   | Viburnum opulus    |

Rev C: Revised to Avant Homes 'Planning Layout 4206-2001-14Jul25 (RP)

Rev B: Revised to Avant Homes 'Planning Layout 4206-04-E 21May25 (RP)

Rev A: Revised in line with client comments 20Feb24 (RP)

Base: Avant Homes 'Planning Layout' 4206-04-C received 06Feb24

PROJECT Main Street, Great Houghton  
 TITLE Detailed Landscape Proposals (2 of 2)  
 CLIENT Avant Homes  
 DATE 15 Feb 24 SCALE 1 : 250 SHEET A0  
 DRAWN BP DRAWING NO 4025/3  
 CHECKED BP REVISION C

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