

Thomas Daley  
Thomas Daley Homes Ltd  
Brooks Bank Barn  
Oaks Lane  
Midhopstones  
S36 4GR

20<sup>th</sup> November 2024

Dear Thomas,

**Subject: Woodhead Hall Farm, Platts Common – Barn Owl Compensation Strategy**

Introduction

Middleton Bell Ecology were commissioned by Thomas Daley of Thomas Daley Homes Ltd on the 23<sup>rd</sup> July 2024, to produce a barn owl compensation strategy to inform permit re-development of the Woodhead Hall Farm site. Woodhead Hall Farm is located as Ordnance Survey Grid Reference SE 37206 02033 (Figure 1).

**Figure 1. Site location**



Planning permission was granted in December 2022 to permit re-development of the site to include alteration, restoration and extension of the farmhouse, farm cottage and conversion and extension of existing barns to form four new dwellings, together with the erection of a further four new dwellings. The 1.8 ha site will also be re-landscaped with the proposed Landscape Masterplan included in Appendix 1 of this document.

This barn owl compensation strategy has been written to inform the discharge of Condition 20 of planning permission 2022/1234, which states:

*Prior to the commencement of development, a barn owl compensation strategy is to be submitted to and agreed in writing by the Local Planning Authority. The strategy will include the following details, updated barn owl survey results and a proposal for the provision of a barn owl loft above one of the dwellings on site, alongside two additional barn owl nesting boxes to be installed at suitable locations within the site. Both boxes to be erected at least 3m above ground level at least 30 days prior to the commencement of development.*

Historic barn owl survey information for the site was collected by Enzygo to inform the Ecological Impact Assessment (Enzygo, 2022). This survey information is summarised within this document.

#### Historic barn owl survey information

A barn owl survey of site buildings was initially undertaken by Chris Schofield (Barn Owl Survey Class Licence: CL29/00487) of Enzygo on 13<sup>th</sup> May 2021 (Enzygo, 2022). A subsequent record of barn owl activity was made during the nocturnal survey, undertaken on 24<sup>th</sup> August 2021.

Barn owl survey observations collected in 2021 are shown on Figure 1. Evidence of past nesting by barn owl was recorded from the base of the chimney in the farm cottage. This comprised a large number of pellets, some of which were relatively fresh as well as many older pellets, however, access to inspect the upper sections of the chimney was not possible. As a result the farm cottage was assigned the status of a probable breeding site (Shawyer, 2011). Low number of pellets and some white washing were recorded from Barns, 2, 3 & 4, with Barns 2 & 4 assigned the status of occasionally used active roosts and Barns 1 & 3 classed as temporary roost sites.

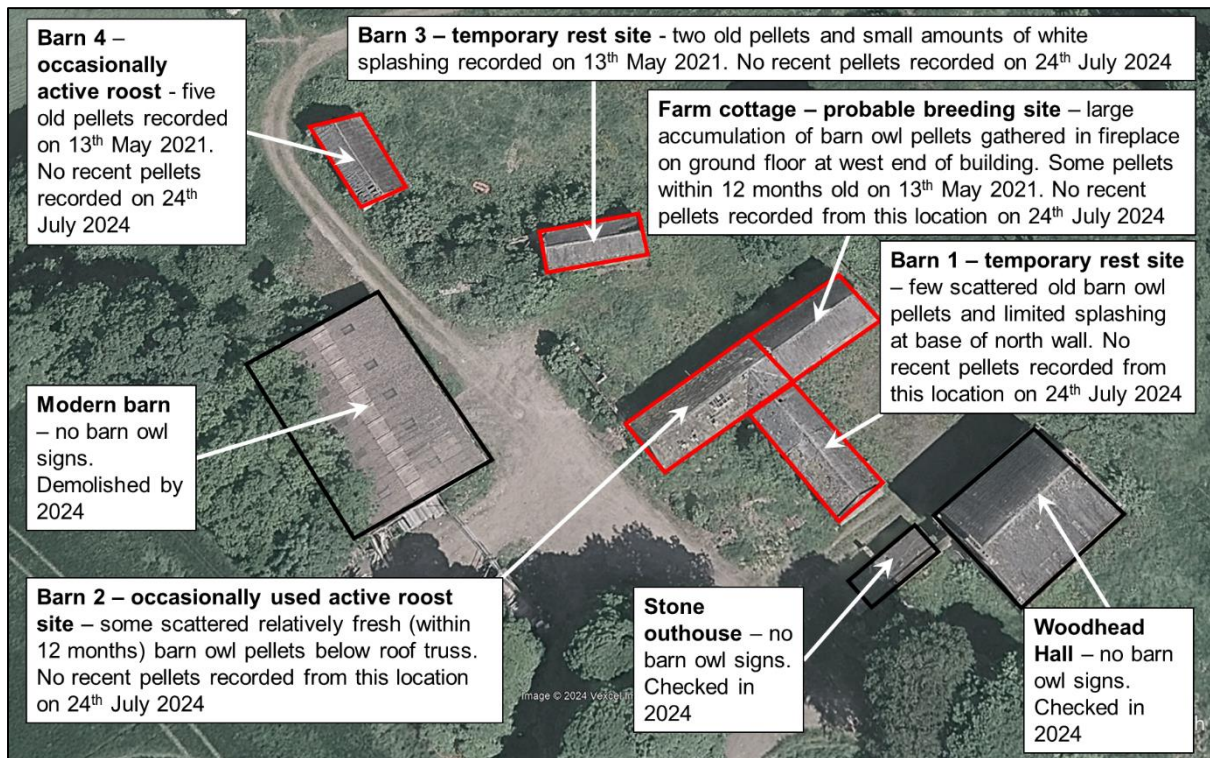
During the 2021 nocturnal bat surveys a barn owl was only observed on one occasion, flying into Barn 2 from an off-site location. No other evidence of breeding in the farm cottage, such as audible chicks or adults returning with food etc., were recorded during nocturnal surveys. In addition, no incidental barn owl foraging activity was recorded from habitats within the site boundary during the 2021 nocturnal surveys. Whilst it appeared unlikely that an active barn owl nest was present during the 2021 nocturnal surveys (undertaken in August and September 2021), it was acknowledged that barn owl may have finished nesting on site during 2021, prior to the first nocturnal survey being undertaken.

#### 2024 barn owl survey information

An internal and external inspection of all buildings was undertaken on 24<sup>th</sup> July 2024 by Robert Bell (MCIEEM; Barn Owl Class license CL29/00070), with subsequent nocturnal surveys of site buildings undertaken on 24<sup>th</sup> July and 27<sup>th</sup> August 2024.

No fresh or recently deposited barn owl pellets were recorded from the site during the repeat barn owl survey, including from the base of the chimney in the farm cottage (Plate 1). In addition, no barn owl activity was recorded during the two nocturnal surveys.

**Figure 1. Barn owl survey observation and building labelling plan**



**Plate 1. Base of the farm cottage chimney on 24<sup>th</sup> July 2024, from which a large accumulation of barn owl pellets was recorded in 2021**



### Assessment of barn owl site use

Evidence of barn owl presence was recorded during both 2021 and 2024 barn owl surveys, however, no evidence of recent use was recorded during the 2024 inspection.

It appears that a barn owl nest has historically been present in the chimney of the farm cottage, although it has not been possible to confirm this assessment due to the lack of barn owl presence during nocturnal bat surveys and the lack of physical access to the top of the chimney. Other site buildings have also occasionally been used by barn owl as roost site/perches.

It would appear unlikely that barn owl have nested on site in recent years, however, it is not possible to be certain of this assessment as barn owl can nest at any time of year and not all potential nesting areas are accessible.

### Legislation

All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to:

- Intentionally kill, injure or take any wild bird.
- Take, damage or destroy the nest (whilst being built or in use) or eggs of any wild bird.

Special penalties relate to offences concerning birds listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended), such as barn owl. In addition to the offences detailed above relating to all wild birds, it is illegal to intentionally or recklessly disturb any Schedule 1 bird or their dependent young while nesting.

### Mitigation during construction

In accordance with the Barn Owl Trust guidance (BOT 2015), the following mitigation/compensation is required when barn owls historical nest on site.

- Temporary alternative provision nearby (within 200 m).
- Re-inspect the nest site immediately prior to works commencing.
- Include a built-in nesting place within the converted building.

Two barn owl nest boxes will be installed on retained site trees located away from the proposed development areas. These boxes will be of a design intended for tree mounting with the Eco Barn Owl Nest Box (<https://www.nhbs.com/eco-barn-owl-nest-box>) comprising a recommended design. Proposed locations for these boxes are shown on Figure 2. These boxes will be installed more than 3 m high with clear flight lines into the boxes. A southeast orientation (away from the prevailing wind) will be selected providing tree form allows.

Immediately prior to construction works commencing on each site building and regardless of time of year, an update barn owl survey will be undertaken by a licensed barn owl surveyor. If work on multiple buildings commences at the same time this will reduce the number of pre-commencement surveys, however, if works to the buildings are staggered then multiple survey visits will be required. A strict requirement to avoid the main barn owl breeding period (March-August) is not considered necessary given the apparent absence of breeding barn owl from site in recent years.

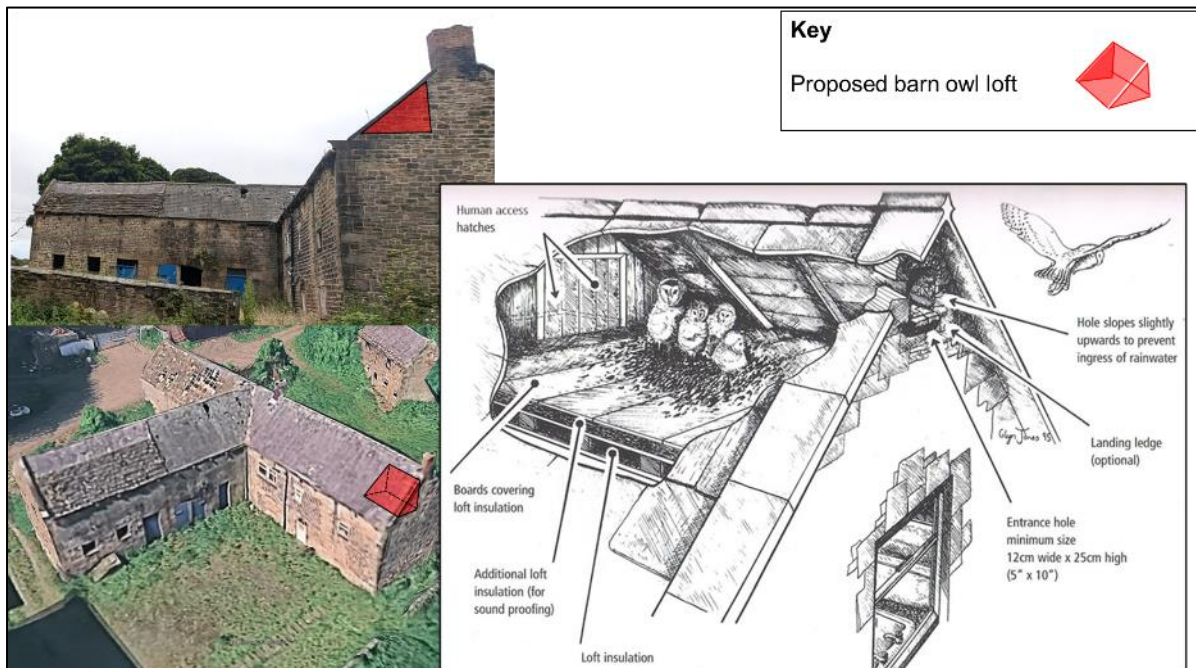
An integrated barn owl loft it to be located in the eaves of the redeveloped farm cottage dwelling (Figures 2 & 3). This loft will be accessed via a hole 12 cm wide x 25 cm high, to be

constructed in the northeast gable of the building. The access hole will lead into a loft with a triangular profile (to avoid having to break through the chimney breast). The barn owl loft will be at least 1 m high at its tallest point x 1 m wide x 1 m long and constructed from external plywood or OSB. The loft will have an inspection hatch to allow future monitoring and cleaning, and it will be sound proofed, both beneath the floor and behind the internal walls.

**Figure 2. Proposed barn owl loft and box locations**



**Figure 3. Proposed barn owl loft**



If you require any further information or have any queries, please do not hesitate to get in contact.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'R Bell'.

Robert Bell MCIEEM  
Principal Ecologist

#### References

Enzygo (2022) Woodhead Hall Farm – Ecological Impact Assessment. Enzygo Ltd.

Shawyer, C. (2011) Barn Owl *Tyto alba* Survey Methodology and Techniques for use in Ecological Assessment: Developing Best Practice in Survey and Reporting. IEEM, Winchester.

BOT (2015) Barn Owls and Rural Planning Applications, a Guide. The Barn Owl Trust

Appendix 1. Landscape Masterplan

# NOT FOR CONSTRUCTION

## LANDSCAPE KEY

**SOFT LANDSCAPE**  
(Planning - refer to planting schedule & specification for planting details)

- Existing trees and vegetation to be retained. Refer to Arboricultural Impact Assessment and Method Statement by Engage for further detail.
- Existing trees and vegetation to be removed to facilitate development. Refer to Arboricultural Impact Assessment and Method Statement by Engage for further detail.
- Proposed Feature Trees - 6**  
Heavy Standard Trees  
Girth: 12-14cm  
Height: 10-15cm
- Proposed Ornamental Trees - 9**  
Standard & Pruned Trees  
Girth: 10-12cm  
Height: 100-150cm
- Proposed Native Trees - 25**  
Standard & Pruned Trees  
Girth: 8-10cm  
Height: 120-150cm
- Proposed Feature Plants**  
Ornamental shrubs and grasses within the domestic curtilage.
- Existing Hedge to be Retained**  
Proposed hedge planting to be retained, infilled and enhanced in accordance with ecological recommendations. Posture based on Ecological Impact Assessment by Engage.  
Total length: 425m
- Proposed Mixed Native Hedge**  
Proposed hedge planting to be retained and enhanced in accordance with ecological recommendations. Posture based on Ecological Impact Assessment by Engage.  
Total length: 110m
- Proposed Single Species Native Hedge**  
Proposed hedge planting to provide definition between plots and the wider development setting.  
Total length: 25m
- Existing Scrub to be Retained**  
To be retained, infilled and enhanced in accordance with ecological recommendations. Posture based on Ecological Impact Assessment by Engage.  
Total area: 1020m<sup>2</sup>
- Proposed Mixed Native Scrub**  
Located to site boundaries and to fill, enhance and supplement existing areas of retained scrub.  
Total area: 160m<sup>2</sup>
- Proposed Ornamental Planting Mix**  
Located within the domestic curtilage.  
Total area: 280m<sup>2</sup>
- Proposed Domestic Lawn/Seeding**  
Total area: 6096m<sup>2</sup>
- Retained Modified Grassland**  
Retained grassland located outside of domestic curtilage. To be enhanced and managed in accordance with ecological recommendations to maximise biodiversity value.  
Total area: 475m<sup>2</sup>
- Proposed Neutral Grassland**  
Located outside of domestic curtilage in the ownership boundary of Woodhead Hall. To be managed in accordance with ecological recommendations to maximise biodiversity value.  
Total area: 1889m<sup>2</sup>

**HARD LANDSCAPE**

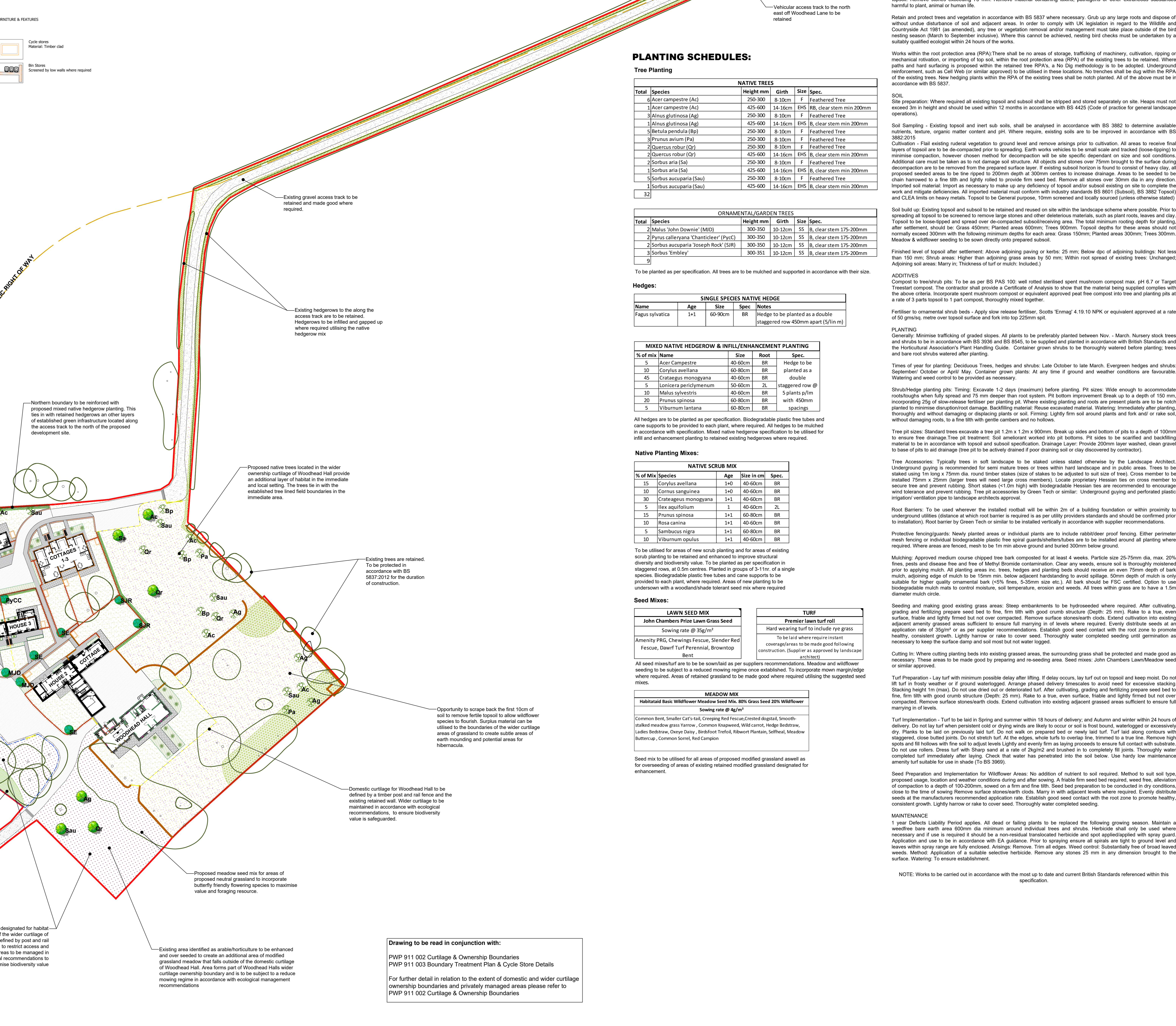
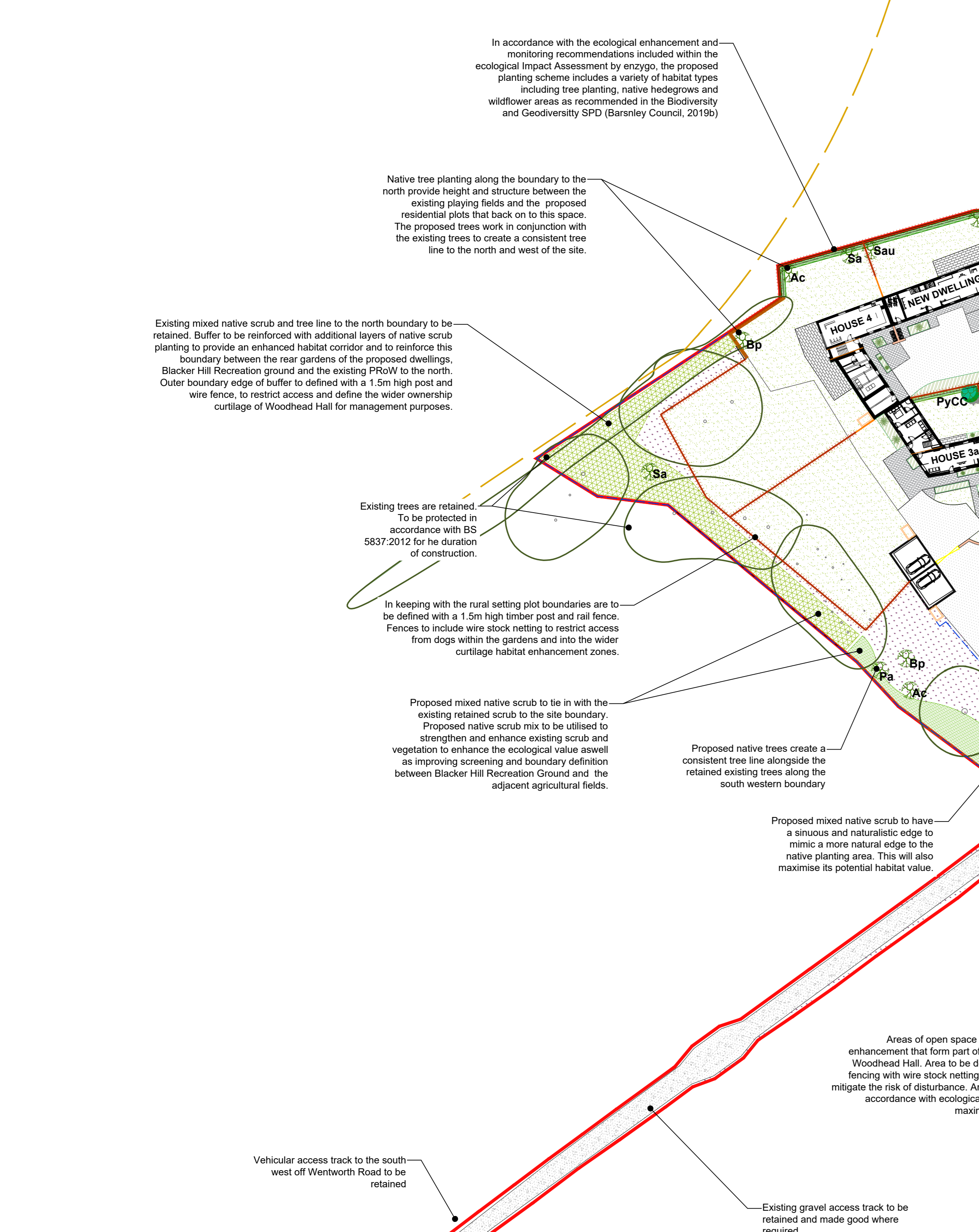
- Natural Stone Flags**  
Associated with front paths & patios.  
Size: Veneer paving / Pavers or 20cm  
Colour: Buff  
Or similar approved
- Natural Stone Flags**  
Associated with front paths & patios.  
Size: 600x400x20mm  
Colour: Buff  
Or similar approved
- PCC Block Paving**  
Associated with footpaths/access paths.  
Product: Tegula or similar approved by Landscape Architect  
Size: 200x100x20mm  
Colour: Autumn/Forest
- Existing Gravel Access Track**  
Surface layer to be redressed in a loose 10-20mm buff/brick grit.  
To engineers details
- Vehicle Gravel Tracks & Driveway**  
Associated with new, resurfaced and extended vehicle access tracks and driveways.  
Product: 10-20mm loose gravel  
Height: 1.2m high  
Refer to engineers/developers details
- PCC Block Vehicular Thresholds**  
Associated with entrances into the development and the access into the private courtyard for Woodhead Hall.  
Product: Tegula or similar approved by Landscape Architect  
Size: 200x100x20mm  
Colour: Autumn/Forest

**BOUNDARIES**  
(All fences to be FSC certified and pressure treated)

- Fence Type 1 - Rear garden plot screen fence  
Height: 1.8m  
Product: Double sided horizontal timber slatted fence/screen or similar approved by landscape architect
- Fence Type 2 - Rear garden boundary fence  
Height: 1.5m  
Product: Timber post and rail fence with wire stock netting or similar approved by landscape architect
- Fence Type 3 - Rear garden boundary fence  
Height: 1.2m  
Product: Timber post and rail fence or similar approved by landscape architect
- Fence Type 4 - Outer boundary fence  
Height: 1.5m  
Product: Timber post and wire mesh fence or similar approved by landscape architect
- Gates - Vehicular gates to secure plot driveways and for maintenance access into wider curtilage  
Height: 1.2m  
Width: Varies to suit location  
Product: Timber post and rail 3 bar gate or similar approved by landscape architect
- Existing Walls to be Retained  
Height and condition varies. To be retained and made good/infilled where required
- Proposed Natural Stone Walls  
To front boundary walls and tin stores (match stone to adjacent dwelling)  
Height: 1.2m high  
Refer to engineers/developers details
- Red Line Boundary

**FURNITURE & FEATURES**

- Cycle stores  
Material: Timber clad
- Bin Stores  
Screened by low walls where required



## SOFTWORKS SPECIFICATION NOTES

The contractor is responsible to ensure that no products or practices are to be used that do not comply with relevant British Standards, Codes of Practice and Construction Regulations. Contractor to be fully satisfied with locations and off sets of services prior to excavations.

Site clearance generally. Where necessary remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil. Remove stones exceeding 75 mm. Remove material containing toxins, pathogens or other extraneous substances harmful to plants, animals or human life.

Retain and protect trees and vegetation in accordance with BS 5837 where necessary. Group up any large roots and dispose of without undue disturbance of soil and adjacent areas. In order to comply with UK legislation in regard to the Wildlife and Countryside Act 1981 (as amended), any tree or vegetation removal and/or management must take place outside of the bird nesting season (March to September inclusive). Where this cannot be achieved, nesting bird checks must be undertaken by a suitably qualified ecologist within 24 hours of the works.

Works within the root protection area (RPA) There shall be no areas of storage, trafficking of machinery, cultivation, rigging or mechanical rotation, or imporing of top soil, within the root protection area (RPA) of the existing trees to be retained. Where paths and hard surfacing is proposed within the retained tree RPA's, a No Dig methodology is to be adopted. Underground reinforcement, such as Cell Walls (or similar approved) will be utilised in these locations. No trenches shall be dug within the RPA of the existing trees. New hedging plants within the RPA of the existing trees shall be notch planted. All of the above must be in accordance with BS 5837.

**SOIL**  
Soil preparation: Where required all existing topsoil and subsoil shall be stripped and stored separately on site. Heaps must not exceed 3m in height and should be used within 12 months in accordance with BS 4425 (Code of practice for general landscape operations).

Soil Sampling - Existing topsoil and inert sub soils shall be analysed in accordance with BS 3882 to determine available nutrients, texture, organic matter content and pH. Where require, existing soils are to be improved in accordance with BS 3882:2015

Cultivation - Fall existing residual vegetation to ground level and remove arisings prior to cultivation. All areas to receive final layers of topsoil are to be de-compacted prior to spreading. Earth works vehicles to be small scale and tracked (loose-spilling) to minimise compaction, however chosen method for decompaction will be site specific dependent on site and soil conditions. Additional care must be taken as to not damage soil structure. All objects and stones over 75mm brought to the surface during decompaction are to be removed from the prepared surface layer. If existing subsoil horizon is found to consist of heavy clay, all proposed seeded areas to be lime ripped to 200mm depth at 300mm centres to increase drainage. Areas to be seeded to be chain harrowed to a fine till and lightly rolled to provide firm seed bed. Remove all stones over 30mm dia in any direction. Imported soil material: Import as necessary to make up any deficiency of topsoil and/or subsoil existing on site to complete the work and mitigate deficiencies. All imported material must conform with industry standards BS 8601 (Subsoil), BS 3882 (Topsoil) and C1:EA limits on heavy metals. Refer to General Purpose, 10mm screened and locally sourced (unless otherwise stated).

Soil build up: Existing topsoil and subsoil to be retained and reused on site within the landscape scheme where possible. Prior to spreading topsoil to be screened to remove large stones and other deleterious materials, such as plant roots, leaves and clay. Topsoil to be loose-lifted and spread over de-compacted subsoil/receiving area. The total minimum rooting depth for planting, after settlement, should be: Grass 450mm; Planted areas 600mm; Trees 900mm. Topsoil depths for these areas should not normally exceed 300mm with the following minimum depths for each area: Grass 150mm; Planted areas 300mm; Trees 300mm. Meadow & wildflower seeding to be sown directly onto prepared subsoil.

Finished level of topsoil after settlement: Above adjoining paving or kerbs: 25 mm; Below dip of adjoining buildings: Not less than 150 mm; Shrub areas: Higher than adjoining grass by 50 mm; Within root spread of existing trees: Unchanged; Adjoining soil areas: Manky in; Thickness of turf or mulch: Included.)

**ADDITIVES**  
Compost to tree/shrub pits: To be as per BS PAS 100, well rotted sterilised spade mushroom compost mix, pH 6.7 or Target Treestart compost. The contractor shall provide a Certificate of Analysis to show that the material being supplied complies with the above criteria. Incorporate spent mushroom compost or equivalent approved peat free compost into tree and planting pits at a rate of 3 parts topsoil to 1 part compost, thoroughly mixed together.

Fertiliser to ornamental shrub beds - Apply slow release fertiliser, Scotts 'Enmag' 4.19.10 NPK or equivalent approved at a rate of 50 g/m<sup>2</sup>, metre over topsoil surface and fork into top 225mm spit.

**PLANTING**  
Generally: Minimise trafficking of graded slopes. All plants to be preferably planted between Nov - March. Nursery stock trees and shrubs to be in accordance with BS 9396 and BS 8545, to be supplied and planted in accordance with British Standards and the Horticultural Association's Plant Handling Guide. Container grown shrubs to be thoroughly watered before planting; trees and bare root shrubs watered after planting.

Times of year for planting: Deciduous Trees, hedges and shrubs: Late October to late March. Evergreen hedges and shrubs: September/October or April/May. Container grown plants: At any time if ground and weather conditions are favourable. Watering and weed control to be provided as necessary.

Shrub/Hedge planting pits: Timing: Excavate 1-2 days (maximum) before planting. Pit sizes: Wide enough to accommodate rootballs when fully spread and 75 mm deeper than root system. Pit bottom improvement: Break up to a depth of 150 mm, incorporating 25g of slow-release fertilizer per planting pit. Where existing planting and roots are present plants are to be notch planted to minimise disrupting root damage. Backfilling material: Reuse excavated material. Watering: Immediately after planting thoroughly and without damaging or displacing plants or soil. Fencing: Lightly firm soil around plants and fork and/or rake soil, without damaging roots, to a fine till with gentle cambers and no hollows.

Tree pits: Standard trees excavate a tree pit 1.2m x 1.2m x 900mm. Break up sides and bottom of pits to a depth of 100mm to ensure free drainage. Tree pit treatment: Soil amendment worked into pit bottoms. Pit sides to be backfilled and backfilling material to be in accordance with topsoil and subsoil specification. Drainage Layer: Provide 200mm layer washed, clean gravel to base of pits to aid drainage (tree pit to be actively drained if poor drainage soil or clay discovered by contractor).

Tree Accessories: Typically trees in soft landscape to be staked unless stated otherwise by the Landscape Architect. Underground guying is recommended for semi mature trees or trees within hard landscape and in public areas. Trees to be staked using 1m long x 75mm dia, round timber stakes (size of stakes to be adjusted to suit size of tree). Cross member to be installed 75mm x 20mm (larger trees will need large cross members). Locate proprietary Hessian ties on cross member to secure tree and prevent rubbing. Short stakes (<1.0m high) with biodegradable Hessian ties are recommended to encourage wind tolerance and prevent rubbing. Tree pit accessories by Green Tech or similar: Underground guying and perforated plastic irrigation/ventilation pipe to landscape architect approval.

Root Barriers: To be used wherever the installed rootball will be within 2m of a building foundation or within proximity to underground utilities (drilling barrier is required as per utility providers standards and should be confirmed prior to installation). Root barrier by Green Tech or similar to be installed vertically in accordance with supplier recommendations.

Protective fencing/guards: Newly planted areas or individual plants are to include rabbit/deer proof fencing. Either perimeter mesh fencing or individual biodegradable plastic free spiral guards/shelters/tubes are to be installed around all planting where required. Where areas are fenced, mesh to be 1m min above ground and buried 300mm below ground.

Mulching: Approved medium course chipped tree bark composted for at least 4 weeks. Particle size 25-75mm dia, max 20% fines, peats and disease free and free of Methyly Bromide contamination. Clear any weeds, ensure soil is thoroughly mulched prior to applying mulch. All planting areas inc. trees, hedges and planting beds should receive an even 75mm depth of bark mulch, adjoining edge of mulch to be 15mm min, below adjacent hardstanding to avoid spillage. 50mm depth of mulch is only suitable for higher quality ornamental shrubs (<5% fines, 5-25mm size etc.). All bark should be FSC certified. Option to use biodegradable mulch mats to control moisture, soil temperature, erosion and weeds. All trees within grass are to have a 1.5m diameter mulch circle.

Seeding and making good existing grass areas: Steep embankments to be hydroseeded where required. After cultivating, grading and fertilizing prepare seed bed to fine, firm tillth with good crumb structure (Depth: 25 mm). Rake to a true, even surface, friable and lightly firmed but not over compacted. Remove surface stones/earth clods. Extend cultivation into existing adjacent amenity grassed areas sufficient to ensure full marrying in of levels where required. Evenly distribute seeds at an application rate of 35g/m<sup>2</sup> or as per supplier recommendations. Establish good seed contact with the root zone to promote healthy, consistent growth. Lightly harrow or rake to cover seed. Thoroughly water completed seeding until germination as necessary to keep the surface damp and soil moist but not water logged.

Cutting In: Where cutting planting beds into existing grassed areas, the surrounding grass shall be protected and made good as necessary. These areas to be made good by preparing and re-seeding area. Seed mixes: John Chambers Lawn/Meadow seed or similar approved.

Turf Preparation - Lay turf with minimum possible delay after lifting. If delay occurs, lay turf out on topsoil and keep moist. Do not lift turf in frosty weather or if ground waterlogged. Arrange phased delivery timescales to avoid need for excessive stacking. Stacking height 1m (max). Do not use dried out or deteriorated turf. After cultivating, grading and fertilizing prepare seed bed to fine, firm tillth with good crumb structure (Depth: 25 mm). Rake to a true, even surface, friable and lightly firmed but not over compacted. Remove surface stones/earth clods. Extend cultivation into existing adjacent grassed areas sufficient to ensure full marrying in of levels where required.

Turf Implementation - Turf to be laid in Spring and summer within 18 hours of delivery, and Autumn and winter within 24 hours of delivery. Do not lay turf when persistent cold or drying winds are likely to occur or soil is frost bound, waterlogged or excessively dry. Planks to be laid on previously laid turf. Do not lay on prepared bed or newly laid turf. Turf laid along contours with staggered, close butted joints. Do not stretch turf. All the edges, whole turfs to overlap line, trimmed to a true line. Remove high spots and fill hollows with fine soil to adjust levels. Lightly and evenly firm as laying proceeds to ensure full contact with substrate. Do not use rollers. Dress turf with Sharp sand at a rate of 2kg/m<sup>2</sup> and brushed in to completely fill joints. Thoroughly water completed turf immediately after laying. Check that water has penetrated into the soil below. Use hardy low maintenance amenity turf suitable for use in shade (T: BS 3905).

Seed Preparation and Implementation for Wildflower Areas: No addition of nutrient to soil required. Method to suit soil type, proposed usage, location and weather conditions during and after sowing. A friable firm seed bed required, weed free, alleviation of compaction to a depth of 100-200mm, sowed on a firm and fine tillth. Seed bed preparation to be conducted in dry conditions, close to the time of sowing. Remove surface stones/earth clods. Marry in with adjacent levels where required. Evenly distribute seeds at the manufacturers recommended application rate. Establish good seed contact with the root zone to promote healthy, consistent growth. Lightly harrow or rake to cover seed. Thoroughly water completed seeding.

**MAINTENANCE**  
1 year Defects Liability Period applies. All dead or failing plants to be replaced the following growing season. Maintain a weedfree bare earth area 600mm dia minimum around individual trees and shrubs. Herbicide shall only be used where necessary and if use is required it should be a non-residual translocated herbicide and spot applied/applied with spray guard. Application and use to be in accordance with EA guidance. Prior to spraying ensure all sprays are tight to ground level and leaves within spray range are fully enclosed. Arisings: Remove. Trim all edges. Weed control: Substantially free of broad leaved weeds. Method: Application of a suitable selective herbicide. Remove any stones 25 mm in any dimension brought to the surface. Watering: To ensure establishment.

NOTE: Works to be carried out in accordance with the most up to date and current British Standards referenced within this specification.

## PLANTING SCHEDULES:

**Tree Planting**

NATIVE TREES					
Total	Species	Height mm	Girth	Size	Spec.
6	Acer campestre (Ac)	250-300	8-10cm	F	Feathered Tree
1	Acer campestre (Ac)	425-600	14-16cm	EHS	BR, clear stem min 200mm
3	Alnus glutinosa (Ag)	250-300	8-10cm	F	Feathered Tree
1	Alnus pendula (Ap)	425-600	14-16cm	EHS	B, clear stem min 200mm
5	Betula pendula (Bp)	250-300	8-10cm	F	Feathered Tree
3	Prunus avium (Pa)	250-300	8-10cm	F	Feathered Tree
2	Quercus robur (Qr)	250-300	8-10cm	F	Feathered Tree
2	Quercus robur (Qr)	425-600	14-16cm	EHS	B, clear stem min 200mm
2	Sorbus aria (Sa)	250-300	8-10cm	F	Feathered Tree
1	Sorbus aria (Sa)	425-600	14-16cm	EHS	B, clear stem min 200mm
5	Sorbus aucuparia (Sau)	250-300	8-10cm	F	Feathered Tree
1	Sorbus aucuparia (Sau)	425-600	14-16cm	EHS	B, clear stem min 200mm
32					

ORNAMENTAL/GARDEN TREES					
Total	Species	Height mm	Girth	Size	Spec.
2	Malus 'John Downie' (MID)	300-350	10-12cm	SS	B, clear stem 175-200mm
2	Pyrus calleryana 'Chanticleer' (PycC)	300-350	10-12cm	SS	B, clear stem 175-200mm
2	Sorbus aucuparia 'Joseph Rock' (SJR)	300-350	10-12cm	SS	B, clear stem 175-200mm
3	Sorbus 'Embley'	300-351	10-12cm	SS	B, clear stem 175-200mm
9					

**Hedges:**

SINGLE SPECIES NATIVE HEDGE					
Name	Age	Size	Spec	Notes	
Fagus sylvatica	1+1	60-90cm	BR	Hedge to be planted as a double staggered row 450mm apart (5/1in m)	

**MIXED NATIVE HEDGEROW & INFILL/ENHANCEMENT PLANTING**

% of mix	Name	Age	Size	Root	Spec.
5	Acer Campestre	40-60cm	BR	Hedge to be	
10	Corylus avellana	60-80cm	BR	planted as a	
45	Crataegus monogyna	40-60cm	BR	double	
5	Lonicera periclymenum	50-60cm	2L	staggered row @	
10	Malus sylvestris	40-60cm	BR	5 plants p/m	
20	Prunus spinosa	60-80cm	BR	with 450mm	
5	Viburnum tannata	60-80cm	BR	spacings	

All hedges are to be planted as per specification. Biodegradable plastic free tubes and cane supports to be provided to each plant, where required. All hedges to be mulched in accordance with specification. Mixed native hedgerow specification to be utilised for infill and enhancement planting to retained existing hedgerows where required.

### Native Planting Mixes:

NATIVE SCRUB MIX					
% of mix	Species	Age	Size in cm	Spec.	
15	Corylus avellana	1+0	40-60cm	BR	
10	Cornus sanguinea	1+0	40-60cm	BR	
30	Crataegus monogyna	1+1	40-60cm	BR	
5	Ilex aquifolium	1	40-60cm	2L	
15	Prunus spinosa	1+1	60-80cm	BR	
10	Rosa canina	1+1	40-60cm	BR	
5	Sambucus nigra	1+1	60-80cm	BR	
10	Viburnum opulus	1+1	40-60cm	BR	

To be utilised for areas of new scrub planting and for areas of existing scrub planting to be retained and enhanced to improve structural diversity and biodiversity value. To be planted as per specification in staggered rows, at 0.5m centres. Planted in groups of 3-11nr. of a single species. Biodegradable plastic free tubes and cane supports to be provided to each plant, where required. Areas of new planting to be underseeded with a woodland/shade tolerant seed mix where required.

### Seed Mixes:

LAWN SEED MIX		TURF	
<b>John Chambers Prize Lawn Grass Seed</b>		<b>Premier lawn turf roll</b>	
Sowing rate @ 35g/m <sup>2</sup>		Hard wearing turf to include ryegrass	
Amenity PRG, Chewings Fescue, Slender Red Fescue, Dwarf Turf Perennial, Browntop Bent		to be laid where require instant coverage/areas to be made good following construction. (Supplier as approved by landscape architect)	
All seed mixes/lawn area to be sown/laid as per suppliers recommendations. Meadow and wildflower seeding to be subject to a reduced mowing regime once established. To incorporate mown margin/edge where required. Areas of retained grassland to be made good where required utilising the suggested seed mixes.			
MEADOW MIX			
Sowing rate @ 42g/m <sup>2</sup>			
<b>Habitataid Basic Wildflower Meadow Seed Mix, 80% Grass Seed 20% Wildflower</b>			
Common Bent, Smaller Cat's-tail, Creeping Red Fescue, Crested Dogtail, Smooth-stalked meadow grass Yarrow, Common Knapsed, Wild carnit, Hedge Bedstraw, Ladies Bedstraw, Oxyeye Daisy, Birdfoot Trefoil, Ribwort Plantain, Selfheal, Meadow Buttercup, Common Sorrel, Red Campion			
Seed mix to be utilised for all areas of proposed modified grassland as well as for overseeding of areas of existing retained modified grassland designated for enhancement.			

**Drawing to be read in conjunction with:**  
PWP 911 002 Curtilage & Ownership Boundaries  
PWP 911 003 Boundary Treatment Plan & Cycle Store Details  
For further detail in relation to the extent of domestic and wider curtilage ownership boundaries and privately managed areas please refer to PWP 911 002 Curtilage & Ownership Boundaries

<b>Project:</b> Woodhead Hall Farm	<b>Client:</b> Thomas Daley Homes								
<b>Title:</b> Outline Landscape Masterplan & Specification	<b>Drawn:</b> JMI	<b>Chk'd:</b> LW	<b>App'd:</b> SH						
<b>Drawing Number:</b> PWP 911 001	<b>Revision:</b> 00	<b>Drawing Scale:</b> 1:500 @A0							
<b>Rev</b>	<b>Date</b>	<b>Detail</b>							
00	15/11/24	For Planning - Condition Discharge	JMI	LW	SH				
			<b>Made</b>	<b>Chk'd</b>	<b>App'd</b>				

**FOR PLANNING PURPOSES ONLY**

**Notes:**

- Not for construction all dimensions to be confirmed on site
- Based on 'Proposed Block Plan Ground floor plans - 808 - PL110 - Rev F' By Walker Dsp Architects.
- Refer to architects/engineers drawing for hard landscape, boundary treatments, site levels, drainage, retaining walls.
- Build ups/footings to engineers specification.
- Contractor to be fully satisfied with locations of services prior to excavations.
- All existing trees to be protected to BS 5837.

**NOTES:**

- Trees & Services**
- Where paths and hard surfacing is proposed within close proximity to trees all construction is to be in accordance with BS 5837:2012
- Root barriers / root protection measures are to be incorporated where required in accordance with guidelines where existing and proposed trees and vegetation are within 2m of proposed building or trees are in close proximity to services (details to be agreed).
- Tree and shrub planting proposed within drainage easements to be approved by local water authority. Planting to incorporate root protection measures around services or planting pits to ensure the sewer system is resistant to tree root ingress in accordance with the current Code for Design.
- Contractor shall comply with NJUG publication, volume 4 'Guidelines For The Planting, Installation And Maintenance Of Utility Services In Proximity To Trees' together with BS 5837:2012 Trees in Relation to Construction. Where conflict arises refer to the British Standard.

Scale 1:500  
0 10 20 30

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