

1.0 INTRODUCTION

This report has been prepared to support a planning application for the development of a domestic outbuilding and a change of the curtilage at Corner Cottage, Tybroughton, the home of Mr and Mrs Bebbington.

2.0 OBJECTIVES OF THE LANDSCAPING SCHEME

The proposed landscaping looks to meet the objectives below:

- Provide sufficient connectivity to the wider area for local wildlife,
- To help integrate the proposed development into the wider landscape,
- To help integrate the proposed development in the visual setting,
- To help integrate the proposed development into the local landscape character and
- To create wildlife and biodiversity enhancements and habitats for local wildlife.

Tybroughton and the surrounding area is characterised by a number of enclosed small rural properties and farmsteads and the proposed landscaping plan is considered to reflect the wider aesthetic of the area.

3.0 OVERVIEW OF THE SCHEME

The proposal will see the development of the erection of a domestic outbuilding, the design and scale of which is considered to be agreed, whilst this report looks to confirm the landscaping details; a summary is detailed below;

- Details of hard and soft landscaping
- Details of boundary treatments
- Details of proposed planting
- Specified external lighting to be appropriately designed to limit impact on bats

4.0 TREES

Native Trees are close to the garden boundary, north of the site, and the proposed landscaping plan looks to soften the appearance of the garden by showing planting on the northern boundary close to existing planting.

4.1 SPECIES

Table 1: Trees to be planted

Name	Size	Number
Field Maple: <i>Acer campestre</i> 	Half standard bare root	2
Silver Birch: <i>Betula pendula</i> 	Half standard bare root	2
Cherry: <i>Prunus Accolade</i> 	Half standard bare root	1
Rowan: <i>Sorbus Aucuparia</i> 	Half standard bare root	2
TOTAL		6

4.2 SPECIFICATION

Trees will be planted between October and April in any given year; however, they are not to be planted into waterlogged areas or frozen ground.

All bare rooted trees are to be soaked for 30 minutes prior to planting or container plants given plenty of water prior to removal from the pots.

Soil at the chosen locations is to be loosened to eliminate compaction and a hole is to be dug no deeper than the roots but 3no. times the diameter of the root network. The trees are to be placed in so that the first section of root is level with the soil surface. Larger specimens will be staked.

Soil is to be placed around the tree to ensure that there are no air pockets, once there are no air pockets, soil is to be firmed up and the plant to be watered.

4.3 PROTECTION

It is proposed to protect the proposed trees outlined on the landscaping plan will have a stake and proprietary tree tie alongside a shelter as discussed. The image below provides a suitable image of a guard;



4.4 ESTABLISHMENT & MAINTENANCE

The establishment, the trees are to be maintained as per the schedule below;

Table 2: Tree Maintenance Schedule

Year	Month	Item
1	March	Shelters are to be checked and maintain as necessary
	April	Apply suitable foliar herbicide and keep are free of weeds for 1.2m around the tree
	Summer Months / dry weather	Water the trees with 30 – 50 litres of water per week during dry weather
	September	Shelters are to be checked and any weeds around the area to be removed
2	March	Shelters are to be checked and maintain as necessary
	April	Apply suitable foliar herbicide and keep are free of weeds for 1.2m around the tree
	Summer Months / dry weather	Water the trees with 30 – 50 litres of water per week during dry weather
	September	Weed the areas around the trees
	November	Shelters are to be checked and maintain as necessary and area to be weeded
3	January	Apply any residual herbicide as necessary
	March	Shelters are to be checked and maintain as necessary
	April	Apply a foliar herbicide
	Summer Months / dry weather	Water the trees with 30 – 50 litres of water per week during dry weather
	September	Weed the area around the trees

	November	Shelters are to be checked and maintain as necessary and area to be weeded
4	March	Shelters are to be checked and maintain as necessary
	April	Apply a foliar herbicide
5	Continual	Spot weeding and remove shelters

5.0 NEW HEDGES

New native hedging is proposed along the western boundary to divide the domestic curtilage from the land to be reverted back to agricultural land.

A small section of hedge will be used to block up the existing domestic access.

The applicants had considered hedge on the domestic boundary and/or ownership boundary to the east but it was considered that the gap between them was not large enough for effective management. Further details on the boundary treatments along this section are detailed within Section 8 'Hard Landscaping)

5.1 SPECIES

The proposed new native hedge along the western boundary;

Table 2: Hedge species schedule

Species	Name	Form	Height	Root	Density	%
Corylus avellana	Hazel	Whip	60-80cm	BR	5/lin m	25
Crataegus monogyna	Hawthorn	Whip	60-80cm	BR	5/lin m	40
Ilex aquifolium	Holly	3L container	60-80cm	C	5/lin m	20
Acer Campestre	Field Maple	Whip	60-80cm	BR	5/lin m	10
Prunus spinosa	Blackthorn	Whip	60-80cm	BR	5/lin m	10



5.2 SPECIFICATION

Handling and storage - Hedge Plants will be purchased as close to planting as possible, and it will be ensured that hedge plants will be planted within 2 weeks of their arrival on site. Plants will be stored standing prior to planting, in suitable bags to prevent the roots from drying out.

Plants will be stored under cover at all times to ensure they are kept at a lower temperature and remain frost free.

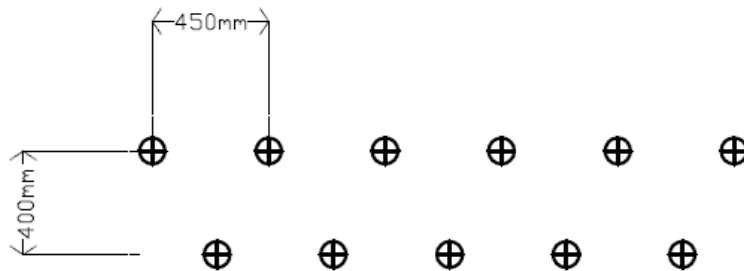
In the unfortunate circumstance time delays mean that plants will not be planted quickly, they will be 'heeled' into the ground until planting can commence. This is when plants are bundled into soil in a group and covered with loose soil.

A non-residual weedkiller should be applied to the area 4 weeks before planting.

Planting - It is proposed to plant the hedge using the notch method; a sharp spade is pushed into the ground close to its full depth and pushed away creating a small gap, the bare root plant is placed in and the space firmed in. The plants are to be firmed down to ensure that there are no air pockets and each plant requires thorough watering. It is proposed that within the garden areas and entrance that the bark mulch is placed around the hedge to help reduce failure rates by increasing moisture, suppressing weeds and protecting from moisture.

It is proposed to do the planting in mid – late Spring, Summer or early Autumn as hedge planting will not be carried out in when it has been raining heavily or when there is a strong, cold wind.

Bare Rooted native species, typically 40-60cm high are to be planted in 2no. rows, at a space of 450mm between plants and 400mm between rows as per the below diagram. Bare roots will be dipped in 'RootGrow' (or similar product) to encourage development of root system and plant hedge in species groups of 3-5.



Establishment - The hedge needs to be regularly maintained and be free from weeds and grass until circa three years old.

Until established the hedge is to be watered twice per week to prevent any them from drying out, however, as within the first year, plants are very susceptible to both over and under watering. As such the watering will be altered as necessary.

The hedge is to be fertilised annually using organic matter or an inorganic fertiliser.

5.3 PROTECTION

It is proposed to protect the plants within the hedge using 45cm rabbit spiral guards (Tubex spiral guards, or similar), as pictured below;



8.0 HARD LANDSCAPING

Details of hardstanding are detailed below;

The new access and driveway / turning area will be surfaced with gravel, colour unconfirmed, although this is considered to be appropriate for the rural property that it is.

The new entrance gates, set back 5m from the highway, would be a traditional wooden 5 bar gate, which would have a similar setting and appearance to the details below;



The western boundary would be 1.2m stock proof fencing with native hedge, as detailed above.

The eastern and northern boundary of the domestic curtilage will be fenced with estate rail fencing, similar to the below;



The landownership boundary to the extreme east will be bounded by post and rail stock proof fencing to 1.2m.



The existing domestic boundary to the west will be removed and the existing driveway removed and grassed over with agricultural pasture seed.

The existing grassland on the agricultural land to become domestic curtilage will be managed with the wider lawned area.

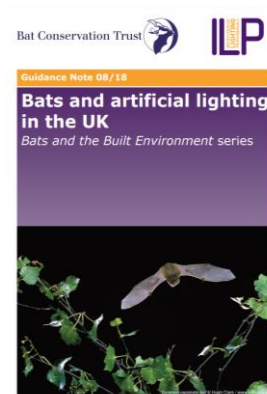
9.0 LIGHTING

External lighting will be in accordance with BCT Guidance (BCT Guidance Note 08/18) to ensure minimal impact on bats and their commuting and foraging areas. It is proposed to use downlights, thus keeping the horizontal spread of lighting to be kept to a minimum.

All external lighting proposed will be below 10 lux, orientated towards the ground and controlled by PIR (Passive Infra-red), set on a short timer.

2700°K to 3000°K LED light bulbs will be used, which will provide a warm white light, which will have the least impact on bats and invertebrates.

The proposed external lighting will be directed away from any vegetated boundary features to retain dark corridors for commuting bats, plus there will be no direct illumination of any enhancement features erected for bats.



Lights are to be located by the carport opening (front elevation) and by the doors to the first floor.