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 York YO62 7TW

NYMNPA

09/12/2020

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THE OLD VICARAGE,
KILBURN
NORTH YORKSHIRE
YO61 4AH



APPLICATION FOR PLANNING PERMISSION TO PARTIALLY TAKE DOWN EXISTING
ANCILLARY BUILDING AND ASSOCIATED MODERN TIMBER SHEDS AND REFORM
NEW ANCILLARY BUILDING ON LARGER FOOTPRINT AND ASSOCIATED
LANDSCAPING WORKS AND NEW DRIVE ENTRANCE GATES

DESIGN & ACCESS STATEMENT &
HERITAGE IMPACT ASSESSMENT

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1.0 Introduction

This Design & Access Statement is to accompany the application for Planning Approval for the partial demolition of the existing sandstone and slate roofed ancillary building and associated modern timber garden sheds and for the erection of a larger, more comprehensive ancillary building containing gym, WC , store room and potting shed.

This application also includes the enclosure of the rear courtyard with a stone wall along the northern boundary of the 'courtyard' and lean-to log store, with integrated bin storage and recycling area to the courtyard side.

This application is also the associated landscaping works and for the erection of new entrance gates off the access lane (see separate Design & Access Statement by the landscape architects, The Landscape Agency).

2.0 Description of the Buildings and Setting

The Old Vicarage, Kilburn is a private residential property consisting of the main house and out buildings set in a private garden overlooking, and separated from the grass paddock to the south east by traditional metal estate railings. It is accessed via a private track opposite the public highway turning to Osgodby. It is set back and not visible from the main street being hidden behind mature trees and hedges, as well as the properties along the village street. The property is not listed, but does lie within the North York Moors National Park Kilburn Conservation area, and as the property faces on the open space of the paddock, and is visible from the public footpath to the north east, it is subject to an Article 4(2) directive.

North Yorkshire County Archive shows an extract from the London Gazette on the 22nd February 1867 for the Ecclesiastical commissioners grant of £1400 for a new parsonage in Kilburn.

The main house is a solidly built Victorian three storey structure of coursed sandstone block with steeply pitched slate roofs. The second floor rooms are formed in the roof space and have restricted head height at the eaves. The windows are formed of dressed sandstone heads, sills, mullions and transoms with modern powder coated replacement 'Crittall' type steel windows. The original cast iron rainwater hoppers are embossed with the date 1870.

Ancillary to the main house are the garage and small gym building. These buildings appear to be contemporaneous with the main house and appear on the Ordnance Survey maps of 1891. The garage was formerly a stable block and at some point in the 20th century the southern section has had the opening enlarged to form double hung garage doors. This building is constructed of coursed sandstone block with steeply pitched slate roof and pierced terracotta crested ridge tiles. This building is to the left of the main house on approach.

To the north east of the stable building, and opposite the back entrance door to the main house, is a small ancillary building, of a similar construction – coursed sandstone block slate roof and terracotta ridge tile. This building has been extended to the north east with a modern poor quality timber construction. The stone building has a satellite dish attached to the NE gable end.

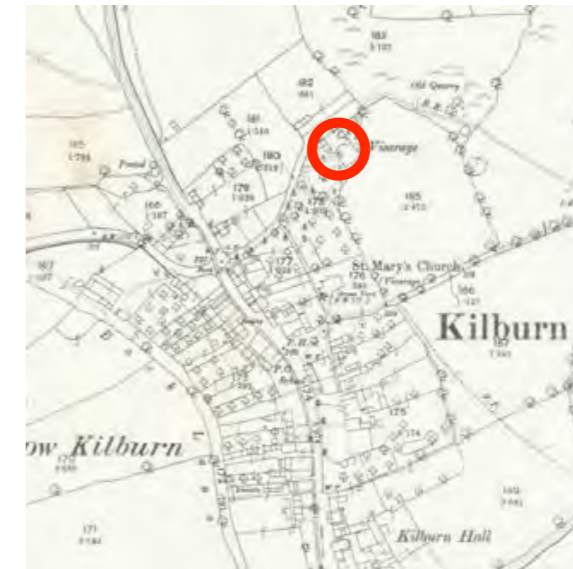
To the north of this building is a second free standing timber construction. This building has been used as a garden store, and is of similar poor design and construction.

The existing plastic banded oil tank is located in the space behind the stone building and next to the freestanding timber shed. It has been noted in the oil tank location is in breach of regulations as it is too close to a combustible structure.

1. Map of Kilburn 1856



2. Map of Kilburn 1891



3. Map of Kilburn 1952



3.0 Photographs of the Existing Site & Buildings



b) the approach to the service yard



a) The Old Vicarage Kilburn – view from the approach from the entrance gates and lane



d) view of the north east elevation of the existing garage building and store room



c) view of the south & north east elevations of the existing ancillary building currently being used as a gym. Proposal to retain the south wall and build new building and extend to the right hand side and back



f) view down the alley between the ancillary building and the freestanding wooden garden shed.



e) view of the north east elevation of the existing ancillary and modern timber extension – showing the freestanding timber building to the north



g) View of the proposed location of the enlarged building from the public foot path to the north, showing the timber post and rail boundary treatment and scrappy hedge.



f) view of the gate to the bin store area to the north of the ancillary building

4.0 The Proposal

Ancillary Building

The original sandstone and slate roofed smaller ancillary building has recently been used as a small gym. At some point in the 20th Century this building was converted into a small garage with and a large opening formed in the south west facing gable. As part of the conversion to the current gym, it has had a three panel fixed glazed screen installed into the former garage opening. This is poor quality in both terms of design and construction.

The existing modern timber garden sheds are of poor design and construction and present awkward access due to the changes of level.

The oil tank, located through a small pedestrian gate and does not conform to regulations governing the installation of oil tanks as it is too close to the combustible construction of the freestanding timber shed.

The existing quality of space, relationship between and access to the outbuildings on the site is not very satisfactory.

The use of the space will remain as existing, but aims to improve to space and quality of building to make it commensurate with the quality of the Old Vicarage.

The design of the proposed new ancillary building retains the exiting southern wall of the existing ancillary building and the south west corner remain as existing. The new building stretches back to the boundary line. There is a two metre plus grass verge between the proposed new building line and the edge of the footpath.

The design of the new building employs the language of design and material palette of the existing original buildings on site, and results in a high quality subservient building in keeping with the site.

Materials

- Materials will be coursed sandstone block to match the existing building in size finish and coursing, with traditional lime mortar.
- Slates will be re-used from the existing ancillary building, and the shortfall will be made up using reclaimed natural slate of the same finish, colour and coursing. The roof ridges will be formed using reclaimed crested terracotta ridge pieces to match the garage.

- Proposed windows will be Crittall type steel windows to match the existing windows on the main house of the Old Vicarage. However these will be powder coated black to distinguish between the primary residence and the ancillary buildings.

Boundary wall and Log Store

The small yard area between the existing garage building and the grouping of existing gym and timber sheds, is bounded by the remnants of a boundary hedge with a five bar field gate. This gate access is surplus to requirements. It originally served as access between the Old Vicarage and the stable buildings to the north side of the lane / public footpath. However, these stables are no longer in the same ownership and therefore the access to the lane serves no purpose. There is an access to the lane via the main entrance gates and alternative access to the garden at the top of the lane.

The proposal is to form a new coursed sandstone block wall, to match the sandstone finish and coursing of the garage block, with a terracotta capping piece and lean-to log store to the south side. The log store will consist of 5 bays , the central three bays will be open fronted log storage, and the structure will be in oak. The outer bays will be bin store to the left hand side – providing easy access for the household wheelie bin, and separate recycling cupboard to the right hand side. The lean-to roof will be firmed in natural slate to match the garage building, with black painted cast iron gutter to the front edge.

The top of the wall will be level resulting in a wall of varying height.

Entrance Gate

The right hand gate post to the former entrance gates remains in-situ, but the gates along with the left hand gate post are no longer there.

The gate will act as a barrier to prevent the applicants dog(s) from straying from the property, and enhance security and privacy.

The proposal is for a hard wood gate built to a traditional design, in natural hardwood, which will be left untreated and allowed to 'silver' with age. The lower section will be solid.

Landscape

For details of the landscape design please see the separate document produced by the Landscape Agency, landscape architects.

5.0 Heritage Impact Assessment

Kilburn History / Conservation Area

The village is mentioned in the Domesday Book as "Chileburne". Kilburn, also Kylebourne or Chilebourne, takes its name from the beck that flows by the side of the main street, cieleburna - cool stream.

The Norman church was built around 1120 and the north aisle added in 1180. The chancel was rebuilt in 1866.

Sitting below the 'White Horse of Kilburn', on the southern flank of Sutton Bank, Kilburn was designated a conservation area in 1991. It sits within the North York Moors National Park designated area, on the south western fringe. It is famous as being the home to the workshops of Robert Thompson, the craftsman who was known for his carved mouse trade mark as the "Mouseman of Kilburn".

The conservation area covers most of the village and the old Vicarage to the north of the centre of the village and the conservation area boundary wraps around the northern part of the garden.

Kilburn does not currently have a Conservation Area appraisal.

There are a number of listed properties within the village of Kilburn. However, the Old Vicarage sits on the edge of the Kilburn Conservation area and is not visible from the main street and there are no views between these and the property.

The proposed new ancillary building will be designed and constructed to match the original aesthetic and detailing of the Main House and Garage building. The construction will be of the highest quality and the design will be an enhancement from the modern timber sheds that currently occupy the rear of the site and bound the public footpath, and patchy boundary treatment.

6.0 Planning Policy

Great care has been put into the design of the new outbuilding , to ensure that the scale materiality and detailing of the proposed ancillary building are appropriate to the site and the wider conservation area.

The proposed extension conforms to :

NYM Policy CO17 - Householder Development

In the case of existing outbuildings and the development of new outbuildings, the following criteria must also be met:

The outbuilding should be required for purposes incidental to the residential use of the main dwelling;

Any new or extended outbuilding should be proportionate in size and clearly subservient to the main dwelling;

New outbuildings should be located in close proximity to existing buildings;

If the proposal involves works to improve or extend an existing outbuilding, the original structure must be worthy of retention and capable of improvement; and

It should be demonstrated that any change of use of existing outbuildings is not likely to lead to future proposals for additional outbuildings to replace the existing use.

7.0 Access

The proposals for reform the existing gym and associated timber sheds will improve access to the properties outside facilities. The potting shed will have no changes of level , and therefore represents a modest improvement in accessibility.

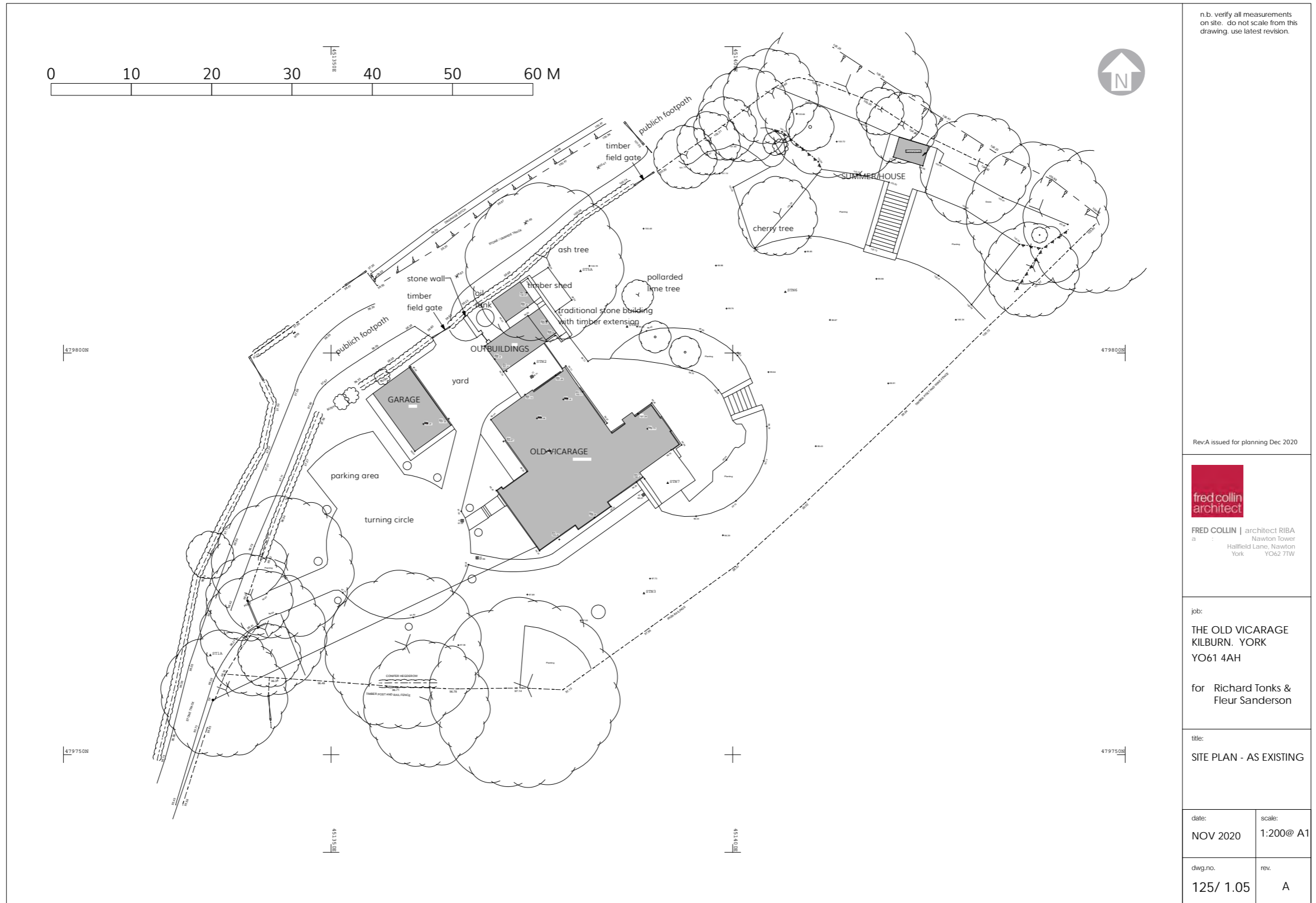
The proposals are designed to be compliant with the Equality Act (2010) as a minimum.

8.0 Flood Risk Assessment

Information provided by the Environment Agency confirms that the Old Vicarage falls outside the flood risk zones within the village.



9.0 Scheme Drawings
(reduced for the purpose of this document – not to scale)



n.b. verify all measurements on site. do not scale from this drawing. use latest revision.

Rev:A issued for planning Dec 2020

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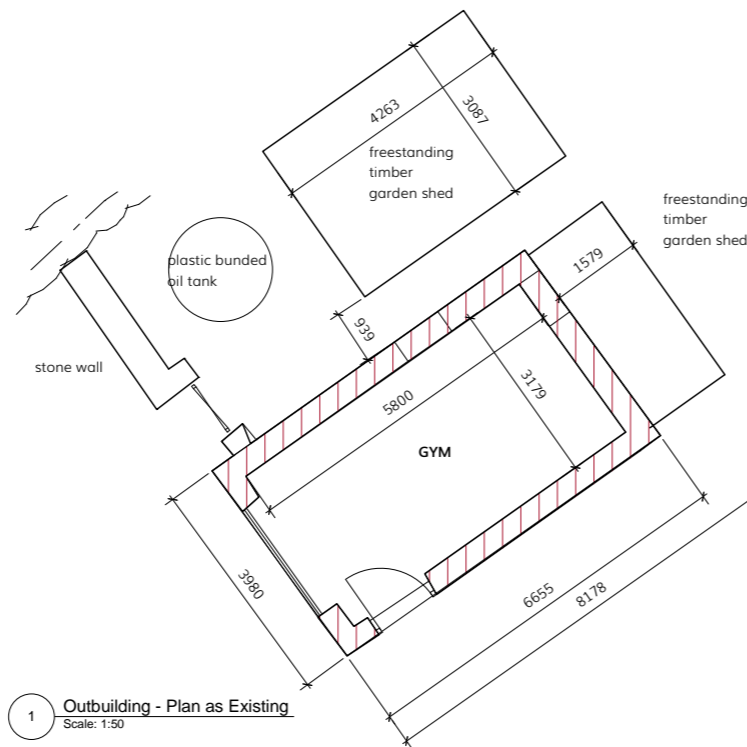
job:
**THE OLD VICARAGE
 KILBURN, YORK
 YO61 4AH**
 for **Richard Tonks &
 Fleur Sanderson**

title:
SITE PLAN - AS EXISTING

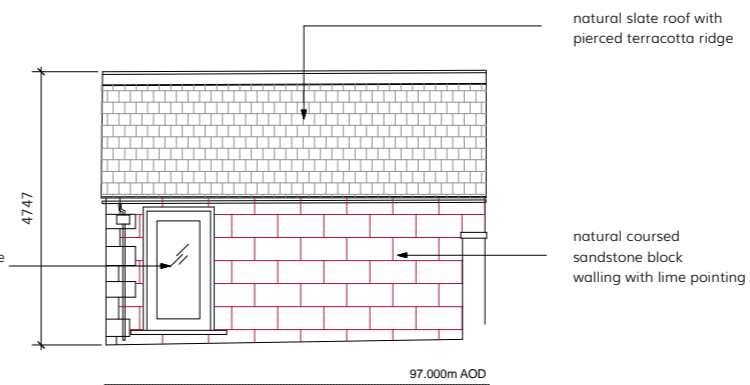
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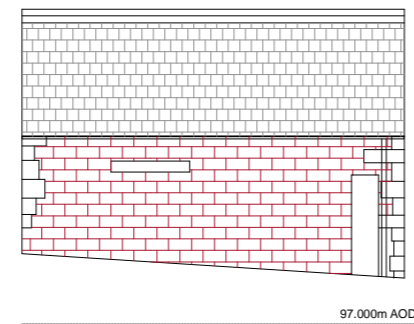
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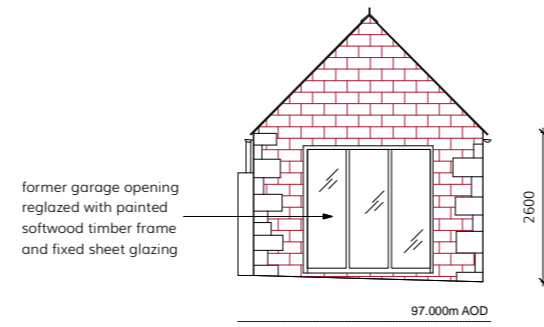
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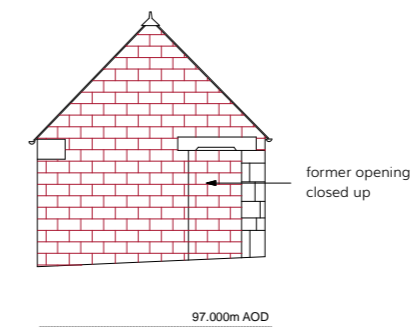
2 Outbuilding - South Elevation as Existing
Scale: 1:50



3 Outbuilding - North Elevation as existing
Scale: 1:50



4 Outbuilding - West Elevation as existing
Scale: 1:50



5 Outbuilding - East Elevation as existing
Scale: 1:50

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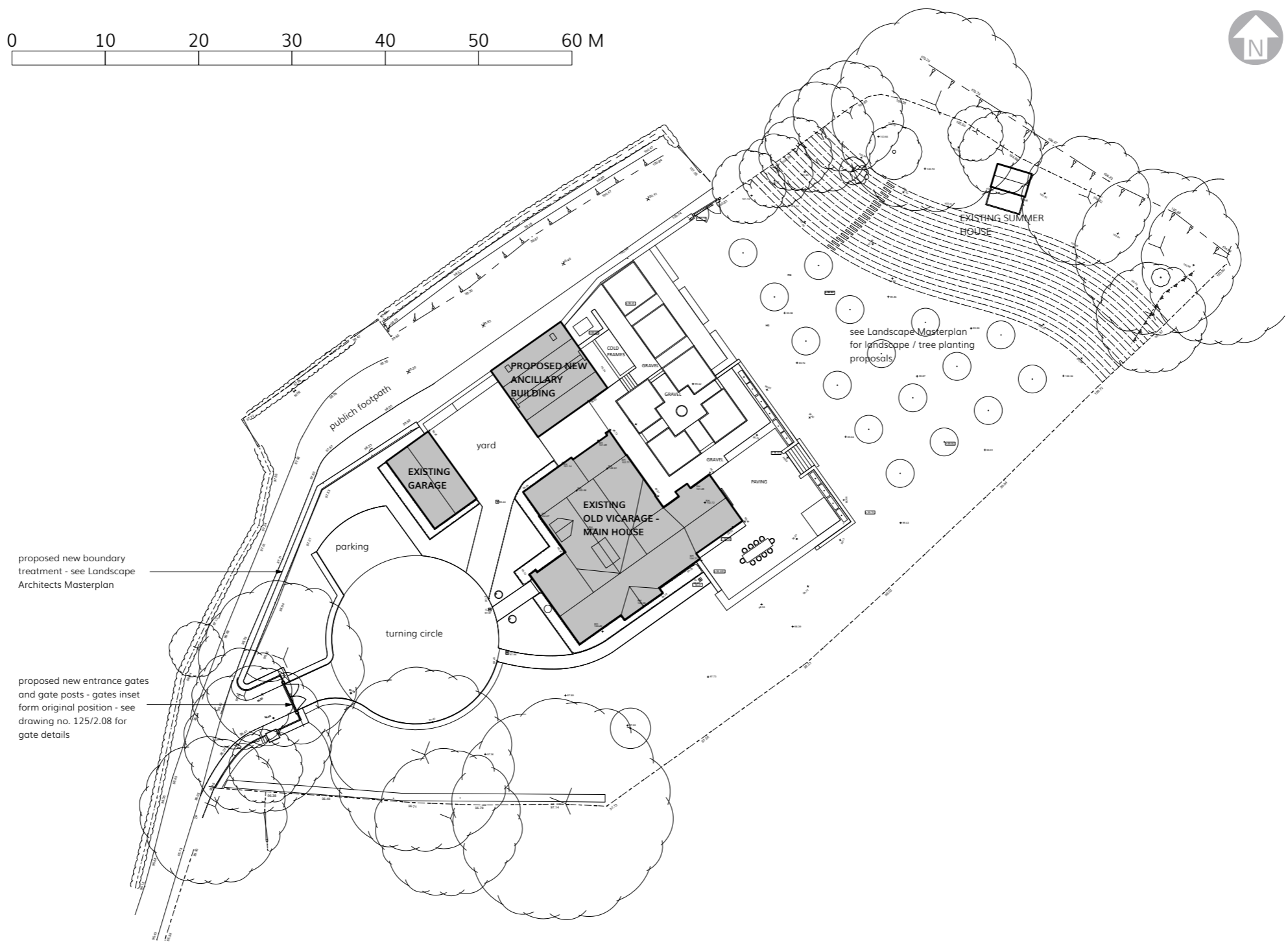
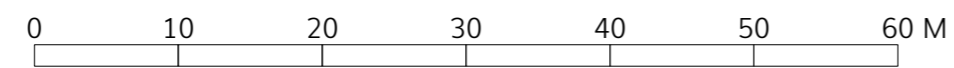
for Richard Tonks &
Fleur Sanderson

title:
EXISTING OUTBUILDING
(GYM)

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n.b. verify all measurements on site. do not scale from this drawing. use latest revision.



proposed new boundary treatment - see Landscape Architects Masterplan

proposed new entrance gates and gate posts - gates inset from original position - see drawing no. 125/2.08 for gate details

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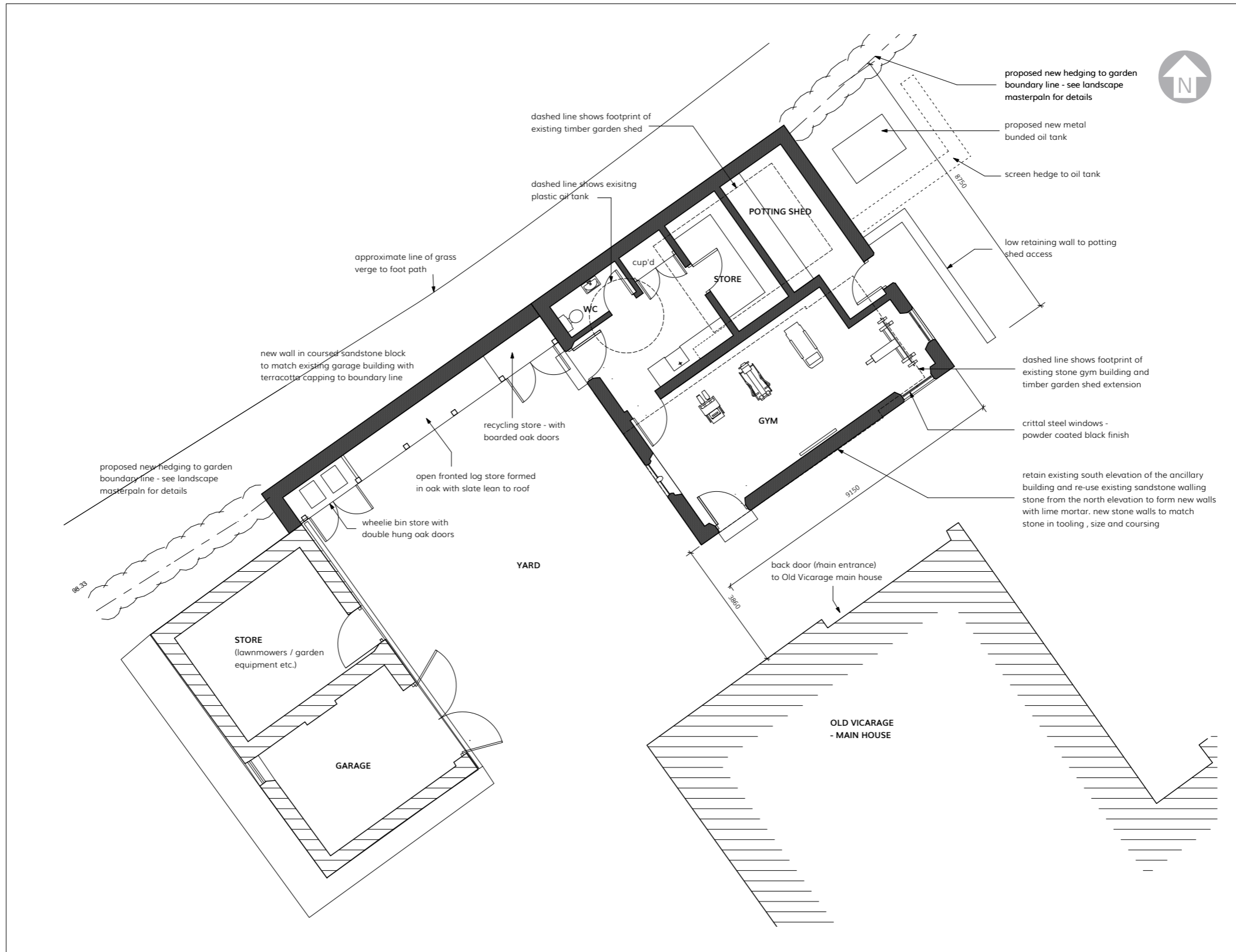
job:
THE OLD VICARAGE
KILBURN, YORK
YO61 4AH

for Richard Tonks &
Fleur Sanderson

title:
PROPOSED
ANCILLARY BUILDINGS
- SITE PLAN
AS PROPOSED

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for **Richard Tonks &
 Fleur Sanderson**

title:
**PROPOSED
 ANCILLARY BUILDINGS
 - PLAN**

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Key Features

- 1. ARRIVAL FORECOURT** - Crisp and simplified arrival and forecourt framed with clipped Yew hedging.
- 2. FRONTAGE PLANTING** - Simple, structural planting to the frontage of the Vicarage including groupings of clipped domes and rambling Roses. Espalier fruit tree planted to Gable end of existing garage building.
- 3. TERRACE** - Large single level terrace formed from existing yorkstone retail in courses.
- 4. YORKSTONE STEPS** - Drystone faced retaining wall and yorkstone steps providing access to elevated orchard area.
- 5. RAISED BEDS** - Raised productive beds to Kitchen Garden with ample space to grow seasonal vegetables, salad crops, herbs and cut flowers. Opportunities for bespoke high quality fruit-cages for seasonal soft fruit and obelisks to support climbing species including French beans.
- 6. WATER DISH** - Focal low water dish aligned on key vista through the gardens.

- 7. PERGOLA** - Proposed pergola arching over central walkway through the Kitchen Garden framing views through the garden. Pergola to be trained with climbing plants. Options include to vines or espalier apple or pear to continue the productive narrative or colourful and fragrant species such as rambling roses or wisteria.
- 8. GRASS SLOPE** - Existing planted slope subtly re-profiled to smooth contours and maintained as a striking grassed bank. Informal yorkstone steps set into grass provide access to Yoga Studio.
- 9. LOG STORE / BIN STORE** - Timber log store and bin store positioned against boundary wall with slate lean to roof.
- 10. ORCHARD** - Orchard combining traditional, heritage apple and pear varieties. Trees to be arranged in a grid of wildflower meadow with additional seasonal bulb planting.



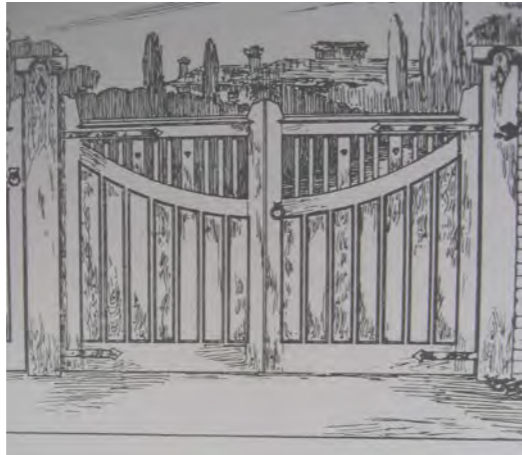
Key

	APPLICATION BOUNDARY		STRUCTURAL PLANTING - Groupings of clipped topiary domes
	EXISTING TREE		SOFT PLANTING - A refined palette of evergreen grasses, groundcover and seasonal bulbs
	EXISTING TREE IDENTIFIED FOR REMOVAL Low quality and diseased trees identified for removal. Refer to tree application and Arboricultural Assessment Report for further details.		LAWN - Areas of lawn with areas of longer grass and wildflower meadow
	EXISTING HEDGE IDENTIFIED FOR REMOVAL Section of low quality mixed hedgerow along western boundary identified for removal. New Hornbeam hedge and Drystone wall to form consistent boundary with Public Right of Way.		EXISTING BLOCK PAVING - Existing tegula block paving retained. Any new areas to match existing.
	PROPOSED TREE PLANTING - To include: Feature multi-stemmed trees to terrace The next generation of large specimen tree planting to entrance. Majestic, long lived species such as Fagus Asplenifolia (Oak Leaf Beech) Fruit trees to orchard combining traditional, Yorkshire prevalent heritage Apple and Pear varieties		YORKSTONE PAVING - Existing Yorkstone paving to be lifted, cleaned and relaid in courses to new terrace areas
	PROPOSED HORNBEAM HEDGE - Clipped Hornbeam hedging to boundaries of site and Kitchen Garden		LOOSE PEA GRAVEL - To Kitchen Garden
	EVERGREEN HEDGE - Clipped evergreen hedge to frame entrance forecourt and terrace		TIMBER COMPOSITE DECK - To Summer House
			RAISED BEDS - To Kitchen Garden.
			DRYSTONE WALL - Drystone faced walls to boundary with Public Right of Way and to retain level change to terrace
			POTS - Large sculptural pots to frame and animate spaces

The Old Vicarage, Kilburn
Landscape Masterplan

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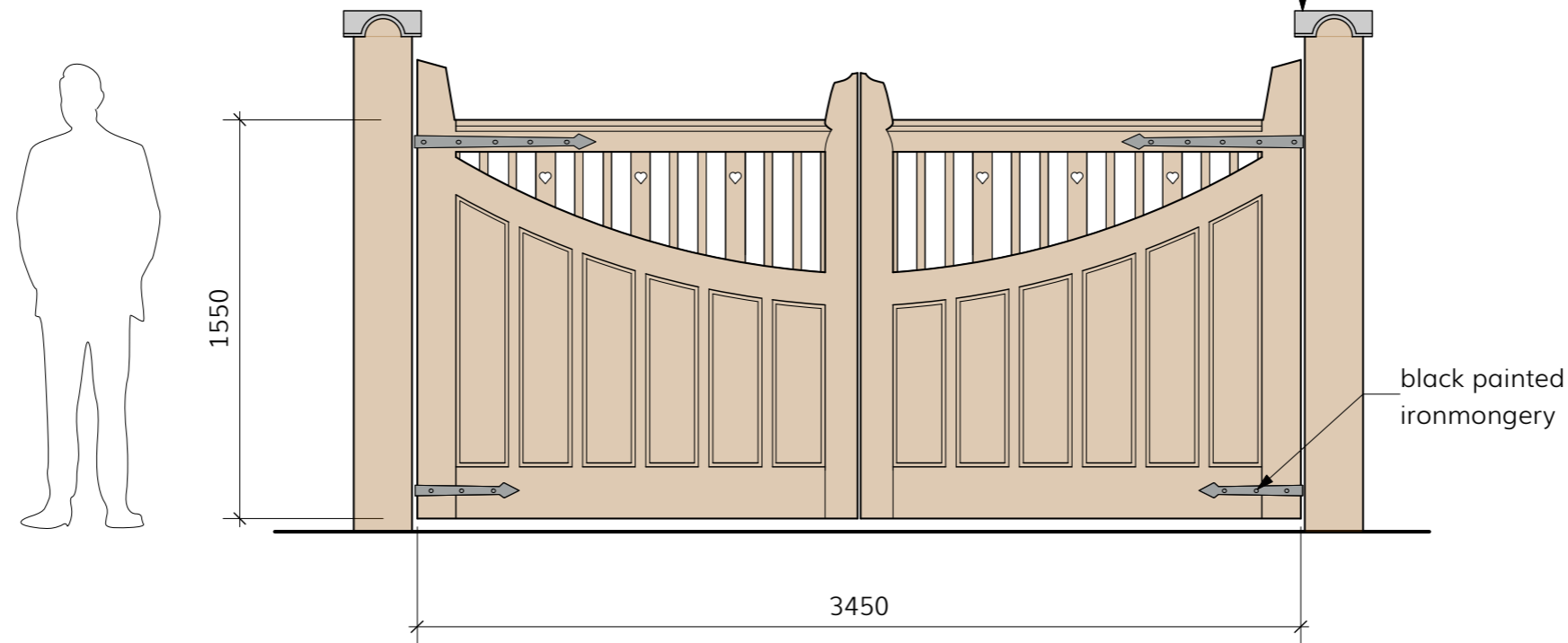




original reference image

bespoke pair of double hung
hardwood gates formed to
traditional design - natural
finish allowed to 'silver' with time

solid timber gate posts
with lead capping for
weatehr protection



n.b. verify all measurements
on site. do not scale from this
drawing. use latest revision.

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job:
THE OLD VICARAGE
KILBURN. YORK
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for Richard Tonks &
Fleur Sanderson

title:
PROPOSED NEW
ENTRANCE GATES

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ECOLOGICAL IMPACT ASSESSMENT

The Old Vicarage, Kilburn

October 2020

R & D APPLIED BIOLOGY

R & D Applied Biology

7 Lime Chase

Kirkbymoorside

York YO62 6BX

EclA Old Vicarage, Kilburn October 2020

Author. Professor Roy Brown BA MSc PhD DSc FRSB CBiol

Dates of Survey. 16, 16, 22/23 September 2020

Final Report Date. 22 October 2020

Site

The Old vicarage,

Kilburn,

York

YO61 4AM

Dates

Scoping Surveys. 14 and 16 September 2020

Emergence Assessment. 22/23 September 2020

Client Agent:

Fred Collin Architect

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YO62 7TW

Local Planning Authority

North York Moors National Park Authority (Ryedale District Council)

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 - Method Statement
7. Conclusions
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Appendices : Raw Data

1.0 SUMMARY

Table 1. Summary of effects , mitigation and residual effects

ECOLOGICAL CONSTRAINT	VALUE	EFFECT	SIGNIFICANCE OF EFFECT PRIOR TO MITIGATION	MITIGATION/ PRECAUTIONARY MEASURES	SIGNIFICANCE OF OF RESIDUAL EFFECT	SECURING MITIGATION
Breeding Birds	Site	Disturbance of breeding individuals/injury when removing vegetation	Negative (not significant)	Pre-works check, clearance of trees outside the 2021 breeding season	Neutral (not significant)	Mitigation built into work schedule. Secured via planning condition
Roosting Bats	Site	Risk of death/ potential injury during works	Negative (not significant)	EPSL advised to maximise new PRF	Positive (likely significant)	In building plan secured through planning condition

This assessment was commissioned to inform a planning application for the demolition and rebuilding of a modern outbuilding and the felling of three trees, two of which are adjacent to the development.

The purpose :

To investigate any bat Potential Roost Features (PRFs), any current bat activity associated with the outbuilding and trees, along with any evidence of bird nesting.

Identify the likely impact of proposed works on bats, birds and any other key ecological attributes identified in the scoping survey.

Make recommendations for mitigation or enhancement as a result of the development.

Desk Study and scoping study carried out with a single emergence check. Limited interest, although Common Pipistrelle, Brown long-eared and Natterer's Bat activity had been recorded in the village area previously.

No PRFs were found and there was no sign of bat activity associated with the building site or any of the three trees due to be felled. Lesser Spotted Woodpecker feeding activity on the rotting top branches of the Lime Tree (T2) was the only significant bird activity recorded.

All surveys were negative. The proposed development and tree removal will have insignificant impact on bat and bird activity, but the felling should be carried out before the

next bird breeding season. As there is additional tree and shrub planting planned for the garden and a new bat entry and box will be incorporated into the replacement outbuilding there is likely to be a positive impact on bat activity once the development is completed.

2.0 INTRODUCTION

R & D Applied Biology has been commissioned by Fred Collin Architect to undertake an Ecological Impact Assessment for the Old Vicarage, Kilburn to inform a planning application for the demolition and rebuilding of an existing stone and tile outbuilding (Image 1) using similar construction and materials and on a larger footprint. The area involved is existing hard standing. The building is currently being used as a gym and the replacement will be a multipurpose outbuilding. The felling of three mature trees, an Ash (T1), a Lime (T2) and a Cherry (T3), images 2,3 and 4 respectively is involved. T1 and T2 are adjacent to the development site and are diseased (independent Arborist Report).

The site is entirely within the established garden area of the Old Vicarage. The site GR is SE51387980 and the location is shown in Figure 1.

Objectives of the Report :

- identify and assess the status of species and habitat elements on site, focussing on protected and notable species (key species)
- identify any additional ecological survey work needed
- assess the potential impact of the proposed development on habitats and key species
- identify potential opportunities for enhancement
- prepare recommended mitigation and compensation proposals

All work has been carried out by a single ecologist, Professor Roy Brown who is a Chartered Biologist and Fellow of the Royal Society of Biology, following the Society's Professional Conduct Code when carrying out ecological or biological work. He has over 50 years of experience monitoring and tracking birds and mammals in the UK and Europe.

3.0 METHODOLOGY

3.1 Desktop study

3.1.1 North East Yorkshire Ecological Data Centre (NEYEDC) was commissioned to provide records of protected or notable species and any statutory, non-statutory sites and notable habitats within a 2km radius of the site.

3.1.2 DEFRA's Interactive MAGIC map was consulted for a baseline assessment focussed mainly on Priority Habitats and Species inventories.

3.1.3 North Yorkshire Bat Group was consulted for any background records of definite bat roosting or other activity within the vicinity

3.1.4 The author's own species database for the North York Moors, which commenced in 1975, was consulted.

3.2 Field Survey

3.2.1 The site was surveyed by Professor Roy Brown BA MSc PhD DSc FRSB CBiol, who has worked in mammal and bird ecology since 1962, with many papers and books published including early joint monitoring protocol development with the JNCC from the early 1980s. He deliberately does not hold a bat licence but always has an advanced licence holder available to take over if roosting activity is detected on cursory internal inspection or he is working where roosting activity has previously been recorded.

3.2.2 No formal Phase 1 Habitat Survey was conducted as, apart from individual trees and small lengths of boundary hedge, all of the garden area is formally laid with grass or is hard standing of some description. Individual features, eg T2, were evaluated as potential habitats for key species of fauna. All building assessment was carried out using the criteria specified in the guidelines in 'BCT Bat Surveys for Professional Ecologists, Good Practice Guidance 2016' in relation to Bat Roost potential, Roosting Habitats and Commuting/Foraging habitats.

3.2.3 Other outbuildings close to the development site, namely the garage and store, and the main residence were not formally assessed as no work other than minor repairs and decorating within the established rooms is scheduled. No work likely to impact on roosting activity or the habitat fabric is planned.

3.2.4 The development site outbuilding, currently used as a gym, was inspected on the outside only as the roof is completely sealed off from the modern interior space. Searches during the day (14 and 16 September 2020) using a halogen torch (500,000 candle power) and short step ladder. An endoscope was available, but not needed. Close focus binoculars were available but un-needed. The search included the usual signs of bat presence, including live bats, dead bats, bat droppings, feeding remains, entry/exit holes, grease marks, smells of bat roosts and sounds.

3.2.5 The three trees (Figure 2 and images 2,3 and 4) to be removed, especially the two adjacent to the building to be rebuilt (Figure 2) were assessed from the ground on a daytime search. Close focus binoculars and a halogen torch were used. Features, including woodpecker holes, splits, cracks and peeling bark, likely to be used for roosting/nesting by bats were checked for signs of bat activity, including droppings, smells, staining, scratch marks and sound.

3.2.6 No other trees were assessed in detail as they are not affected by the proposed works.

3.2.7 The garden area and surrounding habitats were briefly assessed, especially in relation to bat foraging areas such as woodland edge and linear hedgerows.

3.2.8 All signs of bird breeding activity were searched for.

3.2.9 Because of the 'improved' nature of the garden area habitats no formal survey for further animal activity, including reptiles, amphibians, other mammals and invertebrates was undertaken, but the short length of boundary hedge was checked for tracks, droppings or feeding remains.

3.2.10 The emergence/re-entry survey (22/23 September 2020) was undertaken by one ecologist positioned at 'X' on Figure 2. This gave clear visibility of the south and east sides of the building and the heavily pollarded Lime (T2). There was a visual watch throughout the observation period , mainly focussed on the tree, using a night scope from dusk onwards. Ultrasonic detection by 2 heterodine directional recorders focussed on the tree and building. Observation site 8m equidistant from building and tree.

3.2.11 Conditions and durations of field visits are summarised in Table 1 of the Appendices.

3.3 Constraints

There were no significant constraints of the methodology or access to the site.

4.0 BASELINE ECOLOGICAL CONDITIONS

4.1 Designated Sites

4.1.1 The development site lies within the boundary of Kilburn village within the North York Moors National Park and is subject to the standard constraints but there are no statutory conservation sites or NNRs within a 2km radius. The NEYEDC data search identified 4 SINCS within the 2km radius search (Figure 2). These involve woodland, a disused quarry and road verges. These are 1km+ from the sites and have no direct interaction.

Table 2. SINC (Sites of Importance for Nature Conservation) within 2km radius

<i>Site Id</i>	<i>Site Name</i>	<i>Grid Reference</i>	<i>SINC STATUS</i>
SE57-01	Snape Hill Quarry (disused)	SE508786	SINC
SE57-02	Trencar Lane Verge	SE508790	SINC
SE57-18	Snape Wood	SE505786	SINC
SE58-01	Menccliffe Hagg	SE498812	SINC

4.2 Habitats

4.2.1 Surrounding Habitats are associated with other dwellings and gardens to the east and south, small pasture fields to the west with deciduous woodland on the bank to the north and north east along the slope onto which the garden is tiered (Image 5). There are numerous small blocks of semi natural and planted ancient deciduous woodlands, but none of these close to the site. There are hedges creating a network of interconnecting linear features but very little surface water. All of the proposed works are within the garden boundary, so there is no direct impact on the surrounding area although the site is part of the habitat fabric of the wider area.

4.2.2 The Natural Habitat inventories identified no areas of notable habitat or plant species on the site, with only Deciduous Woodland (Figure 4) identified as a priority habitat within the 2km radius. The immediately adjacent woodland is not on the Ancient Woodland register.

4.2.2 The building. The current structure is stone built with a pitched slate roof (Image 1). It is in an excellent state of repair internally and externally. No roof tiles are damaged or disturbed, all mortar seals are good and the guttering, window and door frames are all intact. There is a negligible risk of bat roosting and no sign of any other bat activity.

4.3 Species and species groups

The species list from the NEYEDC survey is attached in Appendix 1.

4.3.1 Plants. A total of 11 significant plant species were returned from the 2km search area. These included Quaking Grass (*Briza media*), Crosswort (*Cruciata laevipes*), Bitter Vetch (*Lathyrus linifolius*), Wild Strawberry (*Fragaria vesca*), Sanicle (*Sanicula europaea*), Bluebell (*Hyacinthoides non-scripta*), Cowslip (*Primula veris*), Heath Speedwell (*Veronica officinalis*), Spiny Restharrow (*Ononis spinosa*), Wood Sorrel (*Oxalis acetosella*) and Tormentil (*Potentilla erecta*) were recorded. None of these species were found on site and plants found in the site scoping survey are common and widespread.

4.3.2 Invertebrates. Nothing of note was recorded within the searches or scoping survey either on site or within the 2km radius.

4.3.3 Amphibians. No records either on site or within the 2km radius.

4.3.4. Reptiles. No evidence on site with one record of Slow Worm (*Anguis fragilis*) from Kilburn Woods more than 1km north.

4.4.5 Birds. In terms of species of interest only Bullfinch (*Pyrrhula pyrrhula*) was recorded within the 2km search area and direct evidence of Lesser Spotted Woodpecker (*Dendrocarpus minor*) feeding on sub bark grubs on the dying Lime Tree (T2). Common species such as Blackbird, Blue Tit, Robin and Wood Pigeon were recorded in the garden area but there was no direct association with the building project area, existing or proposed.

4.3.6. Bats. The NEYEDC report indicated records for bat activity within the 2km search area, later confirmed by NYBG, for Common Pipistrelle (*Pipistrellus pipistrellus*) in the Kilburn area. The authors own observations and other reliable record sources have confirmed Common Pipistrelle, Brown long-eared (*Plecotus auritus*) and Natterer's (*Myotis nattereri*) Bats as active around the Kilburn area in the last 15 years. There was no evidence to suggest that the proposed development area was being utilised in any way by bats and the likelihood of roosting activity in the existing and replacement building was negligible (but see 'Mitigation'). Neither the Ash Tree (T1, which has Ash Dieback)), nor the Cherry Tree (T3) showed any existing bat activity and there was no specific bird activity at the time of survey. The Lime (T2) is in an advanced state of decay, and does have some bark features which might encourage bat activity, but both ground inspection and the single 'emergence' survey discounted this. The trees were classed as of negligible significance to bat activity.

4.3.7 Badgers. There was only one record from the distant Snape Wood SINC and there was no sign at or adjacent to the site although the wider surrounding habitat network could support badger activity.

4.3.8 Other Mammals. No records of interest within the 2km area and no sightings or signs from within the site, although Brown Rat and Grey Squirrel tracks were found on the muddy track/footpath on the western edge of the garden.

5.0 DESCRIPTION OF DEVELOPMENT

The proposed works involve the demolition and rebuilding on a larger footprint of a single story modern outbuilding (Figure2 and main Architect plan) and the removal of three trees (Figure 2, main Architect plan and Arborist report).

6.0 ASSESSMENT OF EFFECTS AND MITIGATION WITH RECOMMENDATIONS FOR ECOLOGICAL ENHANCEMENT AND COMPENSATION

6.1 Designated Sites

6.6.1 Effects. No identifiable impacts on any designated sites.

6.2 Habitats and Plants

6.2.1 Effects. There will be no loss of habitat in the demolition and rebuilding area. The track boundary hedge will be tidied up and enhanced as a result. Three trees, two with disease/decay will be removed. None of the trees are key to the landscape fabric and the Lime (T2) has provided a temporary food source for Lesser Spotted Woodpeckers but other food sources are available close by.

6.2.2 Mitigation Measures. None for the building area and the trees to be removed either ahead or after the bird nesting season in 2021.

6.3 Birds

6.3.1 Effects. Loss of Lesser Spotted Woodpecker temporary feeding resource. Effects classed as negative (not significant).

6.3.2 Mitigation. Felling and removal of trees to take place outside the breeding season.

6.5 Bats

6.5.1 Effects. The proposed building works will have no impact on existing levels of activity or roosting opportunities so a neutral impact. However, the willingness of the developer to include an entry portal into an internal bat box in the roof space of the new building on the north east gable end above the oil tank will create a new PRFH which will generate a potential positive impact.

6.5.2 Mitigation Measures. The lack of current activity precludes the need for a formal Method Statement and subsequent European Protected Species Licence(EP SL) application as there is no known bat activity directly compromised by the proposed development. The bat box installed in the new building should be integral (Schwegler 1FE bat access panel or similar will be appropriate).

6.6 Other Species

6.6.1 Impact. There will be no identifiable impact on Reptiles, Badger or any other protected or notable species.

6.6.2 Mitigation. Care must be taken not to make hedge bases inaccessible in tidying up the boundary in case there is Hedgehog activity.

6.7 Residual Effects

No residual effects are anticipated.

7.0 CONCLUSIONS

The application site has been assessed at a level appropriate to the scale of the development and the existing ecological characteristics.

The evaluation has confirmed that there is no current bat activity associated with the development site and that proposed mitigation measures outlined in 6 above are likely to have a positive effect.

Although only one specific mitigation feature, the bat box/entry portal, is proposed it is recommended that details are confirmed and agreed through a simple EDS (ecological Design Strategy) to insure maximum benefit is achieved.

8.0 BIBLIOGRAPHY AND SOURCES

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Brown, R W, Lawrence, M J and Pope, J (2004). Hamlyn Guide to Animal Tracks and Signs. Hamlyn, Octopus and Bounty Books. 320p. ISBN-13:753709-55-9 and ISBN-10: 0-753709-55-4

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The Conservation of Habitats and Species Regulations 2017

Brown, R W, Ferguson, J, Lawrence, M J and Lees, D (2003). Tracks and Signs of the Birds of Britain & Europe. 333p. Christopher Helm, London. ISBN 0-7136-5382-5. (Third Fully Revised Edition, Bloomsbury Press, Autumn 2021).

Lawrence, M J and Brown, R W (1973). Mammals of Britain, Their Tracks, Trails and Signs. 298p. Blandford Press, Poole ISBN 0 7137 0659 7

National Planning Framework 2018

UK Biodiversity Action Plan Priority Species and Habitats List

Appendicies

Table 1. Duration of Field Visits and conditions.

Date of Visit	Duration of Visit	Sun Set	Sun Rise	Weather Conditions/observations
16.09.2020	13.00 to 16.30	06.38	19.12	Warm (19c), Sunny, no breeze
18.09.2020	10.30 to 15.00	06.41	19.07	Warm (18c), Some cloud, no breeze
22.09.2020	18.00 to 22.00	06.47	18.58	16c to 12c, slightly overcast, slight breeze
23.09.2020	04.30 to 08.30	06.49	18.56	10c to 14c, overcast, then sunny, slight breeze

Image 1. Existing 'Gym' Building
From South East Corner

NB. Picture taken from Emergence/
Re-entry Survey Point 'X'



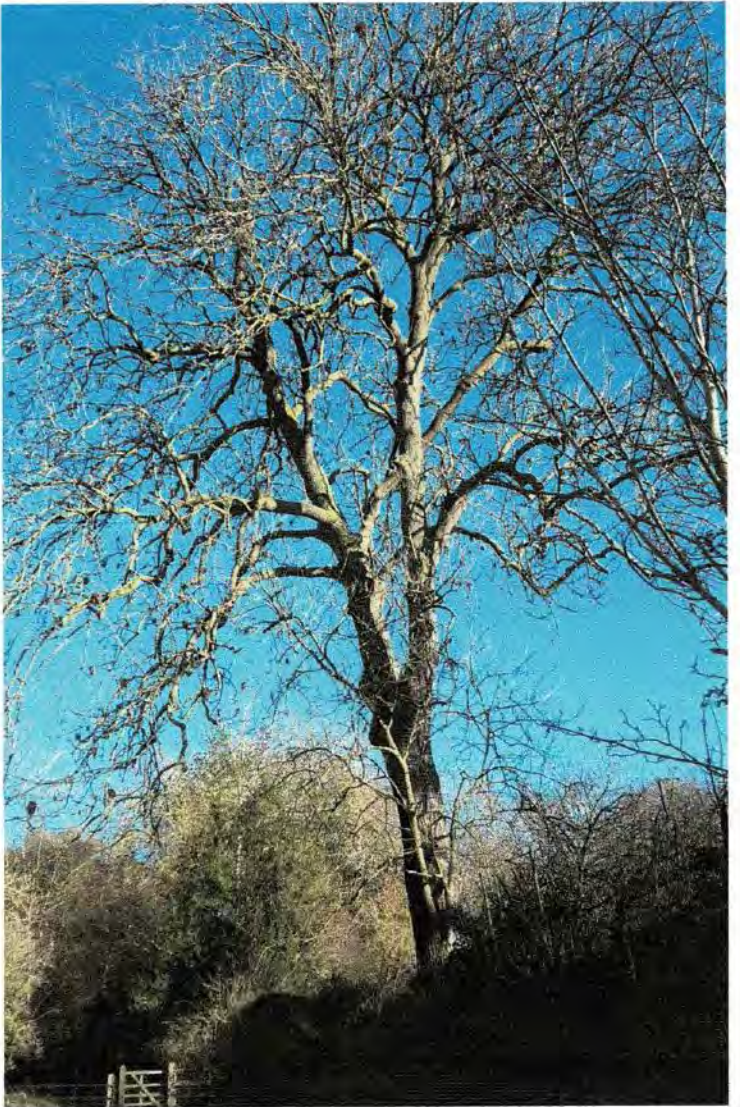


Image 2. Ash Tree (T1)



Image 3. Lime Tree (T₂) from observation point 'X'

Image 4. Cherry Tree (T-3)





Image 5A. Location

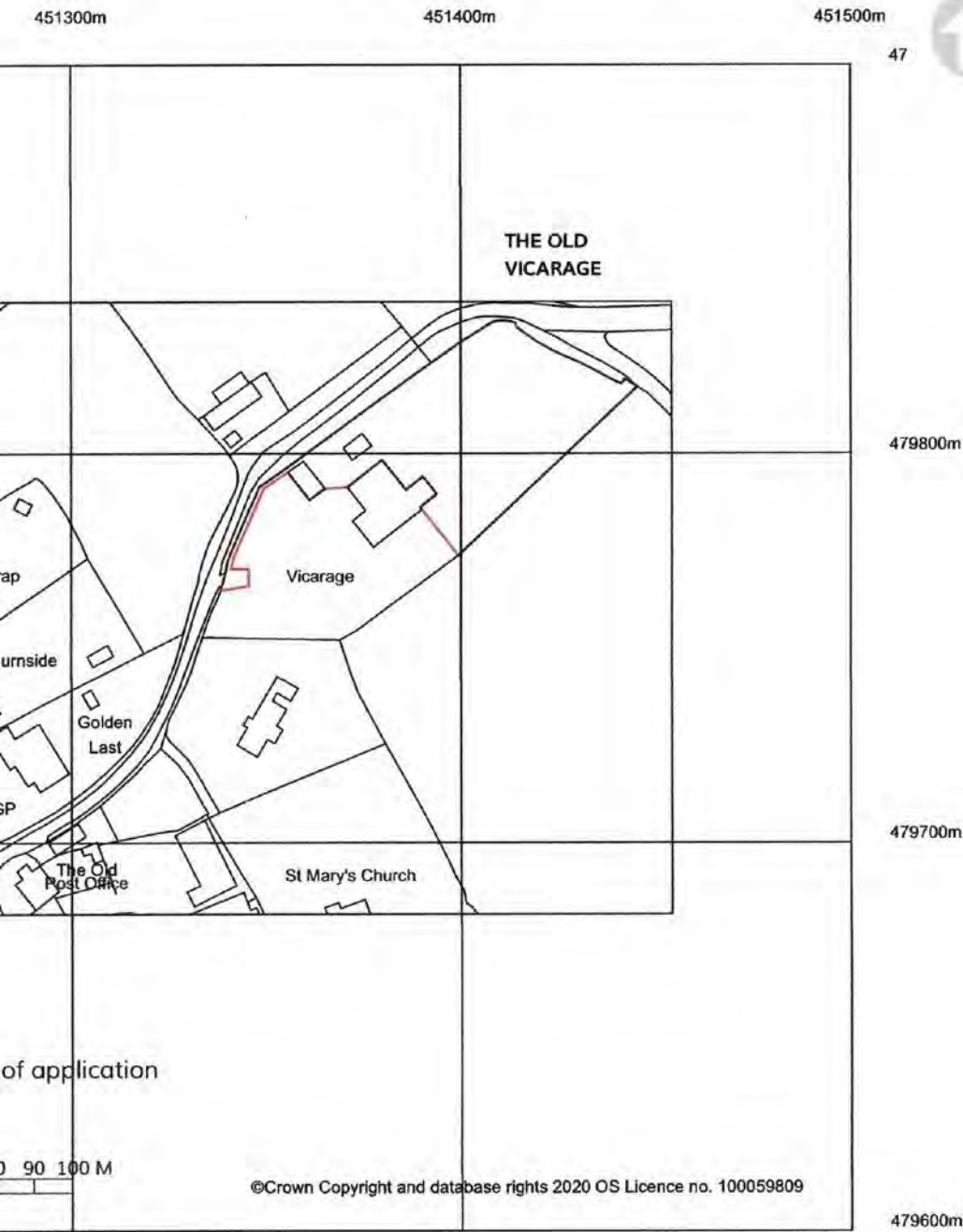
■ Building Site

Image 5B. Garden Detail



Figure 1

DRAWING 1. Location of the Old Vicarage



n.b. verify all measurements on site. do not scale from this drawing. use latest revision.

Rev B : red line altered for new application
 Rev A : license no. added 23 07 20

FRED COLVIN | architect RIBA
 New York Tower
 Hallfield Lane, Navitlan

job:
**THE OLD VICARAGE
 KILBURN. YORK
 YO61 4AH**
 for Richard Tonks &
 Fleur Sanderson

title:
LOCATION PLAN

date:
 JULY 2020

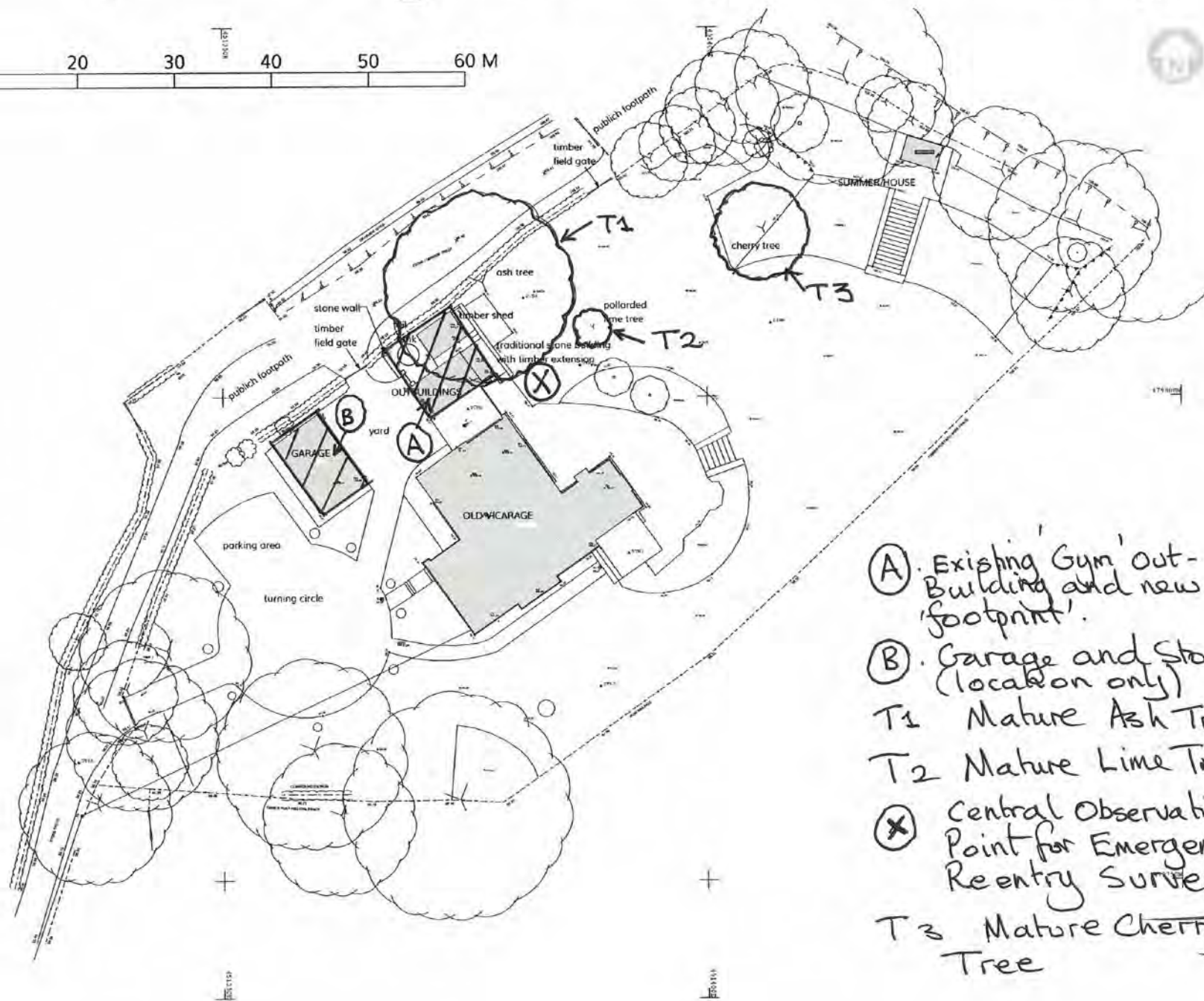
scale:
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rev.
 B

Figure 2.

Drawing 2. Current layout and planned changes



- Ⓐ Existing 'Gym' out-Building and new 'footprint'.
- Ⓑ Garage and Store (location only)
- T1 Mature Ash Tree
- T2 Mature Lime Tree
- ⓧ Central Observation Point for Emergency Reentry Survey
- T3 Mature Cherry Tree

n.b. verify all measurements on site. do not scale from this drawing. use latest revision.



job:
 THE OLD VICARAGE
 KILBURN, YORK
 YO61 4AH
 for Richard Tonks &
 Fleur Sanderson

title:
 SITE PLAN - AS EXISTING

date: NOV 2020	scale: 1:200@ A1
dwg no.: 125/ 1.05	rev.

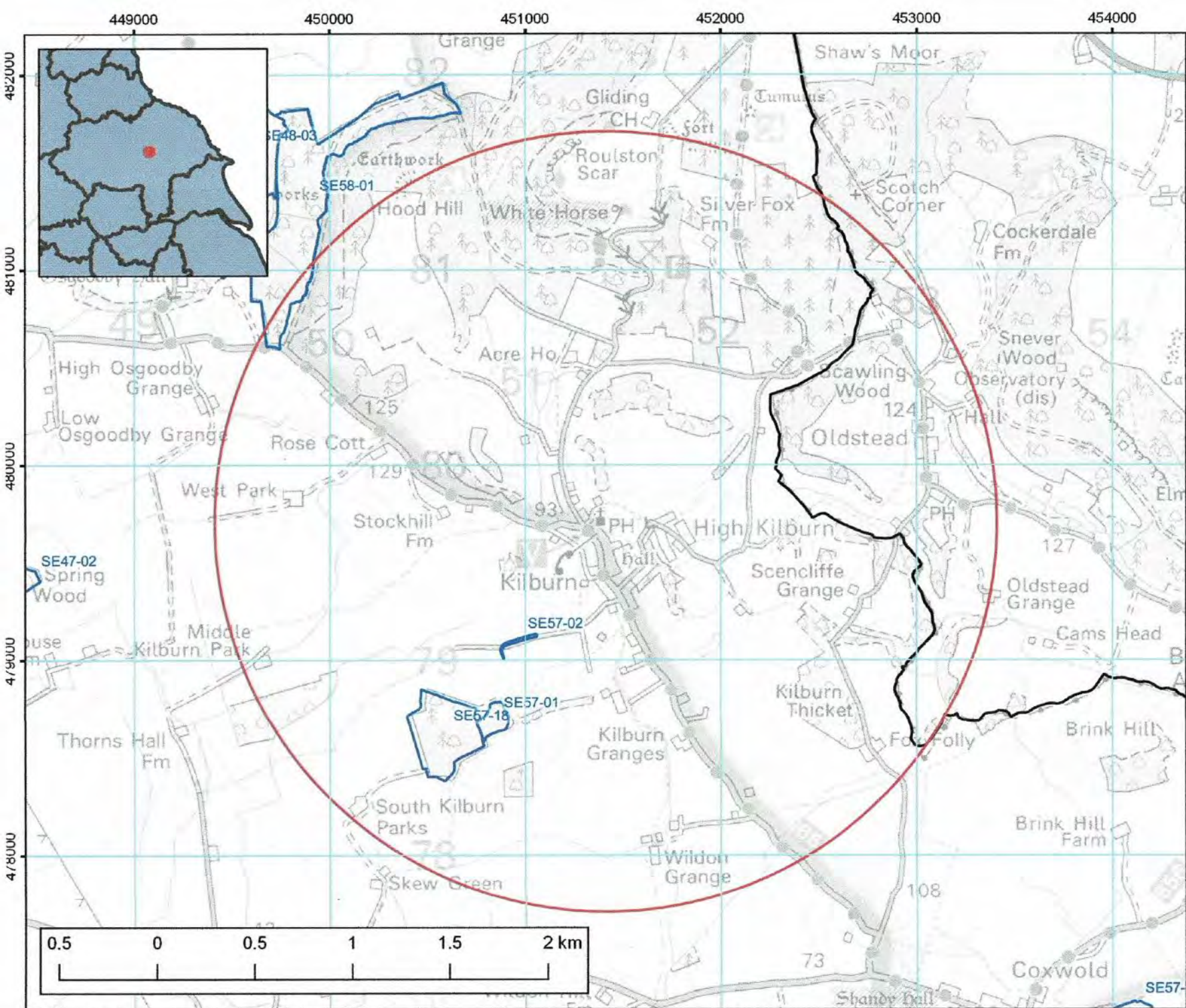


Figure 3
Locally designated sites

Client: R&D Biology
 Client ref: Old Vicarage, Kilburn
 Our ref: E05272

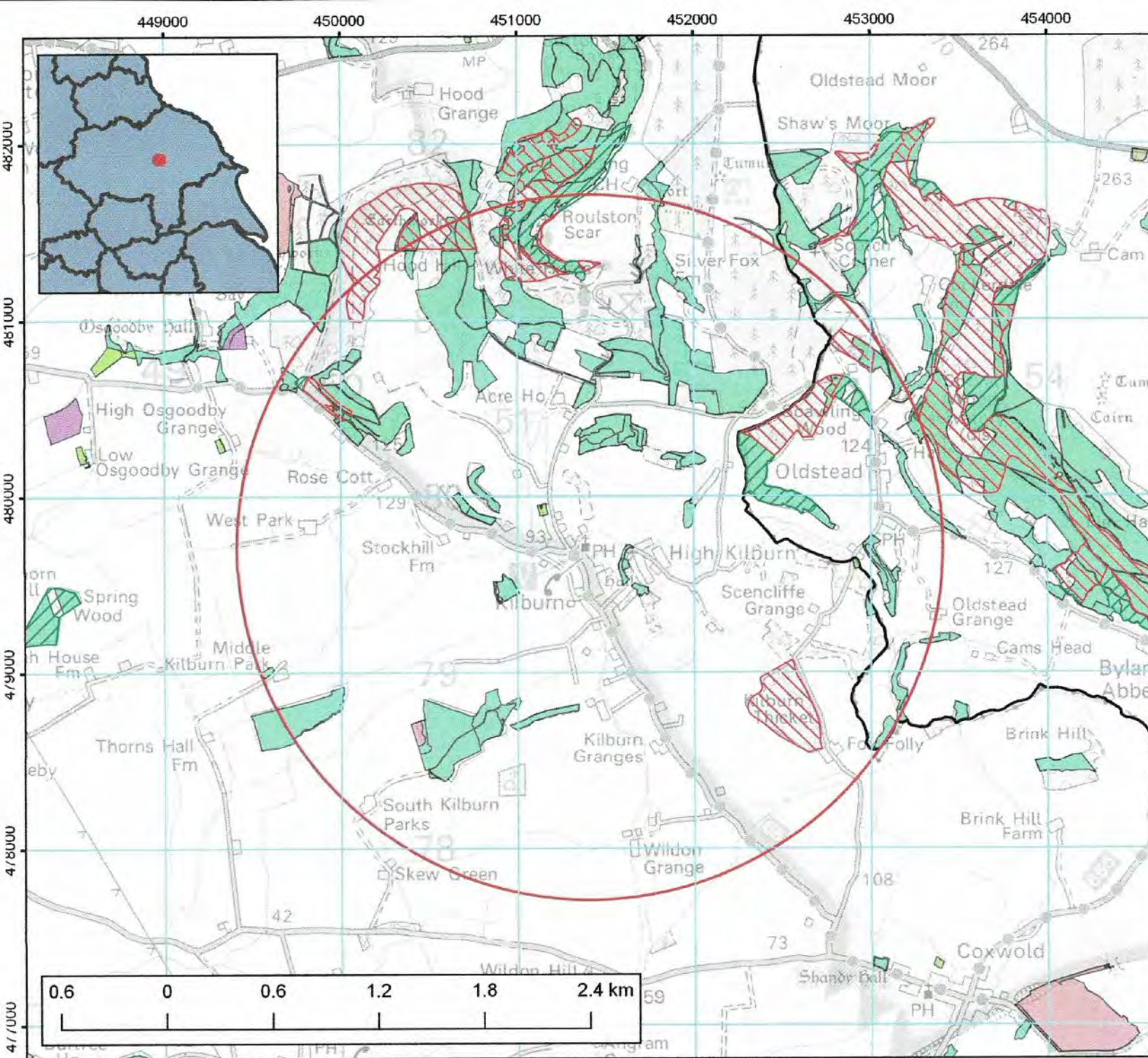
Search area: 2Km from
 451410,479710

Map created on: 2020-12-04

- Legend**
- Search area
 - North Yorkshire SINC

Figure 4
Priority Habitats

Client: R&D Biology
 Client ref: Old Vicarage, Kilburn
 Our ref: E05272
 Search area: 2Km from
 451410,479710
 Map created on: 2020-12-04



- Legend**
- Search area
 - AWI**
 - ASNW
 - PAWS
 - PHI**
 - Deciduous woodland
 - Lowland fens
 - Traditional orchard

Scientific Name	Common Name	Taxonomic Group	Location	Grid Reference	Custodian	Survey	Recorder(s)	Date(s)	Year	Record Type	Designation(s)
<i>Accipiter nisus</i>	Sparrowhawk	bird	Hood Hill Plantation	SE501811	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Martin Hammond	04/08/1998	1998		Bird_RedList_GB_post2001-NT_Breeding; CMS_A2; ECCITES-A
<i>Apus apus</i>	Swift	bird	Kilburn	SE5127969	NEYEDC	Swift Inventory of Screaming Parties in the UK	Unknown (General Public)	01/01/2011	2011	4 Count	Bird-Amber; Bird_RedList_GB_post2001-EN_Breeding
<i>Falco peregrinus</i>	Peregrine	bird	Roulston Scar	SE512816	NEYEDC	Ryedale Natural History Society: Online Records	Nick Fraser	18/01/2014	2014		Bern-A2; BirdsDir-A1; CMS_A2; ECCITES-A; WACA-Sch1_part1
<i>Poecile montana</i>	Willow Tit	bird		SE501811	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Martin Hammond	04/08/1998	1998		Bern-A2; Bird-Red; Bird_RedList_GB_post2001-EN_Breeding
<i>Poecile palustris</i>	Marsh Tit	bird	Hood Hill Plantation	SE501811	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Martin Hammond	04/08/1998	1998		Bern-A2; Bird-Red; Bird_RedList_GB_post2001-VU_Breeding
<i>Pyrrhula pyrrhula</i>	Bullfinch	bird	Snap Wood	SE506786	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Andrew Weston	22/04/1999	1999		Hamb_LBAP; Bird-Amber
<i>Regulus regulus</i>	Goldcrest	bird	Roulston Scar	SE512816	NEYEDC	Ryedale Natural History Society: Online Records	Nick Fraser	01/02/2014	2014		Bern-A2
<i>Pinus sylvestris</i>	Scots Pine	conifer	Snap Hill Quarry (disused)	SE508786	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Andrew Weston	05/08/1998	1998	R DAFOR of Individuals	NS-excludes
<i>Pinus sylvestris</i>	Scots Pine	conifer	North York Moors	SE5080	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		NS-excludes
<i>Pinus sylvestris</i>	Scots Pine	conifer	North York Moors	SE5280	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		NS-excludes
<i>Actaea spicata</i>	Baneberry	flowering plant	North York Moors	SE5080	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		NS-excludes
<i>Allium oleraceum</i>	Field Garlic	flowering plant	North-east Yorkshire	SE520814	NEYEDC	BSBI Notable and Protected Plant Records	Jill Magee	2010	2010		RedList_GB_post2001-VU
<i>Briza media</i>	Quaking-grass	flowering plant	Trencar Lane Verge	SE508790	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Martin Hammond	06/08/1998	1998	R DAFOR of Individuals	RedList_ENG_post2001-NT
<i>Briza media</i>	Quaking-grass	flowering plant	North York Moors	SE5080	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Briza media</i>	Quaking-grass	flowering plant	North York Moors	SE5278	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Briza media</i>	Quaking-grass	flowering plant	North York Moors	SE5280	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Bromus secalinus</i>	Rye Brome	flowering plant	North-east Yorkshire	SE571	NEYEDC	BSBI Notable and Protected Plant Records	Vince Jones	2017	2017		NS-excludes; RedList_ENG_post2001-NT; RedList_GB_post2001-VU
<i>Bromus secalinus</i>	Rye Brome	flowering plant	North-east Yorkshire	SE57J	NEYEDC	BSBI Notable and Protected Plant Records	Vince Jones	2014	2014		NS-excludes; RedList_ENG_post2001-NT; RedList_GB_post2001-VU
<i>Calluna vulgaris</i>	Heather	flowering plant	Hood Hill Plantation	SE501811	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Martin Hammond	04/08/1998	1998	LD DAFOR of Individuals	RedList_ENG_post2001-NT
<i>Calluna vulgaris</i>	Heather	flowering plant	North York Moors	SE5080	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Calluna vulgaris</i>	Heather	flowering plant	North York Moors	SE5280	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Campanula rotundifolia</i>	Harebell	flowering plant	Snap Hill Quarry (disused)	SE508786	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Andrew Weston	05/08/1998	1998	R DAFOR of Individuals	RedList_ENG_post2001-NT
<i>Campanula rotundifolia</i>	Harebell	flowering plant	Hood Hill Plantation	SE501811	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Martin Hammond	04/08/1998	1998	LD DAFOR of Individuals	RedList_ENG_post2001-NT
<i>Campanula rotundifolia</i>	Harebell	flowering plant	North York Moors	SE5080	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Campanula rotundifolia</i>	Harebell	flowering plant	North York Moors	SE5280	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Carex echinata</i>	Star Sedge	flowering plant	North York Moors	SE5080	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Carex echinata</i>	Star Sedge	flowering plant	North York Moors	SE5280	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Carex pulicaris</i>	Flea Sedge	flowering plant	North York Moors	SE5080	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Carex vesicaria</i>	Bladder-sedge	flowering plant	Hood Hill Plantation	SE501811	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Martin Hammond	04/08/1998	1998	R DAFOR of Individuals	RedList_ENG_post2001-VU
<i>Chenopodium bonus-henricus</i>	Good-King-Henry	flowering plant	North-east Yorkshire	SE571	NEYEDC	BSBI Notable and Protected Plant Records	Unknown (BSBI Recorder)	1986 - 1991	1991		RedList_ENG_post2001-VU; RedList_GB_post2001-VU
<i>Chenopodium bonus-henricus</i>	Good-King-Henry	flowering plant	North-east Yorkshire	SE571	NEYEDC	BSBI Notable and Protected Plant Records	Nan Sykes	1992	1992		RedList_ENG_post2001-VU; RedList_GB_post2001-VU
<i>Cruciata laevipes</i>	Crosswort	flowering plant	Trencar Lane Verge	SE508790	NEYEDC	North Yorkshire SINC Monitoring Survey 2011	Ben Jackson; Mike Barney	15/07/2011	2011	LA DAFOR of Individuals	RedList_ENG_post2001-NT
<i>Cruciata laevipes</i>	Crosswort	flowering plant	Snap Wood	SE506786	NEYEDC	North Yorkshire SINC Monitoring Survey 2009	Louise Slack	25/03/2009	2009	R DAFOR of 01	RedList_ENG_post2001-NT
<i>Cruciata laevipes</i>	Crosswort	flowering plant	Snap Wood	SE506786	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Andrew Weston	22/04/1999	1999	L DAFOR of Individuals	RedList_ENG_post2001-NT
<i>Cruciata laevipes</i>	Crosswort	flowering plant	Trencar Lane Verge	SE508790	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Martin Hammond	06/08/1998	1998	LF DAFOR of Individuals	RedList_ENG_post2001-NT
<i>Cruciata laevipes</i>	Crosswort	flowering plant	Snap Hill Quarry (disused)	SE508786	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Andrew Weston	05/08/1998	1998	LD DAFOR of Individuals	RedList_ENG_post2001-NT
<i>Cruciata laevipes</i>	Crosswort	flowering plant	Hood Hill Plantation	SE501811	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Martin Hammond	04/08/1998	1998	R DAFOR of Individuals	RedList_ENG_post2001-NT
<i>Cruciata laevipes</i>	Crosswort	flowering plant	North York Moors	SE5080	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Cruciata laevipes</i>	Crosswort	flowering plant	North York Moors	SE5278	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Cruciata laevipes</i>	Crosswort	flowering plant	North York Moors	SE5280	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Epipactis palustris</i>	Marsh Helleborine	flowering plant	North York Moors	SE5280	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		ECCITES-B; RedList_ENG_post2001-NT
<i>Epipactis palustris</i>	Marsh Helleborine	flowering plant	North York Moors	SE532806	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		ECCITES-B; RedList_ENG_post2001-NT

Scientific Name	Common Name	Taxonomic Group	Location	Grid Reference	Custodian	Survey	Recorder(s)	Date(s)	Year	Record Type	Designation(s)
<i>Erica cinerea</i>	Bell Heather	flowering plant	North York Moors	SE5080	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Eriophorum angustifolium</i>	Common Cottongrass	flowering plant	North-east Yorkshire	SE58F	NEYEDC	BSBI Notable and Protected Plant Records	Unknown (BSBI Recorder)	1986 - 1991	1991		RedList_ENG_post2001-VU
<i>Eriophorum angustifolium</i>	Common Cottongrass	flowering plant	North York Moors	SE5280	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-VU
<i>Eriophorum angustifolium</i>	Common Cottongrass	flowering plant	North-east Yorkshire	SE58F	NEYEDC	BSBI Notable and Protected Plant Records	Nan Sykes	1992	1992		RedList_ENG_post2001-VU
<i>Fragaria vesca</i>	Wild Strawberry	flowering plant	Menciffe Hagg	SE498807	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Martin Hammond	05/08/1998	1998	O DAFOR of Individuals	RedList_ENG_post2001-NT
<i>Fragaria vesca</i>	Wild Strawberry	flowering plant	Snape Hill Quarry (disused)	SE508786	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Andrew Weston	05/08/1998	1998	O DAFOR of Individuals	RedList_ENG_post2001-NT
<i>Fragaria vesca</i>	Wild Strawberry	flowering plant	Hood Hill Plantation	SE501811	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Martin Hammond	04/08/1998	1998	O DAFOR of Individuals	RedList_ENG_post2001-NT
<i>Fragaria vesca</i>	Wild Strawberry	flowering plant	North York Moors	SE5078	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Fragaria vesca</i>	Wild Strawberry	flowering plant	North York Moors	SE5080	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Fragaria vesca</i>	Wild Strawberry	flowering plant	North York Moors	SE5278	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Fragaria vesca</i>	Wild Strawberry	flowering plant	North York Moors	SE5280	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Galeopsis speciosa</i>	Large-flowered Hemp-nettle	flowering plant	North-east Yorkshire	SE57I	NEYEDC	BSBI Notable and Protected Plant Records	Unknown (BSBI Recorder)	1986 - 1991	1991		RedList_ENG_post2001-VU; RedList_GB_post2001-VU
<i>Galeopsis speciosa</i>	Large-flowered Hemp-nettle	flowering plant	North-east Yorkshire	SE57I	NEYEDC	BSBI Notable and Protected Plant Records	Nan Sykes	1992	1992		RedList_ENG_post2001-VU; RedList_GB_post2001-VU
<i>Helleborus foetidus</i>	Stinking Hellebore	flowering plant	Ryedale District	SE5380	NEYEDC	Ryedale Natural History Society: Casual Records 1999 to 2002	Gill Smith	19/03/1999	1999		NS-excludes
<i>Helleborus foetidus</i>	Stinking Hellebore	flowering plant	North York Moors	SE5280	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		NS-excludes
<i>Hyacinthoides non-scripta</i>	Bluebell	flowering plant	North-east Yorkshire	SE57E	NEYEDC	BSBI Notable and Protected Plant Records	Unknown (BSBI Recorder)	1986 - 1991	1991		Hamb_LBAP: WACA-Sch8
<i>Hyacinthoides non-scripta</i>	Bluebell	flowering plant	North-east Yorkshire	SE57I	NEYEDC	BSBI Notable and Protected Plant Records	Unknown (BSBI Recorder)	1986 - 1991	1991		Hamb_LBAP: WACA-Sch8
<i>Hyacinthoides non-scripta</i>	Bluebell	flowering plant	North-east Yorkshire	SE57J	NEYEDC	BSBI Notable and Protected Plant Records	Unknown (BSBI Recorder)	1986 - 1991	1991		Hamb_LBAP: WACA-Sch8
<i>Hyacinthoides non-scripta</i>	Bluebell	flowering plant	North-east Yorkshire	SE58A	NEYEDC	BSBI Notable and Protected Plant Records	Unknown (BSBI Recorder)	1986 - 1991	1991		Hamb_LBAP: WACA-Sch8
<i>Hyacinthoides non-scripta</i>	Bluebell	flowering plant	North-east Yorkshire	SE58F	NEYEDC	BSBI Notable and Protected Plant Records	Unknown (BSBI Recorder)	1986 - 1991	1991		Hamb_LBAP: WACA-Sch8
<i>Hyacinthoides non-scripta</i>	Bluebell	flowering plant	North-east Yorkshire	SE58F	NEYEDC	BSBI Notable and Protected Plant Records	Jill Magee; Vince Jones	18/06/2013	2013		Hamb_LBAP: WACA-Sch8
<i>Hyacinthoides non-scripta</i>	Bluebell	flowering plant	North-east Yorkshire	SE58F	NEYEDC	BSBI Notable and Protected Plant Records	Alan Ritson; Jill Magee; W.A. Thompson; Vince Jones	05/06/2013	2013		Hamb_LBAP: WACA-Sch8
<i>Hyacinthoides non-scripta</i>	Bluebell	flowering plant	North-east Yorkshire	SE58A	NEYEDC	BSBI Notable and Protected Plant Records	Alan Ritson; W.A. Thompson; Vince Jones	23/05/2012	2012		Hamb_LBAP: WACA-Sch8
<i>Hyacinthoides non-scripta</i>	Bluebell	flowering plant	Snape Wood	SE506786	NEYEDC	North Yorkshire SINC Monitoring Survey 2009	Louise Slack	25/03/2009	2009	F DAFOR of 01	Hamb_LBAP: WACA-Sch8
<i>Hyacinthoides non-scripta</i>	Bluebell	flowering plant	North-east Yorkshire	SE57E	NEYEDC	BSBI Notable and Protected Plant Records	Vince Jones	29/04/2008	2008		Hamb_LBAP: WACA-Sch8
<i>Hyacinthoides non-scripta</i>	Bluebell	flowering plant	Snape Wood	SE506786	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Andrew Weston	22/04/1999	1999	A DAFOR of Individuals	Hamb_LBAP: WACA-Sch8
<i>Hyacinthoides non-scripta</i>	Bluebell	flowering plant	Menciffe Hagg	SE498807	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Martin Hammond	05/08/1998	1998	LD DAFOR of Individuals	Hamb_LBAP: WACA-Sch8
<i>Hyacinthoides non-scripta</i>	Bluebell	flowering plant	Hood Hill Plantation	SE501811	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Martin Hammond	04/08/1998	1998	LD DAFOR of Individuals	Hamb_LBAP: WACA-Sch8
<i>Hyacinthoides non-scripta</i>	Bluebell	flowering plant	North-east Yorkshire	SE57I	NEYEDC	BSBI Notable and Protected Plant Records	Vince Jones	2017	2017		Hamb_LBAP: WACA-Sch8
<i>Hyacinthoides non-scripta</i>	Bluebell	flowering plant	North-east Yorkshire	SE57J	NEYEDC	BSBI Notable and Protected Plant Records	Vince Jones	2014	2014		Hamb_LBAP: WACA-Sch8
<i>Hyacinthoides non-scripta</i>	Bluebell	flowering plant	North-east Yorkshire	SE57D	NEYEDC	BSBI Notable and Protected Plant Records	Vince Jones	2007	2007		Hamb_LBAP: WACA-Sch8
<i>Hyacinthoides non-scripta</i>	Bluebell	flowering plant	North York Moors	SE5078	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		Hamb_LBAP: WACA-Sch8
<i>Hyacinthoides non-scripta</i>	Bluebell	flowering plant	North York Moors	SE5080	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		Hamb_LBAP: WACA-Sch8
<i>Hyacinthoides non-scripta</i>	Bluebell	flowering plant	North York Moors	SE5278	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		Hamb_LBAP: WACA-Sch8
<i>Hyacinthoides non-scripta</i>	Bluebell	flowering plant	North York Moors	SE5280	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		Hamb_LBAP: WACA-Sch8
<i>Hyacinthoides non-scripta</i>	Bluebell	flowering plant	North-east Yorkshire	SE57E	NEYEDC	BSBI Notable and Protected Plant Records	Nan Sykes	1992	1992		Hamb_LBAP: WACA-Sch8
<i>Hyacinthoides non-scripta</i>	Bluebell	flowering plant	North-east Yorkshire	SE57I	NEYEDC	BSBI Notable and Protected Plant Records	Nan Sykes	1992	1992		Hamb_LBAP: WACA-Sch8
<i>Hyacinthoides non-scripta</i>	Bluebell	flowering plant	North-east Yorkshire	SE57J	NEYEDC	BSBI Notable and Protected Plant Records	Nan Sykes	1992	1992		Hamb_LBAP: WACA-Sch8
<i>Hyacinthoides non-scripta</i>	Bluebell	flowering plant	North-east Yorkshire	SE58A	NEYEDC	BSBI Notable and Protected Plant Records	Nan Sykes	1992	1992		Hamb_LBAP: WACA-Sch8
<i>Hyacinthoides non-scripta</i>	Bluebell	flowering plant	North-east Yorkshire	SE58F	NEYEDC	BSBI Notable and Protected Plant Records	Nan Sykes	1992	1992		Hamb_LBAP: WACA-Sch8
<i>Hydrocotyle vulgaris</i>	Marsh Pennywort	flowering plant	North York Moors	SE5080	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Hydrocotyle vulgaris</i>	Marsh Pennywort	flowering plant	North York Moors	SE5280	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT

Scientific Name	Common Name	Taxonomic Group	Location	Grid Reference	Custodian	Survey	Recorder(s)	Date(s)	Year	Record Type	Designation(s)
<i>Impatiens glandulifera</i>	Indian Balsam	flowering plant	North-east Yorkshire	SE57I	NEYEDC	BSBI Notable and Protected Plant Records	Unknown (BSBI Recorder)	1986 - 1991	1991		INNS
<i>Impatiens glandulifera</i>	Indian Balsam	flowering plant	North-east Yorkshire	SE58A	NEYEDC	BSBI Notable and Protected Plant Records	Unknown (BSBI Recorder)	1986 - 1991	1991		INNS
<i>Impatiens glandulifera</i>	Indian Balsam	flowering plant	North-east Yorkshire	SE58A	NEYEDC	BSBI Notable and Protected Plant Records	Alan Ritson; W.A. Thompson; Vince Jones	23/05/2012	2012		INNS
<i>Impatiens glandulifera</i>	Indian Balsam	flowering plant	North-east Yorkshire	SE57E	NEYEDC	BSBI Notable and Protected Plant Records	Vince Jones	29/04/2008	2008		INNS
<i>Impatiens glandulifera</i>	Indian Balsam	flowering plant	North-east Yorkshire	SE57I	NEYEDC	BSBI Notable and Protected Plant Records	Vince Jones	2017	2017		INNS
<i>Impatiens glandulifera</i>	Indian Balsam	flowering plant	North-east Yorkshire	SE57D	NEYEDC	BSBI Notable and Protected Plant Records	Vince Jones	2007	2007		INNS
<i>Impatiens glandulifera</i>	Indian Balsam	flowering plant	North-east Yorkshire	SE57I	NEYEDC	BSBI Notable and Protected Plant Records	Vince Jones	2007	2007		INNS
<i>Impatiens glandulifera</i>	Indian Balsam	flowering plant	North York Moors	SE5080	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		INNS
<i>Impatiens glandulifera</i>	Indian Balsam	flowering plant	North-east Yorkshire	SE57I	NEYEDC	BSBI Notable and Protected Plant Records	Nan Sykes	1992	1992		INNS
<i>Impatiens glandulifera</i>	Indian Balsam	flowering plant	North-east Yorkshire	SE58A	NEYEDC	BSBI Notable and Protected Plant Records	Nan Sykes	1992	1992		INNS
<i>Lathyrus linifolius</i>	Bitter-vetch	flowering plant	Menclyffe Hagg	SE498807	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Martin Hammond	05/08/1998	1998	R DAFOR of Individuals	RedList_ENG_post2001-NT
<i>Lathyrus linifolius</i>	Bitter-vetch	flowering plant	Hood Hill Plantation	SE501811	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Martin Hammond	04/08/1998	1998	R DAFOR of Individuals	RedList_ENG_post2001-NT
<i>Lathyrus linifolius</i>	Bitter-vetch	flowering plant	North York Moors	SE5078	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Lathyrus linifolius</i>	Bitter-vetch	flowering plant	North York Moors	SE5080	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Lathyrus linifolius</i>	Bitter-vetch	flowering plant	North York Moors	SE5278	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Lathyrus linifolius</i>	Bitter-vetch	flowering plant	North York Moors	SE5280	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Mentha arvensis</i>	Corn Mint	flowering plant	North York Moors	SE5278	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Menyanthes trifoliata</i>	Bogbean	flowering plant	North York Moors	SE5080	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		ECCITES-D
<i>Menyanthes trifoliata</i>	Bogbean	flowering plant	North York Moors	SE5280	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		ECCITES-D
<i>Nardus stricta</i>	Mat-grass	flowering plant	Hood Hill Plantation	SE501811	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Martin Hammond	04/08/1998	1998	LA DAFOR of Individuals	RedList_ENG_post2001-NT
<i>Nardus stricta</i>	Mat-grass	flowering plant	North York Moors	SE5280	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Ononis spinosa</i>	Spiny Restharrow	flowering plant	Trenicar Lane Verge	SE508790	NEYEDC	North Yorkshire SINC Monitoring Survey 2011	Ben Jackson; Mike Barney	15/07/2011	2011	R DAFOR of Individuals	RedList_ENG_post2001-NT
<i>Ononis spinosa</i>	Spiny Restharrow	flowering plant	Trenicar Lane Verge	SE508790	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Martin Hammond	06/08/1998	1998	F DAFOR of Individuals	RedList_ENG_post2001-NT
<i>Oxalis acetosella</i>	Wood-sorrel	flowering plant	Snape Wood	SE506786	NEYEDC	North Yorkshire SINC Monitoring Survey 2009	Louise Slack	25/03/2009	2009	O DAFOR of 01	RedList_ENG_post2001-NT
<i>Oxalis acetosella</i>	Wood-sorrel	flowering plant	Snape Wood	SE506786	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Andrew Weston	22/04/1999	1999	O DAFOR of Individuals	RedList_ENG_post2001-NT
<i>Oxalis acetosella</i>	Wood-sorrel	flowering plant	Menclyffe Hagg	SE498807	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Martin Hammond	05/08/1998	1998	LF DAFOR of Individuals	RedList_ENG_post2001-NT
<i>Oxalis acetosella</i>	Wood-sorrel	flowering plant	Hood Hill Plantation	SE501811	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Martin Hammond	04/08/1998	1998	LD DAFOR of Individuals	RedList_ENG_post2001-NT
<i>Oxalis acetosella</i>	Wood-sorrel	flowering plant	North York Moors	SE5078	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Oxalis acetosella</i>	Wood-sorrel	flowering plant	North York Moors	SE5080	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Oxalis acetosella</i>	Wood-sorrel	flowering plant	North York Moors	SE5278	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Oxalis acetosella</i>	Wood-sorrel	flowering plant	North York Moors	SE5280	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Pedicularis sylvatica</i>	Lousewort	flowering plant	North-east Yorkshire	SE57J	NEYEDC	BSBI Notable and Protected Plant Records	Unknown (BSBI Recorder)	1986 - 1991	1991		RedList_ENG_post2001-VU
<i>Pedicularis sylvatica</i>	Lousewort	flowering plant	North-east Yorkshire	SE58F	NEYEDC	BSBI Notable and Protected Plant Records	Unknown (BSBI Recorder)	1986 - 1991	1991		RedList_ENG_post2001-VU
<i>Pedicularis sylvatica</i>	Lousewort	flowering plant	North York Moors	SE5278	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-VU
<i>Pedicularis sylvatica</i>	Lousewort	flowering plant	North York Moors	SE5280	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-VU
<i>Pedicularis sylvatica</i>	Lousewort	flowering plant	North-east Yorkshire	SE57J	NEYEDC	BSBI Notable and Protected Plant Records	Nan Sykes	1992	1992		RedList_ENG_post2001-VU
<i>Pedicularis sylvatica</i>	Lousewort	flowering plant	North-east Yorkshire	SE58F	NEYEDC	BSBI Notable and Protected Plant Records	Nan Sykes	1992	1992		RedList_ENG_post2001-VU
<i>Plantago media</i>	Hoary Plantain	flowering plant	North York Moors	SE5080	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Plantago media</i>	Hoary Plantain	flowering plant	North York Moors	SE5280	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Polygala serpyllifolia</i>	Heath Milkwort	flowering plant	Hood Hill Plantation	SE501811	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Martin Hammond	04/08/1998	1998	R DAFOR of Individuals	RedList_ENG_post2001-NT
<i>Potentilla erecta</i>	Tormentil	flowering plant	Menclyffe Hagg	SE498807	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Martin Hammond	05/08/1998	1998	LD DAFOR of Individuals	RedList_ENG_post2001-NT
<i>Potentilla erecta</i>	Tormentil	flowering plant	Hood Hill Plantation	SE501811	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Martin Hammond	04/08/1998	1998	LF DAFOR of Individuals	RedList_ENG_post2001-NT

Scientific Name	Common Name	Taxonomic Group	Location	Grid Reference	Custodian	Survey	Recorder(s)	Date(s)	Year	Record Type	Designation(s)
<i>Potentilla erecta</i>	Tormentil	flowering plant	North York Moors	SE5078	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Potentilla erecta</i>	Tormentil	flowering plant	North York Moors	SE5080	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Potentilla erecta</i>	Tormentil	flowering plant	North York Moors	SE5278	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Potentilla erecta</i>	Tormentil	flowering plant	North York Moors	SE5280	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Potentilla palustris</i>	Marsh Cinquefoil	flowering plant	Hood Hill Plantation	SE501811	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Martin Hammond	04/08/1998	1998	LD DAFOR of Individuals	RedList_ENG_post2001-NT
<i>Primula veris</i>	Cowslip	flowering plant	Snape Wood	SE506786	NEYEDC	North Yorkshire SINC Monitoring Survey 2009	Louise Slack	25/03/2009	2009	R DAFOR of 01	Hamb_LBAP
<i>Primula veris</i>	Cowslip	flowering plant	Snape Wood	SE506786	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Andrew Weston	22/04/1999	1999	R DAFOR of Individuals	Hamb_LBAP
<i>Primula veris</i>	Cowslip	flowering plant	Trencar Lane Verge	SE508790	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Martin Hammond	06/08/1998	1998	LD DAFOR of Individuals	Hamb_LBAP
<i>Primula veris</i>	Cowslip	flowering plant	Snape Hill Quarry (disused)	SE508786	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Andrew Weston	05/08/1998	1998	LD DAFOR of Individuals	Hamb_LBAP
<i>Primula veris</i>	Cowslip	flowering plant	North York Moors	SE5080	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		Hamb_LBAP
<i>Primula veris</i>	Cowslip	flowering plant	North York Moors	SE5278	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		Hamb_LBAP
<i>Primula veris</i>	Cowslip	flowering plant	North York Moors	SE5280	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		Hamb_LBAP
<i>Ranunculus flammula</i>	Lesser Spearwort	flowering plant	North-east Yorkshire	SE58F	NEYEDC	BSBI Notable and Protected Plant Records	Jill Magee; Vince Jones	18/06/2013	2013		RedList_ENG_post2001-VU
<i>Ranunculus flammula</i>	Lesser Spearwort	flowering plant	North-east Yorkshire	SE58F	NEYEDC	BSBI Notable and Protected Plant Records	Alan Ritson; Jill Magee; W.A. Thompson; Vince Jones	05/06/2013	2013		RedList_ENG_post2001-VU
<i>Ranunculus flammula</i>	Lesser Spearwort	flowering plant	Hood Hill Plantation	SE501811	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Martin Hammond	04/08/1998	1998	LD DAFOR of Individuals	RedList_ENG_post2001-VU
<i>Ranunculus flammula</i>	Lesser Spearwort	flowering plant	North-east Yorkshire	SE57I	NEYEDC	BSBI Notable and Protected Plant Records	Vince Jones	2017	2017		RedList_ENG_post2001-VU
<i>Ranunculus flammula</i>	Lesser Spearwort	flowering plant	North York Moors	SE5080	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-VU
<i>Ranunculus flammula</i>	Lesser Spearwort	flowering plant	North York Moors	SE5278	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-VU
<i>Ranunculus flammula</i>	Lesser Spearwort	flowering plant	North York Moors	SE5280	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-VU
<i>Ranunculus flammula</i>	Lesser Spearwort	flowering plant	North-east Yorkshire	SE57J	NEYEDC	BSBI Notable and Protected Plant Records	Nan Sykes	1992	1992		RedList_ENG_post2001-VU
<i>Ranunculus flammula</i>	Lesser Spearwort	flowering plant	North-east Yorkshire	SE58A	NEYEDC	BSBI Notable and Protected Plant Records	Nan Sykes	1992	1992		RedList_ENG_post2001-VU
<i>Ranunculus flammula</i>	Lesser Spearwort	flowering plant	North-east Yorkshire	SE58F	NEYEDC	BSBI Notable and Protected Plant Records	Nan Sykes	1992	1992		RedList_ENG_post2001-VU
<i>Rhododendron ponticum</i>	Rhododendron ponticum	flowering plant	Hood Hill Plantation	SE501811	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Martin Hammond	04/08/1998	1998	R DAFOR of Individuals	INNS
<i>Rhododendron ponticum</i>	Rhododendron ponticum	flowering plant	North York Moors	SE5078	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		INNS
<i>Rhododendron ponticum</i>	Rhododendron ponticum	flowering plant	North-east Yorkshire	SE57E	NEYEDC	BSBI Notable and Protected Plant Records	Nan Sykes	1992	1992		INNS
<i>Sagina nodosa</i>	Knotted Pearlwort	flowering plant	North York Moors	SE5080	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-VU
<i>Sagina nodosa</i>	Knotted Pearlwort	flowering plant	North-east Yorkshire	SE58A	NEYEDC	BSBI Notable and Protected Plant Records	Nan Sykes	1992	1992		RedList_ENG_post2001-VU
<i>Sanicula europaea</i>	Sanicle	flowering plant	Snape Wood	SE506786	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Andrew Weston	22/04/1999	1999	R DAFOR of Individuals	RedList_ENG_post2001-NT
<i>Sanicula europaea</i>	Sanicle	flowering plant	North York Moors	SE5278	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Sanicula europaea</i>	Sanicle	flowering plant	North York Moors	SE5280	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Senecio aquaticus</i>	Marsh Ragwort	flowering plant	North York Moors	SE5080	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Senecio aquaticus</i>	Marsh Ragwort	flowering plant	North York Moors	SE5278	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Senecio aquaticus</i>	Marsh Ragwort	flowering plant	North York Moors	SE5280	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Silene flos-cuculi</i>	Ragged-Robin	flowering plant	Hood Hill Plantation	SE501811	NEYEDC	North Yorkshire SINC Survey - 2004 and before	Martin Hammond	04/08/1998	1998	LD DAFOR of Individuals	RedList_ENG_post2001-NT
<i>Silene flos-cuculi</i>	Ragged-Robin	flowering plant	North York Moors	SE5078	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Silene flos-cuculi</i>	Ragged-Robin	flowering plant	North York Moors	SE5080	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Silene flos-cuculi</i>	Ragged-Robin	flowering plant	North York Moors	SE5278	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Silene flos-cuculi</i>	Ragged-Robin	flowering plant	North York Moors	SE5280	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Spergula arvensis</i>	Corn Spurrey	flowering plant	North-east Yorkshire	SE57D	NEYEDC	BSBI Notable and Protected Plant Records	Vince Jones	2007	2007		RedList_ENG_post2001-VU; RedList_GB_post2001-VU
<i>Succisa pratensis</i>	Devil's-bit Scabious	flowering plant	North York Moors	SE5080	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Succisa pratensis</i>	Devil's-bit Scabious	flowering plant	North York Moors	SE5278	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT
<i>Succisa pratensis</i>	Devil's-bit Scabious	flowering plant	North York Moors	SE5280	NEYEDC	North York Moors Plant Atlas	Nan Sykes	1993	1993		RedList_ENG_post2001-NT

Arboricultural Assessment Report

The Old Vicarage, Kilburn
North Yorkshire | YO24 4HX

October 2020

Report Prepared by
John E Burrow BSc Hons, ND

on behalf of
Mr. R. Tonks



ARBORICULTURALISTS | TREE CARE CONSULTANTS

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1 INTRODUCTION

1.1 Overview

A request for an Arboricultural Assessment was made to support a planning application at The Old Vicarage, Kilburn, North Yorkshire.

As part of proposals for an extension to an existing gym building and landscape proposals for the enhancement of the gardens, 3no. trees have been identified for removal. Refer to Architectural and Landscape plans for further details. The Old Vicarage is located within Kilburn Conservation area and also falls within the boundary of the North Yorkshire Moors National Park. Any proposed tree works including removal will require approval from the Local Authority and an application for tree works will need to be submitted. This Arboricultural Assessment report provides full details of the trees proposed for removal as part of the landscape and architectural works.

The site survey was conducted on Tuesday 15th September 2020 by John Burrow. On the day of inspection, the weather conditions were fair and sunny with good visibility.

Included within this report are the results of the inspection. Tree locations were numbered and marked on a topographical survey plan provided - refer to Figure.1 on page 6. Only the trees affected by the proposals and identified for removal were surveyed. All other trees within the site boundary are to be retained and will be unaffected by any development work.

The trees present were surveyed using non-invasive methods (the trees were not exposed to any physical disruption such as drilling). An acoustic sounding hammer was used to assess the integrity/ density of timber. Chemical analysis of the soil was not undertaken.

1.2 Method of Inspection

The inspection of the trees was undertaken at ground level using the Visual Tree Assessment method (VTA), this is based on methodology devised by Mattheck (1998). No diagnostic tools were used in the survey however, an acoustic sounding hammer was used to help assess the integrity/ density of stem timber.

1.3 Surveyor Qualifications

The surveyor's formal qualifications include:

- PTI Award (LANTRA) - 2014
- National Diploma (ND) in Forestry and Arboriculture | Askham Bryan College - 2010
- BSc Hons Geology & Physical Geography | University of Edinburgh - 2005

John has extensive arboricultural and horticultural experience and has attended numerous courses, conferences, seminars and workshops run by forestry and arboricultural organisations, colleges and universities.

He is also a registered QTRA (Quantified Tree Risk Assessment) user and exercises this knowledge on a regular basis as a Tree Inspector assessing York's tree population for the City of York Council.

All information given in this report is based upon the experience of the author and backed up with relevant arboricultural knowledge available at the date of inspection. This survey is based on the author's site observations and the provided information. Conclusions have been made in light of his experience and qualifications.

1.4 Site Plan

- 3no. Existing trees (T1-3) identified for removal and subject to arboricultural assessment, Refer to Table 1 - Tree Schedule for details
- Existing trees unaffected by development proposals



▲ Figure 1: Site Plan - NTS @ A4

2 KEY TO TREE SURVEY DATA

Key to be read in conjunction with the Tree Schedule - Results and recommendations table - Table 1 and Fig.1 Site Plan. *Key to Table 1 as follows:*

Height (m)

Tree height measured in metres. Measured using a mechanical clinometer unless otherwise stated.

Species

Species of tree Common name/Latin Name.

Life Stage

Life stage of tree summarised into the following categories:

Y - Young

SM - Semi-Mature

EM - Early Mature

M - Mature

LM - Late Mature

Physiological Condition

Physiological condition gives an assessment of the tree's health and vitality, die back and the presence of disease. It is summarised into the following categories:

Good – no significant health problems and generally in healthy condition

Fair – Tree less than optimal, satisfactory condition though below mean species performance condition, small buds/internodal distance, early decline or

Poor - significant ill health/in decline

Average Crown Spread (m)

The average crown spread (diameter) from the base of the tree to the nearest meter.

D.B.H - Diameter at Breast Height (cm)

The Diameter at Breast Height of the given tree at 1.5m above soil level.

SULE - Safe Usable Life Expectancy

Estimated remaining retention span based on species, condition & context divided into the following bands:

<10 years

10-20 years

20-40 years

>40 years

Structural Condition & Notes

Narrative comment on general tree condition, significant defects and overall appearance, for example presence of pathogens and structural condition, it is described as:

Good – no significant defects,

Fair – significant defects that can be remediated

Poor – significant defects which cannot be remediated

3 SITE PHOTOGRAPHS

T2
Lime
(*Tilia europaea*)

T1
Ash
(*Fraxinus excelsior*)

T3
Cherry
(*Prunus*)



T1- Ash
(*Fraxinus excelsior*)

T2 - Lime
(*Tilia europaea*)





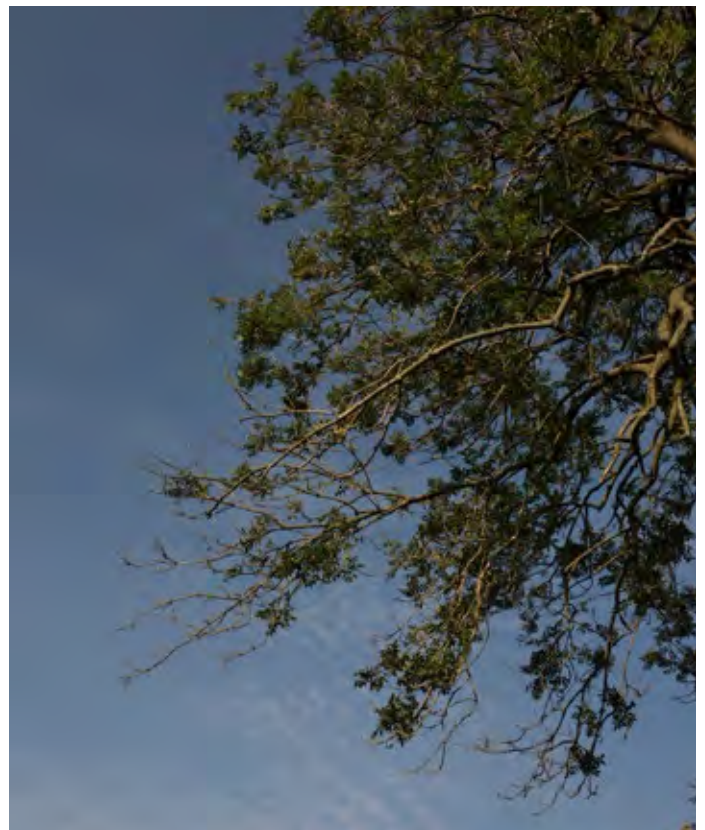
▲ T1 - Ash (*Fraxinus excelsior*)



▲ T1 - Ash (*Fraxinus excelsior*) overhanging adjacent Public Right of Way to north western boundary



▲ T1 - Ash (*Fraxinus excelsior*) signs of Ash Dieback

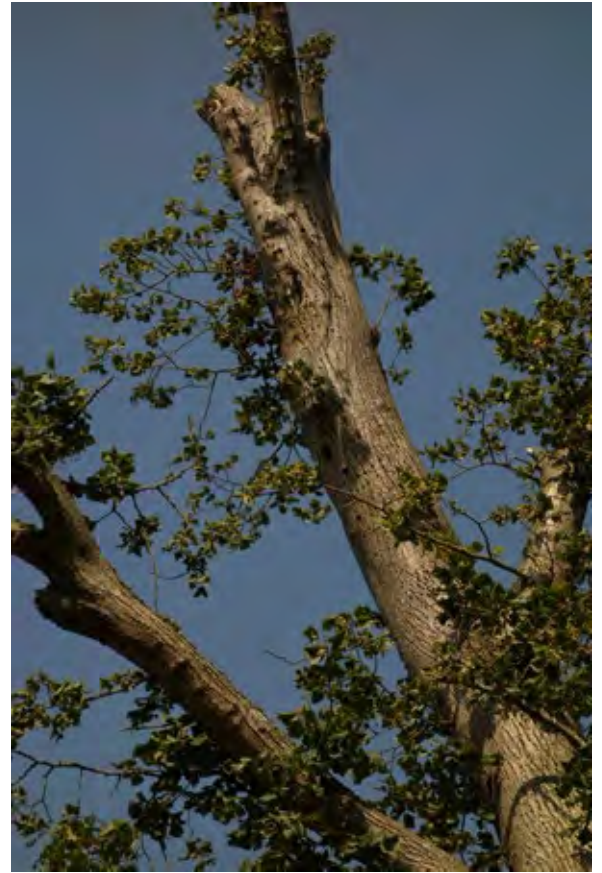


▲ T1 - Ash (*Fraxinus excelsior*) signs of Ash Dieback

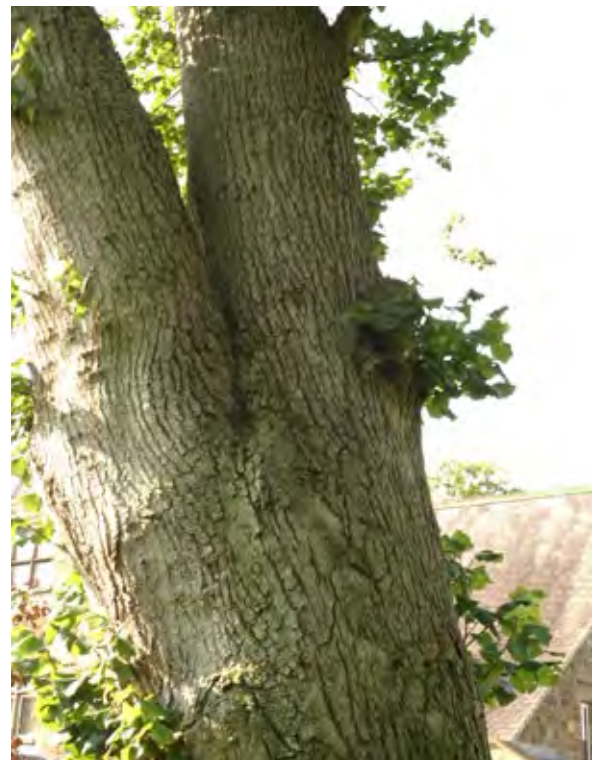
3 SITE PHOTOGRAPHS



▲ T2 - Lime (*Tilia europaea*) - Recently heavily pollarded and responding with low levels of vigour



▲ T2 - Lime (*Tilia europaea*) - Low crown density and dead/necrotic bark



▲ T2 - Lime (*Tilia europaea*) - included bark union



▲ T3 - Cherry (*Prunus*)



▲ T2 - Lime (*Tilia europaea*) - small emerging *Armillaria mellea* fruiting bodies indicating root decay



▲ T3 - Cherry (*Prunus*) - Included bark union

4 TREE SCHEDULE

Ref. No.	Species	Height (m)	Av. Crown Spread (m)	D.B.H (mm)	Life Stage	Phys. Condition	SULE	Structural Condition & Notes
T1	Ash <i>Fraxinus excelsior</i>	22	15	740	M	Poor	<10 yrs	<ul style="list-style-type: none"> Reduced vitality with visible signs of Ash dieback (<i>Hymenoscyphus fraxineus</i>) on shoots throughout the crown High volume of minor deadwood Stem bi-forked at circa.5/6m with good tension union Moderate basal condition Limited prospects given Ash Dieback infection and current state of crown condition Safe retention likely to be limited to a maximum of 5 years due to it's location overhanging a Public Right of Way and increasing risk of harm to public and home owners from falling deadwood and branch tear outs
T2	Lime <i>Tilia europaea</i>	12	5	840	M	Poor	10-20 yrs	<ul style="list-style-type: none"> Poor form and low levels of vitality Recently subjected to heavy crown reduction/ pollard (50% reduction) and responding with low levels of vigour Epicormic shoots developing on stems and branches along with basal epicormics Co-dominant stems with included bark union at 3m Sounding hammer indicates internal decay within lower stem Dead girdled root Dead bark/ decay in upper stems Limited longer term prospects Safe longer term retention only possible with further remedial work (pollarding)
T3	Cherry <i>Prunus sp.</i>	11	11	460	M	Fair	>40yrs	<ul style="list-style-type: none"> Average vitality Poor form - weak union with co-dominant stems with included bark union at 2m. Spreading crown with limited natural bracing - increasing probability of failure over time (may require remedial action, i.e. cable bracing to limit probability of failure at defect union) Currently located in a relatively low target setting Minor deadwood Good basal condition Light mower damage to surface roots Light shot-holing of leaves indicative of bacterial canker infection

▲ Table 1: Tree Schedule

5 CONCLUSION

T1 - Ash (*Fraxinus excelsior*)

Given that the Ash tree is displaying obvious signs of Ash Dieback Disease, it is unlikely that the tree will survive the next 5 years and will need to be removed. As decline and dieback continues to develop throughout the crown, there will be an increased risk to property and to members of the public using the adjacent Public Right of Way that passes under the crown.

T2 - Lime (*Tilia europaea*)

The tree has not responded well to the recent remedial work (pollarding) which has left the tree with an unsightly appearance. As root and basal decay continue to progress the tree will present an increasing level of risk.

T3 - Cherry (*Prunus sp.*)

Although physiologically the trees condition is satisfactory, structurally it features a significant defect which is likely to require remedial work in the future to reduce the risk of a stem failure.

In summary, I would suggest that the above trees should not constrain any development proposals at the Old Vicarage. The Ash and Lime are long established, mature broad-leaf trees that are/were prominent features within their garden setting. However, both trees are suffering from a significant decline in their condition due to disease and, as a result, will present an increasing risk over the coming years and therefore a burden to the client with respect to responsibility and maintenance. The Cherry, is a smaller and less prominent specimen and not particularly visible from any public view points. It features a significant structural fault, and although remedial work could be undertaken to reduce the likelihood of stem failure (another potential management burden) I would suggest that the removal of this tree would have a limited visual impact on the garden setting, and its loss could be easily mitigated with replacement tree planting.



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LANDSCAPE STATEMENT

prepared by
The Landscape Agency

November 2020



Landscape Proposals

Refer to Landscape Masterplan for full details.

Landscape proposals within the application site provide a positive contribution to the landscape character and setting to Kilburn Conservation Area and the North Yorkshire Moors National Park. Proposals seek to restore the gardens, retaining and celebrating high quality landscape features whilst removing detracting, unsympathetic landscape features including the dominating garden steps to the existing bank and poor quality trees and hedging.

To summarise, landscape proposals seek to enhance the existing site as follows:

- The creation of a crisp and simplified arrival and forecourt to the property. Planting to the frontage of the Vicarage has been simplified with groupings of clipped topiary set within a simple understorey.
- The existing low quality, overgrown mixed hedgerow, dominated by Cherry Laurel, forming the boundary to the Public Right of Way is proposed for removal. A new native Hornbeam Hedging is proposed to replace this section of hedgerow, providing a consistent and neat boundary.
- The landscape to the rear of the property has been simplified with a new terrace aligned on the geometry of the building. The terrace will be formed with the existing yorkstone paving flags salvaged and relaid in courses across a single level terrace providing a large area for external seating. The terrace is framed with simple crisp evergreen hedging and a planting bed with a focal multi-stemmed tree.
- New garden features include an orchard and kitchen garden including coldframes and a series of raised productive beds aligned on key axes through the gardens. The orchard will combine a collection of traditional, locally prevalent heritage apple and pear varieties. The fruit trees are to be planted within areas of wildflower meadow with additional seasonal bulb planting. New tree planting is also proposed within the lawn area to the frontage of the property to provide the next generation of large specimen trees within the landscape. The new tree planting proposed across the site (18n0.) will help to mitigate for the loss of the 3no. low quality garden trees removed as part of the landscape proposals (Refer to the supporting Arboricultural Assessment for further details).
- Within the courtyard between the garages and gym building a new log store and bin store is proposed, positioned against the boundary wall. The structure will be formed from timber with a slate lean to roof.
- The existing dominating stone steps to the bank to the rear of the gardens are proposed for removal. The untidy planted slope is to be re-profiled to create a series of gently terraced grass steps providing access and an enhanced setting to the existing summerhouse.
- Proposed hard materials throughout the garden are high quality and reference the character of the local area including yorkstone paving, yorkstone drystone facing to new walling, solid sandstone steps and locally sourced buff coloured gravel.

