

MEMO

**North
Lincolnshire
Council**

To: Mark Niland, Development Management
From: Andrew Taylor, Place Planning & Housing
Your Ref: PA/2020/14 & PA/2019/1218 Condition 3
Date: 02 March 2020

Subject: Planning permission to erect agricultural shed, polytunnels and greenhouse including associated works
Mosswood Manor, Access To Mosswood Manor, Belton, DN17 4BY

Summary

- Further work to the submitted landscape plan is required before Condition 3 can be discharged.

Thank you for consulting Place Planning & Housing on the above application to discharge a planning condition. Condition 3 of PA/2019/1218 is as follows:

3.

No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

Reason

To ensure the protection of the adjacent listed building.

The Adopted Landscape Character Assessment and Guidelines gives the following guidance for this area (relevant excerpts only):

Flat Wooded Farmland – Mosswood Grange

Landscape Strategy:

Enhance the existing landscape components of this semi-enclosed area of arable farmland, parkland and village fringe.

Landscape Guidelines:

Enhance existing structure of farmland through the replacement of lost hedgerow planting and the management and reinforcement of existing tree and hedgerow cover.

Protect the fabric of the historic landscape of Hirst Priory and Temple Bellwood parkland landscapes, including buildings, garden features, planting and any features that predate the parkland, which make a strong contribution to local landscape character.

Tree lined avenues are a common feature of the roads surrounding Crowle. Efforts should be made to maintain and replant and infill areas of lost roadside tree planting further enhancing the strong linear planting features of this area.

Promote the management and restructure of excessively even aged woodland cover. Thinning and restocking of native species should seek to improve habitat diversity and shrub cover.

New woodland planting should be characteristic of existing areas in size, shape and species creating consistent landscape character.

Planting of inappropriate species should be discouraged and where possible replaced by native deciduous tree planting that will create a softer less intrusive visual barrier characteristic of surrounding areas of woodland planting.

New industrial and agricultural development should be integrated into the surrounding landscape using a competent planting scheme.

I have reviewed the submitted landscape proposal from E. Maleham Landscaping. The proposal makes significant use of non-native species and varieties that would not comply with the landscape guidelines or with good practice for biodiversity enhancement. Examples include *Quercus ilex*, *Alnus incarna*, *Acer platanoides*, *Prunus lusitanica*, *Prunus rotundifolia*, *Alnus cordata*, *Betula tristis* etc etc.

Quercus ilex, the evergreen oak, whilst not listed on Schedule 9 of the Wildlife and Countryside Act (as amended), is considered by Plantlife and others to be an invasive non-native species and should not be planted in this area.

Hornbeam *Carpinus betulus* is not locally native, but could be planted sparingly in this area, to provide future-proofing for predicted climate change.

Further work to the submitted landscape plan is required before Condition 3 can be discharged. I would request a revised scheme with:

- primarily locally native species,
- reference to the Landscape Guidelines for “Flat Wooded Farmland – Mosswood Grange”,
- consideration of appropriate planting in an otherwise largely open landscape- see the guidance in the Humberhead Levels National

Character Area statement:

<http://publications.naturalengland.org.uk/publication/1843305>

If you have any questions, please do not hesitate to contact me.

Andrew Taylor
Natural Environment Policy Specialist

Annex- Ecology and Legal Protection

Bats

All species of bat are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017 making all species of bat European Protected Species. Details of the legislation can be found at:

Wildlife and Countryside Act

<http://www.legislation.gov.uk/ukpga/1981/69/contents>

The Countryside and Rights of Way Act:

http://www.opsi.gov.uk/acts/acts2000/ukpga_20000037_en_7#pt3-pb8-l1q81

The Conservation of Habitats and Species Regulations 2010

http://www.opsi.gov.uk/si/si2010/uksi_20100490_en_1

Nesting birds

It is an offence under Section 1 of the Wildlife and Countryside Act of 1981(WCA 1981) to intentionally take, damage or destroy the nest of any wild bird while it is use or being built. The WCA 1981 also provides that all wild birds and their eggs are protected and cannot be killed or taken except under licence.