

## **Wren Kitchens, Falkland Way, Barton upon Humber**

Lorry Park Landscape Summary

Wren Kitchens  
December 2021

Project Reference: GL1113



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## 1 INTRODUCTION

1.1 The following landscape summary report has been prepared by Golby + Luck Ltd following instruction by Wren Kitchens to consider the proposal for a new lorry park to the north of Falkland Way in Barton upon Humber (the site); see **GL1113 24** and **25**.

1.2 The site is identified in the DPD as part of the allocated employment site BARE-1, see **GL1113 26**. The western half of the site is within the allocation, the eastern part of the site falls outside the allocation set between BARE-1 to the west and an existing industrial site to the east. The allocation sets out the following:

*“Land at the Humber Bridge Industrial Estate, Barton upon Humber (7.15ha) is allocated for employment use. These sites will be developed in accordance to the following site specific criteria:*

- *The site should be developed for a mix of B1 (Business/Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) uses*
- *Vehicular access points and financial contributions for improvements to the Falkland Way/Barrow Road junction will need to be agreed with the Highways Authority*
- *Local reinforcements may be required regarding provision of water and disposal of waste water and surface water dependent upon type/scale of development*
- *A Transport Assessment and Travel Plan will be required*
- *Footpath and cycle provision should be provided throughout the site, linking the development to local services, residential areas and the wider rights of way network*
- *A Ecology Survey is required*
- *A Flood Risk Assessment will be required to demonstrate that safe development can be achieved on the site without increasing flood risks elsewhere*
- *The HRA has assessed this allocation for its potential to result in an adverse impact on the integrity of the European and international site. On the basis of the information available, it has been found that there will be no adverse effects on integrity of the BARE-1 site. However, a HRA of the project will be required at the development control stage when detailed designs are available, to further examine the potential for the proposed development to result in an adverse*



*impact on the integrity of the international site. Should any mitigation be required, it should be integrated in to detailed designs and the delivery must be agreed prior to granting planning permission. If with mitigation, it cannot be proven that there will be no effects on integrity then planning permission will be refused.*

- *A Heritage Assessment will be required*
- *A comprehensive landscaping scheme, including biodiversity enhancement, is required*
- *Design must be in accordance with Core Strategy Policy CS5."*

1.3 This summary report sets out the key landscape issues relating to the application and includes detailed landscape proposals that have been specified in consultation with the project Ecologist to secure the biodiversity requirement identified in the Policy BARE-1.

1.4 The following documents are referenced in this report:

- Ministry of Housing Communities & Local Government - National Planning Policy Framework 2019 (the NPPF);
- North Lincolnshire Council - North Lincolnshire Local Plan - May 2003 – Saved Policies - September 2007 (the Local Plan);
- North Lincolnshire Council - North Lincolnshire Core Strategy - June 2011 (the Core Strategy);
- North Lincolnshire Council – Housing and Employment Land Allocations Development Plan Document – March 2016 (the DPD);
- Natural England – National Landscape Character Areas: 41 Humber Estuary; 42 Lincolnshire Coast and Marshes; and 43 Lincolnshire Wolds.
- North Lincolnshire Council - North Lincolnshire Landscape Character Assessment – 1999 (NLLCA);
- Ordnance Survey mapping material at 1:20,000 and 1:10,000 scale;
- Promap aerial mapping information; and
- MAGIC interactive website ([www.magic.defra.gov.uk](http://www.magic.defra.gov.uk)).



## 2 SITE CONTEXT AND LOCATION

- 2.1 The site is located to the north of Falkland Way, Barton upon Humber. The site sits to the east of Victory Way comprising an open area of cleared scrub land extending to approximately 2.55 hectares, set between existing industrial development to the south, east, and west; see **GL1113 24** and **25**. To the north is an area of modified land with existing earthworks and lagoons set within industrial allocation BARE-1.
- 2.2 The western half of the site forms part of the BARE-1 allocation with the eastern half of the site falling outside the allocation. The entire site and wider allocation to the north sits within the defined Development Limit of Barton upon Humber.
- 2.3 The immediate boundaries of the site are defined by highways to the west, a combination of highways and remnant hedgerow to the south, security fencing and remnant hedgerow to the east, and a hedgerow and open ditch course to the north.
- 2.4 The site had been recently cleared at the time field work was carried out but appears to have accommodated a former pastoral habitat that had begun to revert to scrub in sections, more than likely due to a lack of any effective management. The site does not display any notable landscape features beyond the remnant sections of native hedgerows at its boundaries, and the open ditch course just beyond the northern boundary.
- 2.5 In terms of landuse, the site appears to be redundant with no particular landscape function or use. The site is located within the Development Limits, separated from the wider setting of countryside by its established/committed industrial setting.
- 2.6 In terms of landform, the site is flat sitting below the 3m above ordnance survey datum (ADO) contour on the low-lying land that extends between the Humber Estuary to the north and the rising ground to the south that forms the northern fringes of the Lincolnshire Wolds; see **GL1113 27**.
- 2.7 In terms of access and recreation, the site is maintained as private land and does not provide any landscape or recreation function. There is a cycleway to the south of the site that follows Pasture Road South that runs into public footpath PROW40 to the east. These routes are remote from the site, separated from it by existing areas of residential and industrial development.
- 2.8 In terms of designation, the site is not covered by any designation that would suggest an increased value or sensitivity to change and is not covered by any statutory or non-statutory designation that would prohibit its development as a lorry park. The western half



of the site is allocated for industrial development, and whilst the eastern half of the site is not allocated it is difficult to identify any other existing function that it would serve, especially given the surrounding context of existing and committed development.

- 2.9 The site is remote from the designated Barton upon Humber Conservation Area and associated heritage assets.
- 2.10 The land to the north of the site, beyond the wider BARE-1 allocation, is designated as part of the Humber Estuary Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA) and RAMSAR site. The site is separated from the land protected under these designations by the committed BARE-1 allocation; see **GL1113 26**.
- 2.11 Further details on the setting and likely effects of the proposal on the Humber Estuary are considered in the supporting Ecological Assessment.



### 3 LANDSCAPE AND VISUAL BASELINE

3.1 In terms of landscape setting, the NLLCA identifies the site as being located within the Lincolnshire Drift landscape character area (LCA), and more specifically the Flat Open Farmland local landscape type (LLT); see **GL1113 28**. The key characteristics of the Lincolnshire Drift LCA are identified as:

- *“Gently undulating arable landscape with topography dipping from the higher Lincolnshire Wolds in the west to the flat landscape of the Humber to the north and east.*
- *Settlement is dispersed with a concentration of larger settlements to the north and brick with pantile or occasionally slate roofs the local vernacular.*
- *Large scale rectilinear intensively farmed fields with pockets of smaller-scale historic landscape.*
- *Clipped hedgerows, some degraded due to farm amalgamation.*
- *Open landscape punctuated by medium-sized woodland blocks becoming more common in central and southern regions.*
- *Trees tend to be concentrated around farmsteads and settlements and are occasionally found within hedgerows.*
- *Landscape is degraded in many places with urban influences, transmission lines and views of industry detracting from the rural scene.”*

3.2 This is considered to be an accurate description of this LCA, and notably relevant to the site are the references to settlement and degraded sections of the landscape. In the detailed description of the LCA Lincolnshire Drift, and under the heading “The Changing Countryside” it is acknowledged that:

*“Barton upon Humber on the edge of the area is likely to expand which may have an impact on the northern part of the area. Minimal growth is expected for other settlements in the Lincolnshire Drift...”*

3.3 The key characteristics of the Flat Open Farmland LLT are identified as:

3.4 The key characteristics of the Flat Open Farmland LLT are identified as:

- *“Flat, expansive and somewhat vacant landscape is interrupted by the edges of Barrow upon Humber and Goxhill.*



- *Traditional farm buildings present although large scale, imposing barns made from modern materials are often associated.*
- *Open, low-lying arable farmland with a scarcity of woodland blocks.*
- *Trees concentrated around farm buildings or occasionally present in hedgerows.*
- *Landscape is unified by the large rectilinear fields, well defined hedgerows and long straight roads.*
- *Hedgerows are either well managed and tightly clipped or very discontinuous with ditches being the defining boundary element.*
- *Farmland appears sterile in places with little species or structural diversity.*
- *Most ditches, dikes and watercourses such as East Halton beck have few associated trees, hedgerows or vegetation."*

3.5 The site is located within the Development Limits set within a framework of existing and committed industrial development and associated highways. The degree to which the site contributes to the wider farmed and rural setting of the Lincolnshire Drift LCA and Open Undulating Farmland LLT is considered to be minimal, and a relationship that will be permanently severed following the implementation of BARE-1.

3.6 Given the redundant nature of the site (in landscape terms) and its established and emerging setting of industrial development, all of which is set within the defined Development Limit of Barton upon Humber, its development as a lorry park is likely to result in a negligible effect to the wider setting of the Lincolnshire Drift LCA and Open Undulating Farmland LLT.

3.7 In addition, the development of the site will not result in the loss of land that provides a valued function, it will not impact on local access and recreation, or the amenity associated with any such features, and will not introduce features that are new or discordant to the established landscape setting.

3.8 In terms of visual setting, the site is open to the highway setting of Falkland Way to the south from which there are views across the site towards the established industrial backdrop to the east and west. The visual setting of the site to the north is open but will become contained once the wider setting of BARE-1 is built-out.

3.9 Receptor groups local to the site include:

- Users of Falkland Way to the south of the site;



- Workers and visitors to the industrial developments to the south, east, and west of the site;
  - Possible filtered transient views from the railway to the north of the site; and
  - Possible filtered views from Pasture Road North to the north of the site
- 3.10 The proposed lorry park comprises an open parking facility with security fencing and lighting. The proposal does not include any building structures. All of these features are represented in the immediate setting of the site, and will therefore not introduce any new or discordant elements that contrast with the established visual setting of the site.
- 3.11 The visual setting of the site is contained to a small area, with a limited number of receptor groups that are not considered to be particularly susceptible to change. The views of the site are clearly of low value, and given the limited susceptibility of the local receptor groups the site and its local setting can be defined as being of low visual sensitivity.
- 3.12 The proposal will not introduce any new or visually discordant elements into the site or its local setting, and given the absence of any notable built-form, the proposal is likely to result in a relatively low magnitude of change. Clearly, when the lorry park is in use, the visual effect of the proposal will vary. However, given the relatively low nature of HGV vehicles when compared to the height of the surrounding existing industrial units any expected visual effect is likely to be low.
- 3.13 The proposal will not result in any adverse effects to the visual setting of local public rights of way, and the setting of valued green spaces/recreational resources. It will not result in any notable adverse effect to the wider setting of the Humber Estuary and associated views from the Grade I Listed Humber Bridge.



## 4 LANDSCAPE PROPOSALS

4.1 The detailed landscape proposals have been produced in consultation with the project Ecologist and form part of the Biodiversity Net Gain calculation for the development proposal; see **GL1113 29**.

4.2 The landscape proposals seek to secure the following elements:

- The retention and restoration of the remnant hedgerows at the northern and southern boundaries of the site;
- The creation of new hedgerows at the eastern and western boundaries of the site;
- The planting of new tree cover at the southern and south-west boundaries of the site to provide a reinforced landscape setting to the Falkland Way frontage and provide screening to the lorry park in views from the public highway; and
- The creation of an open pond elements within the site to enhance the biodiversity and nature conservation value of the site.

4.3 The lorry park layout has provided space at the boundaries of the site to secure new landscape measures that are connected to one another, and to the open ditch course at the northern boundary of the site. This secures landscape and habitat connectivity at a site level, and connectivity to wider habitats to the north of the site.

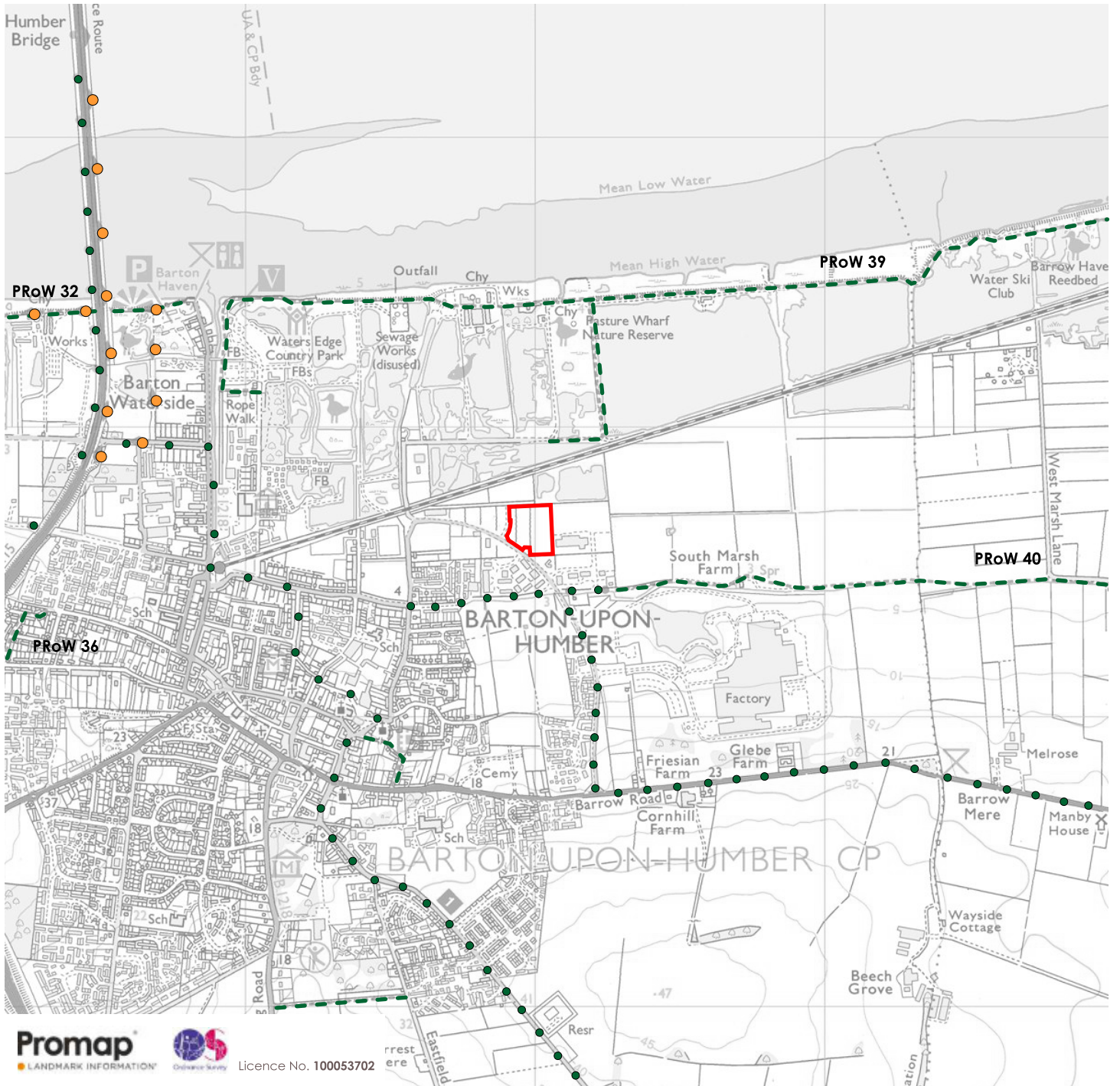
4.4 The proposed landscaping measures secure the following elements:

- New native boundary hedgerows and native scrub cover;
- New native tree planting;
- A new wetland features that will be subject to seasonal flooding with emergent planting and species rich meadow seeding; and
- Area of species rich grassland.

4.5 The measures will be the subject of long-term management carried out in accordance with best landscape and ecological practice, contributing to the overall net gain in biodiversity secured as part of this development proposal.







# Figures



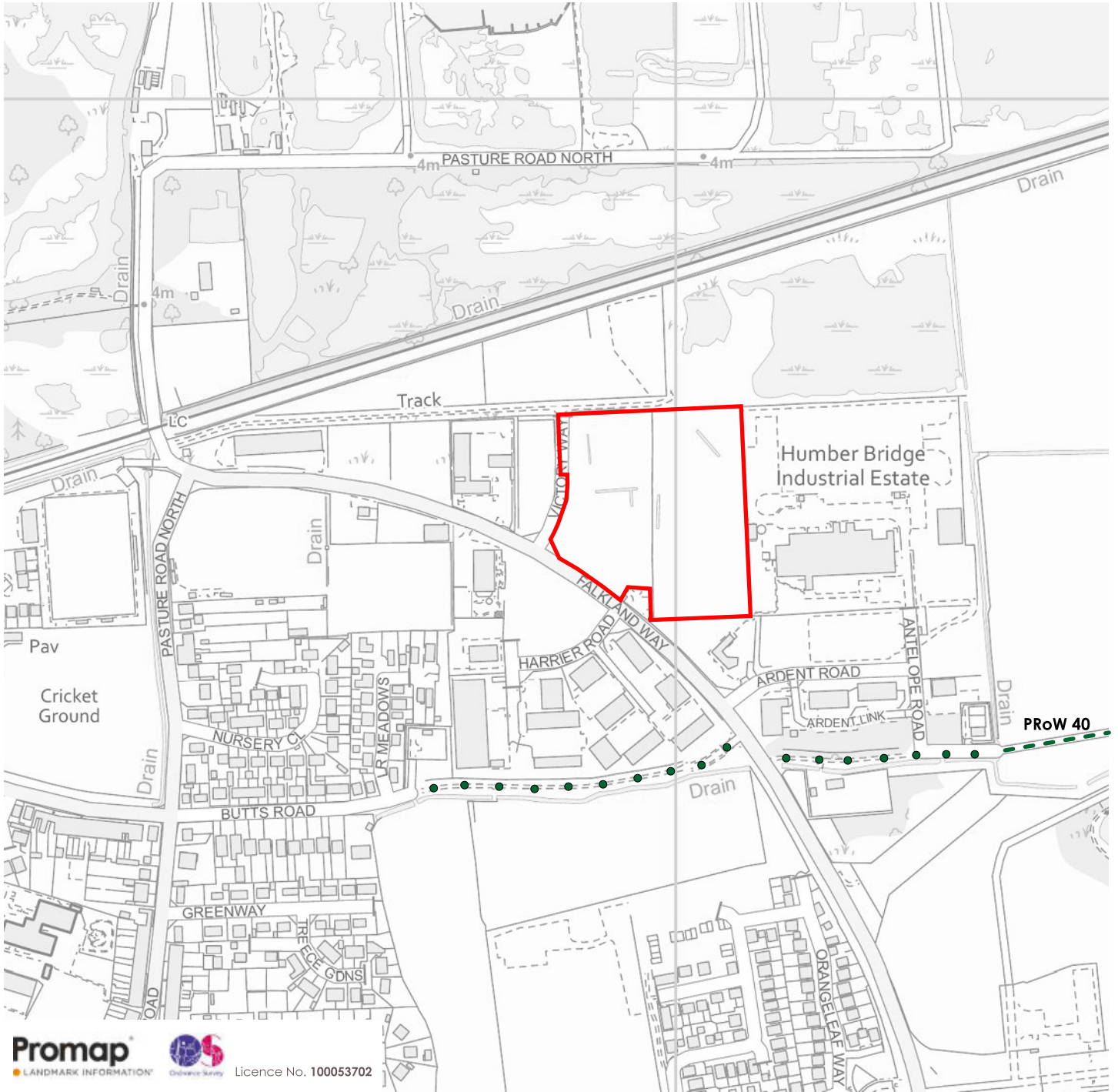
**Promap**  
 LANDMARK INFORMATION™  
 Licence No. 100053702

**Key**

-  Application boundary
-  Public footpath
-  Recreational trail
-  Off-road cycleway and on-road Sustrans routes




north

Number/Figure <b>GL1113 24</b>	Project Wren Lorry Park Barton upon Humber
Scale 1:20000@A3	Drawing title <b>Site Context</b>
Date 10/12/2021	Client FKX Limited
Checked SG	



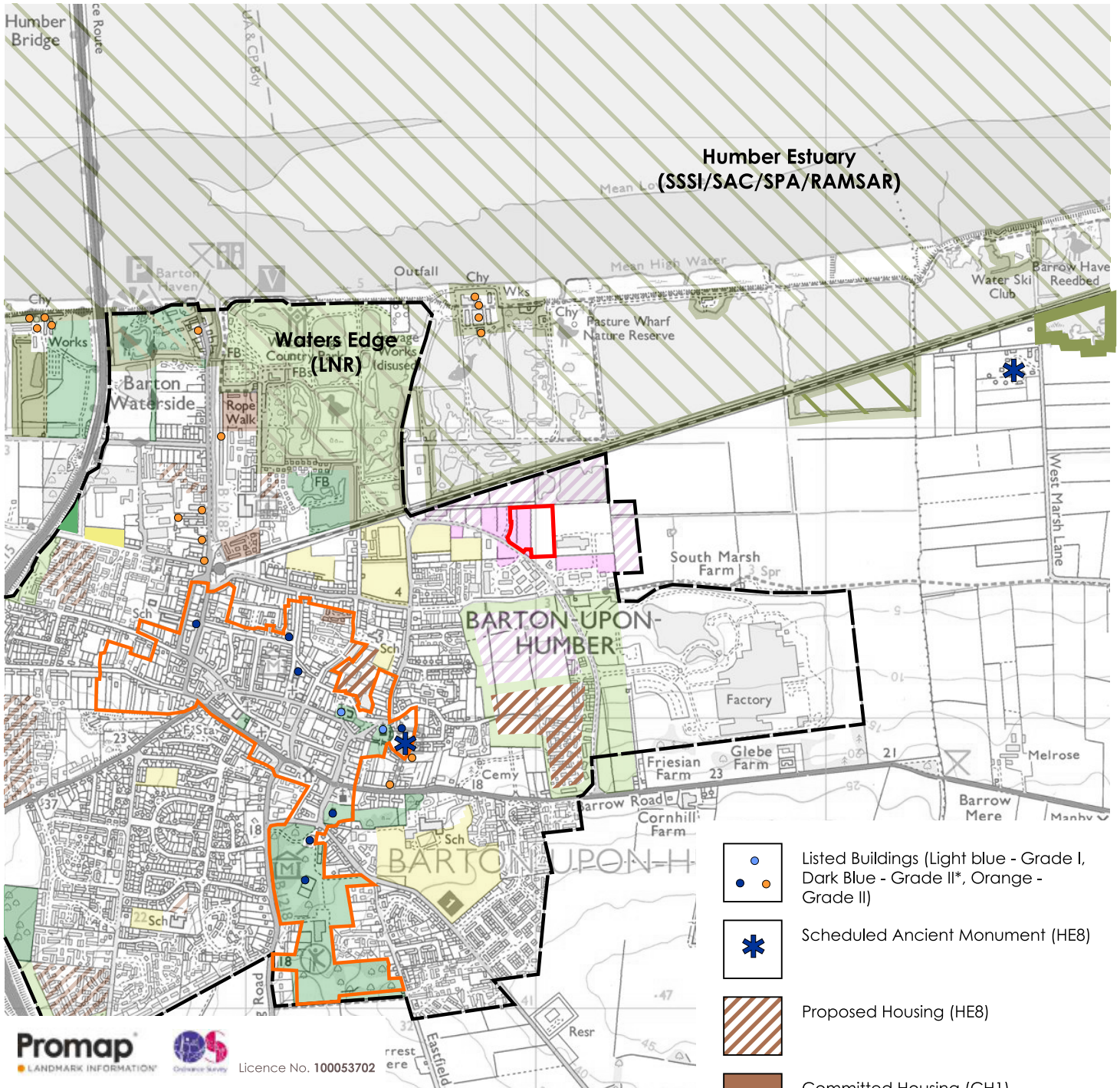
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**Key**

-  Application boundary
-  Public footpath
-  Off-road cycleway and on-road Sustrans routes









north

Number/Figure	Project
<b>GL1113 25</b>	Wren Lorry Park
Scale	Barton upon Humber
1:5000@A3	Drawing title
Date	<b>Site Location</b>
10/12/2021	Client
Checked	FKX Limited
SG	



**Promap**  
LANDMARK INFORMATION  
Licence No. 100053702

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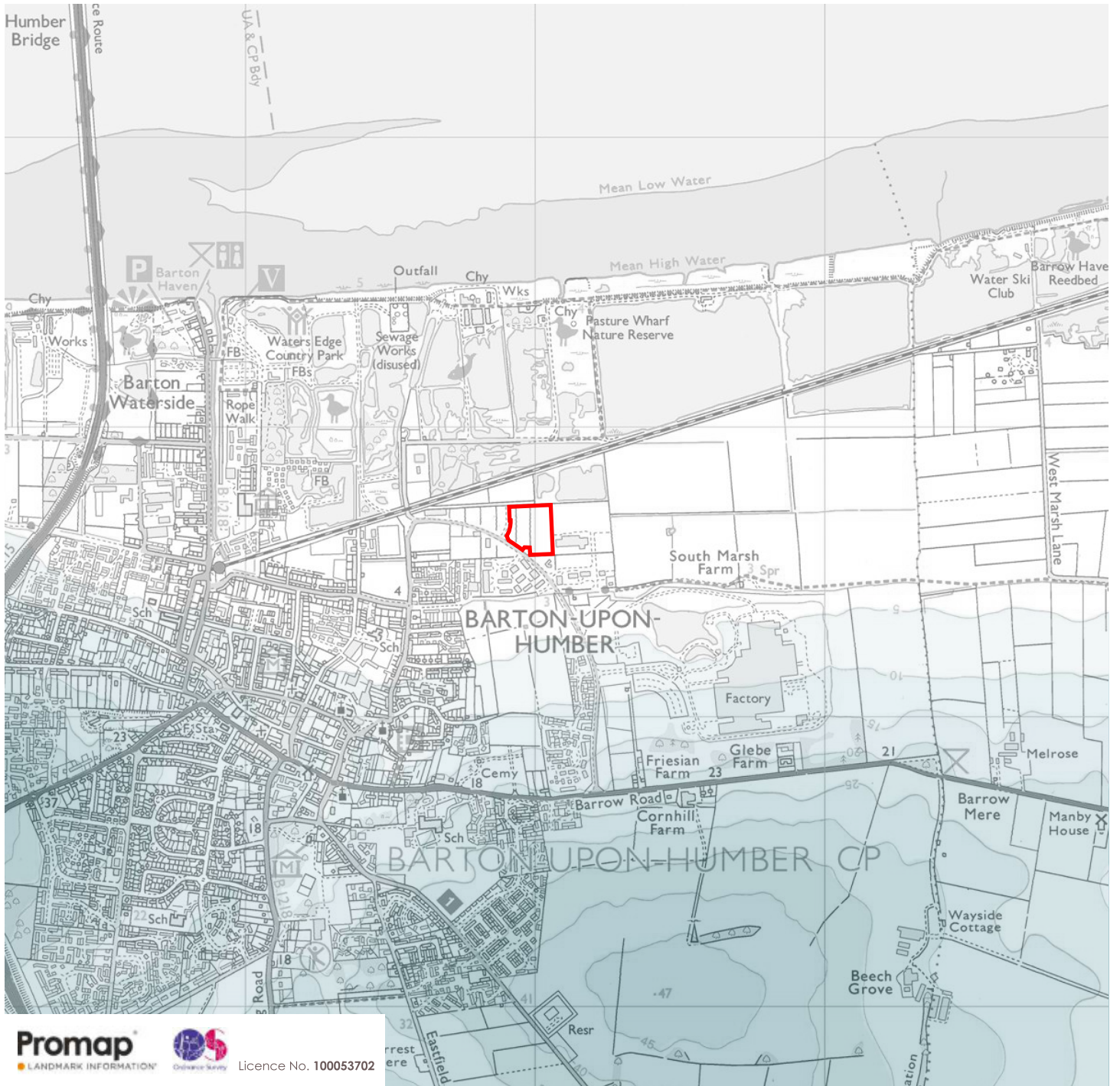
- |   |                                    |   |   |
|---|------------------------------------|---|---|
|  | Application boundary               |  | Playing Fields (R1)                                   |
|  | Development Boundary               |  | Site of Importance for Nature Conservation (LC4)      |
|  | Landscape Proposal (LC15)          |  | Ecological Designations (SPA/SAC/RAMSAR/NNR/LNR/SSSI) |
|  | Areas of Amenity Importance (LC11) |  | Conservation Area                                     |

-  Listed Buildings (Light blue - Grade I, Dark Blue - Grade II\*, Orange - Grade II)
-  Scheduled Ancient Monument (HE8)
-  Proposed Housing (HE8)
-  Committed Housing (CH1)
-  Proposed Industry (IN1)
-  Committed Industry (CIN1)

Number/Figure  
**GL1113 26**  
Scale  
1:20000@A3  
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10/12/2021  
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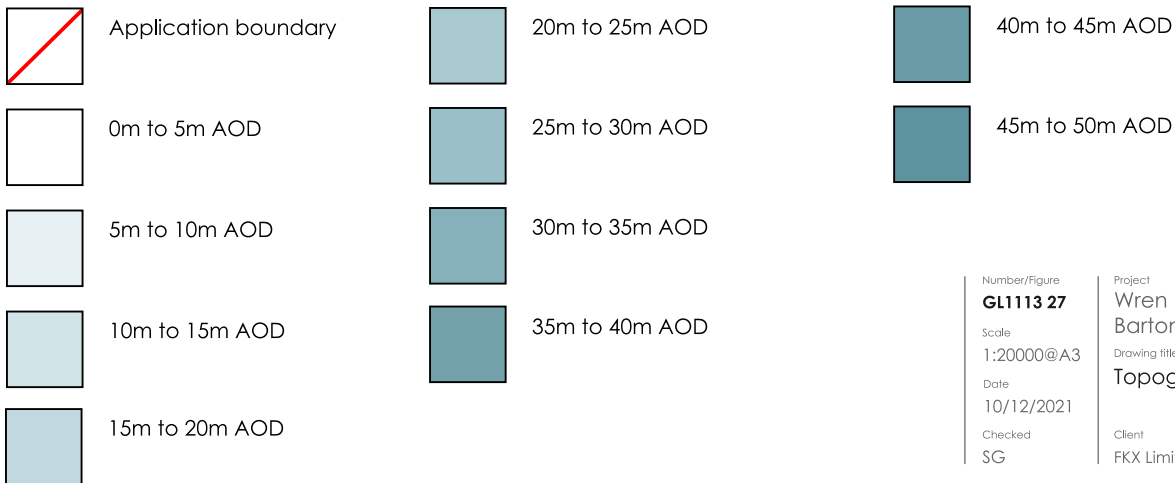
Project  
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Barton upon Humber  
Drawing title  
**Planning Context**  
Client  
FKX Limited

north



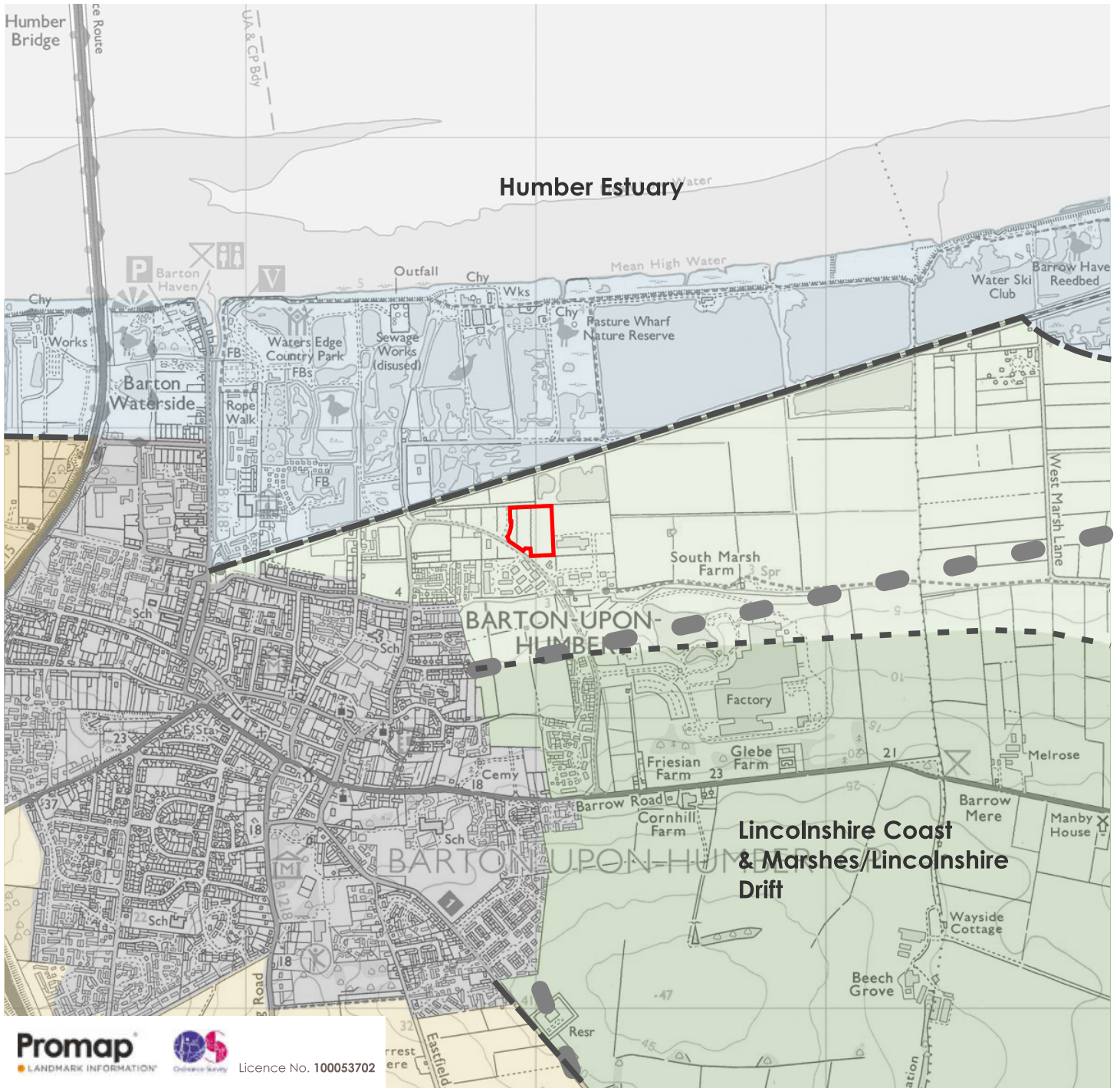
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








north

Number/Figure <b>GL1113 27</b>	Project Wren Lorry Park Barton upon Humber
Scale 1:20000@A3	Drawing title <b>Topography</b>
Date 10/12/2021	Client FKX Limited
Checked SG	



**Promap**  
 LANDMARK INFORMATION Geomatics Survey Licence No. 100053702

**Key**

- |   |  |   |                            |   |                            |
|---|--|---|----------------------------|---|----------------------------|
|  | Application boundary                     |  | Flat Open Farmland         |  | Wooded Farmed Scarp Slopes |
|  | National Character Area boundary (NCA)   |  | Open Undulating Farmland   |   |                            |
|  | Distinct Local Landscape Type boundary   |  | Water Filled Clay Pits     |   |                            |
|  | Indistinct Local Landscape Type boundary |  | Open Rolling High Farmland |   |                            |

north

Number/Figure <b>GL1113 28</b>	Project Wren Lorry Park Barton upon Humber
Scale 1:20000@A3	Drawing title <b>Landscape Character</b>
Date 10/12/2021	
Checked SG	Client FKX Limited



**KEY**

- Amenity grassland mix - Emargate EG22 Strong Lawn Grass Mixture
- Meadow grassland - EM1 - Meadow mixture supplied by Emargate Seeds (www.wildseed.co.uk) or similar approved.
- Seasonally flooding pond mix - EQ8 - Meadow Grass Mixture for Wet Soils
- Existing hedgerows and vegetation to be retained

**PLANTING SCHEDULE**

**Specimen Trees**

Abbr	Species	Supply Size	Girth	Number
CARBET	Carpinus betulus	EH5d BR 425-600cm	14-16cm	8
ACECAME	Acer campestre 'Eclair'	EH5d BR 450-625cm	16-18cm	6
				<b>Total: 14</b>

**Trees**

Abbr	Species	Supply Size	Girth	Number
ACECAM	Acer campestre	SS5d BR 300-350cm	10-12cm	5
AINGL	Alnus glutinosa	SS5d BR 300-350cm	10-12cm	3
BETPE	Betula pendula	SS5d BR 300-350cm	10-12cm	7
PRUAV	Prunus avium	HS1d BR 300-350cm	12-14cm	7
SORAU	Sorbus aucuparia	HS1d BR 300-350cm	12-14cm	4
				<b>Total: 26</b>

**Native Hedgerow**

Abbr	Species	Height	ModB	Density	Length	Number
CORAV	Corylus avellana	60-80cm	11+1:3 Breaks	0.25C/m Triple Staggered at 0.25m offset	53.87m	648
CRAWON	Crataegus monogyna	60-80cm	11+1:3 Breaks	0.25C/m Triple Staggered at 0.25m offset	215.48m	2588
LEAQ	Ilex aquifolium	40-60cm	2L:3 Breaks	0.25C/m Triple Staggered at 0.25m offset	53.87m	648
PRUSP	Prunus spinosa	60-80cm	11+1:3 Breaks	0.25C/m Triple Staggered at 0.25m offset	161.6m	1941
ROSCA	Rosa canina	60-80cm	11+1:3 Breaks	0.25C/m Triple Staggered at 0.25m offset	26.94m	324
VIBOP	Viburnum opulus	60-80cm	11+1:3 Breaks	0.25C/m Triple Staggered at 0.25m offset	26.94m	324
				<b>Total: 538.7m</b>	<b>Total: 6473</b>	

**Native Shrub Planting**

Abbr	Species	Supply	Height	Density	Area	Number
ACECAM	Acer campestre	FHD BR	150-175cm	1.5C/m <sup>2</sup>	18.97m <sup>2</sup>	9
BETPE	Betula pendula	FHD BR	150-175cm	1.5C/m <sup>2</sup>	15.17m <sup>2</sup>	7
CORAV	Corylus avellana	11+1:3 Breaks	60-80cm	1.5C/m <sup>2</sup>	45.52m <sup>2</sup>	21
CRAWON	Crataegus monogyna	11+1:3 Breaks	60-80cm	1.5C/m <sup>2</sup>	113.81m <sup>2</sup>	51
LEAQ	Ilex aquifolium	2L:3 Breaks	40-60cm	1.5C/m <sup>2</sup>	30.25m <sup>2</sup>	14
MAUSY	Malus sylvestris	FHD BR	150-175cm	1.5C/m <sup>2</sup>	11.38m <sup>2</sup>	6
PRUSP	Prunus spinosa	11+1:3 Breaks	60-80cm	1.5C/m <sup>2</sup>	60.7m <sup>2</sup>	27
ROSCA	Rosa canina	11+1:3 Breaks	60-80cm	1.5C/m <sup>2</sup>	37.94m <sup>2</sup>	17
VIBOP	Viburnum opulus	11+1:3 Breaks	60-80cm	1.5C/m <sup>2</sup>	45.52m <sup>2</sup>	21
				<b>Total: 379.36m<sup>2</sup></b>	<b>Total: 173</b>	

**Marginal / Aquatics**

Abbr	Species	Supply	Density	Area	Number
CARAC	Carex acuta	Plug 100cc	10/m <sup>2</sup>	2.61m <sup>2</sup>	27
ELPAL	Elymus repens	Plug 100cc	10/m <sup>2</sup>	2.61m <sup>2</sup>	27
CLMAX	Glyceria maxima	Plug 100cc	10/m <sup>2</sup>	2.61m <sup>2</sup>	27
IRPS	Iris pseudacorus	Plug 100cc	10/m <sup>2</sup>	3.48m <sup>2</sup>	36
JUNEF	Juncus effusus	Plug 100cc	10/m <sup>2</sup>	2.61m <sup>2</sup>	27
JUNIF	Juncus infusus	Plug 100cc	10/m <sup>2</sup>	2.61m <sup>2</sup>	27
SAGSA	Sagittaria sagittifolia	Plug 100cc	10/m <sup>2</sup>	2.61m <sup>2</sup>	27
SCILA	Scirpus lacustris	Plug 100cc	10/m <sup>2</sup>	2.61m <sup>2</sup>	27
				<b>Total: 21.75m<sup>2</sup></b>	<b>Total: 225</b>

**Specification Notes:**

All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. Supplying nurseries shall be Registered under the HTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE.

No species, variety, size or position to be amended without the Landscape Architect's prior approval.

If the formation level is compacted it should be ripped through before topsoiling. Topsoil depths to be 300mm for shrub beds and 150mm for grass areas.

All landscape proposals must be referred to by the Structural Engineer during foundation design.

All planting has been indicated making every effort to avoid conflict with highway land. Prior to submission it is the clients responsibility to ensure that all landscaping is reviewed by the project manager/highway engineer to ensure there is no conflict with highway land and future adaptations.

Before trees are planted, the Landscape Contractor shall ascertain the location of drains from the site manager, and shall if necessary make minor adjustments to tree positions to ensure that they are planted at least 1.5m from drains. They should however be planted no closer to houses/garages than is shown on the drawing, and if shown located in shrub beds, the shape of the latter should be adjusted if necessary to accommodate the revised tree position.

If planting conditions are particularly poor e.g. waterlogged/frozen ground or poor soils, the Site Manager must be notified. All works will halt until conditions are considered acceptable.

All planting must be mulched to a depth of 75mm and in accordance with horticultural best practice guidelines ensuring plants are not buried.

All bare root stock shall be root dipped in an approved water-retaining polymer, if planting is required outside the October-March season, bare root trees will be replaced by a containerised equivalent to be approved by the project landscape architect.

Trees: All tree locations and species must be taken into consideration by the project Structural Engineer to ensure that foundation design accords with the specifications set out under Chapter 4.2 of the NHBC Standards. It is the Contractors responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation. No tree species/location/specification will be amended without prior approval from the project Landscape Architect and/or the Client. Root barriers are to be provided as directed by the project engineer. **All trees to be supplied with 2.0m clear stem unless clearly stated otherwise.**

**Native Hedgerows (transplants):** All native hedgerow shrubs to be planted in accordance with horticultural best practice guidelines. The landscape proposals must be referred to by the Structural Engineer during foundation design. No shrub species, size or location should be offered without prior approval from the Landscape Architect. Individual species to be planted in groups of 9-18 within the bed. Ground to be cleared, removing all weeds and other debris in advance of planting and cultivated to a fine tilth. If required suitable soil conditions, such as mushroom compost, should be incorporated. Transplanted stock to be planted into an appropriate sized pit or notch and protected using green spiral guards secured with a 15mm diameter min. bamboo can inserted inside the guard and up to a third in its length into the ground. Shrubs are to be planted using a green shrub shelter and timber stake fitted in accordance with the manufactures guidelines. Following planting the ground is to be watered to field capacity.

**Native Shrubs:** All shrubs to be planted in accordance with horticultural best practice guidelines. The landscape proposals must be referred to by the Structural Engineer during foundation design. No shrub species, size or location should be offered without prior approval from the Landscape Architect. Individual species to be planted in groups of 9-18 within the bed. Ground to be cleared, removing all weeds and other debris in advance of planting and cultivated to a fine tilth. If required suitable soil conditions, such as mushroom compost, should be incorporated. Transplanted stock to be planted into an appropriate sized pit or notch and protected using green spiral guards secured with a 15mm diameter min. bamboo can inserted inside the guard and up to a third in its length into the ground. Shrubs are to be planted using a green shrub shelter and timber stake fitted in accordance with the manufactures guidelines. Following planting the ground is to be watered to field capacity.

**Marginal & Aquatics species:** All marginal to be planted in accordance with horticultural best practice guidelines. No marginal species, size or location should be offered without prior approval from the Landscape Architect. Individual species to be planted in groups of 12-21.

**Bulbs:** All bulbs to be planted in accordance with horticultural best practice guidelines. To be planted at 55 bulbs/m<sup>2</sup> and orange in single species drills.

**Turf & Seeding:** All turf and seeding to be completed in line with horticultural best practice. Seed to be applied at the rates (g/m<sup>2</sup>) advised by manufacturer/supplier.

**golby+luck**   
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