

MEMO

**North
Lincolnshire
Council**

To: Jennifer Ashworth, Development Management
From: Alicia Morley, Place Policy & Strategy
Your Ref: PA/2024/1234
Date: 20 November 2024

Subject: Application for approval of reserved matters (appearance, landscaping, layout and scale) pursuant to outline planning permission PA/2022/2018 for a detached dwelling
Land adjacent 10 Saxby Hill, Saxby All Saints, BRIGG, DN20 0QL

Summary

- With respect to the general layout of the landscaping, the details provided are acceptable.
- I have no objection to the proposed landscaping.

Thank you for consulting Place Policy & Strategy on the above application with respect to the reserved matters conditions attached to the approved outline application PA/2022/2018.

The proposed block plan [Proposed Block Plan - JB-24-02A] indicates the dwelling will be built outside the root protection area of the retained mature oak tree. I will defer to the Tree Officer as to the appropriateness of any suggested root protection area for the retained oak tree.

Similarly, the orchard, grassland, pond and hedgerow will be retained on-site. The Arboricultural Report [Arboricultural Report & Impact Assessment AWA5678 October 2023] for the original application indicates a cypress tree will be removed to support the existing oak tree, as well as a further two cypress trees and four apple trees to facilitate the development of the dwelling. A minimum of five fruit trees must be present to constitute orchard and the Arb Report details ten fruit trees are to be retained. The Arb Report also indicates the dwelling would be outside the root protection area of the existing orchard, as per Condition 5.

The proposed general layout of the landscaping is acceptable, I have no objection to the details provided.

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

Alicia Morley
Ecologist

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 2017:

[The Conservation of Habitats and Species Regulations 2017](http://www.legislation.gov.uk/uksi/2010/20100490/en/1)

[http://www.legislation.gov.uk/uksi/2010/20100490_en_1](http://www.legislation.gov.uk/uksi/2010/20100490/en/1)

Great Crested Newts

The great crested newt is fully 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 it an European Protected Species. Details of the legislation are the same as those for bats (see above).

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 in 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.