

# MEMO

**North  
Lincolnshire  
Council**

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**To:** Scott Jackson, Development Management  
**From:** Alicia Morley, Place Policy & Strategy  
**Your Ref:** PA/2025/501  
**Date:** 23 July 2025

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**Subject:** Application for approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant to outline planning permission PA/2023/1418, dated 26/10/2024, for an extension to existing agricultural building and construction of an additional general purpose building  
Land west of Redbourne Road, Hibaldstow

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## Summary

- The site habitats have altered from the initial habitats present on the site at the time of the outline permission. Boundary features will be retained and a Species Protection Plan for nesting birds, bats and hedgehogs has been provided.
- The Species Protection Plan will need to formally discharged before the works commence.
- No biodiversity enhancements have been detailed in the reserved matters documents, although species and habitat enhancements have been conditioned for the outline application. We encourage biodiversity enhancements to comply with Local Policy CS17 and the National Planning Policy Framework.
- Additional hedgerow planting along the eastern boundary may provide further screening of the buildings from the main road to improve security as well as provide an uplift in biodiversity value.

Thank you for consulting Place Policy & Strategy on the above application.

The proposed site plan indicates an access road and small farmyard situated in the southeastern corner of an agriculture field. The boundary hedgerow and field margins are to be retained; however, sections of the rough grassland and scrub have been removed to create a parking and turning area (aerial imaging appears to show it is an unsealed surface). The northwestern corner of the site has been ploughed in the last year but now appears to have been incorporated back into the site boundary.

A Species Protection Plan (SPP) has been provided for nesting birds, bats and hedgehogs, although much of the on-site habitat that would provide potential for nesting birds has been removed, with the boundary features showing the higher potential now site preparations have commenced. The SPP will need to be formally discharged before the works commence.

The planned external lighting will consist of four LED 80W sensor lights which, due to the buildings' orientation with the site entrance, will cause some of the light to cast onto the boundary hedgerow. The chosen lighting type produces 4000Kelvin (a 'cool white') which has a higher level of blue light component than the preferred 2700K or lower for external lighting when considering the environment, although I do understand the use of the harsh light to deter anti-social and criminal behaviour. The lighting will contain a PIR sensor which is welcomed.

The Landscaping Statement indicates the applicant is not intending to provide habitat enhancements since hedge screening is not necessary. We would encourage biodiversity enhancements where suitable in accordance with Local Policy CS17 and the National Planning Policy Framework (as below).

The National Planning Policy Framework states that:

“187. Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils [...]

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

[...]

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;

[...]

and

“193 d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate..”

No indications have been given in the documents provided for the reserved matters in regard to the conditioned nesting sites.

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

**Alicia Morley**  
**Ecologist**

## **Annex- Ecology and Legal Protection**

### **Badgers**

Badgers and their setts (tunnels and chambers where they live) are protected by the Protection of Badgers Act 1992.

It is an offence to:

- take, injure or kill a badger - or attempt these actions
- treat a badger cruelly
- interfere with a badger sett
- possess or control a live badger
- mark or ring a badger

### **Barn Owls**

All birds, their nests and eggs are protected by law under Part 1 of the Wildlife and Countryside Act 1981 (as amended). Barn owls are listed on Schedule 1 which gives them special protection.

It is an offence, with certain exceptions, to:

- Intentionally kill, injure, or take (handle) any wild barn owl.
- Intentionally take, damage or destroy any wild barn owl nest whilst in use or being 'built' (barn owls do not 'build' a nest but may make a nest scrape).
- Intentionally take or destroy a wild barn owl egg.
- Have in one's possession or control a wild barn owl (dead or alive), or egg, (unless one can show that it was obtained legally).
- Intentionally or recklessly disturb any wild barn owl whilst 'building' a nest or whilst in, on, or near a nest containing eggs or young.
- Intentionally or recklessly disturb any dependent young of wild barn owls.

### **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](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 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.

### **Reptiles**

The adder, common lizard, grass snake and slow worm are protected against intentional killing or injuring under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).