

MEMO

**North
Lincolnshire
Council**

To: Scott Jackson, Development Management
From: Alicia Morley, Place Policy & Strategy
Your Ref: PA/2025/680
Date: 01 December 2025

Subject: Planning permission to vary condition 1 of PA/2023/56 (Approval of reserved matters dated 27/09/2023 namely to undertake external alterations to all plots and changes to the approved landscaping scheme
Land south of King Edward Street, Belton, Doncaster, DN9 1QN

Summary

- The LC11 buffer has been reinstated from the initial planning permission, and details have been provided regarding the management company to be used to manage the LC11 buffer.
- With the awareness of Condition 23 attached to the outline permission (PA/2021/30) preventing additional development into the LC11 buffer, I will accept this information to resolve my concern regarding the LC11 buffer.
- I would remind the applicant that Biodiversity Net Gain must be secured for 30 years on-site and may be subject to monitoring visits by the LPA over the next 30 years to ensure correct delivery of the interventions to provide the required >10% uplift.
- I would also like to remind the applicant of the pre-commencement condition regarding Japanese Knotweed eradication that has not yet been discharged, despite the development commencing.
- This needs to be resolved suitably to prevent the spreading of a highly invasive, non-native species before the dwellings become occupied and the issue gets inherited by the future homeowners.

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

Landscape

On the initial application (PA/2021/1136), the following comments was provided regarding Policy LC11:

“This proposal would affect a significant proportion of the area protected by Local Plan Saved Policy LC11 off King Edward Street in Belton. Policy LC11 is as follows:

“LC11 - Areas of Amenity Importance

Within important amenity areas, development will only be permitted where it would not adversely affect their open character, visual amenity or wildlife value or compromise the gap between conflicting land uses. Where development is permitted, measures shall be taken to minimise their impact or, where necessary, make a positive contribution to such areas.”

The supporting text is as follows:

“There are many areas of landscape which make a significant contribution to the character and amenity of settlements. In larger settlements they provide breaks between built up areas and often serve as important buffers between conflicting land uses such as housing and industry. Within settlements they also provide valuable havens and corridors for the establishment and Page 2 of 6 movement of a variety of wildlife. Within smaller settlements they provide open areas important to the character and setting of villages, and may also contain interesting plants and animals. These important amenity areas are defined on the proposals map. These areas should be protected from development which would adversely affect them. It is, therefore, essential that such areas are retained and enhanced wherever possible. This could be promoted in the rural areas, through future parish appraisals and the preparation of Village Design Statements.”

In this case, the LC11 area does provide an area with an open character and a degree of visual amenity, particularly for users of the Greenway, but does not protect a gap between existing land uses, as it is surrounded by housing on all sides. In terms of wildlife value, the protected species survey report reveals little potential for protected species. However, if additional survey work had been carried out further into the breeding season, then a greater diversity of breeding birds would be anticipated, including summer migrants. None of the bird species recorded in March were priority species, but priority species such as house sparrow, dunnock and starling are likely to use the habitat for both feeding and nesting.

In our view, development should only be permitted in this area if it can be demonstrated that the open character will be protected and the visual amenity and wildlife value will be enhanced.”

My previous response for PA/2025/680 (12 September 2025) identified that the proposed landscaping plan had been reduced in subsequent application PA/2025/697 (discharge of conditions) from PA/2021/1136 (outline permission) and PA/2023/56 (reserved matters). I was concerned that as the buffer had been reduced and segmented into fenced areas behind four of the five dwellings, the buffer was incrementally being reduced with each subsequent application and would be absorbed into the various residential gardens once the dwellings were occupied.

As of October 2025, the applicant has clarified that the LC11 buffer will be monitored and managed for a minimum of 5 years (which is required to be secured for landscape designations) by a management company the site owner will contract (per the Landscape Masterplan 1883-001 Rev C drawing). This would include the Biodiversity Net Gain interventions, which I would remind the applicant must be secured for 30 years and may be subject to monitoring visits by the LPA

over the next 30 years to ensure implementation of the BNG interventions and continuing management. Additionally, I have been made aware of the provision of Condition 23 attached to the outline permission (PA/2021/1136) that would prevent encroachment and enclosure of the LC11 buffer by the residential gardens, as follows:

“Other than in the case of any additional landscaping or biodiversity enhancement approved under condition 21 of this planning permission no additional development (to include but not limited to the erection of outbuildings, buildings, structures, mobile structures or caravans, boundary treatment, change of use of the land and landscaping/planting) shall take place within the area defined as the LC11 Buffer Zone shown on drawing b/21/01 at any time.

Reason

To define the terms of the permission, to preserve the openness and character of the area and to ensure no additional development takes place within the agreed LC11 Buffer Zone.”

Therefore, I will accept the reinstatement of the initial LC11 buffer.

Invasive Species

As raised in previous applications, it is essential that Japanese knotweed is properly eradicated from this site before development begins. Development has begun, and as the applicant will be aware, the pre-commencement condition regarding Japanese Knotweed removal was not discharged by us recently (PA/2025/697). I would once more remind the applicant that the appropriate measures must be undertaken to ensure the eradication of this invasive non-native species without simply passing the issue on to the future occupiers and other sites where the contaminated soil may be tracked or disposed of incorrectly.

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-l1g81

The Conservation of Habitats and Species Regulations 2017:

[The Conservation of Habitats and Species Regulations 2017](http://www.legislation.gov.uk)
(legislation.gov.uk)http://www.opsi.gov.uk/si/si2010/uksi_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.