

MEMO

**North
Lincolnshire
Council**

To: Tanya Coggon, Development Management
From: Andrew Taylor, Place Planning & Housing
Your Ref: PA/2023/1607
Date: 06 January 2026

Subject: Planning permission for a residential development with associated internal vehicular and pedestrian access, landscaping and infrastructure and formation of a new roundabout junction on Barton Road linking to a section of Barton upon Humber's relief road- UPDATE
Land south of A1077 Barrow Road

Summary

- The landscape proposals provide for the retention of existing hedgerows, but do not particularly reflect the Landscape Guidelines to any greater extent.
- A Habitats Regulations Assessment has been provided separately.
- The application site is of low biodiversity value with little potential for protected or priority species.
- The proposals will lead to a net loss of habitat value of 22.9% on-site.
- A section 106 agreement for biodiversity offsetting and a Strategic Access Management and Mitigation Strategy (SAMMS) will be required.
- A planning condition is proposed to seek a measurable net gain in biodiversity in accordance with Policy CS17, the National Planning Policy Framework and the Biodiversity Metric.

Thank you for consulting Place Planning & Housing on the above application.

Landscape

No landscape assessment has been submitted with the application.

In terms of our Adopted Landscape Assessment and Guidelines document (SPG5), the proposal lies in the following Local Character Area:

- **Open Undulating Farmland – Barrow upon Humber, Goxhill, Thornton Curtis, Ulceby, Wootton**

SPG5 gives the following guidance for this area (relevant excerpts only):

Open Undulating Farmland – Barrow upon Humber, Goxhill, Thornton Curtis, Ulceby, and Wootton

Landscape Strategy:

Seek to locally enhance this local landscape type through the continued protection and strengthening of hedgerows, shelterbelts and woodland blocks. Strategic woodland planting can enhance views, provide greater local variation and integrate intrusive elements into the landscape. Seek to initiate landscape policies to protect and enhance traditional landscape elements such as farm buildings that are being degraded in extent and quality.

Landscape Guidelines:

The percentage of woodland cover can be increased significantly to mitigate the impact of infrastructure and industry, especially on open, elevated ground next to the A180 and to screen the large sheds associated with airfields.

Apply landscape design principles in the siting, scale and edge treatment of new woodland planting.

[...]

Promote woodland management to re-structure excessively even-aged woodland and increase the shrub content of woodland edges to promote habitat and visual diversity.

Promote the planting of hedgerow trees to introduce an increasing degree of visual enclosure as the land becomes flatter and low-lying. Also encourage hedgerow tree planting to soften views of industry and infrastructure and link wooded areas.

Encourage the retention, infilling and thickening of hedgerows, where possible linking to existing shelterbelts and woodland blocks to create wildlife corridors and enhance ditches.

[...]

Seek to enhance the edge treatment of Barton upon Humber and Barrow upon Humber by expanding existing woodland.

Promote, enhance and introduce landscape features around rural settlements and farmsteads such as hedgerows, mature trees and shelterbelts.

[...]

Conserve views to both the higher Wolds landscape and across the lower-lying coastal plain by minimising skyline interruption when siting new structures.

The landscape proposals provide for the retention of existing hedgerows, but do not particularly reflect the Landscape Guidelines to any greater extent.

Habitats Regulations

A signed Habitats Regulations Assessment (HRA) has been provided separately.

Protected and Priority Species

I have considered this application in accordance with Natural England's standing advice for protected species- <http://www.naturalengland.org.uk/ourwork/planningtransportlocalgov/spatialplanning/standingadvice/default.aspx>.

I have read the submitted ecological impact assessment report. The survey methods used and the survey effort deployed are appropriate for the site in question. The surveyor found no evidence of protected or priority species, save for potential for common breeding farmland birds.

Potentially, hedgehogs may use field margins and nearby gardens. Some native tree, shrub and hedgerow planting is proposed, which is welcomed.

Existing Biodiversity Value

The application site is of low biodiversity value, comprising an arable field.

Biodiversity Net Gain

The applicant has provided an updated Biodiversity Metric 3.1 assessment, with the condition assessment also now provided. Baseline details have been entered appropriately.

The development proposals are dominated by dense housing, giving a large area of sealed surfaces (buildings, roads etc.) and vegetated gardens of low distinctiveness. There are some proposals for tree planting and the planting of shrubs and hedgerows. The proposed trees and scrub are only likely to achieve poor condition, as now shown on the updated metric

The proposed "other neutral grassland" may achieve moderate condition. The proposed seed mix has been amended to replicate MG5 grassland, as requested. The proposed supplier appears to provide seed of Scottish provenance, which is not ideal, given the potential for climate change in the future.

The headline results are as follows:

On-site	Pre-intervention (baseline)		Loss of pre-intervention (baseline) habitats ③	Post-intervention	Net change	
	Size ④	BU	BU		BU	BU
Area habitats	6.56 ha	12.39	12.16	9.55	-2.84	-22.9
Hedgerows	0.77 km	1.55	0.55	1.15	-0.4	-25.56
Watercourses	0.0 km	0.0	0.0	0.0	0.0	0

Applying the mitigation hierarchy, mitigation and biodiversity enhancement should be provided on-site as far as possible, with off-site delivery of habitat being a last resort to be taken only after on-site opportunities have been exhausted. In this case, it will not be possible to achieve a measurable net gain in biodiversity value on-site whilst delivering anything close to the proposed number of dwellings. Offsite biodiversity units will be required.

With a baseline of 12.39 units, 12.51 units overall will be required to give a net gain of 1%. With 9.55 units post-intervention on-site, a net gain of at least 2.96 units will be required off-site. Offsite hedgerow creation of about 0.42 units will also be required. The offsite habitat creation, and management for 30 years, must be secured by a section 106 agreement.

Defra's recent (2021) market analysis estimates the costs of providing a Biodiversity Unit as being £20,000 - £25,000 per Biodiversity Unit. Since then, inflation has increased the cost of many goods and services by 8-10% per year.

Biodiversity Enhancement

The National Planning Policy Framework states that:

“180. 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;

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

“186 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..;”

With this application, the proposals for bat boxes and nestboxes are acceptable.

Recommended Condition

“Works and biodiversity enhancements shall be carried out strictly in accordance with the submitted Biodiversity Enhancement Management Plan ref 220776/BEMP/5 dated 28 July 2025, including Appendix II, and the submitted landscaping masterplan. All biodiversity enhancement features shall be retained thereafter for the lifetime of the development.

Reason: To conserve and enhance biodiversity.”

A section 106 agreement will be required, to include schedules covering biodiversity offsetting and a Strategic Access Management and Mitigation Strategy (SAMMS). The SAMMS is a requirement of the HRA.

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

Andrew Taylor
Natural Environment Policy Specialist

Appendix 1- 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/2010/10490/1)

<http://www.legislation.gov.uk/uksi/2010/10490/1>

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 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.

Appendix 2- Detailed comments on Statutory Biodiversity Metric

B-2 Site Hedge Creation, row 1

Native hedgerow creation. Poor condition is achievable.

A-2 Site Habitat Creation, row 6

Urban Tree creation- 25 trees to be planted in public areas, which is acceptable.

A-2 Site Habitat Creation, row 5

Other neutral grassland creation- RE9 mix has been replaced with a mix intended to replicate an MG5 grassland community, which is acceptable. However, the supplier appears to provide seeds of Scottish provenance which is not ideal.

A-2 Site Habitat Creation, row 2

Vegetated garden creation. Version 1 area was 1.63 ha, based on 173 dwellings;, now 1.88 ha, based on 196 dwellings.

A-1 Site Habitat Baseline, ref 3

Baseline Ruderal/Ephemeral- poor condition supported by evidence
