



PLANNING CONSULTATION RESPONSE

Application No	2026/0165
Proposal	Erection of agricultural building
Address	Land to the east of Cat Hill Lane, Hoylandswaine, Sheffield
Date of Consultation Reply	30/04/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for providing the updated Biodiversity Net Gain (BNG) Assessment and red line boundary plan in support of the above application. These address the comments made in my previous response. My comments in relation to biodiversity are as follows:

- The Statutory Biodiversity Metric indicates that a gain of 0.066 habitat units (25.4%) and 0.33 hedgerow units (not a measurable percentage gain as no hedgerows currently occur on site) can be achieved. This is through proposed hedgerow planting and the creation of a traditional orchard within close proximity of the development site and falling within the red line boundary.
- As habitat creation proposed is considered to be significant (i.e. creation of a high distinctiveness habitat) a Habitat Management and Monitoring Plan (HMMP) setting out the management and monitoring of post-development habitats over a 30-year period will be required. A HMMP will be secured by way of a planning condition/legal agreement, where appropriate. The LPA would seek a monitoring fee for review of monitoring reports submitted over the 30-year period. Due to the small size of the proposed habitat creation area the LPA would seek a monitoring fee of £5000. The fee would be secured as part of a Section 106 agreement.

NO OBJECTION*

**Defer for amends/further
information***

OBJECT*

Consultation Suggested Conditions:

- Biodiversity Gain condition as per our agreed wording.
- Habitat Management and Monitoring Plan condition as per our agreed wording.

Planning Obligations required:

- A monitoring fee of £5000 should be secured by a Section 106 for review of monitoring reports submitted to the LPA over the 30-year management period as set out in the Habitat Management and Monitoring Plan.