

Biodiversity Enhancement Scheme

10 July 2025

Introduction

Planning Permission was granted on 18 June 2025 for the erection of 3 storage buildings at Unit 13 and 14, Bevor Street Industrial Estate, Beevor Street, Barnsley S71 1HN. The Planning Reference number is 2025/0017.

The Planning Permission contained the following condition 3:

Notwithstanding the submitted details, before above ground works commence a scheme for biodiversity enhancement, such as the incorporation of permanent bat roosting feature(s), hedgehog homes and nesting opportunities for birds, shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme.

The scheme shall include, but not limited to, the following details:

- i. Description, design or specification of the type of feature(s) or measure(s) to be undertaken;*
- ii. Materials and construction to ensure long lifespan of the feature/measure*
- iii. A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.*
- iv. When the features or measures will be installed within the construction, occupation, or phase of the development.*

This report sets out to meet condition 3 of the Planning Permission and proposes biodiversity enhancement features to be installed on the site.

The area

The site is located within a small industrial estate including various businesses. The Dearne Valley Country Park borders the site and there is tree coverage on 3 sides of the site. The entire site is hard surfaced.

Biodiversity enhancements

The applicant will seek to enhance local biodiversity through the incorporation of various permanent features including bat roosting sites and bird nesting opportunities.

In compliance with the Barnsley Local Plan Biodiversity and Geodiversity SPD 2024 (the "SPD"), which indicates a minimum of 10 bat and bird boxes for the first 1000 sqm and one additional box for every 100 sqm we have calculated that to satisfy the condition there should be included a minimum of 8 bird or bat boxes.

Due to the nature of the site being hard surfaced, hedgehog homes are not appropriate for the site.

The applicant also has a warehouse already onsite and the subject of another planning application (application 2025/0450), which given the size would indicate we would need a further 11 bird or bat boxes if we seek to satisfy the requirements of the SPD in relation to that site as well. We have therefore indicated the inclusion of a further 11 bird and bat boxes to cover this additional application, if it is successful.

We therefore propose to erect a total of 6 Bat Boxes and 13 bird boxes close to the treeline bounding the site. This will seek to ensure the biodiversity enhancement of the whole site.

Given the optimal positioning for these boxes based on site location and facing directions we have selected the most suitable mix of the different boxes.

Bat Roosting Boxes

6 bat boxes will be erected at least 3m above the ground to protect bats from predators and disturbances. They will be located as close to south facing as possible to provide a warm environment. The boxes will be placed in a sheltered space, to protect from strong winds. We will place them close to the treeline/woodland edges. The plan at the end of the document shows the proposed locations. Boxes will be constructed from untreated, sawn timber and will be in a style similar to the following:



Bird Nesting

13 bird boxes will be installed at least 2 metres above ground level (but where possible, higher). We have chosen sites for the boxes which are close to the bounding tree line and will offer protection. We will seek to avoid direct sunlight and the prevailing wind.

They will be similar to the design of the following box, made of untreated wood with a 15mm thickness (at least).



Installation Timeline

The boxes will be installed throughout the development period which is anticipated to be completed by the end of 2025, and will therefore be available for use during the 2026 breeding season for both bats and birds.

Plan of site

