



PLANNING CONSULTATION RESPONSE

Application No	2025/0610
Proposal	Outline development of five residential dwellings and associated infrastructure considering access and scale.
Address	Vernon House, Yews Lane, Kendray, Barnsley, S70 3LJ
Date of Consultation Reply	14/10/2025
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for consulting me regarding the above application. My comments in relation to biodiversity are as follows:

- The application is exempt from Biodiversity Net Gain as the proposal involves the construction of five custom self-build dwellings.
- A Preliminary Ecological Appraisal (PEA) and Bat Activity Survey Report have been submitted in support of the application.
- The PEA sets out that no adverse impact upon statutory and non-statutory nature conservation sites is anticipated as a result of the development. The initial site survey also identified that the site comprises habitats of limited conservation value. An inspection of the derelict building on site assessed it as having moderate potential to support roosting bats and emergence surveys as per the Bat Conservation Trust survey guidance were recommended, with results of these surveys set out within the Bat Activity Survey report.
- Recommendations made within the PEA include precautionary working methods to be adopted during construction works in the interest of breeding birds, hedgehog, badger, reptiles, bats and amphibians. There is also a recommendation for a Construction Environmental Management Plan - Biodiversity (CEMP-B). Precautionary measures can be set out within the CEMP-B, which can be secured by a condition if planning permission is to be granted.
- Additional recommendations included within the PEA include a sympathetic lighting scheme in the interest of foraging and commuting bats and biodiversity enhancement measures such as native planting and the incorporation of features for wildlife, such as bird and bat boxes, hedgehog access points, etc. It is noted when referencing historical aerial photographs that the proposals site previously comprised dense trees/shrubs, which appear to have been cleared between June 2023 and April 2025. Native planting should therefore be provided with the aim to mitigate the loss of previous habitats on site. Again, a biodiversity enhancement scheme can be conditioned if planning permission is to be granted.
- The Bat Activity Survey report includes the results of the bat emergence surveys undertaken on site in June and July 2025. The survey methodology used was robust and carried out by appropriately qualified ecologists. The surveys concluded a likely absence of roosting bats and therefore a protected species licence will not be required prior to the proposed demolition of the building. The surveys also noted an absence of nesting birds within the building.

NO OBJECTION*

**Defer for amends/further
information***

OBJECT*

Consultation Suggested Conditions:

Notwithstanding the submitted details, no development shall take place (including demolition, ground works and vegetation clearance) until a Construction Environmental Management Plan - Biodiversity (CEMP-B) has been submitted to and approved in writing by the Local Planning Authority. The CEMP-B shall include, but not necessarily be limited to, the following:

- Risk assessment of potentially damaging construction activities;



- Identification of 'biodiversity protection zones';
- An Invasive Non Native Species (INNS) protocol to ensure INNS are not spread in the wild;
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);
- Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period;
- Responsible persons and lines of communication;
- The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person(s).

A Biodiversity Enhancement Management Plan (BEMP), completed by a suitably qualified ecologist will be submitted to the Local Planning Authority prior to the commencement of works on site. The BEMP shall include, but not necessarily be limited to, the following:

- A recent landscape plan detailing the location of proposed habitat creation, retention and enhancement;
- Management aims and prescriptions detailing the methods required to create, retain and/or enhance each habitat at the required quality for a period of five years;
- A timetable of delivery for each habitat;
- A schedule of actions to be undertaken in case signs of failing are identified. The schedules must include details of technique(s) to be used, equipment to be used, roles and relevant expertise of personnel and organisations involved and timing of actions including submission of monitoring report to the local planning authority.
- Incorporation of faunal features for example integral bat and bird boxes on proposed buildings and trees, hedgehog access points within proposed fencing and herptile features etc. should also be detailed.

Notwithstanding the submitted details, prior to first occupation of the site, details of external and internal lighting (where applicable), shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be reviewed a suitably qualified ecologist to demonstrate that lighting will not adversely impact wildlife using key corridors, foraging and commuting features and roosting sites. The details shall include, but are not limited to, the following:

- Identification of areas/features on site that are particularly sensitive e.g. breeding, resting, foraging and commuting sites;
- A drawing showing dark corridors and buffer areas;
- A report and drawings showing how and where lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent species using their territory or having access to breeding sites/resting places, this should include;
 - Technical descriptions, design or specification of lighting to be installed including shields, cowls or blinds where appropriate;
 - A description of the luminosity of lights and their light colour;
 - A plan showing the location and where appropriate the elevation and height of the light fixings;
 - Methods to control lighting control (e.g. timer operation, Passive Infrared Sensors (PIR)); and
 - Lighting contour plans, both horizontal and vertical where appropriate, taking into account hard and soft landscaping.