



PLANNING CONSULTATION RESPONSE

Application No	2026/0324
Proposal	Outline application of access and layout for the erection of 3no. 3-bed dwellings (1no. detached bungalow and 2no. semi-detached dwellings). Appearance, landscaping and scale matters reserved
Address	10 Clifton Gardens, Brierley, Barnsley, S72 9JZ
Date of Consultation Reply	16/06/2026
Consultee	Claire Wilson, Planning Ecologist

Consultation Assessment and Justification

A BNG report and metric have been provided to support the application. Baseline habitats comprise vegetated and un-vegetated garden, trees and built areas, with a baseline value of 0.31 habitat units. The entire site will be developed to accommodate three new dwellings, as such, the required gains cannot be secured on site. The BNG report indicates that units will be purchased from a third party supplier to ensure a minimum 10% net gain.

As it is intended to purchase off-site biodiversity units to meet the developments BNG requirements, these would ideally be purchased within the Barnsley LPA boundary, where possible. Reference can be made to the Wildlife Trusts Biodiversity Net Gain Map (<https://experience.arcgis.com/experience/1cc6dce889244e57bd66443af22e4b49>) which maps all habitat bank sites which are included on Natural England's Biodiversity Gain Sites Register.

If it is intended to purchase statutory biodiversity credits to meet the developments BNG requirements, the applicant should refer to government advice (<https://www.gov.uk/guidance/statutory-biodiversity-credits>).

No objection

*Delete as applicable

Consultation Suggested Conditions:

The application is subject to the mandatory Biodiversity Gain Condition.

Notwithstanding the submitted details, no development shall take place (including demolition, ground works and vegetation clearance) until a Biodiversity Mitigation Scheme (BMS) has been submitted to and approved in writing by the Local Planning Authority. The BMS will set out any precautionary measures to be adopted on site during construction, such as protection of retained features and reasonable avoidance measures for protected and priority species. Incorporation of features such as creation, retention and/or enhancement of habitats, integral bat and bird boxes on proposed buildings and hedgehog access points within proposed fencing, etc. in line with the Biodiversity and Geodiversity Supplementary Planning Document, should also be detailed.

Consultation Informative(s):

The works should be undertaken outside of the bird nesting season (March-August inclusive). Should this not be possible then a suitably qualified ecologist should undertake a nesting bird check no more than 48 hours prior to the start of works. Should active nests be found, works should cease until the nests are no longer active and the chicks have fledged and the ecologist has deemed the area to be free of nesting birds.

If a protected/priority species (such as any bat, great crested newt, hedgehog, badger, reptile, barn owl or any nesting bird) is discovered using a feature on site that would be affected by the development or related works all activity which might affect the species at the locality should cease.



BARNSLEY

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You should then seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended), the Protection of Badgers Act 1992 and the Wild Mammals Act 1996. This advice note should be passed on to any persons or contractors carrying out the development/works.

Planning Obligations required: