



PLANNING CONSULTATION RESPONSE

Application No	2026/0641
Proposal	Residential development up to 9 dwellings (Permission in Principle).
Address	Land off Barnsley Road, Darton, Barnsley
Date of Consultation Reply	03/09/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for consulting me regarding the above application. My comments in relation to biodiversity and what would be required to support Stage 2 of the application (Technical Details Consent) are as follows:

- The proposals site is located within a Site of Special Scientific Interest (SSSI) Impact Risk Zone of surrounding SSSIs; however, the development type at this distance is not anticipated as having an adverse impact upon the SSSI. Consultation with Natural England should not be required as part of a future planning application.
- Biodiversity & Geodiversity policy BIO1 and the SPDs Biodiversity & Geodiversity and Trees & Hedgerows should be complied with.
- A Preliminary Ecological Appraisal (PEA) undertaken to the Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines (2017) should be carried out on site. This would involve the mapping of habitats and consideration of their value, the use of the site by protected and priority species and the potential impact of the proposals upon ecological features. As part of the PEA, a data search with the Barnsley Biological Record Centre should be carried out.
- The proposals site comprises a built structure and a number of trees on site. Any buildings or trees to be affected by works should be subject to a bat assessment by an appropriately qualified ecologist to the Bat Conservation Trust survey guidance (2023). If buildings/trees are assessed as having potential for bats, further specialist survey may be required to further consider the presence/absence of roosting bats and the potential impact of the proposals. If considered necessary, the results of such further surveys would be required as part of the Stage 2 application.
- There appears to be one to two ponds within 250m of the proposals site and the governments MAGIC website also shows great crested newt records within the vicinity of the site. Assessment of the ponds and potential impact on amphibian species should be considered within ecology reports submitted as part of the Stage 2 application.
- The development is likely to be subject to the mandatory Biodiversity Gain condition being over 0.2ha in size. Reference should be made by the applicant to government guidance (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>), which lists development types exempt from Biodiversity Net Gain (BNG) to determine this. The applicant should check the list of exemptions prior to the application being made to ensure relevant BNG information is submitted, if necessary.
- If subject to BNG, the stage 2 application should be supported by the level of information as set out within Biodiversity Appendix of the BMBC Local Validation Requirements: <https://www.barnsley.gov.uk/media/yyhmuadm/biodiversity-appendix.pdf>
- The proposals site is within proximity of a watercourse which occurs outside of the site boundary to the east. If the development is in within 10m of the bank top of the watercourse, the BNG assessment should include a condition assessment of this habitat. If a river condition assessment is the appropriate condition assessment type then this should be carried out by a qualified RCA assessor.
- Regardless of the BNG requirements, proposal plans submitted should set out biodiversity enhancements to be incorporated on site. Consideration should be given to the installation of integral bat and bird boxes on the proposed dwelling and the provision of hedgehog access points within proposed fencing, as per the Biodiversity and Geodiversity Supplementary Planning Document and section 15 of the National Planning Policy Framework.



BARNSLEY

Metropolitan Borough Council

NO OBJECTION*	Defer for amends/further information*	OBJECT*