



PLANNING CONSULTATION RESPONSE

Application No	2024/0993
Proposal	Erection of access gate and resurfacing of service road
Address	Land off Wood Street, Wombwell, Barnsley, S73 0LH
Date of Consultation Reply	14 th February 2025
Consultee	Biodiversity

Consultation Assessment and Justification

DM, Bradley

Thank you for providing the updated BNG information requested in my previous consultation response. My comments are as follows:

- The applicant's ecologist has made amendments to the statutory metric, associated condition assessment sheets and Biodiversity Net Gain (BNG) Calculation report as requested, which is welcomed. These documents indicate that the proposals can achieve a gain of 0.029 biodiversity units, which represents a 15.66% gain in biodiversity. This is proposed to be achieved by scrub and woodland planting off-site, in the same field in which the access track is proposed.
- As discussed in my previous response, as the developer is choosing to address their shortfall by off-site habitat creation on presumably their own land, these off-site habitats will need to be secured by a section 106 prior to planning permission being granted. I have attached templates of S106 which secure off-site habitat creation/enhancement for the purposes of BNG, one produced on behalf of the Planning Advisory Service (PAS) and one produced by DJB Law on behalf of SYMCA for use by South Yorkshire Local Authorities. These can be used as a guide by our legal team when drawing up the S106 to secure the off-site area proposed in relation to this planning application.
- The development is subject to the biodiversity gain condition and reference should be made to Elaine Ward's email dated 28th November 2024, for recommended condition wording in relation to the statutory gain condition.
- Off-site units have to be maintained to deliver 10% BNG for at least 30 years after the completion of habitat enhancement works, as defined in the legal agreement. The habitat proposals will therefore be subject to management as set out within a Habitat Management and Monitoring Plan (HMMP). I presume the planning condition relating to the HMMP as included within Elaine Ward's email does not have to be applied to the decision notice as this will be covered by the S106; however, guidance from the legal team should be sort on this.

I recommend approval of the application.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):



BARNSLEY

Metropolitan Borough Council

Planning Obligations required: