



PLANNING CONSULTATION RESPONSE

Application No	2026/0354
Proposal	Erection of a residential care home consisting of 6 single bedroom self-contained units and a detached 2 bedroom respite bungalow for young adults (Use Class C2) with associated works including formation of accesses; car parking and landscaping.
Address	Land west of Cross Street, Worsbrough Dale, Barnsley
Date of Consultation Reply	23/06/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

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

- The application form has been completed to indicate that the development is exempt from Biodiversity Net Gain (BNG) under the de minimis rule; however, the development affects over 25m² of habitat, and it is therefore considered that the exemption does not apply. A BNG report, associated biodiversity metric and condition assessment sheet has been submitted. I have reviewed these documents and have a number of comments which should be addressed.
- Habitats within the central part of the site have been cleared prior to the baseline survey being undertaken. This is indicated within the BNG report. Assumed baseline habitats are based on the findings of the walkover survey and use of aerial photographs and are considered appropriate.
- It is noted that habitats shown on the proposed habitat map (Appendix C) within the BNG report and those shown on the landscape plan (drawing no. OD/JVND0C/2026/26.009 04) don't entirely match those input into the on-site habitat creation tab (i.e. post-development habitats) of the metric. The landscape plan shows areas of wildflower grassland proposed to the south-east and north-east corners of the site, with the plan within the BNG report mapping these as other neutral grassland to the north-east and vegetated garden to the south-east. Within the metric, no other neutral grassland habitat has been input within the habitat creation tab. I don't consider other neutral grassland to be an appropriate habitat to propose in these areas due to the likely overshadowing of these areas from surrounding retained trees. These areas may be more appropriately mapped as a low distinctiveness habitat such as modified grassland or vegetated garden. Furthermore, other neutral grassland, a medium distinctiveness habitat would be deemed a significant enhancement as per government guidance and a Habitat Management and Monitoring Plan would have to be conditioned setting out management and monitoring over a 30-year period. The LPA would also seek to charge a monitoring fee for review of the monitoring reports submitted to us over the 30-year management period. This is likely to be disproportionate to the habitat proposed. The metric and proposed habitat plan within the BNG report should be amended accordingly.
- It is noted that the trees recorded within the baseline of the metric have all been set as lost, with a zero input into areas retained and enhanced. The landscape plan shows the majority of trees to the boundaries as being retained so the metric should be amended accordingly. Trees input within the on-site habitat creation tab of the metric should be removed as the landscape plan shows no additional new tree planting.
- There are a number of shrub beds shown on the landscape plan. These have been incorporated within the metric as either non-native and ornamental hedgerow or vegetated garden. It is considered more appropriate for these areas all to be mapped as introduced shrub.
- The BNG report sets out that 10% net gain cannot be achieved on site due to its small size and sets out various options on how the developer can achieve this, such as purchase of



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off-site units from registered habitat banks, undertaking habitat enhancement/creation off-site on land that the developer owns or the purchase of statutory credits. The metric should be amended, taking into account comments set out above to indicate the number of units required to meet the 10% BNG requirement. How the 10% will be achieved can be set out when coming to discharge the biodiversity gain condition.

- Precautionary works recommended within the BNG report include the clearance of vegetation outside of the nesting bird season and the protection of retained trees during construction works, which is welcomed. These measures can be secured by way of a planning condition.
- The landscape plan shows bat and bird boxes installed on proposed buildings, features to be incorporated within areas of green space, such as bug hotels, etc. and gaps within proposed fencing to allow access to hedgehogs, which is welcomed. This can be secured by way of a planning condition.

NO OBJECTION*

**Defer for amends/further
information***

OBJECT*