



PLANNING CONSULTATION RESPONSE

Application No	2025/1062
Proposal	Demolition of existing domestic garage and formation of new driveway/parking, and outline permission for the erection of 4 houses within the residential garden (including access and layout details).
Address	Land adjacent to 1A West Street, Worsbrough Bridge, Barnsley, S70 5PG
Date of Consultation Reply	11/08/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for providing updated Biodiversity Net Gain (BNG) information following the previous consultation response. The updated report and metric confirm that proposed habitats within the vicinity of the proposed dwellings are now vegetated garden. The metric indicates that this will result in a loss of 0.039 habitat units (-20.26%) although a gain in 0.0096 (19.98%) hedgerow units is able to be achieved. The BNG report sets out that consideration can be given to additional landscaping on site (this would need to take place on any areas of public open space) or the purchase of off-site units in order to meet the 10% BNG requirement. This can be set out when coming to discharge the Biodiversity Gain Condition.

As set out in a previous consultation response, integral bird and bat boxes should be incorporated within each of the proposed dwellings and hedgehog access should be provided within new fencing. This is line with the Biodiversity and Geodiversity SPD and NPPF. Such measures can be secured by condition, as set out below.

NO OBJECTION*

Defer for amends/further information*

OBJECT*

Consultation Suggested Conditions:

The Biodiversity Gain Condition should be applied as per out agreed wording.

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, reasonable avoidance measures for protected and priority species and appropriate removal of non-native invasive 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.