



PLANNING CONSULTATION RESPONSE

Application No	2025/0146
Proposal	Construction of horse arena, including levelling of ground/digging down, surface, and post and rail fence boundary
Address	Lower Maythorn Barn, Lower Maythorn Lane, Whitley Common, Barnsley, HD9 7TW
Date of Consultation Reply	01/12/2025
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for providing updated Biodiversity Net Gain (BNG) information for the above application. An updated Biodiversity Gain Plan (BGP), a baseline habitat plan and soil test report have been provided in support of the application.

Biodiversity Gain Plan (BGP) & Small Sites Metric (SSM)

- The Biodiversity Gain Plan has been amended as per my comments, which is welcomed. The proposals will cause the loss of an area of modified grassland habitat, and it is proposed that the BNG requirements will be met by enhancing surrounding modified grassland habitat to other neutral grassland of good condition. The Small Sites Metric which has been submitted in support of the application indicates that these proposals will achieve a gain of 0.069 habitat units (10.6%).
- A soil testing report has been submitted which indicates that the phosphate index of the soil where enhancement is proposed is 1.3. As stated within my previous consultation response, phosphate levels below 2 are generally needed for successful wildflower grassland creation. This indicates that the proposed grassland enhancement could be successful, depending on appropriate management. The updated information doesn't appear to address my comment regarding whether the proposed wildflower grassland will be fenced off to ensure that management of this habitat can be controlled; however, this can be addressed when discharging the Habitat Management and Monitoring Plan condition (set out below), which will be required based on the proposal for significant habitat enhancement.
- As significant habitat enhancement is being proposed on-site, this will require a HMMP setting out how these habitats will be managed for 30 years. A HMMP has been submitted with the application, which is welcomed, and this will be a condition of the planning permission, if granted. The LPA will seek a monitoring fee to review the monitoring reports which are required by the LPA periodically over the 30-year management and monitoring period. Due to the small size of the proposed habitat enhancement areas, the LPA would seek a monitoring fee of £5000. The fee would be secured as part of a section 106 agreement.

Habitat Management and Monitoring Plan (HMMP)

- My comments set out within my previous response regarding the HMMP have not been addressed; however, this can be done when submitting a HMMP to discharge the corresponding planning condition as set out below.

NO OBJECTION*

Defer for amends/further information*

OBJECT*

Consultation Suggested Conditions:

The Biodiversity Gain Condition and Habitat Management and Monitoring Plan Condition as per our agreed wording.

Planning Obligations required:



BARNSLEY

Metropolitan Borough Council

A fee of £5000 should be secured for the review of monitoring reports submitted over the 30-year management period as set out within Habitat Management and Monitoring Report. This is in relation to the applicants BNG offer.