



PLANNING CONSULTATION RESPONSE

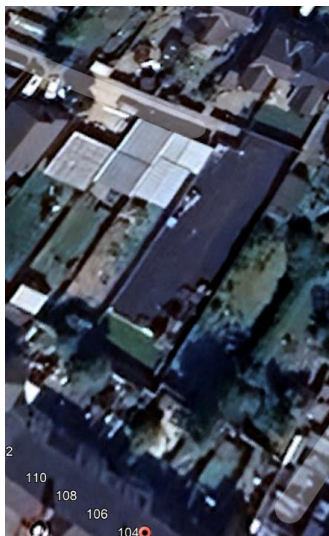
Application No	2026/0396
Proposal	Erection of 2 storey detached dwellinghouse and detached double garage
Address	Land to the rear of 108 Blythe Street, Wombwell, Barnsley, S73 8LL
Date of Consultation Reply	09/06/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for consulting me regarding the above application. It is noted that the developer is claiming the de minimis exemption from Biodiversity Net Gain (BNG). From viewing aerial photographs of the site, it is apparent that it comprises hardstanding; however, when viewing historical aerial photographs of the site dating from April 2020 to May 2022, it is noted that the site previously comprised garden habitat with trees (see screenshots of aerial photographs below). It is therefore apparent that degradation has taken place on site. The BNG planning practice guidance states the following in relation to degradation:

Where unauthorised degradation of the onsite habitat has taken place on the land between 30 January 2020 and the date of relevant date (the date of the application), the biodiversity pre-development value of the onsite habitat should be calculated as the biodiversity value of the habitat on the date immediately before the carrying out of these degradation activities. The relevant date should therefore be set as a date immediately before these activities. Unauthorised degradation of onsite habitat is any degradation which is not in accordance with a previous planning permission.

When referring to the planning explorer map, there doesn't appear to be a planning permission relating to this site, therefore it appears clearance works can be deemed as unauthorised degradation. Unless the applicant can evidence otherwise, the application should be supported by BNG information including a biodiversity metric. The biodiversity metric guidance states that where degradation has occurred data records, imagery and historic field surveys can be used to determine pre-degradation habitat types and that a precautionary approach should be used when assigning condition scores. For example, assign a higher condition score in the absence of contrary evidence. Information submitted should be in line with the biodiversity appendix of the local validation requirements: <https://www.barnsley.gov.uk/media/yyhmuadm/biodiversity-appendix.pdf>



May 2025



April 2020



May 2022



BARNSLEY

Metropolitan Borough Council

~~NO OBJECTION*~~

Defer for amends/further
information*

~~OBJECT*~~