



PLANNING CONSULTATION RESPONSE

Application No	2026/0657
Proposal	Erection of 1no. building for industrial (class E(g)(iii)/B2) or storage and distribution (class B8) use with associated yard, parking, landform and landscaping (Reserved matters of the outline part of hybrid planning permission 2019/1573) for Unit 6 seeking approval of access, appearance, landscaping, layout and scale.
Address	Land to the north and south of Dearne Valley Parkway, Hoyland, Barnsley
Date of Consultation Reply	09/09/2025
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for consulting me regarding the above application. A number of documents as set out below have been submitted to address conditions of the outline part of planning permission 2019/1573 and sections of the Section 106 agreement relating to biodiversity. The documents are largely satisfactory; however, where clarification is required, I have highlighted the text in bold.

Biodiversity Impact Assessment and Biodiversity Metric 2.0 (Appendix B) - Condition 28 and Section 4 of the Section 106 agreement

The Biodiversity Impact Assessment (BIA) and associated biodiversity metric (appendix B) sets out changes in habitat units as a result of the proposals. The impact assessment and metric indicate that the proposals will cause a loss of 4.74 habitat units (-89.60%) and a gain of 1.17 hedgerow units (1414.43%).

The BIA and associated metric are considered to be largely satisfactory; however, it is noted that Figure 3 (Habitat Proposals) appears to include fewer trees than that shown on the Proposed Landscape Plan (drawing no. 12006-6SFWXXXXRL1001). Can the applicant's ecologist confirm if all proposed trees have been taken into account or where necessary make amendments, if required?

Biodiversity Offsetting Scheme and Biodiversity Metric 2.0 (Appendix A) – Section 4 of the Section 106 agreement.

The shortfall in units on-site (as set out above) will be addressed through off-site habitat enhancement proposals set out within the Biodiversity Offsetting Scheme report. This report and associated biodiversity metric have been submitted to meet the requirements of schedule 4 of the Section 106 agreement, relating to planning permission 2019/1573. These set out how overall the development area covered under the 2019/1573 permission will achieve a 10% net gain in biodiversity, by addressing losses of biodiversity units through offsite habitat enhancement and creation. The loss of habitat units resulting from the development of the unit 6 site will be dealt with through the enhancement of woodland habitat within the nearby Barrow Colliery site. The metric indicates that through the enhancement of 1.28 hectares of off-site woodland habitat, in conjunction with other on-site and off-site habitat enhancement and creation works proposed/underway in relation to the previous phases of development, overall there should be a gain of 14.76 habitat units (11.44%) and 23.66 hedgerow units (22.29%). The requirement of the Hoyland North Masterplan Framework for a 10% net gain in biodiversity is therefore met.

Habitat Creation, Biodiversity Mitigation and Enhancement Scheme – Condition 28

This document sets out measures to avoid impacts and on-site enhancements for a number of species, such as sympathetic lighting measures to avoid indirect impacts on bats, the provision of pole mounted bird and bat boxes and the creation of log piles to benefit amphibian species.



Figure 1 of the document shows the proposed location of the bird and bat boxes; however, it does not show locations for the log piles. Can this be added? It is shown on the proposed landscape plan (drawing no. 12006-6-SFW-XX-XX-DR-L-1001) but would ideally be included on figure 1 for completeness.

Landscape and Ecological Management Plan - Condition 36

A LEMP associated with the on-site landscape proposals plans have been submitted. These set out appropriate management of proposed habitats over a 30-year period and monitoring during this time to ensure targeted habitats and conditions will be achieved.

Section 4 of the LEMP includes a plan and details the proposed landscaping for unit 6. It is noted to the south-west of the site that an area of native shrub planting occurs along the north of an access track; however, this is mapped as an area of broadleaved woodland, with native scrub proposed to the south of the track when referring to Figure 3 (Habitat Proposals) within the Biodiversity Impact Assessment report. This should be checked and amendments made, where necessary.

Biodiversity Management Plan (Offsite Habitats) – Condition 39 and Schedule 4 of the Section 106 agreement.

An Offsite Habitat Management Plan has been submitted and this details the management of off-site habitats, which is satisfactory. As the Barrow Colliery site forms part of the Dearne Valley Wetlands SSSI, the landowner should consult with Natural England via a S28E consent to permit the proposed management works. This can be added as an advisory to the planning decision notice.

The document should be amended to detail submission of monitoring reports periodically over the management period to the Local Planning Authority for review.

Proposed Landscape Plan - Condition 35

Landscape proposal plans indicate proposed on-site habitat creation measures, with native woodland, scrub, tree and hedgerow planting and wildflower grassland creation. These complement the biodiversity metric calculation, as submitted above.

I recommend discharge of condition 35.

~~NO OBJECTION*~~

**Defer for amends/further
information***

~~OBJECT*~~