



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	13/10/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for consulting me regarding the above application. An updated Biodiversity Net Gain (BNG) report, biodiversity metric and landscape masterplan have been submitted. These address the comments within my previous response. The landscape masterplan indicates that the majority of trees to the eastern boundary will be retained and the proposals will incorporate ornamental planting, introduced shrubs and a hedgerow. The biodiversity metric submitted accounts for these proposals and indicates that there will be a loss of 2.35 habitat units (-50.16%) and a gain of 0.35 hedgerow units (no percentage gain as no hedgerows on site at baseline).

As mentioned in my previous response, the BNG report sets out that a 10% net gain in biodiversity 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 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. How the 10% will be achieved can be set out when coming to discharge the biodiversity gain condition. As no significant habitat enhancements are proposed on site, there will be no requirement for a Habitat Management and Monitoring Plan (HMMP) condition.

The landscape masterplan shows proposed location and types of bird and bat boxes on the proposed buildings, features for invertebrates and hedgehog access points within proposed fencing, which is welcomed. These measures can be secured by a planning condition if permission is granted.

As some existing trees on site will be removed to facilitate the proposed site access, precautionary measures should be adopted in relation to nesting birds. An informative is suggested below.

NO OBJECTION*

Defer for amends/further information*

OBJECT*

Consultation Suggested Conditions:

Biodiversity Gain Condition, as per our agreed wording.

The development shall be completed in strict accordance with the Landscape Masterplan (drawing no. 2287-001 Rev. B, September 2026). All the proposals shall be implemented in full and thereafter permanently maintained for the stated purposes of biodiversity conservation.

Consultation Informative(s):

The applicant is reminded that under the Wildlife and Countryside Act 1981, as amended (Section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. The nesting bird season is considered to be between 1 March and 31 August



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inclusive, however some species can nest outside of this period. Suitable habitat for nesting birds are present on the application site and should be assumed to contain nesting birds between the above dates unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is certain that nesting birds are not present.