



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2025/0775
<b>Proposal</b>	Development of 4 residential dwellings, landscaping and associated infrastructure
<b>Address</b>	Land east of Bank View, Bower Hill Road, Oxspring, Sheffield, S36 8YA
<b>Date of Consultation Reply</b>	15/12/2025
<b>Consultee</b>	Katie Lawrence, Planning Ecologist

### Consultation Assessment and Justification

Updated information in support of the above application has been submitted following my previous consultation response. This now addresses my previous concerns, and I have no objections with the application. The proposals include some landscaping such as tree and native shrub planting, which is welcomed, but due to loss of habitats to areas of development and vegetated gardens, a 10% gain in biodiversity cannot be achieved on site. The Biodiversity Net Gain assessment indicates that there will be a loss -3.43 habitat units (-82.12%). The applicant will have to set out how a 10% gain will be achieved when submitting the Biodiversity Gain Plan to discharge the Biodiversity Gain condition; this will either be through off-site habitat proposals or the purchase of units from a habitat bank. Ideally units would be purchased from a habitat bank within the Barnsley LPA boundary, if this is the chosen route.

As habitat proposals on site are not deemed as significant, a condition for a Habitat Management and Monitoring Plan (HMMP) is not considered necessary. A condition for a five-year Biodiversity Enhancement Management Plan (BEMP) is considered appropriate and is detailed below. The BEMP should also detail enhancement measures as set out within the submitted Preliminary Ecological Appraisal (PEA), including integral bat and bird boxes on proposed dwellings and hedgehog access points within proposed fencing, as is in line with the Biodiversity and Geodiversity SPD.

Precautionary measures set out within the PEA to be adopted during construction works in the interest of hedgehog badger and nesting birds and the adoption of a sympathetic lighting scheme for bats should be adhered to.

**NO OBJECTION\***

**Defer for amends/further information\***

**OBJECT\***

#### **Consultation Suggested Conditions:**

The Biodiversity Gain Condition as per our agreed wording.

The development shall be completed in line with the recommendations in the Preliminary Ecological Appraisal Report (ref: SQ-3283, revision V2, 04/12/2025) and the conditions of the planning permission. All the recommendations shall be implemented in full.

A Biodiversity Enhancement Management Plan (BEMP), completed by a suitably qualified ecologist will be submitted to the Local Planning Authority prior to the commencement of works on site. The BEMP shall include, but not necessarily be limited to, the following:

- A recent landscape plan detailing the location of proposed habitat creation, retention and enhancement;
- Management aims and prescriptions detailing the methods required to create, retain and/or enhance each habitat at the required quality for a period of five years;
- A timetable of delivery for each habitat;
- A schedule of actions to be undertaken in case signs of failing are identified. The schedules must include details of technique(s) to be used, equipment to be used, roles and relevant



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expertise of personnel and organisations involved and timing of actions including submission of monitoring report to the local planning authority.

- Incorporation of faunal features for example integral bat and bird boxes on proposed buildings and trees, hedgehog access points within proposed fencing and herptile features etc. should also be detailed.