



PLANNING CONSULTATION RESPONSE

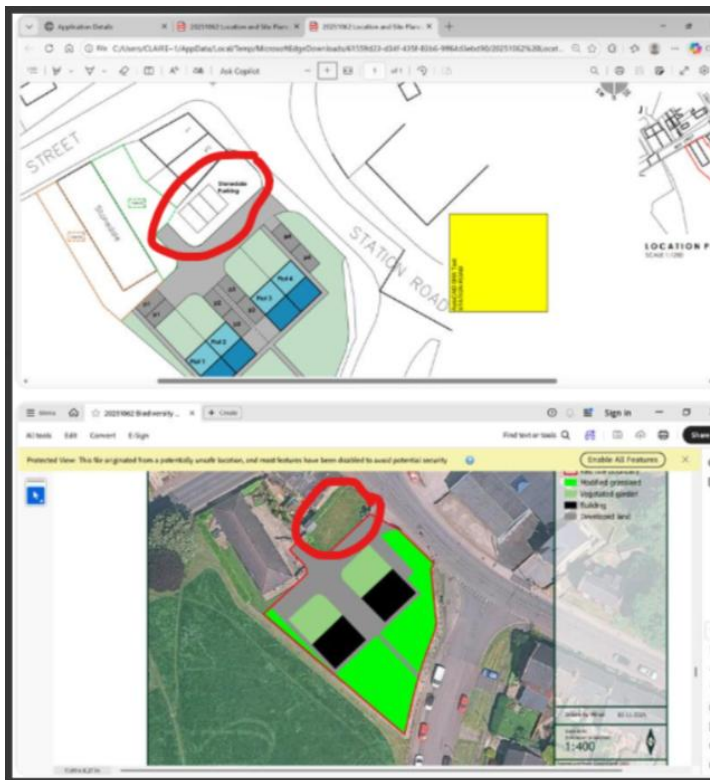
Application No	2025/1062
Proposal	Demolition of existing domestic garage and formation of new driveway/parking, and outline permission for the erection of 4 houses within the residential garden
Address	Land adjacent to 1A West Street, Worsbrough Bridge, Barnsley, S70 5PG
Date of Consultation Reply	19/03/2026
Consultee	Claire Wilson, Planning Ecologist

Consultation Assessment and Justification

A Preliminary Ecological Appraisal (PEA), Biodiversity Net Gain (BNG) assessment and metric have been submitted in support of the application. Please find my comments below.

Areas currently mapped as parking on the Location and Site Plans have been excluded from the BNG assessment (see screenshot below). However, aerial imagery confirms that grassland is present within these areas and it is assumed this grassland will be lost to accommodate the parking. In addition, further sections of grassland and an existing building to the north fall within the red line boundary but have not been included within either the BNG assessment or the PEA. I seek clarification on this.

In accordance with government guidance (<https://www.gov.uk/guidance/understanding-biodiversity-net-gain>), all habitats within the red line boundary must be included within the baseline assessment.





The site plans indicate that each of the four proposed dwellings will have relatively small garden areas, with a larger area of modified grassland situated outside the gardens, but within the red line boundary. Could the applicant please confirm whether the modified grassland will lie outside the boundaries of the residential curtilages? If this area is to remain outside the curtilages, clarification is required regarding its long-term management arrangements. Specifically:

- Who will be responsible for managing and maintaining the grassland for the required 30-year period?
- What measures will be put in place to ensure residents do not encroach into, alter, or domesticate this grassland area?

If the modified grassland falls within the curtilage of the dwellings then it should be mapped as vegetated/unvegetated garden, as per metric guidance.

While the proposals achieve the required Biodiversity Net Gain uplift through modified grassland alone, the current approach does not provide habitat diversity or structural planting that would benefit a range of species that are likely to be present in the area. Incorporating additional features such as native tree planting or a hedgerow around the site boundary would introduce valuable structure into the landscape and enhance habitats for bats, birds, and other species.

A data search with the Local Records Centre was not undertaken; however, justification for this has been provided and I am satisfied with the explanation.

The building has been assessed as having negligible potential to support roosting bats. I am content with this conclusion.

In accordance with the Biodiversity and Geodiversity SPD, integrated bat and bird boxes should be installed within every dwelling on site, alongside hedgehog highways in any boundary fencing. This requirement can be secured by condition.

	Defer – further information required.	
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*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required: