



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2025/0849
<b>Proposal</b>	Redevelopment of builder's yard to erect two dwellings
<b>Address</b>	Birkland Farm, Fullshaw Lane, Langsett, Sheffield, S36 9FD
<b>Date of Consultation Reply</b>	07/11/2025
<b>Consultee</b>	Claire Wilson, Planning Ecologist

### Consultation Assessment and Justification

An Ecological Impact Assessment and statutory metric have been provided to support the application.

A UK Hab survey was undertaken in July 2025, within the optimal period and the following habitats were noted; other neutral grassland, species rich hedgerows, buildings, sparsely vegetated land, earth mounds and a line of trees. The ecology report also noted that some habitats had been cleared prior to the survey being undertaken. As per the statutory guidance the habitats prior to clearance were included within the metric calculation.

The report indicates the development will result in a 56.20% net loss of habitats (0.98 units) and net gain in hedgerows 16.39% (0.14 units) and the trading rules for habitats are not met. As there is no scope to create additional habitats on site the applicant will seek to secure habitat units from a habitat bank.

If offsite units are purchased to meet the developments BNG requirements, these would ideally be purchased within the Barnsley LPA boundary, where possible. Reference can be made to the Wildlife Trusts Biodiversity Net Gain Map (<https://experience.arcgis.com/experience/1cc6dce889244e57bd66443af22e4b49>) which maps all habitat bank sites which are included on Natural England's Biodiversity Gain Sites Register.

**NO OBJECTION\***

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

**OBJECT\***

\*Delete as applicable

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

The development shall be completed in line with the recommendations within the Ecological Appraisal Report (Birkland Farm, Penistone Ecological Impact Assessment 26th September 2025). All the recommendations shall be implemented in full according to the timescales laid out, unless otherwise agreed in writing by the Local Planning Authority, and thereafter permanently maintained for the stated purposes of biodiversity conservation.



# **BARNSLEY**

**Metropolitan Borough Council**

**Reason:** in the interests of Biodiversity and in accordance with Local Plan Policy BIO 1 and SPD Biodiversity and Geodiversity.

Prior to the commencement of works, a Biodiversity Enhancement Management Plan (covering the first five years of the scheme) shall be completed in line with the recommendation within the Ecological Impact Assessment and shall be submitted to and approved in writing by the Local Planning Authority.

**Reason:** in the interests of Biodiversity and in accordance with Local Plan Policy BIO 1 and SPD Biodiversity and Geodiversity.

**Consultation Informative(s):**

The works should be undertaken outside of the bird nesting season (March-August inclusive). Should this not be possible then a suitably qualified ecologist should undertake a nesting bird check no more than 48 hours prior to the start of works. Should active nests be found, works should cease until the nests are no longer active and the chicks have fledged and the ecologist has deemed the area to be free of nesting birds.

If a protected species (such as any bat, great crested newt, badger, reptile, barn owl or any nesting bird) is discovered using a feature on site that would be affected by the development or related works all activity which might affect the species at the locality should cease. You should then seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended), the Protection of Badgers Act 1992 and the Wild Mammals Act 1996. This advice note should be passed on to any persons or contractors carrying out the development/works.

If a bat or evidence of the presence of bats is discovered on site prior to or during development all work should stop immediately. A licensed bat consultant or Natural England must be contacted and works implemented only in accordance with methods advised by them. This advice note should be provided to any persons/contractors carrying out the development along with the contact details of a relevant ecological consultant. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), The Conservation of Habitats and Species Regulations 2017.

**Planning Obligations required:**

n/a