

BNG Assessment

A Full Planning Application has been submitted to Barnsley MBC for the erection of an electrical sub-station on land adjacent to a development site which has the benefit of planning permission ref: 2025/0161 for mixed use development, in order to provide an electrical supply to that development.

The site area of the application site that includes the access road is 0.13Ha.

The vast majority of the site is hard surfaced or gravel parking space, with only a small area of vegetation located to the northern boundary of the area where the sub-station will be erected. This equates to less than 25sqm and will need to be removed to allow the sub-station to be constructed.

We consider that the proposals qualify for the 'de-minimis' exemption because:

- the development must not impact on any onsite priority habitat; and
- if there is an impact on other onsite habitat, that impact must be on less than 25 square meters (e.g. less than a 5m-by-5m square) of onsite habitat with a biodiversity value greater than zero and on less than 5 meters of onsite linear habitat (such as a hedgerow)

The area of scrub to be removed (shown in the image below) measures just under 20sqm.



The hard standing and gravel both have a biodiversity value of zero, so based on this and the fact that the area of scrub to be removed is less than 25 m² the application should be exempt from BNG.

In order to provide some bio-diversity enhancement the proposals include the planting of a species rich native hedge to the rear of the proposed sub-station along the northern boundary and the inclusion of an integrated swift nest box to the west elevation of the proposed sub-station.