



PLANNING CONSULTATION RESPONSE

Application No	2026/0603
Proposal	Permission in principle for residential development of up to 5 additional dwellings (6 dwellings in total, including retained Willow Cottage).
Address	Willow Cottage, Carlton Road, Carlton, Barnsley, S71 3HX
Date of Consultation Reply	17/08/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for consulting me regarding the above application. My comments in relation to biodiversity and what would be required to support Stage 2 of the application (Technical Details Consent) are as follows:

- The proposals site is located within a Site of Special Scientific Interest (SSSI) Impact Risk Zone of Dearne Valley Wetlands SSSI; however, the development type at this distance is not anticipated as having an adverse impact upon the SSSI. Consultation with Natural England should not be required as part of a future planning application.
- Biodiversity & Geodiversity policy BIO1 and the SPDs Biodiversity & Geodiversity and Trees & Hedgerows should be complied with.
- When referring to the governments MAGIC website traditional orchard, a habitat of principal importance occurs within the proposals site. Planning policy BIO1 states that development will be expected to conserve and enhance the biodiversity and geological features of the borough by: Protecting and improving habitats, species, sites of ecological value and sites of geological value with particular regard to ... species and habitats of principal importance identified via Section 41 of the Natural Environment & Rural Communities Act 2006... Ecology reports which support the application should include an assessment of habitat within the site against the JNCC definition of traditional orchards <https://data.jncc.gov.uk/data/2829ce47-1ca5-41e7-bc1a-871c1cc0b3ae/UKBAP-BAPHabitats-56-TraditionalOrchards.pdf> If habitat within the site meets the description of traditional orchard, the applicant would likely have to consider altering the proposals to ensure the retention and improvement of the habitat.
- A Preliminary Ecological Appraisal (PEA) undertaken to the Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines (2017) should be carried out on site. This would involve the mapping of habitats and consideration of their value, the use of the site by protected and priority species and the potential impact of the proposals upon ecological features. As part of the PEA, a data search with the Barnsley Biological Record Centre should be carried out.
- The proposals site comprises built structures and trees with a number of these features proposed for removal to facilitate the proposals. Any buildings or trees to be affected by works should be subject to a bat assessment by an appropriately qualified ecologist to the Bat Conservation Trust survey guidance (2023). If buildings/trees are assessed as having potential for bats, further specialist survey may be required to further consider the presence/absence of roosting bats and the potential impact of the proposals. If considered necessary, the results of the such further surveys would be required as part of the Stage 2 application.
- The development is likely to be subject to the mandatory Biodiversity Gain condition being over 0.2ha in size. Reference should be made by the applicant to government guidance (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>), which lists development types exempt from Biodiversity Net Gain (BNG) to determine this. The applicant should check the list of exemptions prior to the application being made to ensure relevant BNG information is submitted, if necessary.



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- If subject to BNG, the planning application should be supported by the level of information as set out within Biodiversity Appendix of the BMBC Local Validation Requirements:
<https://www.barnsley.gov.uk/media/yyhmuadm/biodiversity-appendix.pdf>
- Regardless of the BNG requirements, proposal plans submitted should set out biodiversity enhancements to be incorporated on site. Consideration should be given to the installation of integral bat and bird boxes on the proposed dwellings and the provision of hedgehog access points within proposed fencing, as per the Biodiversity and Geodiversity Supplementary Planning Document and section 15 of the National Planning Policy Framework.