



## PLANNING CONSULTATION RESPONSE

|                                   |                                                                                                                                                                     |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application No</b>             | 2026/0166                                                                                                                                                           |
| <b>Proposal</b>                   | Erection of 3 x retail units (Use Class E) with car parking, EV charging points and associated works following the demolition of the existing buildings/structures. |
| <b>Address</b>                    | Land west of Brampton Road, Wombwell, Barnsley                                                                                                                      |
| <b>Date of Consultation Reply</b> | 27/04/2026                                                                                                                                                          |
| <b>Consultee</b>                  | Katie Lawrence, Planning Ecologist                                                                                                                                  |

### **Consultation Assessment and Justification**

Thank you for consulting me regarding the above application. My comments in relation to biodiversity are as follows:

- The applicant is claiming that the proposals meet the de minimis exemption for Biodiversity Net Gain; however, I'm not sure this is the case. From viewing aerial photographs of the site, there appears to be areas of shrubs and trees occurring to the northern and western boundaries covering an area greater than 25m<sup>2</sup>. These areas appear to be mapped on the existing site layout plan (plan no: 251075-02) and the proposed site layout plan (plan no: 251075-04(C)) shows these habitats to be largely lost to facilitate the proposals. The applicant needs to provide further justification as to why the de minimis exemption is applicable or submit a Statutory Biodiversity Metric as part of the application setting out the baseline value of the proposed development site and ideally information on how a 10% net gain in biodiversity will be achieved.
- The application is supported by a Preliminary Bat Roost Assessment report which details the findings of an initial building inspection. The report sets out that the building on site is considered to have low potential for roosting bats, and it is recommended that a single emergence survey is undertaken within the appropriate season (May – August), as per the Bat Conservation Trust guidance (2023). This survey information should be submitted once available prior to us being able to provide a no objection response.
- It is also noted that the bat assessment report does not include records obtained from the South Yorkshire Bat Group. This data should be sourced and the report amended to include such information as it may inform the assessment further.

**NO OBJECTION\***

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

**OBJECT\***