



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2025/0813
<b>Proposal</b>	Erection of single dwelling
<b>Address</b>	Land to the rear of 33 Ballfield Lane, Kexbrough, Barnsley, S75 5LH
<b>Date of Consultation Reply</b>	08/01/2026
<b>Consultee</b>	Katie Lawrence, Planning Ecologist

### Consultation Assessment and Justification

Thank you for consulting me regarding the above application. A Biodiversity Net Gain (BNG) Assessment report and associated Statutory Biodiversity Metric have been submitted in support of the application. My comments are as follows:

- When referring to aerial photographs of the site it appears as though some clearance works have been undertaken on site. This includes trees and scrub present to the north of property no.1 Copper Road. Trees are visible on aerial photographs dated June 2023, but appear to have been cleared on photographs dated April 2025. When referring to the Biodiversity Net Gain Planning Practice Guidance, it states the following in regards to habitat degradation: Where unauthorised degradation of the onsite habitat has taken place on the land between 30 January 2020 and the date of relevant date (the date of the application), the biodiversity pre-development value of the onsite habitat should be calculated as the biodiversity value of the habitat on the date immediately before the carrying out of these degradation activities. The relevant date should therefore be set as a date immediately before these activities. Unauthorised degradation of onsite habitat is any degradation which is not in accordance with a previous planning permission. The metric and BNG report should be amended accordingly to include for these habitats using a precautionary approach when assigning conditions as per the Statutory Biodiversity Metric Guidance.
- The current metric calculation indicates that there will be a loss of biodiversity units on site and that is not feasible to achieve a 10% net gain in biodiversity on-site due to its small size. The report indicates that off-site units will be purchased so the development meets its BNG requirement. This can be detailed when submitting the Biodiversity Gain Plan at the discharge of condition stage, if planning permission is granted.
- The BNG report advises that a hedgerow will be planted as part of proposed landscaping, which is welcomed. A bat and bird box should also be incorporated within the new dwelling as per the Biodiversity and Geodiversity SPD and the National Planning Policy Framework in the aim of enhancing biodiversity opportunities. This can be secured by a planning condition.

**NO OBJECTION\***

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

**OBJECT\***