



PLANNING CONSULTATION RESPONSE

Application No	2026/0247
Proposal	Demolition of existing dwelling (retrospective), and the erection of 6 dwellings with associated works.
Address	177 High Street, Royston, Barnsley, S71 4RR
Date of Consultation Reply	25/06/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

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

- The application form has been completed to indicate that the development is exempt from Biodiversity Net Gain (BNG) under the de minimis rule; however, the development affects over 25m² of habitat, and it is therefore considered that the exemption does not apply. A BNG report and associated biodiversity metric has been submitted, and I have reviewed these on the basis that the site is subject to BNG.
- The BNG report sets out that the building previously on site has been demolished and a degree of site clearance works have taken place prior to the walkover survey. The report sets out how baseline habitats included within the metric reflect those prior to works taking place, as per rules on degradation set out within the BNG planning practice guidance, which is welcomed. The site largely comprises an area of vegetated garden surrounding areas of hardstanding and the previous dwelling on site. The baseline habitat survey does not include the hedgerow which formally occurred to the entire boundary of the site. When using google street view and viewing photographs of the site taken in 2021 it is apparent that a hedgerow was present. This appears to comprise a range of introduced shrubs and some native shrubs, and I would consider assigning this feature as non-native and ornamental hedgerow within the metric to be appropriate. The metric should be amended accordingly.
- The current BNG metric indicates a loss of 0.085 biodiversity units (-36.78%) and the report indicates that this will be dealt with through the purchase of off-site units from a registered habitat bank. The proposals site comprises new dwellings and associated vegetated garden and there is limited potential in addressing the loss of units on-site. The metric should be amended as per the comments made above to indicate the change in biodiversity on site. How the 10% net gain will be achieved can be set out within the Biodiversity Gain Plan when coming to discharge the biodiversity gain condition, if permission is granted.
- The BNG report sets out precautionary works in relation to nesting birds and there are recommendations for the installation of bat and swift boxes on the proposed dwellings and hedgehog access points within proposed garden fencing. As the building on site was subject to demolition works without a bat assessment being undertaken, a range of integral bat box types should be incorporated on site to provide roosting opportunities for purposes such as maternity roosting, hibernation, etc. as it is unknown if a bat roost was present on site. Such measures can be secured by a planning condition.

NO OBJECTION*

Defer for amends/further information*

OBJECT*