



PLANNING CONSULTATION RESPONSE

Application No	2026/0479
Proposal	Demolition of existing dwellinghouse and erection of replacement dwelling (Custom/Self-Build).
Address	29 Hermit Lane, Higham, Barnsley, S75 1PL
Date of Consultation Reply	27/07/2026
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 proposals involve a custom/self-build development which is therefore exempt from Biodiversity Net Gain. It is assumed the applicant has completed our custom and self-build pro-forma for our records.
- The application is supported by a Preliminary Roost Appraisal undertaken by a qualified surveyor to the methodology set out with the Bat Conservation Trust survey guidance (2023). The survey included an internal and external inspection of the existing dwelling on site. No signs of bats were identified, and the building was assessed as having negligible potential to support roosting bats. No further assessment is therefore recommended, and it is considered that there are no constraints to the proposed demolition works in relation to bats.
- The building was assessed as having potential to support nesting birds and it is therefore recommended that the decision notice include an informative to ensure the legislation afforded to nesting birds is adhered to during the proposed building demolition.
- A tree within the site was assessed as having potential for roosting bats; however, the tree is not to be impacted by the proposed works and therefore no further survey work is required.
- The report includes recommendations for the installation of a bat and bird box on the proposed dwelling, precautionary works in relation to potentially roosting bats and a sympathetic lighting scheme, which is welcomed. Such measures can be secured by a planning condition.

~~NO OBJECTION*~~

**Defer for amends/further
information***

~~OBJECT*~~