

20 January 2026

Planning Development Management,
Barnsley Metropolitan Borough Council,
PO Box 634,
Barnsley,
S70 9GG.

Our ref 287985-18

Dear Sir/ Madam,

Ingbirchworth Sewage Treatment Works: Discharge of Condition 2

Application Reference 2024/0488 – Installation of Ferric Dosing Kiosk at Ingbirchworth Sewage Works, Huddersfield Road, Ingbirchworth, Barnsley, S36 7GG.

On behalf of Yorkshire Water Services Limited ('Yorkshire Water'), please find enclosed details to discharge Condition 2 of planning permission 2024/0488, granted by Barnsley Metropolitan Borough Council ('Barnsley Council') on 10 October 2024.

The approved development comprises the installation of Ferric Dosing Kiosk at Ingbirchworth Sewage Treatment Works (STW). The STW is located on Huddersfield Road, Ingbirchworth, Barnsley, S36 7GG, approximately 20km northwest of Sheffield, S36 7GG (Approximate Ordnance Grid Reference: SE 21749 05928).

Supporting Documentation

Alongside the application form and this covering letter, the discharge of condition application is supported by the following documents and plans:

- Site layout plan (reference ING01 BNE WWT WWT DR C 1001);
- Biodiversity Gain Plan for Ingbirchworth (reference YW.202152);
- Ingbirchworth Biodiversity Net Gain Assessment (reference 286985-18_BNGAssesment);;
- Statutory Biodiversity Metric – updated by habitat bank operator;
- Condition assessment sheet; and
- Decision notice for application reference 2024/0488.

Biodiversity Gain Plan

The wording of Condition 2 is as follows:

“The development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and*
- (b) the planning authority has approved the plan, or*

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(c) the development is exempt from the biodiversity gain condition.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

Further information about the BNG status of this application and how to comply with this statutory condition are set out within the informatives.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.”.

A Biodiversity Gain Plan¹ sets out how the biodiversity gain objective of at least a 10% gain will be met for development that has been granted planning permission. It must contain a number of matters to enable the planning authority to determine whether the mandatory biodiversity gain objective has been met.

The Biodiversity Net Gain (BNG) assessment² published in 2024 includes the Statutory Biodiversity Metric calculation tool, baseline and post-development habitat calculations, and habitat maps.

There was no evidence of degradation, nor any irreplaceable habitats within the red line boundary. Yorkshire Water adopt an approach to avoid or minimise loss on all capital schemes where possible.

The area of the red line boundary is 36.4 m² (0.00364 hectares), which comprises of other neutral grassland recorded in moderate condition, with a biodiversity unit value of **0.03 Habitat Units (HU)**. All habitat recorded in the baseline is proposed to be lost. Figure 1 is an extract of the baseline habitats² and red line boundary.



Figure 1: Extract from the BNG report

¹ Defra (2024). Biodiversity gain plan. Available at: <https://www.gov.uk/government/publications/biodiversity-gain-plan>

² Arup (2024). 'YWS Ingbrichworth Treatment Works – Biodiversity Net Gain Assessment' Doc Ref: 286985-18_BNGAssessment.

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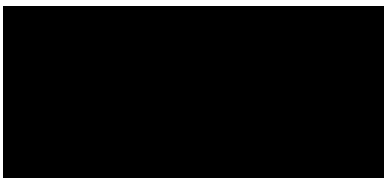
In order to meet the required 10% BNG uplift, the Ingbirchworth project needs to provide 0.04 HU or greater. Habitat creation or enhancement could not be provided within the red line boundary due to operational constraints. Therefore, Yorkshire Water has purchased off-site biodiversity units from a habitat bank operator.

The off-site baseline area habitat, located within the same National Character Area (NCA) was composed of 0.0046 hectares (ha) or 46 m² of other neutral grassland recorded in poor condition with a value of 0.02 HU. The baseline habitat has been enhanced from other neutral grassland to lowland meadow providing an uplift of 0.04 HU. This results in a total net unit change of 0.01 HU and a 18.65% BNG uplift, achieving the mandatory BNG objective for the Ingbirchworth project.

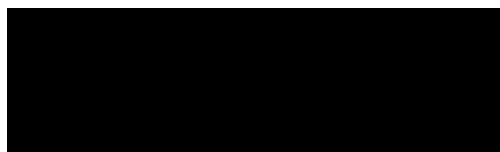
The habitat bank operator's legal team have applied to allocate the units purchased from the habitat bank to the development. The Gains Site Reference number for the Habitat Bank associated with this development is BGS-050924002. Once the units have been allocated, they will be listed on the biodiversity gain sites register³. It should be noted sometimes when purchasing off-site units from habitat bank operators, the net gain can exceed 10% due a combination of the effect of rounding up to minimum unit transaction values per unit type, and due to supplying specific units to abide by trading rules.

I trust that the above and enclosed is acceptable and will enable the discharge of Condition 2. However, should you have any queries regarding this letter or contents of this application, please do not hesitate to contact me via the details below. In the meantime, I look forward to receiving any comments you may have or any correspondence relating to the application.

Yours sincerely



Dana Abara
Planner



³ Defra (2025). Guidance: Search the biodiversity gain sites register. <https://environment.data.gov.uk/biodiversity-net-gain/search/BGS-050924002>