



## PLANNING CONSULTATION RESPONSE

|                            |                                                                         |
|----------------------------|-------------------------------------------------------------------------|
| Application No             | 2025/1071                                                               |
| Proposal                   | Erection of 9no detached dwellings                                      |
| Address                    | Alexandra Working Mens Club, 59 High Street, Royston, Barnsley, S71 4RF |
| Date of Consultation Reply | 02/09/2026                                                              |
| Consultee                  | Katie Lawrence, Planning Ecologist                                      |

### Consultation Assessment and Justification

Thank you for providing updated plans and Biodiversity Net Gain (BNG information). My comments are as follows:

- The BNG report and metric address my former comments with proposed habitats included within the metric and post-development plan relating to those as shown within the updated planting plan. The metric indicates that based on the proposals there will be a loss of 0.69 habitat units (-68.13%) and the BNG report sets out that 0.79 habitat units will be required to address the 10% BNG requirement. The report states that this can be addressed through the purchase of off-site units. The developer can set out how the 10% BNG requirement will be met when coming to discharge the biodiversity gain condition, if planning permission is to be granted.
- As set out within a previous response native shrub and hedgerow planting proposed is considered to represent significant on-site enhancement. On this basis, a Habitat Management and Monitoring Plan (HMMP) setting out the management and monitoring of post-development habitats over a 30-year period will be required. We would seek a monitoring fee for review of monitoring reports submitted over the 30-year period and due to the small size of the proposed habitat enhancement areas, the fee would be £5000. The fee would be secured as part of a Section 106 agreement.

**NO OBJECTION\***

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

**OBJECT\***

#### Consultation Suggested Conditions:

Biodiversity Gain Condition, as per our agreed wording.

Habitat Management and Monitoring Plan, as per our agreed wording.

Notwithstanding the submitted details, no development shall take place (including demolition, ground works and vegetation clearance) until a Biodiversity Mitigation Scheme (BMS) has been submitted to and approved in writing by the Local Planning Authority. The BMS will set out any precautionary measures to be adopted on site during construction, such as protection of retained features, reasonable avoidance measures for protected and priority species and appropriate removal of non-native invasive species. Incorporation of features such as creation, retention and/or enhancement of habitats, integral bat and bird boxes on proposed buildings and hedgehog access points within proposed fencing, etc. in line with the Biodiversity and Geodiversity Supplementary Planning Document, should also be detailed.

#### Planning Obligations required:

BNG monitoring fee of £5000 to be secured by Section 106 in relation to the Habitat Management and Monitoring Plan.