



PLANNING CONSULTATION RESPONSE

Application No	2026/0002
Proposal	Development of supported living for three single storey one bedroom bungalows and communal staff facilities with associated landscaping, access, and parking
Address	Land to the south of Castle Lane, Penistone, Barnsley
Date of Consultation Reply	03/02/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for consulting me regarding the above application. A Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain (BNG) assessment report has been submitted, along with an associated Statutory Biodiversity Metric. The report sets out the findings of a walkover survey mapping habitats present, considering potential suitability for protected and priority species and assessing the predicted change in biodiversity value on site through use of the metric. Documents submitted are largely satisfactory; however, I have some minor comments as set out below:

- It is noted that there is potential for hedgehogs on site but precautionary works during site preparation and construction works in relation to this species are not recommended. If such measures can be incorporated within the PEA report this would negate requirement for a Construction Environment Management Plan to be conditioned, with measures outlined within the PEA being secured by condition instead.
- Wildflower grassland is recommended as part of proposed landscaping within the PEA and input into the post-development tab of the metric. The proposed location of other neutral grassland, as shown on Figure 04 of the PEA also comprises numerous trees, which would likely cause shading of the grassland habitat and potentially make it difficult to achieve targeted conditions. Native shrub/woodland planting may be more appropriate within these areas. Wildflower grassland may be more appropriate to the north-east of the site, by the entrance where modified grassland is proposed and where tree planting is less likely to cause overshading. Is this an option?
- Have the four trees within the front gardens been included within the metric? Paragraph 6.1.2 states that anything falling within the curtilage of the properties is categorised as 'vegetated gardens' and that this includes the four proposed planted trees within the garden. I appreciate that the front gardens will be managed in conjunction with other areas of proposed open space on site and therefore the proposed trees can be secured as part of a management plan. This should be clarified.
- The Statutory Biodiversity Metric submitted indicates that a gain of 0.21 habitat units (10.91%) can be achieved through proposed habitat enhancement and creation measures, which is welcomed. This may be subject to change as a result of comments made above. As significant habitat enhancement is currently being proposed on-site (e.g. habitats of medium distinctiveness), a Habitat Management and Monitoring Plan (HMMP) will be required to set out how these habitats will be managed for 30 years. A HMMP will be secured by way of a planning condition/legal agreement, where appropriate. The LPA will seek a monitoring fee to review the monitoring reports which are required by the LPA periodically over the 30-year management and monitoring period to ensure targeted habitats and conditions are being achieved. Due to the small size of the proposed habitat enhancement areas, the LPA would seek a monitoring fee of £5000. The fee would be secured as part of a Section 106 agreement.
- Recommendations made within the report include the removal of cotoneaster recorded on site, precautionary working methods for badgers and nesting birds and the installation of bat and swift boxes on proposed buildings, hedgehog access points within proposed fencing and the installation of a hedgehog nest box in a suitable area. Such recommendations are considered appropriate and can be secured by way of a planning condition.



BARNSLEY

Metropolitan Borough Council

NO-OBJECTION*	Defer for amends/further information*	OBJECT*
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