



PLANNING CONSULTATION RESPONSE

Application No	2026/0034
Proposal	Outline application for the erection of one dwelling with details of access and layout (other matters reserved)
Address	Land to the West of Chapel Road, Pilley, Barnsley, S75 3AR
Date of Consultation Reply	11/03/2026
Consultee	Claire Wilson, Planning Ecologist

Consultation Assessment and Justification

A Preliminary Ecological Appraisal (PEA) and Biodiversity Metric have been submitted in support of the application. The survey was undertaken in October 2025, which is slightly outside the optimal survey period. As a result, all habitats on site have been assessed as being in good condition, where relevant, and I am satisfied with this approach. However, condition assessments for trees can be carried out outside the optimal period. Therefore, where detailed evidence is available, the condition of the trees could be updated if any are found not to be in good condition. Any such changes would need to be agreed at the application stage.

Additional habitats recorded on site include dense bramble scrub, ruderal vegetation, tall forbs, standing deadwood and a line of trees. The baseline value calculated within the metric is 1.54 habitat units and 0.21 hedgerow units. To achieve the required minimum 10% net gain, the development will therefore need to deliver 1.67 habitat units and 0.23 hedgerow units.

Several trees on site contain features with potential to support roosting bats, primarily due to ivy coverage. The PEA recommends soft felling of these trees under the supervision of a suitably qualified ecologist. The site also contains dense scrub and rubble/stone piles which could support small mammals, reptiles and amphibians. Clearance of these habitats will therefore need to be undertaken with due care and attention. All of these matters can be secured through an appropriately worded planning condition.

As this is an outline application, full details of the post-development habitats have not been provided. However, based on the submitted site and location plan, it appears likely that the site will be occupied entirely by a dwelling, garage and residential garden; however, the majority of trees appear to be retained on the site and location plan. Please can the applicant note that only vegetated/unvegetated garden can be included within the post-development metric for residential schemes, as no other habitat types can be legally secured within the curtilage of a residential property.

Could the applicant confirm whether the unit shortfall will be met through the purchase of units from an approved habitat bank, or via the creation/enhancement of habitats at an off-site location? If the units are delivered offsite, the habitats should be legally secured through a Section 106 agreement and a HMMP will be required to ensure the habitats are managed for a minimum of 30 years. The LPA will also seek a fee for the review of monitoring reports submitted to the council periodically within the 30-year management period. The monitoring fee will be secured by a Section 106 agreement and will vary depending on the extent of habitats proposed. Therefore, prior to a decision being made the applicant should confirm how they intend to secure the minimum 10% net gain; if a Section 106 agreement is required to secure the gains this should be in place before planning is approved.

Deferred for more information



*Delete as applicable

Consultation Suggested Conditions:

- The application is subject to the standard BNG condition.
- Notwithstanding the submitted details, no development shall take place (including demolition, ground works and vegetation clearance) until a Construction Environmental Management Plan - Biodiversity (CEMP-B) has been submitted to and approved in writing by the Local Planning Authority. The CEMP-B shall include, but not necessarily be limited to, the following:
 - Risk assessment of potentially damaging construction activities;
 - Identification of 'biodiversity protection zones';
 - An Invasive Non Native Species (INNS) protocol to ensure INNS are not spread in the wild;
 - Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts to habitats and species during construction (may be provided as a set of method statements to include soft felling measures);
 - The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);
 - Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period;
 - Responsible persons and lines of communication;
 - The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person(s).
- Prior to commencement of the development, an appropriately experienced and qualified Ecological Clerk of Works (ECoW) shall be appointed by the applicant/developer. The ECoW shall be in post during appropriate stages of the development, as agreed in writing with the Local Planning Authority. The ECoW's scope of work shall include monitoring compliance with the mitigation measures as detailed within the Preliminary Ecological Appraisal Report, and the conditions of the planning permission.
- Notwithstanding the submitted details, prior to the commencement of above ground works a Biodiversity Mitigation Scheme (BMS) shall be submitted to and approved in writing by the Local Planning Authority. The BMS will set out the type, location and number of integral bat and bird boxes (minimum of one each), hedgehog access points and hedgehog refugia to be located within the proposal site.

Consultation Informative(s):

- The works should be undertaken outside of the bird nesting season (March-August inclusive). Should this not be possible then a suitably qualified ecologist should undertake a nesting bird check no more than 48 hours prior to the start of works. Should active nests be found, works should cease until the nests are no longer active and the chicks have fledged and the ecologist has deemed the area to be free of nesting birds.
- If a protected species (such as any bat, great crested newt, badger, reptile, barn owl or any nesting bird) is discovered using a feature on site that would be affected by the development or related works all activity which might affect the species at the locality should cease. You should then seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended), the Protection of Badgers Act 1992 and the Wild Mammals Act 1996. This advice note should be passed on to any persons or contractors carrying out the development/works.



BARNSELEY

Metropolitan Borough Council

- There is a low risk that Great Crested Newt (GCN) may be present at the application site. The Local Planning Authority considers it would be unreasonable to require the applicant to submit a survey because this could be considered disproportionate to the scale and the likely impacts of the development. However, the application site lies within a amber impact zone as per the modelled district level licence map, which indicates that there is suitable habitat for GCN within the area surrounding the application site. Therefore, anyone undertaking this development should be aware that GCN and their resting places are protected at all times by The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Planning permission for development does not provide a defence against prosecution under this legislation or substitute the need to obtain a protected species licence if an offence is likely. If GCN are discovered during site preparation, enabling or construction phases, then all works must stop until the advice of a professional/suitably qualified ecologist and Natural England is obtained, including the need for a licence. The following recommendations are provided to further reduce the likelihood of impacts on this species:
 - Any trenches left overnight should be covered or provided with ramps to prevent GCN from becoming trapped;
 - Any building materials such as bricks, stone etc. should be stored on pallets to discourage GCN from using them as shelter; and
 - Any demolition materials should be stored in skips or similar containers rather than in piles on ground.

If a bat or evidence of the presence of bats is discovered on site prior to or during development all work should stop immediately. A licensed bat consultant or Natural England must be contacted and works implemented only in accordance with methods advised by them. This advice note should be provided to any persons/contractors carrying out the development along with the contact details of a relevant ecological consultant. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), The Conservation of Habitats and Species Regulations 2017.

Planning Obligations required:

Possibly - if the applicant is seeking to secure the required gains at an offsite location, and to secure monitoring fees.