



PLANNING CONSULTATION RESPONSE

Application No	2026/0083
Proposal	Erection of general agricultural building
Address	Land to the south of Bents Farm, Sheffield Road, Crow Edge, Sheffield
Date of Consultation Reply	08/07/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for consulting me regarding the above application. My comments in relation to biodiversity is as follows:

- The post-development plan and the metric account for the proposed agricultural barn. The proposals plan provided indicates an access route. Can the applicant confirm whether this will be surfaced and therefore if it should be accounted for within the metric calculation?
- The Biodiversity Net Gain (BNG) assessment and biodiversity metric submitted suggest that by enhancing a grassland field to the west of the proposed barn the 10% net gain can be achieved on site. Enhancement of a low distinctiveness grassland to a moderate condition and generating 3.93 habitat units is deemed to be significant on-site enhancement as set out in BMBC's biodiversity appendix (<https://www.barnsley.gov.uk/media/yyhmuadm/biodiversity-appendix.pdf>) with units delivered being equal to or greater than 0.5. 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. 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. The applicant should advise whether they are happy to proceed on this basis as this would need to be arranged prior to planning permission being granted.
- It is noted that the red line boundary covers a significantly greater area than the proposed barn and therefore takes into account habitats which aren't to be affected by the proposals but which they have to provide a 10% gain for. When inputting an area of 0.1ha of modified grassland within the metric (the development area may be less/greater), deducting the barn area and then inputting seven small moderate condition trees within the habitat creation tab this allows for a 13% net gain. As set out within our biodiversity appendix we would not look to secure a HMMP (and therefore a monitoring fee) where a small number of trees are proposed and would condition a five-year Biodiversity Enhancement Management Plan instead. The applicant may wish to consider this as an alternative.
- It is noted that the Biodiversity Net Gain assessment report states that the grassland will be enhanced to other neutral grassland, a grassland of medium distinctiveness, whilst the metric proposes to maintain the grassland as the low distinctiveness habitat modified grassland but enhance its condition. This should be checked and amended.

NO OBJECTION*

**Defer for amends/further
information***

OBJECT*