BARNSLEY
Metropolitan Borough Council

PLANNING CONSULTATION RESPONSE

Application No	2026/0165
Proposal	Erection of agricultural building
Address	Land to the east of Cat Hill Lane, Hoylandswaine, Sheffield
Date of Consultation Reply	27/03/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you or consulting me regarding the above application. A Biodiversity Net Gain (BNG) assessment report ad associated metric and condition assessment sheets have been submitted in support of the application. My comments in relation to biodiversity are as follows:

- The BNG assessment report sets out that the baseline survey was undertaken in October 2024. As the survey data is around 18 months old this would usually warrant an updated walkover survey to re-assess habitats. The report states that the landowner provided photographs taken of the site in February 2026 to confirm habitats remain unchanged and that these are included within Appendix 4 of the report; however, the report doesn't include an Appendix 4. Can the BNG assessment report be appropriately revised, either with updated walkover survey information or date stamped photographs if the applicant's ecologist can robustly justify that these are sufficient?
- The proposed development site comprises modified grassland habitat, which is accounted for within the metric. To address the BNG requirements there is a proposal to create traditional orchard habitat on a small area of modified grassland habitat outwith the red line boundary. With this proposal a gain of 0.066 habitat units (25.4%) can be achieved. From the condition assessment sheet submitted for the proposed orchard, it is anticipated that the habitat can pass criterion G (species-rich grassland). To ensure this criterion is achieved, is the applicant willing to fence-off this area from the larger pasture field to allow for a different management regime? Hedgerow planting is also proposed to the south of the development area, which generates 0.33 hedgerow unit (not a measurable percentage gain as no hedgerows currently occur on site).
- As the developer is choosing to address their shortfall by off-site habitat creation on presumably their own land, the land will need to be secured by a section 106 prior to planning permission being granted. Once the habitats are legally secured, the applicant can apply to record the allocation of biodiversity units to the development on the biodiversity gain sites register; this can be done at the same time as applying to register the off-site land on the biodiversity gain sites register. The allocation of any off-site biodiversity gains to the development will need to be recorded before the LPA can approve the biodiversity gain plan, which will be submitted to discharge the biodiversity gain condition. Off-site units have to be maintained to deliver 10% BNG for at least 30 years after the completion of habitat enhancement works, as defined in the legal agreement. The habitat proposals will therefore be subject to management as set out within a Habitat Management and Monitoring Plan (HMMP).
- Refer to government guidance for further information regarding off-site gains:
  https://www.gov.uk/guidance/make-off-site-biodiversity-gains-as-a-developer
  https://www.gov.uk/guidance/register-a-biodiversity-gain-site
- As set out above, as off-site habitat creation is proposed 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 creation area the LPA would seek a monitoring fee of £5000. The fee would be secured as part of a Section 106 agreement. On the basis of the above, the applicant should advise whether they are happy to proceed with this proposal as the legal agreement would need to be arranged prior to planning permission being granted.

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