



PLANNING CONSULTATION RESPONSE

Application No	2025/0775
Proposal	Development of 4 residential dwellings, landscaping and associated infrastructure
Address	Land east of Bank View, Bower Hill Road, Oxspring, Sheffield, S36 8YA
Date of Consultation Reply	09/12/2025
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for sending through updated information in support of the above application. My comments in relation to biodiversity are as follows:

- The metric has been updated following my previous comments to record trees within the proposed gardens as per the specifications within the Statutory Metric User Guide, which is welcomed.
- An email which accompanied the updated metric and report sets out that justification is given for the condition assigned to the tall ruderal habitat within the metric. When referring to the metric the user comments simply say that condition criterion A and B have been failed. As set out in my previous response, due to clearance works being undertaken prior to the baseline habitat survey being carried out, a precautionary approach should be adopted when assigning condition and I don't believe it can be confidently concluded that these criteria would have been failed.
- The email also states that grassland habitat was identified as modified grassland on the basis that species identified predominantly included perennial rye-grass and the sward was species poor. The Preliminary Ecological Appraisal (PEA) does not set out the abundance of rye-grass within the sward, just mentions its presence hence the query in my previous response. If it can be confidently stated that rye-grass is abundant within the sward, then I am satisfied that the grassland type can be classed as modified grassland. The PEA or BNG report should be amended to include this detail.

NO-OBJECTION*

Defer for amends/further information*

OBJECT*