



PLANNING CONSULTATION RESPONSE

Application No	2026/0160
Proposal	Erection of a mixed use barn at first floor level above the existing silage clamps, part-educational use (Class F1) and part-leisure use (Class E).
Address	Cannon Hall Open Farm, Bark House Lane, Cawthorne, Barnsley, S75 4AT
Date of Consultation Reply	31/03/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

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

- The proposals only affect areas of built development. The application is therefore exempt from Biodiversity Net Gain under the de minimis rule.
- No impact upon statutorily or non-statutorily designated sites is anticipated as part of the proposals, the site being located at a distance from such sites, with no adjoining habitats.
- Photographs of the building to be affected by the proposals have been provided, which indicate that the building has negligible potential for roosting bats and therefore no further assessment in relation to these species is considered necessary to support the application. An informative in the interest of roosting bats and nesting birds is recommended for inclusion within the decision notice if permission is granted (see below).
- A planning condition for a bat and bird box scheme is suggested as per biodiversity enhancement measures set out within the Biodiversity and Geodiversity SPD and NPPF.

NO OBJECTION*

Defer for amends/further information*

OBJECT*

Consultation Suggested Conditions:

Notwithstanding the submitted details, before above ground works commence a scheme for biodiversity enhancement, such as the incorporation of permanent bat roosting feature(s), hedgehog homes and nesting opportunities for birds, shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme.

The scheme shall include, but not limited to, the following details:

- Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
- Materials and construction to ensure long lifespan of the feature/measure
- A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.
- When the features or measures will be installed within the construction, occupation, or phase of the development.

Consultation Informative(s):

The Authority would advise the applicant (and their contractors) that they have a legal Duty of Care as regards wildlife protection. The majority of UK wildlife is subject to some level of legal protection through the Wildlife & Countryside Act (1981 as amended), with enhanced protection for "protected species" including all bat species. All nesting birds are legally protected from disturbance at any time of the year. Care should be taken to plan work and at all times of the year undertake the necessary precautionary checks and develop relevant working methods prior to work commencing. If in any doubt it is advised that advice from a local professional ecology consultant is obtained.