



PLANNING CONSULTATION RESPONSE

Application No	2025/0003
Proposal	Outline residential development for up to 21 units considering access and layout (Amended Plans and Description)
Address	Land adjacent 61 Shaw Lane, Carlton, Barnsley, S71 3HG
Date of Consultation Reply	10/09/2026
Consultee	Claire Wilson, Planning Ecologist

Consultation Assessment and Justification

An update EcIA, BNG assessment and condition assessments have been provided to support the application. The site was initially surveyed in May 2024. However, the survey was considered out of date given the lapse in time. The update EcIA confirmed that the habitats on site have not changed significantly. However, the pond was noted to be dry during the 2026 survey, this is not surprising given the heatwaves in the summer of 2026. The pond was previously subject to an eDNA survey in June 2024 and returned a negative result for GCN eDNA. I am content with the findings of the EcIA in that there are no new ponds within 250 m of the site, therefore the potential for GCN to be present is unlikely.

The metric indicates that the habitat baseline comprises 5.48 units and the hedgerow baseline comprises 0.29 units. The majority of habitats on site will be lost to accommodate the proposals and the EcIA indicates that the applicant intends to purchase units from a third-party habitat bank.

As the applicant intends to purchase off-site biodiversity units to meet the developments BNG requirements, these would ideally be purchased within the Barnsley LPA boundary, where possible.

Reference can be made to the Wildlife Trusts Biodiversity Net Gain Map (<https://experience.arcgis.com/experience/1cc6dce889244e57bd66443af22e4b49>) which maps all habitat bank sites which are included on Natural England's Biodiversity Gain Sites Register.

The post development BNG plan and metric indicates that other neutral grassland, a significant habitat type is proposed on site. Following a review of the site plan, I note that these areas are very small in size and located adjacent to car parking spaces, bin stores and pavements and would therefore be susceptible to trampling from residents. In addition, tree planting is also proposed within the areas of grassland. As such, I do not consider the creation of other neutral grassland in such small areas where there will be high levels of footfall to be realistic or achievable. To ensure a species rich grassland, management would only be undertaken twice per year to ensure a diverse sward, and this is unlikely on such small areas within a residential site. Modified grassland would be a more suitable habitat type for the site. However, as this is an outline application, this issue can be dealt with at the reserve matters application.

For information, where significant habitats are proposed on site and considered realistic and achievable, a HMMP would be required to ensure that habitats are managed and maintained for a period of 30 years. The LPA also seeks a fee for the review of monitoring reports submitted to the council periodically within the 30-year management period. The monitoring fee is secured by a Section 106 agreement; the costs for a site of this size would be £5,000.

No objection

*Delete as applicable

Consultation Suggested Conditions:

The application is subject to the mandatory biodiversity gain condition.



The application is subject to the HMMP condition, if significant habitats are proposed on site.

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', where applicable;
- 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);
- 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);
- A sensitive lighting scheme;
- 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).

Notwithstanding the submitted details, no development shall commence, including demolition, groundworks and vegetation clearance, until a Biodiversity Mitigation Scheme (BMS) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail biodiversity enhancement measures to be incorporated within the development, such as the creation, retention and enhancement of habitats, the installation of integrated bat and bird boxes in each dwelling, and the provision of hedgehog refugia in all boundary fencing. All measures shall accord with the Biodiversity and Geodiversity Supplementary Planning Document.

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.

Great Crested Newts (European Protected Species)

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 an amber and green 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



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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.

Planning Obligations required:

S106 if significant habitats are proposed for monitoring fees.