



PLANNING CONSULTATION RESPONSE

Application No	2025/0149
Proposal	Change of use of land to a gypsy/traveller site including erection of a day room; hardstanding and boundary treatments (Retrospective)
Address	Hill Top Park, Land off Wakefield Road, Smithies, Barnsley, S71 1ND
Date of Consultation Reply	12/06/2025
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:

- As discussed in previous correspondence, the applicant has completed the application form advising that the development is exempt from the Biodiversity Gain Condition as the proposals site meets the de minimis exemption (a development that does not impact a priority habitat and impacts less than 25m² of on-site habitat); however, when viewing aerial photographs of the site from April 2020 to June 2023 the proposals site comprised vegetation and habitats present are not considered to represent artificial unvegetated, unsealed surface as indicated within the biodiversity metric submitted. The definition of this habitat within the UK Habitat Classification is land that has no or very low (<10%) cover of vegetation. Regardless of this, biodiversity net gain does not apply to retrospective planning permissions made under section 73A. If this is the case for this application, a BNG exemption will still apply.
- The proposals site is located adjacent to Burton Bank Quarry Regionally Important Geological Site (RIGS). A member of the Barnsley Local Geological Site Panel has been consulted and they have advised that they do not anticipate any adverse impacts will have occurred as a result of the development. Their response has been submitted to you separate to this response.
- The proposals site is located within a Site of Special Scientific Interest (SSSI) Impact Risk Zone of the Dearne Valley Wetlands SSSI; however, the development type in this location is not anticipated as having an adverse impact upon the SSSI and consultation with Natural England will not be required.
- Habitats within close proximity to the east of the site, within Burton Bank Quarry RIGS are mapped as priority deciduous woodland; such habitats are identified as being of principal importance identified via Section 41 of the Nature Environmental & Rural Communities Act 2006. Planning policy BIO1 states that development will be expected to conserve and enhance the biodiversity and geological features of the borough by protecting and improving habitats, species, sites of ecological value and sites of geological value with particular regard to designated wildlife and geological sites of international, national and local significance, ancient woodland and species and habitats of principal importance identified via Section 41 of the Natural Environment & Rural Communities Act 2006. ...Native buffer planting should therefore be incorporated at the site boundaries to avoid impact on the adjacent semi-natural habitats and also mitigate for the loss of vegetation previously on site. This can be secured by way of condition as set out below.

NO OBJECTION*

Defer for amends/further information*

OBJECT*

Consultation Suggested Conditions:

A Biodiversity Mitigation Scheme (BMS) shall be submitted to and approved in writing by the Local Planning Authority. The BMS will set out the incorporation of features such as creation, retention



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and/or enhancement of habitats, integral bat and bird boxes on proposed buildings, hedgehog access points within proposed fencing, sympathetic lighting to avoid illumination of vegetation areas within and adjacent to the site etc. in line with the Biodiversity and Geodiversity Supplementary Planning Document.