



PLANNING CONSULTATION RESPONSE

Application No	2026/0643
Proposal	Residential development of one dwelling (Permission in Principle).
Address	Land adjacent Finkle Street Lane, Wortley, Sheffield
Date of Consultation Reply	03/09/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for consulting me regarding the above application. My comments in relation to biodiversity and what would be required to support Stage 2 of the application (Technical Details Consent) are as follows:

- The proposals site is located within a Site of Special Scientific Interest (SSSI) Impact Risk Zone of surrounding SSSIs; however, the development type at this distance is not anticipated as having an adverse impact upon the SSSI. Consultation with Natural England should not be required as part of a future planning application.
- Biodiversity & Geodiversity policy BIO1 and the SPDs Biodiversity & Geodiversity and Trees & Hedgerows should be complied with.
- The proposals site is located approximately 40m from Wharncliffe Chase and Wood Local Wildlife Site (LWS), an area of ancient semi-natural woodland. 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.....Proposals plans indicate that trees to the boundary of the site are to be largely retained providing continued connection to the nearby ancient woodland habitat; however, further effort should be made in terms of tree retention on site, particularly established specimens. Ecology reports provided as part of the Stage 2 application should consider any potential indirect impact on the nearby LWS and ancient woodland and indicate how this will be addressed, where necessary.
- A Preliminary Ecological Appraisal (PEA) undertaken to the Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines (2017) should be carried out on site. This would involve the mapping of habitats and consideration of their value, the use of the site by protected and priority species and the potential impact of the proposals upon ecological features. As part of the PEA, a data search with the Barnsley Biological Record Centre should be carried out.
- It is unclear whether the proposals site comprises built structures, though there are a number of trees on site, with the proposals plan indicating some tree loss. Any buildings or trees to be affected by works should be subject to a bat assessment by an appropriately qualified ecologist to the Bat Conservation Trust survey guidance (2023). If buildings/trees are assessed as having potential for bats, further specialist survey may be required to further consider the presence/absence of roosting bats and the potential impact of the proposals. If considered necessary, the results of such further surveys would be required as part of the Stage 2 application.
- A pond occurs within 20m of the proposals site. This feature should be assessed for its suitability for amphibian species and the potential impact of the proposals upon such species.
- The development is likely to be subject to the mandatory Biodiversity Gain condition being over 0.2ha in size. Reference should be made by the applicant to government guidance (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>), which lists development types exempt from Biodiversity Net Gain (BNG) to determine this. The applicant should check the list of exemptions prior to the application being made to ensure relevant BNG information is submitted, if necessary.



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- If subject to BNG, the stage 2 application should be supported by the level of information as set out within Biodiversity Appendix of the BMBC Local Validation Requirements: <https://www.barnsley.gov.uk/media/yyhmuadm/biodiversity-appendix.pdf>
- Regardless of the BNG requirements, proposal plans submitted should set out biodiversity enhancements to be incorporated on site. Consideration should be given to the installation of integral bat and bird boxes on the proposed dwelling and the provision of hedgehog access points within proposed fencing, as per the Biodiversity and Geodiversity Supplementary Planning Document and section 15 of the National Planning Policy Framework.

NO OBJECTION*

**~~Defer for amends/further
information*~~**

~~OBJECT*~~