



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2025/1071
<b>Proposal</b>	Erection of 9no detached dwellings
<b>Address</b>	Alexandra Working Mens Club, 59 High Street, Royston, Barnsley, S71 4RF
<b>Date of Consultation Reply</b>	11/03/2026
<b>Consultee</b>	Katie Lawrence, Planning Ecologist

### Consultation Assessment and Justification

Thank you for consulting me regarding the above application. A Biodiversity Net Gain (BNG) report, Statutory Biodiversity Metric and supporting condition assessment sheet has been submitted in support of the application. My comments are as follows:

- The BNG report sets out the habitats currently present on site and the baseline value of habitats within the metric. The condition assessment sheet details criteria which habitats have passed and failed and the resulting condition been assigned to each of the baseline habitats. I am satisfied with the results of the baseline survey.
- The BNG report details post development proposals including the planting of native shrubs, hedgerows, tree planting and areas of other neutral grassland. It is considered that native tree, shrub and hedgerow planting would be appropriate for the site; however, the creation of other neutral grassland may be difficult to achieve particularly as this is proposed in association with tree planting and likely to be overshadowed. Modified grassland is considered to be more appropriate in these areas. The metric should be amended accordingly. In addition, the post-development habitat plan included within the appendix of the BNG report should be amended to include proposed tree planting.
- The native tree, shrub and hedgerow planting proposed is considered to represent significant on-site enhancement. On this basis, a Habitat Management and Monitoring Plan (HMMP) setting out the management and monitoring of post-development habitats over a 30-year period will be required. We would seek a monitoring fee for review of monitoring reports submitted over the 30-year period. Due to the small size of the proposed habitat enhancement areas, the LPA would seek a monitoring fee of £5000. The fee would be secured as part of a Section 106 agreement. The applicant should advise whether they are happy to proceed on this basis as this would need to be arranged prior to planning permission being granted.

**NO OBJECTION\***

**Defer for amends/further information\***

**OBJECT\***