



PLANNING CONSULTATION RESPONSE

Application No	2026/0165
Proposal	Erection of agricultural building
Address	Land to the east of Cat Hill Lane, Hoylandswaine, Sheffield
Date of Consultation Reply	18/08/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for providing the updated Biodiversity Net Gain (BNG) Assessment and associated biodiversity metric in support of the above application. My comments are as follows:

- Table 2 and Table 3 of the BNG Assessment report set out the baseline value of the areas where development and habitat enhancement are proposed. The area of the development site is 0.13ha in size and the habitat enhancement area is 0.06ha in size. The total area of baseline habitats within the metric is 0.13ha, so it doesn't appear to account for the habitat enhancement area. This should be checked and amendments made, where necessary.
- To meet the BNG requirement, habitat enhancement proposed is the planting 20/21 small, moderate condition trees. The BNG assessment report states 21 trees, though the metric indicates the area of 20 small trees when referring to the tree helper within the main menu. This should be checked and amended, where necessary. The planting of 20 trees would be deemed as significant enhancement with the requirement of a Habitat Management and Monitoring Plan condition, as was previously the case when traditional orchard was proposed in this area. The biodiversity appendix of our local validation checklist does state that a small number of trees would not be deemed as significant; however, 20 trees are not considered to represent a small number. Furthermore, in the area proposed, it is possible that such density of trees could constitute woodland planting, with the area of 20 trees equating to 0.0814 over an area 0.06ha in size. It may be more appropriate to map this area as woodland planting or revert back to the traditional orchard habitat, which was previously proposed. As set out in previous responses, such habitat would be deemed as significant enhancement, a HMMP condition would be required and we would seek a monitoring fee for review of monitoring reports submitted to the LPA over the 30-year management period.

NO OBJECTION*

**Defer for amends/further
information***

OBJECT*