



PLANNING CONSULTATION RESPONSE

Application No	2025/1062
Proposal	Demolition of existing domestic garage and formation of new driveway/parking, and outline permission for the erection of 4 houses within the residential garden (including access and layout details).
Address	Land adjacent to 1A West Street, Worsbrough Bridge, Barnsley, S70 5PG
Date of Consultation Reply	03/08/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for providing updated Biodiversity Net Gain (BNG) information following the initial consultation response. The updated reports now show that all habitats within the red line boundary are included within the BNG assessment, which is welcomed; however, one of the comments made within the initial biodiversity response doesn't appear to have been addressed. The comment was as follows:

The site plans indicate that each of the four proposed dwellings will have relatively small garden areas, with a larger area of modified grassland situated outside the gardens, but within the red line boundary. Could the applicant please confirm whether the modified grassland will lie outside the boundaries of the residential curtilages? If this area is to remain outside the curtilages, clarification is required regarding its long-term management arrangements. Specifically:

- Who will be responsible for managing and maintaining the grassland for the required 30-year period?
- What measures will be put in place to ensure residents do not encroach into, alter, or domesticate this grassland area?

If the modified grassland falls within the curtilage of the dwellings, then it should be mapped as vegetated/unvegetated garden, as per metric guidance.

When referring to the proposed development plan included within appendix 3 of the BNG report this indicates that the area to the south-east of the proposed dwellings will be divided up into private gardens, with fencing shown on the plan marking the curtilages of the properties (see screenshot of proposed development plan below).



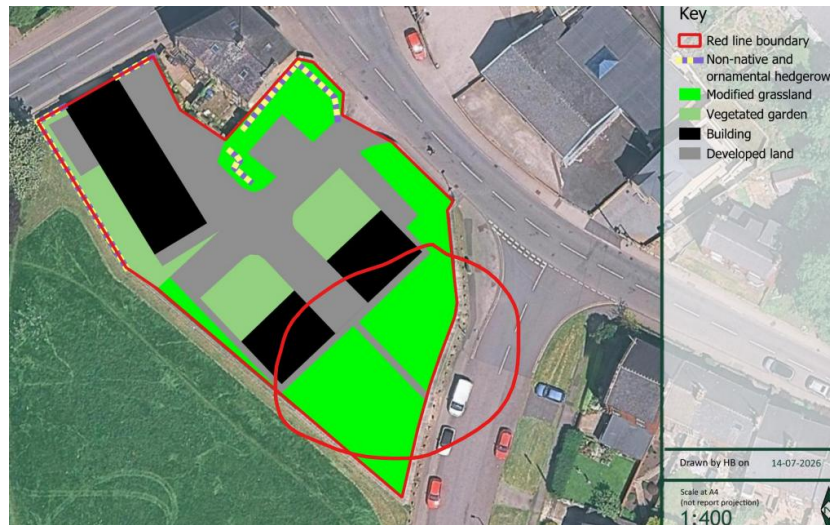
SITE PLAN
SCALE 1:200



BARNSLEY

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The post development plan included within appendix 2 of the report still shows this area as modified grassland (see screenshot below). As discussed above the applicant should confirm if this area will be private garden or an area of public open space and the BNG calculation amended, where necessary.



If this affects the change in biodiversity value on site and a 10% net gain is not achieved, the applicant may wish to consider the planting of native trees in areas where public open space is proposed, as suggested in the previous response. A small number of small native trees would not likely be deemed as significant habitat enhancement and a Habitat Management and Monitoring Plan condition is unlikely to be required. In such cases, a condition for a five-year Biodiversity Enhancement Management Plan is likely to be more appropriate.

NO OBJECTION*

**Defer for amends/further
information***

OBJECT*