



PLANNING CONSULTATION RESPONSE

Application No	2026/0406
Proposal	Formation of new detached residential property, including forming driveway and garden area
Address	1 Kensington Avenue, Thurlstone, Sheffield, S36 9RU
Date of Consultation Reply	12/06/2026
Consultee	Claire Wilson, Planning Ecologist

Consultation Assessment and Justification

A small sites metric and BNG/PEA report have been provided to support the application. Baseline habitats comprise vegetated garden, modified grassland, scattered trees and non-native hedgerows, the majority of which will be removed to accommodate the proposal. The baseline value of the habitats and hedgerow units is 0.3878 and 0.0340 units, respectively.

The metric indicates that 14 m of native hedgerow will be planted on site to achieve a net gain. Please note that as gains cannot be legally secured within the curtilage of a residential dwelling this feature cannot be included within the post development metric; this can be rectified when the Biodiversity Gain Condition is discharged, as an updated SSM will be required to discharge the condition. Therefore, to secure a minimum 10% gain 0.0616 habitat units and 0.0212 hedgerow units are required and the trading rules should be met. The BNG report indicates that units will be purchased from an offsite provider.

As it is intended to purchase off-site biodiversity units to meet the developments BNG requirements, these would ideally be purchased within the Barnsley LPA boundary, where possible. Reference can be made to the Wildlife Trusts Biodiversity Net Gain Map (<https://experience.arcgis.com/experience/1cc6dce889244e57bd66443af22e4b49>) which maps all habitat bank sites which are included on Natural England's Biodiversity Gain Sites Register.

If it is intended to purchase statutory biodiversity credits to meet the developments BNG requirements, the applicant should refer to government advice (<https://www.gov.uk/guidance/statutory-biodiversity-credits>).

As the advice states the developer should discuss use of credits with the LPA prior to purchasing them. If a development needs less than 0.25 biodiversity units (area or linear) to achieve 10% net gain, statutory credits can be purchased without having to give evidence that insufficient off-site options (i.e. habitat banks) are available.

No objection

*Delete as applicable

Consultation Suggested Conditions:

The application is subject to the mandatory Biodiversity Gain Condition.

The development shall be carried out in accordance with the following additional biodiversity mitigation and enhancement measures. The measures listed below shall be implemented in full, prior to first occupation of the site, and full details including photographic evidence provided to the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority; the features shall thereafter be permanently retained.

- At least one integrated bat roosting box and two integrated swift box to be installed in suitable locations within the new dwelling; and
- Hedgehog highways to be installed in any boundary fencing. The hedgehog highways will be signposted to prevent residents blocking the gaps.



BARNSLEY

Metropolitan Borough Council

Consultation Informative(s):

The works should be undertaken outside of the bird nesting season (March-August inclusive). Should this not be possible then a suitably qualified ecologist should undertake a nesting bird check no more than 48 hours prior to the start of works. Should active nests be found, works should cease until the nests are no longer active and the chicks have fledged and the ecologist has deemed the area to be free of nesting birds.

If a protected/priority species (such as any bat, great crested newt, hedgehog, badger, reptile, barn owl or any nesting bird) is discovered using a feature on site that would be affected by the development or related works all activity which might affect the species at the locality should cease. You should then seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended), the Protection of Badgers Act 1992 and the Wild Mammals Act 1996. This advice note should be passed on to any persons or contractors carrying out the development/works.

Planning Obligations required: