



PLANNING CONSULTATION RESPONSE

Application No	2026/0363
Proposal	Demolition of existing garages and erection of detached dwelling with detached garage and associated works.
Address	Land adjacent to 113 Hoyland Road, Hoyland Common, Barnsley
Date of Consultation Reply	04/06/2026
Consultee	Claire Wilson, Planning Ecologist

Consultation Assessment and Justification

A BNG report, condition assessments and metric have been provided to support the application. The report indicates the baseline habitats comprise modified grassland, introduced shrubs and developed land, resulting in 0.04 habitat units. The habitats will be removed to accommodate the proposal with vegetated garden providing 0.01 habitat units post development. As such, there will be a net loss of biodiversity on site and a minimum of 0.03 units are required to achieve a minimum 10% gain and meet the trading rules. The BNG report indicates that these will be purchased offsite.

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.

The BNG report indicates that the proposal will comprise the siting of two integrated bat boxes and two integrated bird boxes within the new dwelling, alongside hedgehog highways in boundary fencing. I am content with this.

No objection

*Delete as applicable

Consultation Suggested Conditions:

The application is subject to the mandatory biodiversity gain condition.

The development shall be completed in line with the BNG report and the conditions of the planning permission, specifically the siting of two integrated bat and bird boxes within the new dwelling and hedgehog highways. All the recommendations shall be implemented in full according to the timescales laid out, unless otherwise agreed in writing by the Local Planning Authority, and thereafter permanently maintained for the stated purposes of biodiversity conservation.

Consultation Informative(s):

Planning Obligations required: