



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2025/0813
<b>Proposal</b>	Erection of single dwelling
<b>Address</b>	Land to the rear of 33 Ballfield Lane, Kexbrough, Barnsley, S75 5LH
<b>Date of Consultation Reply</b>	14/01/2026
<b>Consultee</b>	Katie Lawrence, Planning Ecologist

### Consultation Assessment and Justification

Thank you for sending through an updated Biodiversity Net Gain (BNG) Assessment report and associated Statutory Biodiversity Metric. These address the comments from my previous response and take into account the area of scrub and a tree which had been cleared prior to the application being made.

The metric indicates that there will be a loss of 0.23 biodiversity units (-80.18%) on site as a result of the proposals and the BNG assessment report sets out that off-site units will be purchased in order that the development meets its BNG requirements. This can be detailed within the Biodiversity Gain Plan when coming to discharge the Biodiversity Gain Plan.

The BNG report advises that a hedgerow will be planted as part of proposed landscaping, which is welcomed. This is not deemed to represent significant on-site enhancement and therefore a condition for a Habitat Management and Monitoring Plan is not considered necessary.

Bat and bird boxes should be incorporated within the new dwelling as per the Biodiversity and Geodiversity SPD and the National Planning Policy Framework in the aim of enhancing biodiversity opportunities. Proposed hedgerow planting and bat and bird box provision can be set out within a Biodiversity Enhancement Scheme which can be secured by a planning condition (see below).

**NO OBJECTION\***

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

**OBJECT\***

#### Consultation Suggested Conditions:

Biodiversity Gain Condition as per our agreed wording.

Notwithstanding the submitted details, before above ground works commence a scheme for biodiversity enhancement, such as the incorporation of permanent bat roosting feature(s), hedgehog access within fencing, nesting opportunities for birds and native planting shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme.

The scheme shall include, but not limited to, the following details:

- i. Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
- ii. Materials and construction to ensure long lifespan of the feature/measure
- iii. A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.
- iv. When the features or measures will be installed within the construction, occupation, or phase of the development.