



PLANNING CONSULTATION RESPONSE

Application No	2026/0002
Proposal	Development of supported living for three single storey one bedroom bungalows and communal staff facilities with associated landscaping, access, and parking
Address	Land to the south of Castle Lane, Penistone, Barnsley
Date of Consultation Reply	30/04/2026
Consultee	Katie Lawrence, Planning Ecologist

Consultation Assessment and Justification

Thank you for sending through updated ecology reports following my previous comments. The Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain (BNG) Assessment and associated Statutory Biodiversity Metric have been amended to address my previous comments.

- The BNG assessment and metric indicate that a gain of 0.2 habitat units (10.11%) can be achieved on site through a combination of shrub and tree planting and the creation of wildflower grassland.
- As mentioned in my previous response, as significant habitat enhancement is currently being proposed on-site (e.g. habitats of medium distinctiveness), a Habitat Management and Monitoring Plan (HMMP) will be required to set out how these habitats will be managed for 30 years. A HMMP will be secured by way of a planning condition/legal agreement, where appropriate. The LPA will seek a monitoring fee to review the monitoring reports which are required by the LPA periodically over the 30-year management and monitoring period to ensure targeted habitats and conditions are being achieved. Due to the small size of the proposed habitat enhancement areas, the LPA would seek a monitoring fee of £5000. The fee would be secured as part of a Section 106 agreement.
- The PEA sets out appropriate precautionary works during construction in the interest of badgers, nesting birds and hedgehogs and includes recommendations for the removal of an invasive species and the installation of swift and bat boxes onto each of the proposed buildings. These measures are welcomed and can be secured by a condition, as set out below.

NO OBJECTION*

Defer for amends/further information*

OBJECT*

Consultation Suggested Conditions:

- Biodiversity Gain Condition and a Habitat Management and Monitoring Plan condition as per our agreed wording.
- The development shall be completed in strict accordance with the recommendations in the consultancy report (Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment, March 2026). All the recommendations shall be implemented and thereafter permanently maintained for the stated purposes of biodiversity conservation.

Planning Obligations required:

- A monitoring fee of £5000 should be secured by a Section 106 for review of monitoring reports submitted to the LPA over the 30-year management period as set out in the Habitat Management and Monitoring Plan.