

**Table 3 – Local Validation Requirements (In Alphabetical Order)**

Document type and details of when required	Guidance and details of further information	Policy background
<p><b>1. Affordable Housing Statement</b></p> <p>Required for: Residential developments of 15 units or more</p>	<p>The Statement must set out the following:</p> <ul style="list-style-type: none"> <li>• Total number of residential units proposed</li> <li>• The percentage of affordable housing units proposed and how this relates to the requirement set out in Local Plan Policy H8 and Affordable Housing SPD</li> <li>• The mix of units (bedroom numbers and unit sizes (sqm)) and justification</li> <li>• Tenure of each unit and justification</li> <li>• Plot number(s) of affordable units</li> <li>• A layout plan with the location of each affordable unit highlighted, with a key showing the unit type and justification for the proposed location(s)</li> <li>• Details of design and proposed quality standards of build</li> <li>• Car parking space(s) per affordable unit</li> <li>• Details of any Registered Provider acting as a partner in the development</li> <li>• Proposed ongoing housing management i.e. transfer to a Registered Provider on BMBC's Framework</li> <li>• Anticipated OMV and transfer value of each affordable property (if applicable)</li> <li>• Proposed phasing of delivery and occupation on sites to be delivered over more than one phase</li> <li>• The arrangements to ensure that the provision is affordable for both first and future occupiers or if not possible for the subsidy to be recycled for alternative affordable housing provision</li> <li>• <b>Viability Assessment</b> if provision is proposed that is non-compliant with policy. Note that it is the Council's policy to ensure that viability assessments are reviewed independently prior to arriving at a conclusion on the findings. The Council shall recover the fees associated with this work from applicants.</li> </ul> <p>Developers should seek to engage with Registered Providers and the Council's Housing and Energy Team at an early stage.</p>	<p>NPPF</p> <p>BMBC Local Plan Policy H7</p> <p>BMBC Affordable Housing SPD (currently under preparation)</p>
<p><b>2. Air Quality Assessment</b></p> <p>Required for:</p> <ul style="list-style-type: none"> <li>• Sites within or adjacent to an Air Quality Management Area (AQMA) or where a development would result in air quality issues e.g. glass recycling, concrete works, sewage treatment works</li> </ul>	<p>The Assessment should consider existing air quality, the likely impact of traffic or other emission sources, measures for mitigation, exposure to air pollution by the public and mitigation measures to limit such exposure.</p> <p>The scope of any assessment of air quality and the methodology to be employed should be discussed and approved by BMBC Regulatory Services prior to commencement. Details of current and proposed AQMAs can be found in the draft version of the Air Quality Action Plan, which can be accessed via the link below: <a href="http://www.barnsley.gov.uk/air-quality">http://www.barnsley.gov.uk/air-quality</a></p>	<p>NPPF</p> <p>BMBC Core Strategy Policies AQ1 and Poll1</p>
<p><b>3. Building for Life 12 Assessment</b></p>	<p>The Building for Life 12 Assessment should be incorporated into the Design and Access Statement. The 12 questions should be answered and accompanied by a justification in</p>	<p>BMBC Local Plan Policy D1</p>

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<p>Required for:</p> <ul style="list-style-type: none"> <li>Major residential schemes (10 or more units)</li> </ul>	<p>accordance with the advice produced by Design Council Cobe:  <a href="https://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition">https://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition</a></p>	<p>BMBC Designing New Housing Development SPD</p>
<p><b>Document type and details of when required</b></p>	<p><b>Guidance and details of further information</b></p>	<p><b>Policy background</b></p>
<p><b>4. Coal Mining Risk Assessment</b></p> <p>Required for:</p> <ul style="list-style-type: none"> <li>All applications for development that involves ground excavations (excluding householder applications) in 'Coal Mining Development Referral Areas'</li> </ul>	<p>The Coal Mining Risk Assessment (CMRA) should:</p> <ol style="list-style-type: none"> <li>Contain site specific coal mining information (including past/present/future underground mining, shallow coal workings, mine entries [shafts or adits], mine gas, within an area which has a current licence to extract coal, geographical features, any recorded surface hazards, or within a former or present surface mining [old opencast] area).</li> <li>Identify what risks these coal mining issues, including cumulative effects, pose to the proposed development.</li> <li>Identify how coal mining issues have influenced the proposed development and whether any other mitigation measures are required to manage those issues and/or whether any changes have been incorporated into the development.</li> <li>Any development that involves intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or mine entries will require the prior written permission of the Coal Authority.</li> </ol> <p>If an Environmental Statement (ES) if required it is suggested that the CMRA is included within the ES.</p> <p>Formal pre-application advice includes details of whether a site is within a Coal Mining Referral Area. The National Planning Framework and associated National Planning Practice Guidance provide comprehensive guidance and further details can also be accessed at <a href="http://www.coal.gov.uk/services/planning">www.coal.gov.uk/services/planning</a></p>	<p>NPPF NPPG</p> <p>BMBC Local Plan Policy CL1</p>

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<p><b>5. Contaminated Land Assessment</b></p> <p>Required:</p> <ul style="list-style-type: none"> <li>Where contamination is known or suspected due to the nature of the previous use of the site or the proposed use would be particularly vulnerable</li> </ul>	<p>Where a development is proposed, it is the responsibility of the developer to ensure that issues of land contamination are appropriately considered, that remediation (where necessary) takes place and that the land is safe and 'suitable for use' i.e. the site is cleaned up to a level which is appropriate for the proposed end use.</p> <p>Where contamination is known or suspected there is a process comprising 4 phases for addressing the issue. Full details of this process are set out in Yorkshire &amp; Humberside Pollution Advisory Council's (YHPAC) document: Development on Land Affected by Contamination – Technical Guide for Developers, Landowners and Consultants. In short these phases are:</p> <ul style="list-style-type: none"> <li>Phase 1 – Desk Study, Site Walkover &amp; Initial Risk Assessment</li> <li>Phase 2 – Site Investigation &amp; Risk Assessment</li> <li>Phase 3 – Remediation</li> <li>Phase 4 – Verification</li> </ul> <p>A Phase 1 Study, often referred to as a Contaminated Land Assessment, is required on all sites where contamination is known or suspected unless the applicant can provide evidence that a site has been previously remediated, that this remediation was verified and that the proposed development will not undermine the previous remediation (e.g. as a result of excavations).</p> <p>Where the Phase 1 Study reveals that there is potential for contamination, a Phase 2 Site Investigation &amp; Risk Assessment will also be required. The content of this should follow the checklist in the YHPAC Technical Guide and include recommendations for remediation. Phases 3 and 4 would usually be dealt with by way of planning conditions (in the event that permission is granted) and as such these would not be necessary in order to validate an application.</p> <p>Guidance can be obtained from the following documents:-</p> <ul style="list-style-type: none"> <li>Yorkshire &amp; Humberside Pollution Advisory Council: Development on Land Affected by Contamination – Technical Guide for Developers, Landowners and Consultants.</li> <li>BS1017:2001 – Investigation of potentially contaminated site – Code of practice.</li> <li>NHBC/Environment Agency – Guidance for the Safe Development of Housing and Land Affected by Contamination, R&amp;D Publication 66.</li> </ul> <p>It is advised that the methodology and scope of any desk study or site investigation is</p>	<p>NPPF NPPG BMBC Core Strategy Policy CL1</p>

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	discussed with Pollution Control, based in BMBC Regulatory Services, prior to it being carried out.	
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<p>6. Ecology Survey – required for development:</p> <ul style="list-style-type: none"> <li>• Of land with areas of semi-natural habitat (including brownfield sites but not including minor developments unless there are issues for particular species/ trees*);</li> <li>• Where priority and protected species are known or likely to be present;</li> <li>• If the proposal is within or close to a designated nature conservation site (Natural 2000 site, SSSI, Nature Improvement Area, Local Wildlife Site, Local Nature Reserve, Ancient Woodland site and biodiversity network);</li> <li>• *Which would impact on an ancient or veteran tree;</li> </ul>	<p>The Planning Authority has a duty to consider the conservation of biodiversity when determining a planning application. This includes having regard to safeguarding species protected under the Wildlife and Countryside Act 1981, (see (a)), the Conservation of Habitat &amp; Species Regulations 2010 (see (b)), the Badgers Act 1992 (see (c)) and priority species as identified in the Barnsley local Biodiversity Action Plan (see (d)), linked from the UK post-2010 Biodiversity Framework (see (e)) or listed in section 41 of the Natural Environment &amp; Rural Communities Act 2006 (see (f)).</p> <p>Designated sites and priority habitats should be safeguarded. Internationally and nationally designated sites can be found at the ‘MAGIC website (see (g)). Most sites can also be seen on the Barnsley <i>Local Plan</i> maps as ‘Biodiversity or Geological Interest Site’. Where a development proposal is likely to affect such a site, habitat the applicant must submit an ‘extended phase 1 habitat survey’ which evaluates the site’s ecological quality and recommends appropriate/ proportionate mitigation, enhancement or (in exceptional circumstances) off-site compensation proposals. Proposals to deliver a net gain for biodiversity on the site should also be included. The recommendations should be clear and detailed, linked to a landscape design or other plan where appropriate. Use of phrases such as ‘a pond <u>could</u> be created’ should be avoided.</p> <p>Further advice can be obtained in the National Planning Policy Framework (NPPF) revision 2018 (see (h)).</p> <p>Ecological surveys should follow:</p> <ul style="list-style-type: none"> <li>• the <i>Guidelines for Ecological Impact Assessment in the UK and Ireland</i> published by Chartered Institute of Ecology and Environmental Management (September 2018, see (i)); and</li> <li>• <i>BS42020:2013 Biodiversity - Code of practice for planning and development.</i> (see (j)).</li> </ul> <p>Existing ecological data should always been gained from Barnsley Biological Records Centre (see (k)) and from neighbouring Authorities’ BRC’s where close to the borough boundary. Data should also be gained from other specialist data sources such as South</p>	<p>NPPF BMBC Local Plan Policy BIO1</p>

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	<p>Yorkshire Bat Group, South Yorkshire Bat Group, the RSPB, etc. appropriate to the site and proposal.</p> <p>Demolition of buildings and/ or tree works proposals should be supported by a Preliminary Roost Assessment report by a qualified bat worker plus the appropriate secondary bat survey reports that can then be required. All must be provided at the time of registering the planning application as they may not be conditioned.</p> <p>a) <a href="https://www.legislation.gov.uk/ukpga/1981/69">https://www.legislation.gov.uk/ukpga/1981/69</a></p> <p>b) <a href="http://www.legislation.gov.uk/uksi/2010/490/contents/made">http://www.legislation.gov.uk/uksi/2010/490/contents/made</a></p> <p>c) <a href="https://www.legislation.gov.uk/ukpga/1992/51/contents">https://www.legislation.gov.uk/ukpga/1992/51/contents</a></p> <p>d) <a href="http://www.barnsleybiodiversity.org.uk">www.barnsleybiodiversity.org.uk</a></p> <p>e) <a href="http://jncc.defra.gov.uk/page-6189">http://jncc.defra.gov.uk/page-6189</a></p> <p>f) <a href="http://www.natureonthemap.org.uk">www.natureonthemap.org.uk</a></p> <p>g) <a href="https://www.legislation.gov.uk/ukpga/2006/16/contents">https://www.legislation.gov.uk/ukpga/2006/16/contents</a></p> <p>h) <a href="https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf">https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf</a></p> <p>i) <a href="https://www.cieem.net/data/files/ECIA%20Guidelines.pdf">https://www.cieem.net/data/files/ECIA%20Guidelines.pdf</a></p> <p>j) <a href="https://shop.bsigroup.com/ProductDetail/?pid=000000000030258704">https://shop.bsigroup.com/ProductDetail/?pid=000000000030258704</a></p> <p>k) <a href="https://www.barnsley.gov.uk/services/parks-and-open-spaces/wildlife-conservation-and-biodiversity/">https://www.barnsley.gov.uk/services/parks-and-open-spaces/wildlife-conservation-and-biodiversity/</a></p> <p>Those protected species most commonly affected by developments in Barnsley include (but not exclusively): most of the UK bat species; great-crested newts; water voles; white-clawed crayfish, otters and nesting birds and badgers.</p>	
<p><b>7. Energy/Sustainability Statement</b></p> <p>Required for:</p> <ul style="list-style-type: none"> <li>Residential schemes of 10+ units</li> <li>Non-residential schemes of 1,000m<sup>2</sup> +</li> </ul>	<p>An Energy/Sustainability Statement should demonstrate how the proposed development would minimise resource and energy consumption compared to the minimum required under current Building Regulations legislation and how it is located and designed to withstand the longer term impacts of climate change. It should also detail how the proposed development would incorporate decentralised, renewable or low carbon energy</p>	<p>NPPF BMBC Local Plan policies CC2 and RE1</p>

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floorspace	sources. All non-residential development will be expected, to achieve a minimum standard of BREEAM 'Very Good' (or any future national equivalent). This should be supported by preliminary assessments at the planning application stage.	
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<p><b>8. Environmental Statement</b></p> <p>Required for:</p> <ul style="list-style-type: none"> <li>• Developments listed under Schedule 1 of the Town &amp; Country (Environmental Impact Assessment) Regulations 2017</li> <li>• Developments listed under Schedule 2 of the EIA Regs where the Council has issued a Screening Opinion which states that an EIA is required.</li> </ul>	<p>The Town &amp; Country Planning (Environmental Impact Assessment) Regulations 2017 set out the circumstances in which an Environmental Impact Assessment (EIA) is required. Where an EIA is required, Part 5, Schedule 18 of the Regulations sets out the information to be contained within an Environmental Statement. Where a development is listed under Schedule 2 of the EIA Regs, it is strongly recommended that Screening Opinions are sought from the Council as to whether an EIA is required prior to submitting an application. The indicative thresholds for Schedule 2 developments can be viewed here:- <a href="https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/630689/eia-thresholds-table.pdf">https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/630689/eia-thresholds-table.pdf</a></p> <p>In cases where a full EIA is not necessary the Council may still require environmental information to be provided depending on site conditions and the nature of the proposals.</p>	<p>The Town &amp; Country Planning (Environmental Impact Assessment) Regulations 2017</p> <p>NPPG</p>
<p><b>9. Flood Risk Assessment &amp; Sequential Test</b></p> <p>Required for:</p> <ul style="list-style-type: none"> <li>• Planning applications for development proposals of 1 hectare or greater in Flood Zone 1 and all proposals for new development located in Flood Zones 2 and 3 should be accompanied by a FRA.</li> </ul>	<p>This should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account. For major developments in Flood Zone 1, the FRA should identify opportunities to reduce the probability and consequences of flooding. A FRA will also be required where the proposed development or change of use to a more vulnerable class may be subject to other sources of flooding or where the Environment Agency, Internal Drainage Board and/or other bodies have indicated that there may be drainage problems.</p> <p><a href="http://www.communities.gov.uk/publications/planningandbuilding/nppftechnicalguidance">http://www.communities.gov.uk/publications/planningandbuilding/nppftechnicalguidance</a></p>	<p>NPPF &amp; Technical Guidance</p> <p>Local Plan Policies CC1, CC3 and CC4</p>
<p><b>10. SuDS/Foul &amp; Surface Water Drainage Details</b></p> <p>Required for:</p> <ul style="list-style-type: none"> <li>• Major Developments</li> </ul>	<p>All new development will be expected to use Sustainable Drainage Systems (SuDS) unless it can be demonstrated that SuDS are impractical. Outline planning applications must be supported by a conceptual drainage plan and SuDS design statement. Detailed planning applications must be supported by a detailed drainage plan and SuDS design statement, which should contain information on how the SuDS will operate, be managed and maintained for the lifetime of the development, and include measures to avoid water contamination and safeguard groundwater supply.</p> <p>If SuDS are not possible the Details should include a statement explaining why. If an application proposes to connect a development to an existing drainage system then details of the existing system should be shown on the application drawings. It should be noted that in most circumstances surface water is not permitted to be connected to the public foul</p>	<p>NPPF &amp; NPPG</p> <p>Local Plan Policies CC1, CC3 and CC4</p>

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	<p>sewers.</p> <p>Where the development involves the disposal of foul sewage effluent other than to the public sewer, a foul drainage assessment will be required. A foul drainage assessment should include a full assessment of the site, its location and suitability for storing, transporting and treating sewage. Where connection to the mains sewer is not practical, then the foul/non-mains drainage assessment will be required to demonstrate why the development cannot connect to the public mains sewer system and show that the alternative means of disposal are satisfactory.</p>	
<b>Document type and details of when required</b>	<b>Guidance and details of further information</b>	<b>Policy background</b>
<p><b>11. Heritage Statement and Archaeological Assessments</b></p> <p><u>Heritage Statements:</u></p> <p>Required for:</p> <ul style="list-style-type: none"> <li>• Applications for Listed Building Consent and Conservation Area Consent</li> <li>• Applications affecting setting of a listed building or ancient monument</li> <li>• Applications on sites located within a conservation area.</li> </ul> <p><u>Archaeological Assessment:</u></p> <p>Required for :</p> <p>Any proposal on or adjoining a site of archaeological interest that includes new buildings or ground disturbance.</p>	<p>The scope and degree of detail necessary in a Heritage Statement will vary according to the particular circumstances of each application. Applicants are encouraged to discuss proposals with the Council’s Conservation Officer before any application is made. The following provides some details of what may be required:-</p> <p>For applications for Listed Building Consent, a written statement that includes a schedule of works, an analysis of the significance of archaeology, history and character of the building/structure, the principles of and justification for the works and their impact on the special character of the Listed Building and it’s structure, it’s setting and the setting of any adjacent Listed Buildings is likely to be required.</p> <p>For applications for Planning Permission in Conservation Areas, a written statement that includes a structural survey, an analysis of the character and appearance of the building/structure, the principles of and justification for the proposed demolition and its impact on the special character of the area is likely to be required.</p> <p>For proposals involving demolition or significant alteration of an historic building, applicants will need to submit a structural survey and an archaeological assessment/building appraisal with the Heritage Statement.</p> <p>An archaeological assessment will also be required for any proposals potentially affecting archaeological interests. The statement should include the results of a desk-based archaeological assessment and where the desk-based assessment indicates archaeological potential, the results of an archaeological evaluation report will also be required.</p> <p>In order to fully establish whether a site is of archaeological interest, applicants are encouraged to discuss proposals with South Yorkshire Archaeological Service (SYAS) before any application is made. SYAS can be contacted directly at <a href="mailto:syorks.archservice@sheffield.gov.uk">syorks.archservice@sheffield.gov.uk</a> or telephone (0114) 273 6354 or (0114) 273 6428</p> <p>Advice on what Historic England might expect when considering any application they are</p>	<p>NPPF and NPPG Local Plan Policies D1, HE1, HE2, HE3, HE4, HE5, and HE6 SPD Heritage Impact Assessment</p>

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	consulted on is available in ‘A Guide to the Range of Information to enable Consultations with Us’ ): <a href="https://historicengland.org.uk/services-skills/our-planning-services/charter/guide-to-the-range/">https://historicengland.org.uk/services-skills/our-planning-services/charter/guide-to-the-range/</a>	
<b>Document type and details of when required</b>	<b>Guidance and details of further information</b>	<b>Policy background</b>
<p><b>12. Noise Assessment</b></p> <p>Required for:</p> <ul style="list-style-type: none"> <li>• Potentially noise generating developments (i.e. pubs, clubs, takeaways, industrial/commercial uses, recreation) in the vicinity of existing noise sensitive developments - residential, schools and hospitals;</li> <li>• Noise sensitive uses in the vicinity of existing noise generating uses, classified roads, railways or in areas with an existing noisy environment such as the city centre;</li> <li>• Mixed use applications comprising both noise generating and noise sensitive uses;</li> <li>• Commercial applications including extractor or cooling units in the vicinity of noise sensitive developments</li> <li>• Energy generating development (e.g. Short Term Operating reserve (STOR), Wind turbines etc)</li> <li>• Waste producing installations</li> <li>• Any major road schemes</li> </ul>	<p>Noise Assessments should be prepared by suitably qualified acousticians. They should outline the existing noise environment, the potential noise sources from the development, or the noise sources likely to affect the development, together with any mitigation measures.</p> <p>It is important that the methodology and scope of such an assessment be discussed with Regulatory Services prior to commencement.</p> <p>Further guidance is included in the following:</p> <ul style="list-style-type: none"> <li>• BS 4142(2014) Method for rating industrial noise affecting mixed residential and industrial areas.</li> <li>• BS 7445(2003) Description and measurement of environmental noise</li> <li>• BS8233(2014) Sound insulation and noise reduction for buildings</li> <li>• WHO Guidance on Community Noise</li> <li>• BS5228(2009) Construction Noise and Vibration</li> <li>• Planning Pro PG</li> </ul>	<p>NPPF and NPPG Local Plan Policy POLL1</p>
<p><b>13. Planning Obligation(s)/ S106 Agreement – Draft Heads of Terms</b></p> <p>For affordable housing on</p> <ul style="list-style-type: none"> <li>• Residential Schemes of 15 or more dwellings</li> </ul> <p>For open space, loss of green space,</p>	<p>Planning Obligations, (Section 106 Agreements or Unilateral Undertakings) may be required to mitigate against the effects of a development on local infrastructure. Early pre-application discussions should take place with the Planning Service to establish the scope and scale of any obligation required prior to the submission of the application. Such obligations may, for example, be required for off site open space, loss of green space, affordable housing, education contribution or for transport infrastructure/public transport support.</p>	<p>NPPF and NPPG Policy I1 SPD Affordable Housing SPD Financial Contributions to School Places SPD Open Space provision on new Housing</p>

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<p>education contributions, sustainable transport, and transport infrastructure these will depend on the type and location of the development in accordance with the relevant SPDs and where identified in formal pre-application advice.</p>		<p>Development SPD Sustainable Transport</p>
<p align="center"><b>Document type and details of when required</b></p>	<p align="center"><b>Guidance and details of further information</b></p>	<p align="center"><b>Policy background</b></p>
<p><b>14. Planning &amp; Community Consultation Statement</b></p> <p>Required for:</p> <ul style="list-style-type: none"> <li>• Any departures</li> <li>• Applications for housing on sites above 0.4ha that are contrary to the Local Plan</li> <li>• Major applications</li> </ul>	<p>A Planning Statement should set out the relevant National, Regional and Local planning policies and guidance and explain how the development relates to the various policies. It should include details of pre-application discussions and summarise the other technical documents submitted with the application (e.g. Flood Risk Assessment). Planning Statements are particularly important where a proposal is a departure from the Development Plan (e.g. residential development in the Green Belt where very special circumstances would need to be demonstrated).</p> <p>A Planning Statement would be required for housing proposals on sites of 0.4ha and above which are not on Local Plan Housing allocations. The statement should justify with evidence why they are appropriate and take account of relevant Local Plan policies, especially E4 Protecting Existing Employment Land and H5 Residential Development on Large non-allocated sites, where applicable</p> <p>A Planning Statement should also include a summary of any Community Consultation that was carried out prior to submission of the application. The greater use of such consultation is strongly encouraged, especially on larger schemes as it might be beneficial to help the community shape a major regeneration scheme or a scheme with a wide community impact and to generate informed debate about very complex planning issues of wide significance.</p>	<p>NPPF and NPPG, Local Plan policies E4 and H5</p>
<p><b>15. Retail Impact Assessment &amp; Sequential Approach</b></p> <p>Impact Assessment:</p> <p>Required for retail and leisure uses where they are of a scale, role or function where they could have a negative impact on the vitality and viability of the centre and are:</p>	<p>Paragraphs 86-90 in the NPPF set out when the sequential approach and impact assessment should be sought to determine applications for main town centre uses.</p> <p>The Smaller Centres Study (2010) considers the existing role and potential future role of the District and Local Centres. The study uses a vitality and viability index based on the indicators listed in PPS4 to score the centres as part of a health check. The study also includes conclusions on centres regarding their potential for growth or change and uses the categories of expand, intensify, rationalise or consolidate. Details of this study can be found using the following link:</p>	<p>NPPF and NPPG Local Plan Policies TC1, TC3, TC4 and TC5</p>

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<p>Located outside the Primary Shopping Area of Barnsley Town Centre and are:</p> <ul style="list-style-type: none"> <li>- Within the catchment of Barnsley Town Centre, and</li> <li>- Have a floorspace in excess of 2,500 square metres gross</li> </ul> <p>Located outside the Primary Shopping Area of a District Centre and are:</p> <ul style="list-style-type: none"> <li>- Within the catchment of a District Centre, and</li> <li>- Have a floorspace in excess of 1,000 square metres gross</li> </ul> <p>Located outside a Local Centre and are:</p> <ul style="list-style-type: none"> <li>- Within the catchment of a Local Centre, and</li> <li>- Have a floorspace in excess of 500 square metres gross</li> </ul> <p>Sequential Approach: will be used to assess proposals for new retail development and other main town centre uses (see definition in NPPF glossary). This will help to achieve the spatial strategy for the borough and will focus development on identified centres in the first instance. The purpose of the sequential approach is set out in paragraph 86 of the NPPF: Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre not in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.(Definitions of edge of centre and out of centre may also be found in the NPPF glossary)</p>	<p><a href="https://www.barnsley.gov.uk/services/planning-and-buildings/local-planning-and-development/our-new-local-plan/local-plan-research-and-evidence-documents/">https://www.barnsley.gov.uk/services/planning-and-buildings/local-planning-and-development/our-new-local-plan/local-plan-research-and-evidence-documents/</a></p> <p>Paragraph 89 in the NPPF states that the Impact Assessment should include an assessment of:</p> <ul style="list-style-type: none"> <li>• the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and</li> <li>• the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme).</li> </ul>	
<p align="center"><b>Document type and details of when required</b></p>	<p align="center"><b>Guidance and details of further information</b></p>	<p align="center"><b>Policy background</b></p>
<p><b>16. Transport Assessment &amp; Draft Travel</b></p>	<p>The contents of the Transport Assessment will depend on size, nature and location of</p>	<p>NPPF and NPPG</p>

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<p><b>Plan</b></p> <p>The NPPF sets out that all developments that generate significant amounts of transport movement should be supported by a Transport Statement or Transport Assessment.</p> <p>Local planning authorities must make a judgement as to whether a development proposal would generate significant amounts of movement on a case by case basis. However, a TA and Draft Travel Plan will be required where gross floor area (GFA) exceeds the following:</p> <table border="1" data-bbox="136 687 678 1297"> <thead> <tr> <th>Use(s)</th> <th>GFA</th> </tr> </thead> <tbody> <tr><td>A1 food</td><td>800m<sup>2</sup></td></tr> <tr><td>A1 non food</td><td>1,500m<sup>2</sup></td></tr> <tr><td>A2 Financial &amp; professional</td><td>2,500m<sup>2</sup></td></tr> <tr><td>A3 Restaurant &amp; cafes</td><td>2,500m<sup>2</sup></td></tr> <tr><td>A4 Drinking establishments</td><td>600m<sup>2</sup></td></tr> <tr><td>A5 Hot-food takeaways</td><td>500m<sup>2</sup></td></tr> <tr><td>B1 Business</td><td>2,500m<sup>2</sup></td></tr> <tr><td>B2 General industrial</td><td>4,000m<sup>2</sup></td></tr> <tr><td>B8 Storage or distribution</td><td>5,000m<sup>2</sup></td></tr> <tr><td>C1 Hotels</td><td>100 beds</td></tr> <tr><td>C2 Hospitals &amp; nursing homes</td><td>50 beds</td></tr> <tr><td>C2 Residential education</td><td>150 students</td></tr> <tr><td>C2 Institutional hostels</td><td>400 residents</td></tr> <tr><td>C3 Dwellings</td><td>80 units</td></tr> <tr><td>D1 Non-residential institutions</td><td>1,000m<sup>2</sup></td></tr> <tr><td>D2 Assembly &amp; leisure</td><td>1,500m<sup>2</sup></td></tr> </tbody> </table>	Use(s)	GFA	A1 food	800m <sup>2</sup>	A1 non food	1,500m <sup>2</sup>	A2 Financial & professional	2,500m <sup>2</sup>	A3 Restaurant & cafes	2,500m <sup>2</sup>	A4 Drinking establishments	600m <sup>2</sup>	A5 Hot-food takeaways	500m <sup>2</sup>	B1 Business	2,500m <sup>2</sup>	B2 General industrial	4,000m <sup>2</sup>	B8 Storage or distribution	5,000m <sup>2</sup>	C1 Hotels	100 beds	C2 Hospitals & nursing homes	50 beds	C2 Residential education	150 students	C2 Institutional hostels	400 residents	C3 Dwellings	80 units	D1 Non-residential institutions	1,000m <sup>2</sup>	D2 Assembly & leisure	1,500m <sup>2</sup>	<p>development but should include:</p> <ul style="list-style-type: none"> <li>• How accessible the development is by all modes of transport</li> <li>• Whether the site access can accommodate the predicted level of traffic</li> <li>• Impacts on the wider highway network, including existing and proposed infrastructure</li> <li>• Transport impact mitigation measures</li> <li>• What measures can be undertaken to encourage travel by walking, cycling and public transport</li> </ul> <p>A Draft Travel Plan should identify a package of measures to be implemented, monitored and reviewed to encourage new occupiers or customers of the development to use alternative means of transport to the use of cars/private vehicles. The Draft Travel Plan should include details of targets and arrangements for monitoring.</p> <p>More guidance is provided in the Department of Transport Guidance on Transport Assessments and the 'Good Practice Guidelines: Delivering Travel Plans through the Planning Process'. Guidance can also be obtained on the Gov.uk website at the following address: . <a href="https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements">https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements</a></p>	<p>Local Plan Policy T3, T4, and T5</p>
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<p><b>17. Tree Survey</b></p> <p>. Required for:</p>	<p>Tree Survey and Tree Constraints Plan should be submitted in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations</p>	<p>Town &amp; Country Planning (Trees) Regulations 2012</p>																																		

**Table 3 – Local Validation Requirements (In Alphabetical Order)**

<ul style="list-style-type: none"> <li>Any planning application (excluding householder applications) for building work or an engineering operation where there are trees located on or within 15m or falling distance (whichever is greater) of the site</li> </ul>	<p>Any trees scheduled for removal should be clearly indicated on the proposal plans. An Arboricultural Impact Assessment may be requested if trees are implicated in the proposed scheme.</p> <p>The method of protecting remaining trees during construction works should be shown on a Tree Protection Plan. An Arboricultural Method Statement may also be requested depending on the level of impacts on the retained trees and whether specialist measures are required during any proposed construction.</p> <p>Householder applications on sites where excavations would take place within 15m of any tree(s) should indicate the position and crown spread of the tree(s) on the applications plans and details of the species and approximate age(s) should also be provided.</p>	<p>British Standard 5837: 2012 Trees in relation to design, demolition and construction – Recommendations</p> <p>Local Plan Policy BI01</p> <p>BMBC SPD Trees &amp; Hedgerows</p>

Updated 1<sup>st</sup> August 2019