

Further information – Pre-application advice for major and minor developments

Although you apply for pre-application advice for major and minor developments through the same form, the price and the level of advice is different.

Our major developments pre-application advice service provides information and advice on:

Land use

- If your proposals are in line with the National, Regional and Local Planning Policy framework, if it is not, how they could be justified;
- If the site is covered by any specific policies in Barnsley's Development Plan or covered by any other designations or safeguards;
- If, in our opinion, your proposals take account of the impact on local needs and facilities, for example the impact on transport, education or community use and how a S106 Agreement or Obligation might mitigate against such effects.

The characteristics of the existing site and surrounding context

- Access and movement in and around the site, including highways safety matters;
- The architectural/design approach, through a Design and Access Statement, including the height, scale, massing and materials and sustainable design and construction;
- The environmental impact of the development including noise, pollution and on biodiversity;
- The design of the public realm including open space and landscape treatment;
- Safety and security including designing out crime

Housing

If the proposal triggers the council's affordable housing requirements, we can advise on:

- The level and tenure required;
- How it meets the Building for Life standards;
- What the Sustainability Strategy is in terms of recycling, energy efficiency, carbon reduction etc.

Urban Conservation

- The impact your proposal may have on a Listed Building or, if within a Conservation Area, an unlisted building on or near the site;
- When a proposal is in or adjoining a conservation area, in our opinion the development would preserve or enhance the character and appearance of that Conservation Area;
- Whether there are any archaeological implications in your proposal.

Environment

- Where there are any trees or hedgerows that are protected and require special treatment;
- If, in our opinion, your proposals take account of biodiversity requirements, if not, how this can be overcome;
- How the council's green space policies will impact on your proposal and whether a financial contribution under a S106 agreement might be appropriate for off site open space;
- How energy reduction and renewable energy production impacts on your proposal;

- If the proposal is within a flood plain, whether it is feasible to build in the area or advice on the level of mitigation required.

Our minor developments pre-application advice service provides information and advice on:

- Policies relevant to the proposal;
- The effect of relevant planning history;
- The constraints and/or assets of the site, for example flood risk or a designated area or building;
- The acceptability of the proposal including recommendations, where possible, on improvements;
- Groups or organisations you may need to consult with;
- Any further additional information which will be required in a formal planning application to facilitate its decision;
- A guide to the timescales within which a planning application will be determined

Terms and conditions for major and minor developments:

Advice given by us for pre-application enquiries does not constitute a formal response or our decision about future planning consents.

Views or opinions expressed are given in good faith, and to the best of ability, without prejudice to the formal consideration of the planning application. The application needs to undergo consultation with the public and interested parties which will also be taken into account when the application is determined by us.

We cannot give guarantees about the final decision that will be made on your planning or related applications. However, we will consider the advice note when making a decision on future planning-related applications. We will also consider changes in circumstances and information that could alter the original position.

Little or no weight will be given to our pre-application advice for schemes submitted more than three years after the advice was issued.

If the development also relates to a [protected building or site](#), we may need to contact you for further information. This may result in an additional charge.

Additional terms and conditions for major developments:

In some cases it may be necessary to enter into a Planning Performance Agreement. For further guidance please see the [Planning Performance Agreement protocol](#).