

Table 3 – Local Validation Requirements (In Alphabetical Order)

Document type and details of when required	Guidance and details of further information	Policy background
<p>1. Affordable Housing Statement (and a Viability appraisal if provision is proposed that is non-compliant with policy).</p> <p>Required for:</p> <ul style="list-style-type: none"> Residential developments of 15 units or more 	<p>The Statement must set out the following:</p> <ul style="list-style-type: none"> Total number of all residential units proposed The percentage of affordable housing units proposed and how this relates to the requirement set out in Local Plan Policy H7, Affordable Housing SPD and First Homes Technical Note Schedule of accommodation outlining: <ul style="list-style-type: none"> Tenure of each unit and justification Number of bedrooms Unit sizes (sqm) Plot number(s) of affordable units Proposed standard of accessibility Car parking space(s) per affordable unit A layout plan with the location of each affordable unit highlighted, with a key showing the proposed tenure and justification for the proposed location(s) Details of design and proposed quality standards of build Details of any Registered Provider acting as a partner in the development Proposed ongoing housing management i.e. transfer to a Registered Provider on BMBC's Framework Anticipated OMV and transfer value of each affordable property (if applicable) Proposed phasing of delivery and occupation on sites to be delivered over more than one phase 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 within the Borough Viability Assessment 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. <p>Developers should seek to engage with Registered Providers and the Council's Strategic Housing and Growth Team at an early stage.</p>	<p>NPPF</p> <p>BMBC Local Plan Policy H7</p> <p>BMBC Affordable Housing SPD</p> <p>First Homes Technical Note</p>

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<p>2. Air Quality Assessment</p> <p>Required for:</p> <ul style="list-style-type: none"> Sites within, adjacent or impacting on Air Quality Management Area's (AQMA's) or where a development would result in air quality issues such as certain industrial processes e.g. glass recycling, concrete works, sewage treatment works 	<p>The Assessment should consider existing air quality, along with the impact of additional emissions associated with the proposed development (such as, but not exclusively, traffic emissions). The assessment shall consider actions to mitigate air quality impact, exposure to air pollution by the public, and mitigating actions to minimise 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: http://www.barnsley.gov.uk/air-quality</p>	<p>NPPF</p> <p>BMBC Local Plan Policies AQ1 and Poll1</p>
<p>3. Design Documents to supplement Design & Access Statements (where identified below)</p> <p>Building for a Healthy Life (BHL) assessment</p> <p>Required for:</p> <ul style="list-style-type: none"> Major residential schemes (10 or more units) <p>National Design Guide Assessment</p> <p>Required for:</p> <ul style="list-style-type: none"> Larger scale major residential developments of 80+ dwellings <p>Masterplan/Design Code Compliance Statement</p> <p>Required for:</p> <ul style="list-style-type: none"> All developments in areas covered by a masterplan framework or a local design code 	<p>Building for a Healthy Life (BHL) is the latest edition of- and new name for- Building for Life 12 (BfL12). The original 12 point structure and underlying principles within Building for Life 12 are at the heart of BHL. The Building for a Healthy Life Assessment should be incorporated into the Design and Access Statement. The assessment should respond to and expand upon the 12 considerations set out in Building for a Healthy Life. https://www.udg.org.uk/sites/default/files/publications/files/14JULY20%20BFL%202020%20Brochure_3.pdf</p> <p>The design and access statement should respond to and expand upon the 10 characteristics of well designed places set out in the National Design Guide. https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962113/National_design_guide.pdf</p> <p>If the area of proposed development is covered by a masterplan framework or a local design code then all applications should include a Design Code Compliance Statement as an appendix in any design and access statement. https://www.barnsley.gov.uk/services/planning-and-buildings/local-planning-and-development/our-local-plan/masterplan-frameworks/</p>	<p>NPPF</p> <p>BMBC Local Plan Policy D1</p> <p>BMBC Design of Housing Development SPD</p> <p>NPPF</p> <p>NPPF</p> <p>Barnsley Local Plan</p> <p>The following masterplan frameworks:</p> <ul style="list-style-type: none"> Barnsley West Carlton Goldthorpe

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	<p>The Masterplan/Design Code Compliance Statement should reflect a breadth of topics covered by the relevant Masterplan/Design Code and should therefore address, as a minimum, the following:</p> <ul style="list-style-type: none"> • the vision for the site • site context • quantum of development • aspects of the development relating to the public realm • aspects of the development relating to Character Areas • Health and Wellbeing • sustainability 	<ul style="list-style-type: none"> • Hoyland North • Hoyland South • Hoyland West • Royston
<p>4. Coal Mining Risk Assessment</p> <p>Required for:</p> <ul style="list-style-type: none"> • Applications for development that involve ground excavations/foundation works (excluding householder applications and minor works such as fences) which are located with a Coal Authority ‘Development High Risk Referral Areas’ 	<p>Further Information and guidance can be found on the Coal Authority web site at https://www.gov.uk/guidance/planning-applications-coal-mining-risk-assessments</p> <p>Use the Coal Authority’s interactive map viewer to see if your site is in a Development High Risk Area http://mapapps2.bgs.ac.uk/coalauthority/home.html</p> <p>Guidance on the content of the risk assessment can be found at https://www.gov.uk/guidance/planning-applications-coal-mining-risk-assessments#content-of-a-coal-mining-risk-assessment</p> <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 www.coal.gov.uk/services/planning</p>	<p>NPPF</p> <p>NPPG</p> <p>BMBC Local Plan Policy CL1</p>
<p>5. Contaminated Land Assessment</p> <p>Required:</p> <ul style="list-style-type: none"> • 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 	<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 & Humberside Pollution Advisory Council’s (YHPAC) document: Development on Land Affected by</p>	<p>NPPF</p> <p>NPPG</p> <p>BMBC Local Plan Policy CL1</p>

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	<p>Contamination – Technical Guide for Developers, Landowners and Consultants. In short these phases are:</p> <ul style="list-style-type: none"> • Phase 1 – Desk Study, Site Walkover & Initial Risk Assessment • Phase 2 – Site Investigation & Risk Assessment • Phase 3 – Remediation • Phase 4 – Verification <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 & 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"> • Yorkshire & Humberside Pollution Advisory Council: Development on Land Affected by Contamination – Technical Guide for Developers, Landowners and Consultants. • BS1017:2001 – Investigation of potentially contaminated site – Code of practice. • NHBC/Environment Agency – Guidance for the Safe Development of Housing and Land Affected by Contamination, R&D Publication 66. <p>It is advised that the methodology and scope of any desk study or site investigation is discussed with Pollution Control, based in BMBC Regulatory Services, prior to it being carried out.</p>	
<p>6.Custom and self-build provision statement</p> <p>Required for:</p> <ul style="list-style-type: none"> • All applications for residential development 	<p>Please provide confirmation of whether the application is for, or includes an element of, custom and self-build housing. For applications of more than one dwelling this should include a schedule identifying the plot(s) which will be set aside for custom and self-build.</p> <p>The applicant/developer should be aware that the Council maintains a register of people who are interested in self-build or custom build projects in Barnsley. Where plots are to be made available we would like to send this information and your contact details to those</p>	<p>NPPF</p> <p>NPPG</p> <p>Self-build and Custom Housebuilding Act</p> <p>Self-build and Custom</p>

Table 3 – Local Validation Requirements (In Alphabetical Order)

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	<p>people on our local self-build and custom housebuilding register. Please confirm whether you are willing for the information you have provided to be shared in this way.</p> <p>Even if you are not specifically applying for custom and self-build plots, your site may be suitable. If you are interested in making your land available for self-build and custom housebuilding we can, with your permission, pass your contact details on to those people on the list so they have the opportunity to get in touch. Please confirm whether you are willing for the information you have provided to be shared in this way.</p> <p>More information about the register is available at https://www.barnsley.gov.uk/services/planning-and-buildings/local-self-build-register/</p>	Housebuilding Regulations 2016
<p>7. Ecology Survey</p> <p>Required for development:</p> <ul style="list-style-type: none"> • Of land with areas of semi-natural habitat (including brownfield sites but not including minor developments unless there are issues for particular species/habitats*); • Where priority and/or protected species are known or likely to be present; and, • If the proposal is within or close to a designated nature conservation site (Natura 2000 site, Site of Special Scientific Importance, Nature Improvement Area, Local Wildlife Site, Local Nature Reserve, National Nature Reserve, Ancient Woodland and biodiversity network). <p>*Which would impact protected Species and/or Habitats of Principal Importance (Section 41 of NERC Act 2006)</p>	<p>Reference should be made to Appendix 1: Guidance for applicants: Biodiversity for further detail on when ecology reports will be expected to support a planning application and the level of information required. Reports to support a planning application may include the following:</p> <ul style="list-style-type: none"> • Preliminary Ecological Appraisal • Ecological Impact Assessment • Secondary Reports (protected species reports, botanical survey, etc.) • Preliminary Bat Roost Assessment • Biodiversity Net Gain assessment (supported by a Defra Metric) 	<p>NPPF</p> <p>BMBC Local Plan Policies BIO1, G11</p> <p>Biodiversity and Geodiversity SPD</p> <p>Trees and Hedgerows SPD</p> <p>Barn Conversions SPD</p>

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<p>8. Energy/Sustainability Statement including a whole life carbon assessment</p> <p>Required for:</p> <ul style="list-style-type: none"> Residential schemes of 10+ units Non-residential schemes of 1,000m² + floorspace <p>A Whole Life Carbon Assessment will be required for all major developments (10 dwellings or above and 1000m² or above for commercial developments or change of use developments)</p>	<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 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.</p> <p>The whole life carbon assessment will be expected to follow the model set out in the RICS professional statement 'Whole Life Carbon Assessment for the Built Environment, 2017', which RICS members must act in accordance with. https://www.rics.org/globalassets/rics-website/media/news/whole-life-carbon-assessment-for-the--built-environment-november-2017.pdf The professional statement mandates a whole life approach to reducing carbon emissions and sets out specific mandatory principles and supporting guidance for the interpretation and implementation of European standard EN 15978 methodology, which is the European standard that specifies the calculation method, based on Life Cycle Assessment and other quantified environmental information, to assess the environmental performance of a building, and gives the means for the reporting and communication of the outcome of the assessment.</p> <p>The Energy/Sustainability Statement should demonstrate how carbon dioxide emissions have been minimised in the proposed development accordance with the following energy hierarchy:</p> <ul style="list-style-type: none"> Using less energy Supply energy efficiently Maximising use of renewable and low carbon energy generation systems. <p>The energy statement must clearly outline the applicant's commitments in terms of operational CO2 savings and measures proposed to reduce energy demand and carbon dioxide emissions.</p> <ul style="list-style-type: none"> It should report estimated site-wide regulated CO2 emissions and reductions (broken down for the domestic and non-domestic elements of the development), expressed in tonnes per annum, after each stage of the energy hierarchy investigate and commit to maximising the installation of renewable technologies on site demonstrated by tonnes of CO2 provided by renewable technologies include information on how the building's actual energy performance will be monitored post-construction/how the performance gap (the gap between the energy efficiency levels buildings are designed to achieve, and what they actually manage) 	<p>NPPF</p> <p>BMBC Local Plan policies CC2 and RE1</p> <p>Sustainable Construction and Climate Change Adaptation SPD</p>

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	in terms of e.g. airtightness, insulation and commissioning will be addressed.	
9. Environmental Statement Required for: <ul style="list-style-type: none"> Developments listed under Schedule 1 of the Town & Country (Environmental Impact Assessment) Regulations 2017 Developments listed under Schedule 2 of the EIA Regs where the Council has issued a Screening Opinion which states that an EIA is required. 	<p>The Town & 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: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/630689/eia-thresholds-table.pdf</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 & Country Planning (Environmental Impact Assessment) Regulations 2017</p> <p>NPPG</p>
10. Flood Risk Assessment & Sequential Test Required for: <ul style="list-style-type: none"> 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. 	<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>http://www.communities.gov.uk/publications/planningandbuilding/nppftechnicalguidance</p>	<p>NPPF & Technical Guidance</p> <p>Local Plan Policies CC1, CC3 and CC4</p>
11. SuDS/Foul & Surface Water Drainage Details Required for: <ul style="list-style-type: none"> Major Developments 	<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</p> <p>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>	
<p>12. Health Impact Assessments</p> <p>Required for:</p> <ul style="list-style-type: none"> • Large scale major housing developments for in excess of 100 dwellings • Large scale Non-residential schemes of 5,000m² + • Hot food takeaways • Other relevant major development proposals 	<p>The Health Impact Assessment (HIA) framework is a practical tool used to judge the effects of the planning application on the health and wellbeing of different groups of people. The findings of the HIA will inform recommendations as to how any positive health impacts of the planning application may be improved and any negative impacts avoided or reduced.</p> <p>How to use the framework</p> <p>Description of impact – Think about what impact the proposal may have with regard to each of the themes listed. Give details of how the proposal will impact on each specific group or population.</p> <p>Recommendations - Write recommendations detailing how positive impacts could be maximised and negative impacts minimised.</p> <p>1. Will any population groups be adversely affected by this application? e.g. minority ethnic groups (including traveller communities, refugees & asylum seekers), people living with a disability, older people, children and young people, people living on low incomes.</p> <p>Yes/No – please state which groups and potential impacts</p> <p>2. What are the positive and negative impacts of the application, and how would they be mitigated or maximised?</p>	<p>Local Plan policies Poll1, T3,T4, T5, D1, MIN4, AQ1, UT1</p> <p>https://www.barnsley.gov.uk/media/3096/adopted-barnsley-doncaster-and-rotherham-joint-waste-plan.pdf</p> <p>https://www.barnsley.gov.uk/media/19957/barnsley-hwb-strategy-final-web.pdf</p> <p>https://www.barnsley.gov.uk/services/our-council/research-data-and-statistics/barnsley-joint-strategic-needs-assessment/</p> <p>Sustainable Travel SPD</p> <p>Hot Food Takeaways SPD and Planning Advice Note</p>

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<p>13. Heritage Statement and Archaeological Assessments</p> <p><u>Heritage Statements:</u></p> <p>Required for:</p> <ul style="list-style-type: none"> • Applications for Listed Building Consent and Conservation Area Consent • Applications affecting setting of a listed building or ancient monument • Applications on sites located within a conservation area. <p><u>Archaeological Assessment:</u></p> <p>Required for :</p> <ul style="list-style-type: none"> • Any proposal on or adjoining a site of archaeological interest that includes new buildings or ground disturbance. 	<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 syorks.archservice@sheffield.gov.uk or telephone (0114) 273 6354 or (0114) 273 6428</p> <p>Advice on what Historic England might expect when considering any application they are consulted on is available in 'A Guide to the Range of Information to enable Consultations with Us': https://historicengland.org.uk/services-skills/our-planning-services/charter/guide-to-the-range/</p>	<p>NPPF</p> <p>NPPG</p> <p>Local Plan Policies D1, HE1, HE2, HE3, HE4, HE5, and HE6</p> <p>SPD Heritage Impact Assessment</p>
<p>14. Landscape and Visual Impact Assessment (LVIA)</p>	<p>Guidelines for Landscape and Visual Impact Assessment Third edition (2013)</p>	<p>NPPF</p>

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<p>Required for:</p> <ul style="list-style-type: none"> • Major planning applications for new buildings in excess of 1000sqm and 10m+ in height • Residential developments of 100 dwellings or more • Major developments within masterplan framework sites • Sites within Barnsley Town Centre and around the Borough that are identified as sensitive in the Barnsley Building Heights Study or are located adjacent to heritage assets including Listed Buildings, Conservation Areas, SAM's or are exposed to long distance views • Renewable energy developments including proposals for wind turbines and solar farms • Minerals and Waste applications on sites of 1ha or more or where involving a new building that is 10m+ in height 	<p>Landscape Institute and Institute of Environmental Management & Assessment</p> <p>The scope of the LVIA and the viewpoint locations should be agreed with the Local Planning Authority at the pre-application stage and before the application is submitted.</p> <p>Barnsley Building Heights Study: https://barnsleymbc.moderngov.co.uk/Data/Full%20Council/201001281030/Agenda/Item11a%20-%20appendix.pdf</p> <p>Barnsley Landscape Character Assessment update: https://www.barnsley.gov.uk/media/20599/eb87-barnsley-landscape-character-assessment-2016-update.pdf</p>	<p>BMBC Local Plan Policy D1</p> <p>BMBC Design of Housing Development SPD</p> <p>The following masterplan frameworks:-</p> <ul style="list-style-type: none"> • Barnsley West • Carlton • Goldthorpe • Hoyland North • Hoyland South • Hoyland West • Royston
<p>15. Planning Obligation(s)/S106 Agreement – Draft Heads of Terms</p> <p>For affordable housing on Residential Schemes of 15 or more dwellings</p> <p>For open space, loss of green space, 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>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 NPPG</p> <p>Local Plan Policy I1</p> <p>Affordable Housing SPD Financial Contributions to Schools SPD</p> <p>Open Space Provision On New Housing Development SPD</p> <p>Sustainable Transport SPD</p>

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<p>16. Planning & Community Consultation Statement</p> <p>Required for:</p> <ul style="list-style-type: none"> Any departures Applications for housing on sites above 0.4ha that are contrary to the Local Plan Major applications 	<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</p> <p>NPPG</p> <p>Local Plan policies E4 and H5</p>
<p>17. Retail Impact Assessment & Sequential Approach</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>Located outside the Primary Shopping Area of Barnsley Town Centre and are:</p> <ul style="list-style-type: none"> Within the catchment of Barnsley Town Centre, and Have a floorspace in excess of 2,500 square metres gross <p>Located outside the Primary Shopping Area of</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>https://www.barnsley.gov.uk/services/planning-and-buildings/local-planning-and-development/our-new-local-plan/local-plan-research-and-evidence-documents/</p> <p>Paragraph 90 in the NPPF states that the Impact Assessment should include an assessment of:</p> <ul style="list-style-type: none"> 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 the impact of the proposal on town centre vitality and viability, including local 	<p>NPPF</p> <p>NPPG</p> <p>Local Plan Policies TC1, TC3, TC4 and TC5</p>

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<p>a District Centre and are:</p> <ul style="list-style-type: none"> • Within the catchment of a District Centre, and • Have a floorspace in excess of 1,000 square metres gross <p>Located outside a Local Centre and are:</p> <ul style="list-style-type: none"> • Within the catchment of a Local Centre, and • Have a floorspace in excess of 500 square metres gross <p>Sequential Approach:</p> <p>Will be used to assess proposals for new retail development and other main town centre uses (see definition in NPPF glossary).</p> <p>This will help to achieve the spatial strategy for the borough and will focus development on identified centres in the first instance.</p> <p>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.</p> <p>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>consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme).</p>	

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<p>18. Transport Assessment & Draft Travel Plan</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><tr><th>Use(s)</th><th>GFA</th></tr><tr><td>A1 food</td><td>800m²</td></tr><tr><td>A1 non food</td><td>1,500m²</td></tr><tr><td>A2 Financial & professional</td><td>2,500m²</td></tr><tr><td>A3 Restaurant & cafes</td><td>2,500m²</td></tr><tr><td>A4 Drinking establishments</td><td>600m²</td></tr><tr><td>A5 Hot-food takeaways</td><td>500m²</td></tr><tr><td>B1 Business</td><td>2,500m²</td></tr><tr><td>B2 General industrial</td><td>4,000m²</td></tr><tr><td>B8 Storage or distribution</td><td>5,000m²</td></tr><tr><td>C1 Hotels</td><td>100 beds</td></tr><tr><td>C2 Hospitals & 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>1,000m²</td></tr><tr><td>D2 Assembly & leisure</td><td>1,500m²</td></tr></table>	Use(s)	GFA	A1 food	800m ²	A1 non food	1,500m ²	A2 Financial & professional	2,500m ²	A3 Restaurant & cafes	2,500m ²	A4 Drinking establishments	600m ²	A5 Hot-food takeaways	500m ²	B1 Business	2,500m ²	B2 General industrial	4,000m ²	B8 Storage or distribution	5,000m ²	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 ²	D2 Assembly & leisure	1,500m ²	<p>The contents of the Transport Assessment will depend on size, nature and location of development but should include:</p> <ul style="list-style-type: none">• How accessible the development is by all modes of transport• Whether the site access can accommodate the predicted level of traffic• Impacts on the wider highway network, including existing and proposed infrastructure• Transport impact mitigation measures• What measures can be undertaken to encourage travel by walking, cycling and public transport <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: . https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements</p>	<p>NPPF</p> <p>NPPG</p> <p>Local Plan Policies T3, T4, and T5</p>
Use(s)	GFA																																			
A1 food	800m ²																																			
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D2 Assembly & leisure	1,500m ²																																			
<p>19. Tree Survey</p> <p>Required for:</p>	<p>A 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 & Country Planning (Trees) Regulations 2012</p>																																		

Table 3 – Local Validation Requirements (In Alphabetical Order)

Document type and details of when required	Guidance and details of further information	Policy background
<ul style="list-style-type: none"> 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 	<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 & Hedgerows</p>

Date of publication TBC

Appendix 1 – Guidance for applicants: Biodiversity

Ecology reports will be required for development:

- Of land with areas of semi-natural habitat (including brownfield sites but not including minor developments unless there are issues for particular species/habitats¹);
- Where priority and protected species are known or likely to be present; and,
- If the proposal is within or close to a statutory and/or non-statutory designated nature conservation site (Natura 2000 site (e.g. Special Area of Conservation (SAC) and Special Protection Area (SPA)), Site of Special Scientific Importance (SSSI), Nature Improvement Area (NIA), Local Wildlife Site (LWS), Local Nature Reserve (LNR), National Nature Reserve (NNR) Ancient Woodland and biodiversity networks).

Table 1 & 2 set out criteria where a survey and assessment must be submitted with the application.

The Council has a duty to conserve and enhance the biodiversity and geological features of the borough under planning policy BIO1 of the Local Plan (Adopted 2019). Further advice can be obtained in Section 15 (Conserving and Enhancing the Natural Environment) of the National Planning Policy Framework (NPPF) revision 2021 (see (r)).

Please read the guidance notes (pages 1- 5) and refer to Tables 1 and 2 to consider the type of ecology report/s which may be required to support your application. **Please note that failure to take full account of the wildlife implications of your development may lead to your application being invalidated or refused.**

Legislation

The Planning Authority has a duty to consider the conservation of biodiversity when determining a planning application. This includes having regard to safeguarding species and habitats protected under the following:

- Wildlife and Countryside Act 1981, (see (a));
- Conservation of Habitat & Species Regulations 2019 (see (b));
- Badgers Act 1992 (see (c));
- Priority species and habitats as identified in the Barnsley Local Biodiversity Action Plan (see (d)), linked from the UK post-2010 Biodiversity Framework (see (e)); and,
- Habitats and Species listed on section 41 of the Natural Environment & Rural Communities Act 2006 (see (f)).

Designated sites

Designated sites and priority habitats should be safeguarded. Internationally and nationally designated sites can be found at the 'MAGIC' website (see (g)). Most locally designated sites can also be seen on the Barnsley Local Plan maps and are referred to as 'Biodiversity or Geological Interest Sites'².

Potential impacts to the qualifying features of Natura 2000 sites and SSSIs should not only include direct impacts on the physical site but also indirect impacts. Applicants are required to use the SSSI Impact Risk Zone (IRZ) online tool (h) to demonstrate a rapid initial assessment of potential impacts

¹ Which would impact protected Species and/or Habitats of Principal Importance (Section 41 of NERC Act 2006).

² Full details of locally designated sites are available from the Barnsley Biological Record Centre

on statutory designated sites as part of the application. If the IRZ information indicates that the development type could adversely impact a SSSI, Natural England will be consulted by the Local Planning Authority (LPA). Natural England may request that further information is required to support the planning application, covering how impacts upon the SSSI will be addressed.

Application requirements

Preliminary Ecological Appraisal (PEA)/Ecological Impact Assessment (EcIA) and Secondary Surveys

Applications requiring consideration of biodiversity should be supported by a Preliminary Ecological Appraisal/Ecological Impact Assessment (where appropriate) and such other secondary reports (i.e., detailed botanical assessment, protected species surveys, etc.), where necessary, which evaluate the ecological quality of the proposal site and recommend appropriate/proportionate mitigation, enhancement measures or off-site compensation proposals. Surveys should be undertaken by competent persons with suitable qualifications and experience and carried out at an appropriate time within the year (or justifications provided if undertaken during sub-optimal timing and a robust assessment can still be made). Refer to the Ecological Survey Season Calendar provided towards the end of this guidance note for generally accepted survey seasons for habitats and species. Surveys should be undertaken using nationally recognised survey guidelines/methods, where available.

Reference should be made to CIEEMs Guidelines for Preliminary Ecological Appraisal to assess when submission of a Preliminary Ecological Appraisal is sufficient and applications where an Ecological Impact Assessment would be required.

Ecology reports should include detail on how development proposals have taken into consideration the mitigation hierarchy in order to avoid, mitigate and compensate any negative ecological impacts.

Ecological surveys should follow the:

- Guidelines for Accessing and Using Biodiversity Data (March 2020 (j));
- Guidelines for Preliminary Ecological Appraisal (December 2017 (k));
- Guidelines for Ecological Impact Assessment in the UK and Ireland published by CIEEM (September 2018, (l)); and,
- BS42020:2013 Biodiversity – Code of practice for planning and development (m).

Desk study

Existing ecological data should always be gained from Barnsley Biological Records Centre (BBRC) (i) and from neighbouring authorities' BRC's where close to the borough boundary. Data should also be gained from other specialist data sources such as the South Yorkshire Bat Group, South Yorkshire Badger Group, and the RSPB, etc. appropriate to the site and proposal. There may be exceptions to this requirement and the omission of a desk study from ecology reports should be fully justified within the report, as is detailed within the CIEEM Guidelines for Preliminary for Ecological Appraisal (2017).

Protected Species

Demolition/works to buildings and/or trees should be supported by a Preliminary Roost Assessment (PRA) report by a qualified bat worker, plus the appropriate secondary bat survey reports if recommended by the PRA. All reports must be provided at the time of registering the planning application as outstanding surveys cannot be conditioned, this being in line with the statutory 'biodiversity duty' of the LPA (S40 of the Natural Environment & Rural Communities Act 2006) and the

ODPM Circular 06/2005. Surveys should be undertaken to the Bat Conservation Trust publication Bat Surveys for Ecologists Good Practice Guidelines (2016), or the most up-to-date editions of the guidance, as and when these become available. Surveys of certain buildings and trees should also assess the presence/likely absence of barn owl and other breeding bird species. Reference should be made to the Barn Conversions Supplementary Planning Document (SPD (p)).

Where species reports are submitted for badger, these should be marked as confidential and not placed on the public record or sensitive information should be redacted. Badger are subject to unlawful persecution and the release of locational information may lead to further impacts to the species.

Biodiversity Net Gain

A Biodiversity Net Gain (BNG) assessment should be submitted with applications where:

- The proposal site has an area of ≥ 0.5 ha; or,
- Sites < 0.5 ha where Habitats of Principal Importance (Section 41 of NERC Act 2006) are present³.

Proposals to deliver 'No Net Loss' of biodiversity (see the Biodiversity & Geodiversity SPD (n)) as a result of the application should be supported by a Defra Metric (the most recently published version of the metric should be used) and an associated BNG report. The associated report should include detail on how the Good Practice Principles for Development (o) have been followed, baseline and post-development habitat maps (on and off-site) and condition assessments for baseline habitats, where applicable (on and off-site)⁴. Condition assessments should include details of the condition assessment criteria passed/failed, justification/evidence provided for this, and the anticipated condition assessments of proposed habitats post-development (on and off-site). Condition assessment sheets are offered in support of Defra Metric v3.1 and should be completed when using this version of the metric or updated versions of the metric, if available. When referring to the Biodiversity Metric User Guide it is advised that habitat surveys can be undertaken year-round, though it is important to note that the optimal survey season is April – September inclusive (for most habitat types). In the absence of seasonally appropriate survey data/evidence the assessor must use a precautionary approach to assessing condition criteria which are not measured at a time of year the survey is undertaken.

The mandatory anticipated standard of 'minimum 10% Biodiversity Net Gain' is expected to be adopted in November 2023 and applicants should ensure that their application complies to the standard that is in force at that time. On Masterplan Framework area sites, the net gain requirement is set at a minimum of 10%.

³ Once BNG is a mandatory requirement guidance on a 'de minimis (minimal) threshold will be provided and applicants should ensure that their application complies to the standard that is in force at that time.

⁴ Once BNG is a mandatory requirement guidance will be provided regarding the level of detail required within reports and the need for post development condition assessments.

Mitigation/Enhancement

The intention to incorporate mitigation/enhancement measures within a development site (in addition to that proposed as part of the BNG offering, or where BNG is not required) should be set out within ecological reports submitted as part of an application. Reference to Appendix C of the Biodiversity and Geodiversity SPD should be made, which includes a range of biodiversity enhancement opportunities to be incorporated in new development, such as wildlife boxes (bat, bird and insect) and native landscaping. In addition to these measures, consideration should be given to the incorporation of features for hedgehogs (a Section 41 Species), where relevant, such as gaps within proposed fencing to maintain free movement of the species. Further to guidance relating to hedgehogs and developments should be sort (q). Details of these measures can be further provided within a Biodiversity Enhancement Management Plan (BEMP) required at the reserved matters/discharge of conditions stage.

Precautionary measures to be adopted on site during construction works should also be detailed at the application stage (i.e. protection of retained vegetation, adjacent water course, etc.) and relevant guidance referred to. Again, further detail of this can be provided within a Construction Environment Management Plan (CEMP) required at the reserved matters/discharge of conditions stage.

Water Framework Directive

Applicants should be made aware that a Water Framework Directive (WFD) assessment is a requirement for any development which may impact on the WFD status of a waterbody or may impede the implementation of River Basin Management Plan (RBMP) mitigation measures for that waterbody. There is no definitive list of activities that will require a WFD assessment as it depends on the exact nature of what is proposed and the WFD mitigation measures for the given waterbody. For more information see the Humber RBMP(s).

Exceptions for when full species survey and assessment may not be required

- Following consultation by the applicant at the pre-application stage, the LPA has stated in writing that no protected species surveys and assessments are required;
- A survey and assessment in regards to potential impact upon a statutory designated site will not be required where the applicant is able to provide copies of pre-application correspondence with Natural England, where the latter confirms in writing that they are satisfied that the proposed development will not affect any statutory sites designated for their national or international importance;
- If it is clear that no protected species are present, despite the guidance in Table 2 below indicating that they are likely, the applicant should provide evidence with the planning application to demonstrate that such species are absent (e.g. this might be in the form of a letter or brief report from a suitably qualified and experienced ecologist, or a relevant local nature conservation organisation);
- If it is clear that the development proposal will not affect any protected species present, then only limited information needs to be submitted. This information should, however, (i) demonstrate that there will be no significant impact on any protected species present and (ii) include a statement acknowledging that the applicant is aware that it is a criminal offence to disturb or harm protected species should they subsequently be found or disturbed; and,

- In some situations, it may be appropriate for an applicant to provide a protected species survey and report for only one, or a few of the species shown in the Table 2 below e.g. those that are likely to be affected by a particular activity. Applicants should make clear which species are included in the report and which are not because exceptions apply.

N.B. A BNG assessment will still be required (if the proposals site meets thresholds as discussed) if the application meets the above exceptions.

Further information

- a) <https://www.legislation.gov.uk/ukpga/1981/69>
- b) <https://www.legislation.gov.uk/ukdsi/2019/9780111176573>
- c) <https://www.legislation.gov.uk/ukpga/1992/51/contents>
- d) www.barnsleybiodiversity.org.uk
- e) <http://jncc.defra.gov.uk/page-6189>
- f) <https://www.legislation.gov.uk/ukpga/2006/16/contents>
- g) <https://magic.defra.gov.uk/>
- h) <https://naturalengland-defra.opendata.arcgis.com/datasets/sssi-impact-risk-zones-england>
- i) <https://www.barnsley.gov.uk/services/parks-and-open-spaces/wildlife-conservation-and-biodiversity/>
- j) <https://cieem.net/resource/guidelines-for-accessing-and-using-biodiversity-data/>
- k) <https://cieem.net/resource/guidance-on-preliminary-ecological-appraisal-gpea/>
- l) <https://cieem.net/resource/guidelines-for-ecological-impact-assessment-ecia/>
- m) <https://shop.bsigroup.com/ProductDetail/?pid=000000000030258704>
- n) <https://www.barnsley.gov.uk/media/15708/biodiversity-and-geodiversity-spd.pdf>
- o) <https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf>
- p) <https://www.barnsley.gov.uk/media/15707/barn-conversions-spd.pdf>
- q) <https://www.hedgehogstreet.org/development/>
- r) https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf
- s) <https://www.gov.uk/government/publications/humber-river-basin-district-river-basin-management-plan>
- t) <https://naturebftb.co.uk/projects/willow-tit/>

Habitat and Species Survey Season

SPECIES		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Badgers													
Bats	<i>summer roosts</i>												
	<i>foraging/commuting</i>												
	<i>hibernation</i>												
Birds (Breeding)			*	*	*								
Birds (Passage/Over wintering)													
Great crested newts <small>District Level Licence (DLL) with no survey optional</small>	<i>terrestrial</i>												
	<i>aquatic</i>												
	<i>eDNA survey</i>												
Invertebrates													
Otters													
Reptiles													
Water voles													
White-clawed crayfish													
Habitats/Vegetation													
KEY:			<i>optimal survey time</i>				<i>extending into/sub-optimal (but acceptable with robust justification)</i>						

*Willow tit surveys will be required with applications affecting suitable habitat within proximity of Dearne Valley Wetland Site of Special Scientific Interest (SSSI) parcels. Details on this species and survey methodology should be sort from the Back from the Brink Willow Tit Conservation Handbook (t)

Table 1. Designated Sites & Priority Habitats. Criteria for when a Survey & Assessment are required⁵

Presence of:	
1. DESIGNATED SITES	
Internationally designated sites Special Area of Conservation (SAC) or Special Protection Areas (SPA)	
Nationally designated sites Site of Special Scientific Interest (SSSI)	
Locally designated sites Local Wildlife Site (LWS)	
2. PRIORITY HABITAT (Habitats of Principal Importance under Section 41 of NERC Act 2006) and OTHER BIODIVERSITY FEATURES (as identified within the local Biodiversity Action Plan)	
Upland agricultural	Upland heathland
	Rush pasture
	Blanket bog
Lowland agricultural	Hedgerows
	Lowland dry acid grassland
	Lowland meadow/neutral grassland
	Floodplain grazing marsh
	Arable field margins
Wetland/water	Reedbeds
	Lowland fens
	Upland flushes, fens and swamps
	Rivers (running water)
	Ponds (standing water)
	Eutrophic standing water
Woodland and trees	Mixed deciduous woodland
	Upland woodland
	Wet woodland
	Wood pasture and parkland (inc. veteran trees)
	Traditional orchards
	Scrub
Urban	Open mosaic habitats on previously developed land
	Amenity grassland and verges
	Built environment and gardens/school grounds

⁵ Developments will require a Biodiversity Net Gain assessment regardless of habitat types present if ≥0.5 ha in size (subject to change once BNG becomes a mandatory requirement).

Table 2. Protected Species -Criteria for when Survey & Assessment is required

Does the application involve any of the following activities that may trigger a Protected Species Survey?	Bats	Gt. crested newt	Birds	Otter	Water vole	Badger	Reptiles	White-clawed crayfish
Proposed development which includes the modification, conversion, demolition of buildings and structures.	*		*					
Proposals involving lighting of listed buildings or flood lighting of green space within 50m of woodland, water, hedgerows or lines of trees with obvious connectivity to woodland or water.	*		*	*		*		
Proposals affecting woodland, or hedgerows and/or lines of trees with obvious connectivity to woodland or water bodies.	*	*	*	*		*		
Proposed tree work (felling or lopping).	*		*			*		
Proposals affecting gravel pits or quarries and natural cliff faces and rock outcrops.	*	*	*				*	
Proposals within 250m of a pond or lake.		*	*	*	*			*
Proposals affecting or within proximity of rivers, streams, canals or other aquatic habitats.	*		*	*	*		*	*
Proposals affecting 'derelict' land (brownfield sites), allotments and railway land.	*	*	*			*	*	
Proposals on upland/moorland sites (e.g. windfarms)	*	*	*	*	*		*	*
Proposals affecting open arable land.			*			*		