

Table 3 – Local Validation Requirements (In Alphabetical Order) (updated 19 May 2023)

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"> Plot number Tenure of each unit (as per the requirements at table 1 of the First Homes Technical Note), including Market Sale, Affordable Rent, First homes, and Affordable Home Ownership Number of bedrooms Number of storeys Internal floorspace (sqm) Proposed standard of accessibility including details of dwellings that meet M4(1) – Visitable dwellings, M4(2) – Accessible and adaptable standard, and M4(3) – Wheelchair accessible standard 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 to ensure that affordable housing is phased across the site (e.g. X affordable homes to be transferred/sold prior to the occupation of X% of open market properties) 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 BMBC Local Plan Policy H7 BMBC Affordable Housing SPD FirstHomesTechnicalNote</p>

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2. Air Quality Assessment Required for: <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:</p> <p>http://www.barnsley.gov.uk/air-quality</p>	NPPF BMBC Local Plan Policies AQ1 and Poll1
3. Design Documents to supplement Design & Access Statements (where identified below) Building for a healthy life (BHL) Assessment Required for: <ul style="list-style-type: none"> Major Residential schemes (10 or more dwelling units) National Design Guide Assessment Required for; <ul style="list-style-type: none"> Major residential schemes (10 or more dwelling units) Masterplan/Design Code Compliance Statement Required for: <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.</p> <p>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</p> <p>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.</p> <p>https://www.barnsley.gov.uk/services/planning-and-buildings/local-planning-and-development/our-local-plan/masterplan-frameworks/</p>	<p>NPPF BMBC Local Plan Policy D1 BMBC Design of Housing Development SPD</p> <p>NPPF</p> <p>NPPF Barnsley Local Plan The following masterplan frameworks:</p> <ul style="list-style-type: none"> Barnsley West Carlton Goldthorpe Hoyland North

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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 <p>Good design can reduce flood risk, improve the water environment and promote good waste management. Well thought thorough master planning that puts the natural environment at the heart of development design is key. Provisions should include green and blue infrastructure, measures to mitigate the impact of climate change and contributing towards biodiversity net gain. Development that is designed around natural process and the enhancement of nature are more resilient, healthy and prosperous places.</p>	<ul style="list-style-type: none"> • 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 	<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>NPPF</p> <p>NPPG</p> <p>BMBC Local Plan Policy CL1</p>

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<p>use would be particularly vulnerable</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 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 people on our</p>	<p>NPPF</p> <p>NPPG</p> <p>Self-build and Custom Housebuilding Act</p> <p>Self-build and Custom</p>

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	<p>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</p> <p>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) (Please refer to 'Appendix 1 – Guidance for applicants: Biodiversity' at the foot of this document) 	<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.</p> <p>https://www.rics.org/globalassets/rics-website/media/news/whole-life-carbon-assessment-for-the--built-environment-november-2017.pdf</p> <p>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) in terms of e.g. airtightness, insulation and commissioning will be addressed. 	<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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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.</p> <p>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>	The Town & Country Planning (Environmental Impact Assessment) Regulations 2017 NPPG
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 an 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>	NPPF & Technical Guidance Local Plan Policies CC1, CC3 and CC4
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 sewers.</p> <p>Where the development involves the disposal of foul sewage effluent other than to the public sewer, a foul drainage assessment to Environment Agency standards 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,</p>	NPPF NPPG Local Plan Policies CC1, CC3 and CC4

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	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.	
12. Health Impact Assessments Required for: <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.</p> <p>The contents of the HIA will depend on size, nature and location of development but should include:</p> <ul style="list-style-type: none"> • Housing quality, affordability & design • Employment & skills • Access to health & social care • Access to open space and nature • Air quality & noise • Accessibility and active travel • Access to healthy food • Crime reduction and community safety • Climate change and energy usage • Social cohesion and inclusive design <p>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 may be avoided or reduced.</p> <p>The HIA framework and additional guidance can be requested by emailing BSPublicHealth@barnsley.gov.uk</p>	<p>Local Plan policies Poll1, T3,T4, T5, D1, MIN4, AQ1, UT1</p> <p>https://www.barnsley.gov.uk/media/18273/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>Design of Housing Development and Sustainable Travel SPDs</p> <p>Hot Food Takeaways SPD and Planning Advice Note</p>
13. Heritage Statement and Archaeological Assessments	<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</p>	<p>NPPF</p> <p>NPPG</p> <p>Local Plan Policies D1, HE1, HE2, HE3, HE4,</p>

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<p><u>Heritage Statements:</u></p> <p>Required for:</p> <ul style="list-style-type: none"> • Applications for Listed Building Consent • Relevant demolitions that require planning permission in a Conservation Area • 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>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>HE5, and HE6</p> <p>SPD Heritage Impact Assessment</p>
<p>14. Landscape and Visual Impact Assessment (LVIA)</p> <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 	<p>Guidelines for Landscape and Visual Impact Assessment Third edition (2013)</p> <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:</p> <p>https://barnsleymbc.moderngov.co.uk/Data/Full%20Council/201001281030/Agenda/Item11 a%20-%20appendix.pdf</p>	<p>NPPF</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

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<p>Study or are located adjacent to heritage assets including Listed Buildings, Conservation Areas, SAM's or are exposed to long distance views</p> <ul style="list-style-type: none"> 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>Barnsley Landscape Character Assessment update:</p> <p>https://www.barnsley.gov.uk/media/20599/eb87-barnsley-landscape-character-assessment-2016-update.pdf</p>	<ul style="list-style-type: none"> Carlton Goldthorpe Hoyland North Hoyland South Hoyland West Royston
<p>15. Noise Assessment</p> <p>Required for:</p> <ul style="list-style-type: none"> 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; 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; Mixed use applications comprising both noise generating and noise sensitive uses; Commercial applications including extractor or cooling units in the vicinity of noise sensitive developments Energy generating development (e.g. Short Term Operating reserve (STOR), Wind turbines etc) Waste producing installations Any major road schemes 	<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"> BS 4142(2014) Method for rating industrial noise affecting mixed residential and industrial areas. BS 7445(2003) Description and measurement of environmental noise BS8233(2014) Sound insulation and noise reduction for buildings WHO Guidance on Community Noise BS5228(2009) Construction Noise and Vibration Planning Pro PG 	<p>NPPF</p> <p>NPPG</p> <p>Local Plan Policy POLL1</p>
<p>16. 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</p>	<p>Planning Obligations (section 106 agreements or Unilateral Undertakings 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</p> <p>NPPG</p> <p>Local Plan Policy I1</p>

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<p>contributions, sustainable transport, and transport infrastructure these will depend on the type location of the development in accordance with the relevant SPDs and where identified in formal pre-application advice.</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>
<p>17. 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>18. 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>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. The Council will not apply the sequential test to planning applications that comply with Local Plan Policy T5.</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.</p>	<p>NPPF</p> <p>NPPG</p> <p>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"> • 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 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 1000 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). 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 87 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 nor 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 town centre sites be considered. (Definitions of edge of centre and out of centre may also be found in the NPPF glossary)</p>	<p>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 consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme) 	

Table 3 – Local Validation Requirements (In Alphabetical Order) (updated 19 May 2023)

Document type and details of when required		Guidance and details of further information	Policy background
19. Transport Assessment & Draft Travel Plan The NPPF sets out that all developments that generate significant amounts of transport movement should be supported by a Transport Statement or Transport Assessment. 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:		The contents of the Transport Assessment will depend on size, nature and location of development but should include: <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 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. 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	NPPF NPPG Local Plan Policies T3, T4, and T5
Use(s) (Use class in brackets)	GFA		
Food (E)	800m2		
Non- food (E)	1,500m2		
Finance and professional (E)	2,500m2		
Restaurant & cafes (E)	2,500m2		
Drinking establishments (sui generis)	600m2		
Hot-food takeaways (sui generis)	500m2		
Business (E)	2,500m2		
General industrial (B2)	4,000m2		
Storage or distribution (B8)	5,000m2		
Hotels (C1)	100 beds		
Hospitals & nursing homes (C2)	50 beds		
Residential education (C2)	150 students		
Institutional hostels (C2a)	400 residents		
Dwellings (C3)	80 units		
Non-residential institutions (F1)	1,000m2		
Assembly and Leisure (D2)	1,500m2		

Table 3 – Local Validation Requirements (In Alphabetical Order) (updated 19 May 2023)

Document type and details of when required	Guidance and details of further information	Policy background
Any other uses outside the table e.g. stadium, retail warehouse, clubs, amusement arcades, launderettes, petrol filling stations, taxi businesses, car/vehicle hire businesses, the selling and display of motor vehicles, nightclubs, theatres, hostels, builders yards, garden centres, post offices Travel and ticket agencies, hairdressers, funeral directors, hire shops, and dry cleaners shall be assessed on their merits in discussion with Highways DC.		
20. Tree Survey Required for: <ul style="list-style-type: none"> Any planning application for building work or an engineering operation where there are trees located on or within 15m or falling distance (whichever is the greater) of the site. 	<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>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>Town & Country Planning (Trees) Regulations 2012</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>

19th May 2023

Appendix 1 – Guidance for applicants: Biodiversity

To assist with the requirements as set out within this document, applicants are encouraged to make use of the Council's Pre-application Service to further understand the specific requirements in relation to their site. Further information can be found at <https://www.barnsley.gov.uk/services/planning-and-buildings/commercial-and-housing-developments/planning-pre-application-advice-for-developments/>

Ecology information 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/notable and protected species are known or likely to be present;
- 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); and,
- Where the biodiversity gain condition applies.

Table 1 & 2 and sections relating to Biodiversity Net Gain (BNG) set out criteria where ecology information 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 2024 (see (a)).

Please read the guidance notes and refer to Tables 1, 2 and sections on BNG 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:

- Environment Act 2021 (see (b))
- Wildlife and Countryside Act 1981, (see (c));
- Conservation of Habitat & Species Regulations 2019 (see (d));
- Protection of Badgers Act 1992 (see (e));
- Priority species and habitats as identified in the Barnsley Local Biodiversity Action Plan (see (f)), linked from the UK post-2010 Biodiversity Framework (see (g)); and,
- Habitats and Species listed on section 41 of the Natural Environment & Rural Communities Act 2006 (see (h)).

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

Designated sites

Designated sites and priority habitats should be safeguarded. Internationally and nationally designated sites can be found at the 'MAGIC' website (see (i)). 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 (j) to demonstrate a rapid initial assessment of potential impacts 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 (EclA) 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 consider whether a Preliminary Ecological Assessment or Ecological Impact Assessment is appropriate to support the application.

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

Desk study

Existing ecological data should always be gained from Barnsley Biological Records Centre (BBRC) (o) 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

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

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 (2023) (p), 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 (q)).

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.

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 section 6 of the Biodiversity and Geodiversity SPD (r) should be made, which includes a range of biodiversity enhancement opportunities to be incorporated in new development, such as wildlife boxes (bat and bird) 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 (s). 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 (t).

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 regard 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 (unless meeting exemptions as set out within the Biodiversity Net Gain Planning Practice Guidance) if the application meets the above exceptions.

Biodiversity Net Gain

National Validation Requirements

Reference should be made to the Biodiversity Net Gain Planning Practice Guidance (u) prepared by the Department for Levelling Up, Housing and Communities. This includes the minimum requirements for validating a planning application in accordance with The Town and Country (Development Management Procedure) (England) Order 2015 (as amended by the Biodiversity Gain Town and Country Planning (Modifications and Amendments) (England) Regulations 2024). Where development would be subject to the biodiversity gain condition, the application must be accompanied by minimum information set out in Article 7 of the Town and Country Planning (Development Management Procedure) (England) Order 2015:

- a statement as to whether the applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition;
- the pre-development biodiversity value of the onsite habitat on the date of application (or an earlier date) including the completed metric calculation tool used showing the calculations, the publication date and version of the biodiversity metric used to calculate that value;
- where the applicant wishes to use an earlier date, the proposed earlier date and the reasons for proposing that date;
- a statement confirming whether the biodiversity value of the onsite habitat is lower on the date of application (or an earlier date) because of the carrying on of activities ('degradation'),

in which case the value is to be taken as immediately before the carrying on of the activities, and if degradation has taken place, supporting evidence of this;

- a description of any irreplaceable habitat (as set out in column 1 of the Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations [2024]) on the land to which the application relates, that exists on the date of application, (or an earlier date); and
- plans, drawn to an identified scale which must show the direction of North, showing onsite habitat existing on the date of application (or an earlier date), including any irreplaceable habitat.

For applications where the applicant believes their application, if approved would not be subject to the biodiversity gain condition, they must provide the information as set out within the first point above.

If this information has not been provided, it is likely that this will be requested prior to validation being possible.

BMBC Requirements prior to determination

The following information is required to allow a robust evaluation of whether the applicant is likely to discharge the general biodiversity gain condition should the application be approved and given planning permission. It is in addition to that required under the national validation requirements and should be submitted at the validation stage to avoid delays in progressing the planning application. The applicant may not have a fully developed Biodiversity Gain Plan or Habitat Management and Monitoring Plan by the point of validation or even determination, but the applicant should be able to demonstrate that they have sufficient understanding of how they will approach compliance with the statutory requirement, and associated justifications. The additional information required is as follows:

- A completed biodiversity metric, appropriate to the development type/site area, indicating the level of biodiversity net gain or loss likely to be achieved by the scheme. The metric may indicate a loss of biodiversity and how this is likely to be dealt with (i.e. off-site units) should be discussed further within a supporting Biodiversity Net Gain (BNG) statement/assessment/draft plan (see below). The metric should therefore have all tabs completed, accounting for habitat loss, creation and/or enhancement to give an indication of losses and gains expected as a result of the development. The metric calculation should be informed by plans submitted to support the application (e.g. site layout plans and masterplans). The calculation will typically need to be updated post-determination to relate to the final landscape proposals. The metric must be submitted as a Microsoft Excel Workbook (versions with macros disabled must be provided).
- The completed metric should be supported by condition assessment sheets available on the Defra website, where applicable.
- A written BNG Statement/Assessment or draft Biodiversity Gain Plan (BGP). This will provide further information in relation to the metric calculation, such as how any losses in biodiversity will be addressed (offsite units/statutory credits), adherence to the mitigation hierarchy and biodiversity gain hierarchy, presence and potential impact upon irreplaceable habitats and an indication of management measures required for on-site habitat creation/enhancement proposals, etc. The statement/assessment/draft plan should also indicate if any on-site habitat creation/enhancement is likely to be 'significant' and consideration given to how management and monitoring will be secured, with such gains needing to be legally secured for at least 30 years (see below for definition of significant on)

- Pre- and post-development habitat maps showing areas of habitat retention and loss, etc. The post-development plan can be indicative to allow for any amendments that may be made to the site layout during the planning application process, with this being confirmed when discharging the general biodiversity gain condition. The post-development plan should relate to corresponding layout plans/masterplans submitted. Where significant on-site enhancements are proposed and as such need to be legally secured, these should be clearly defined on the post-intervention proposed habitat plan. Where bespoke off-site solutions are proposed, plans should be provided setting out the off-site baseline habitat and the off-site proposed habitat plan.

Reference should be made to the Statutory Biodiversity Metric User Guide/The Small Sites Metric (Statutory Biodiversity Metric) User Guide (v), where relevant, when completing a biodiversity metric and associated documents to ensure the established rules and principles are met. The most recent versions of the user guides should be used.

Strategic Significance

Strategic significance is the local significance of a habitat based on its location and habitat type. Once published, the South Yorkshire Local Nature Recovery Strategy (LNRS) will assist in assigning strategic significance within the biodiversity metric. In the interim period the Statutory Biodiversity Metric User Guide states that the relevant planning authority should specify alternative documents for assigning strategic significance.

Policy GI1 Green Infrastructure within the Barnsley Local Plan (2019) (w) identifies a strategic network of corridors which include:

- River Dearne Valley Corridor
- River Dove Valley Corridor
- River Don Valley Corridor
- Dearne Valley Green Heart Corridor

The objective of Policy GI1 is to protect, maintain, enhance and create an integrated network of connected and multifunctional green infrastructure assets. Refer to the Local Plan for locations of the above corridors within the Green Infrastructure Diagram.

The Local Plan also identifies the Dearne Valley Green Heart Nature Improvement Area as a key ecological asset within Barnsley. The Nature Improvement Area (NIA) was established to help address ecological restoration as part of a series of actions at a landscape scale to improve biodiversity, ecosystems and our connections with the natural environment. The location of the NIA can be viewed by using the interactive Local Plan Map (x) within the Green Belt, Greenspace & Conservation layer and the governments MAGIC website (i), within the layer labelled Land Based Schemes, Other Schemes, Nature Improvement Areas (England).

Where habitat creation/enhancement of medium distinctiveness habitats or above is proposed within either a corridor as set out in Policy GI1 of the Local Plan or the Dearne Valley Green Heart NIA, these should be assigned as “*Formally identified in a Local Strategy*” under strategic significance of the metric.

Significant on-site enhancement

Paragraph 9 of Schedule 7A of the Town and Country Planning Act 1990 (y) requires that where an applicant relies upon a significant increase in onsite habitat biodiversity value, the “significant habitat enhancement” must be subject to a planning condition, section 106 agreement, or conservation covenant requiring that habitat enhancement to be maintained for at least 30 years after the development is completed.

The following guidance is designed to provide planning applicants with details of when onsite enhancement of biodiversity will be considered as ‘significant’. It also sets out guidance on the circumstances under which significant onsite enhancements will be appropriately secured via a condition and when a s106 agreement or conservation covenant will be required.

The following criteria set out what are considered significant onsite enhancements, and hence the LPA would expect a Habitat Management and Monitoring Plan (HMMP) setting out how such enhancements will be maintained and monitored (with monitoring reports submitted periodically to the LPA) for at least 30 years after the development is completed.

Criteria 1: Onsite creation, improvements in condition, or retention, of habitats assigned medium distinctiveness or higher in the Statutory Biodiversity Metric, will be considered as significant.

Rationale: Medium or higher distinctiveness habitats, by their nature as higher value, are likely to contribute a larger number of biodiversity units towards the delivery of the biodiversity net gain objective. It is therefore important that their creation or enhancement is fully secured to ensure the biodiversity net gain objective is met. In addition, the retention of medium or higher distinctiveness habitats contributes significantly to achieving the biodiversity net gain objective. In light of this, their management must also be secured as part of a 30 year Habitat Management and Monitoring Plan, so the units delivered through such habitat retention are maintained.

In limited circumstances, the LPA will not look to secure a HMMP where certain medium distinctiveness habitats are included within minor developments. An example of this would be where the only medium distinctiveness habitat proposed is a small number of urban trees, and hence where limited management is required. In such a case, it is likely the LPA would condition a Biodiversity Enhancement Management Plan (BEMP) to secure the proposed landscaping and its establishment in the initial five years.

Criteria 2: The onsite creation or improvement in condition of low distinctiveness habitats (excluding units delivered from by vegetated gardens), will be considered significant, where either:

A. the combined number of units delivered is equal to or greater than 0.5; and/or

B. the combined number of low distinctiveness units is equivalent to 10% or more of the baseline biodiversity unit value of the site,

Rationale: The goal of Biodiversity Net Gain is to deliver measurable gains in biodiversity as a result of development. Low distinctiveness habitats can represent an important part of a development’s Biodiversity Net Gain Plan. If creation or enhancement of low distinctiveness habitats account for more than 10% of the baseline value of the site then they are considered to be delivering a significant proportion of the Biodiversity Net Gain Plan. Were these units not to be delivered, development would not secure a measurable net gain. In addition, large areas of low distinctiveness habitats can also be considered as significant, simply due to their scale. For example, 0.5 units of good condition modified grassland covers just over 1000m. This is considered a significant area of habitat so would also need to be secured as part of a 30 year HMMP to ensure that the biodiversity net gain objective is achieved. Reference should be made to the units delivered column within the on-site habitat/hedgerow/watercourse creation and enhancement tabs of the metric. It can then be calculated whether units generated are equal to or greater than 0.5 or equate to 10% or greater of the baseline unit value of the site.

On sites where medium, high or very high distinctiveness habitats are involved, 30 year maintenance and monitoring will usually be secured using a Section 106 Agreement.

In cases where onsite enhancements involve only low distinctiveness habitats, then, for habitats listed in Table 1, if the target condition is moderate or good, a s106 will usually be used to secure the 30 year management and monitoring. In all other instances a condition for a 5-year BEMP will normally be the chosen mechanism.

Table 1
Grassland – modified grassland
Lakes - ornamental lake or pond
Urban – bioswale
Urban – façade bound green wall
Urban – ground based green wall
Urban – intensive green roof
Urban – rain garden
Urban – sustainable drainage system
Woodland and forest – other coniferous woodland

Rationale: Where a target condition of moderate or good is proposed, habitat management will normally be required in order to achieve the proposed condition. Advice from the LPA on changes to the management regime may be required and ecological expertise needed to assess monitoring reports. In contrast, when poor condition is the target for a low distinctiveness habitat, monitoring will not require consideration of condition assessment criteria and changes to ecological management plans. As such monitoring intervals may be less frequent and reviewing monitoring work will not require staff with ecological expertise.

Habitat Management and Monitoring Plans should be proportionate to complexity of the habitats being created. The scope of monitoring needed will vary on a case-by-case basis depending on what is being proposed.

Where significant onsite enhancements are secured via a condition, monitoring is likely to be less frequent and focus on demonstrating at the start of the 30 year period that all the proposed habitats on the site have been created as was planned. Subsequent monitoring reports would mainly need to show that the habitats are all still present.

Monitoring costs to cover the Local Planning Authorities time taken to oversee monitoring of significant on-site enhancements secured via s106 agreements will be published in due course.

Further information

- a) <https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf>
- b) <https://www.legislation.gov.uk/ukpga/2021/30/contents>
- c) <https://www.legislation.gov.uk/ukpga/1981/69>
- d) <https://www.legislation.gov.uk/ukdsi/2019/9780111176573>
- e) <https://www.legislation.gov.uk/ukpga/1992/51/contents>
- f) www.barnsleybiodiversity.org.uk
- g) <http://jncc.defra.gov.uk/page-6189>
- h) <https://www.legislation.gov.uk/ukpga/2006/16/contents>
- i) <https://magic.defra.gov.uk/>
- j) <https://naturalengland-defra.opendata.arcgis.com/datasets/sssi-impact-risk-zones-england>
- k) <https://cieem.net/resource/guidelines-for-accessing-and-using-biodiversity-data/>
- l) <https://cieem.net/resource/guidance-on-preliminary-ecological-appraisal-gpea/>
- m) <https://cieem.net/resource/guidelines-for-ecological-impact-assessment-ecia/>
- n) <https://shop.bsigroup.com/ProductDetail/?pid=000000000030258704>
- o) <https://www.barnsley.gov.uk/services/parks-and-green-spaces/management-and-maintenance-of-our-green-spaces/wildlife-conservation-and-biodiversity/>
- p) <https://www.bats.org.uk/resources/guidance-for-professionals/bat-surveys-for-professional-ecologists-good-practice-guidelines-4th-edition>
- q) <https://www.barnsley.gov.uk/media/15707/barn-conversions-spd.pdf>
- r) <https://www.barnsley.gov.uk/media/uqcn3wiv/biodiversity-and-geodiversity-spd-2024.pdf>
- s) <https://www.hedgehogstreet.org/development/>
- t) <https://www.gov.uk/government/publications/humber-river-basin-district-river-basin-management-plan>
- u) <https://www.gov.uk/guidance/draft-biodiversity-net-gain-planning-practice-guidance>
- v) <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>
- w) <https://www.barnsley.gov.uk/media/17249/local-plan-adopted.pdf>
- x) <https://www.barnsley.gov.uk/services/planning-and-buildings/local-planning-and-development/our-local-plan/barnsleys-local-plan/>
- y) <https://www.legislation.gov.uk/ukpga/1990/8/schedule/7A>

Habitat and Species Survey Season

SPECIES		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Badger													
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 (u)

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

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

3. 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.			*			*		