

Document type and details of when required	Guidance and details of further information	Policy background
<p><b>1. Affordable Housing Statement (and a viability appraisal if provision is proposed that is non-compliant with policy).</b></p> <p>Required for:</p> <ul style="list-style-type: none"> <li>Residential developments of 15 units or more</li> </ul>	<p>The Statement must set out the following:</p> <ul style="list-style-type: none"> <li>Total number of all residential units proposed</li> <li>The percentage of affordable housing units proposed and how this relates to the requirement set out in Local Plan Policy H7, Affordable Housing SPD and First Homes Technical Note</li> <li>Schedule of accommodation outlining: <ul style="list-style-type: none"> <li>Plot number</li> <li>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</li> <li>Number of bedrooms</li> <li>Number of storeys</li> <li>Internal floorspace (sqm)</li> <li>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</li> <li>Car parking space(s) per affordable unit</li> </ul> </li> <li>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)</li> <li>Details of design and proposed quality standards of build</li> <li>Details of any Registered Provider acting as a partner in the development</li> <li>Proposed ongoing housing management i.e. transfer to a Registered Provider on BMBC's Framework</li> <li>Anticipated OMV and transfer value of each affordable property (if applicable)</li> <li>Proposed phasing of delivery and occupation on sites to be delivered over more than one phase 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)</li> <li>The arrangements to ensure that the provision is affordable for both first and future occupiers or if not possible for the subsidy to be recycled for alternative affordable housing provision within the Borough</li> <li><b>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.</b></li> </ul> <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><b>2. Air Quality Assessment</b></p> <p>Required for:</p> <ul style="list-style-type: none"> <li>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</li> </ul>	<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><a href="http://www.barnsley.gov.uk/air-quality">http://www.barnsley.gov.uk/air-quality</a></p>	<p>NPPF</p> <p>BMBC Local Plan</p> <p>Policies AQ1 and Poll1</p>
<p><b>3. Design Documents to supplement Design &amp; Access Statements (where identified below)</b></p> <p><b>Building for a healthy life (BHL) Assessment</b></p> <p>Required for:</p> <ul style="list-style-type: none"> <li>Major Residential schemes (10 or more dwelling units)</li> </ul> <p><b>National Design Guide Assessment</b></p> <p>Required for;</p> <ul style="list-style-type: none"> <li>Major residential schemes (10 or more dwelling units)</li> </ul> <p><b>Masterplan/Design Code Compliance Statement</b></p> <p>Required for:</p> <ul style="list-style-type: none"> <li>All developments in areas covered by a masterplan framework or a local design code</li> </ul>	<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><a href="https://www.udg.org.uk/sites/default/files/publications/files/14JULY20%20BFL%202020%20Brochure_3.pdf">https://www.udg.org.uk/sites/default/files/publications/files/14JULY20%20BFL%202020%20Brochure_3.pdf</a></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><a href="https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962113/National_design_guide.pdf">https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962113/National_design_guide.pdf</a></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><a href="https://www.barnsley.gov.uk/services/planning-and-buildings/local-planning-and-development/our-local-plan/masterplan-frameworks/">https://www.barnsley.gov.uk/services/planning-and-buildings/local-planning-and-development/our-local-plan/masterplan-frameworks/</a></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"> <li>Barnsley West</li> <li>Carlton</li> <li>Goldthorpe</li> <li>Hoyland North</li> <li>Hoyland South</li> <li>Hoyland West</li> </ul>

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<p>Compliance statement with 'Design of Housing Development' SPD</p> <ul style="list-style-type: none"> <li>- Major residential schemes (10 or more dwellings)</li> </ul>	<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"> <li>• the vision for the site</li> <li>• site context</li> <li>• quantum of development</li> <li>• aspects of the development relating to the public realm</li> <li>• aspects of the development relating to Character Areas</li> <li>• health and Wellbeing</li> <li>• sustainability</li> </ul> <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> <p>For the Compliance Statement the following will be expected:</p> <ul style="list-style-type: none"> <li>• A table giving rear garden sizes, covering each plot and stating how many bedrooms the dwelling has.</li> <li>• A table giving the overall internal area for each dwelling type, stating the number of bedrooms and the number of bed spaces (persons) for each dwelling type.</li> <li>• Proposed Site Layout Plan (showing individual plots and dwellings) to include annotation of any affordable dwellings being provided, any M4(2) 'accessible and adaptable' dwellings being provided, and any M4(3)(2)(b) 'wheelchair accessible' dwellings being provided.</li> <li>• Plans of housing types (showing the layout of internal rooms) to include the wording 'M4(2) compliant' or 'M4(3)(2)(b) compliant' if any dwellings meeting these accessible standards are being provided.</li> </ul>	<ul style="list-style-type: none"> <li>• Royston</li> </ul>
<p><b>4. Coal Mining Risk Assessment</b></p> <p>Required for:</p> <ul style="list-style-type: none"> <li>• Applications for development that involve ground</li> </ul>	<p>Further Information and guidance can be found on the <a href="https://www.gov.uk/guidance/planning-applications-coal-mining-risk-assessments">Mining Remediation Authority</a> web site at <a href="https://www.gov.uk/guidance/planning-applications-coal-mining-risk-assessments">https://www.gov.uk/guidance/planning-applications-coal-mining-risk-assessments</a></p> <p>Use the Mining Remediation Authority's interactive map viewer to see if your site is in a Development High Risk Area <a href="https://datamine-cauk.hub.arcgis.com/">https://datamine-cauk.hub.arcgis.com/</a></p>	<p>NPPF</p> <p>NPPG</p> <p>BMBC Local Plan Policy</p>

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<p>excavations/foundation works (excluding householder applications and minor works such as fences) which are located with a Mining Remediation Authority 'Development High Risk Referral Areas'</p>	<p>Guidance on the content of the risk assessment can be found at <a href="https://www.gov.uk/guidance/planning-applications-coal-mining-risk-assessments#content-of-a-coal-mining-risk-assessment">https://www.gov.uk/guidance/planning-applications-coal-mining-risk-assessments#content-of-a-coal-mining-risk-assessment</a></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 <a href="http://www.coal.gov.uk/services/planning">www.coal.gov.uk/services/planning</a></p>	<p>CL1</p>
<p><b>5. Contaminated Land Assessment</b></p> <p>Required:</p> <ul style="list-style-type: none"> <li>Where contamination is known or suspected due to the nature of the previous use of the site or the proposed use would be particularly vulnerable</li> </ul>	<p>Where a development is proposed, it is the responsibility of the developer to ensure that issues of land contamination are appropriately considered, that remediation (where necessary) takes place and that the land is safe and 'suitable for use' i.e. the site is cleaned up to a level which is appropriate for the proposed end use.</p> <p>Where contamination is known or suspected there is a process comprising 4 phases for addressing the issue. Full details of this process are set out in Yorkshire &amp; Humberside Pollution Advisory Council's (YHPAC) document: Development on Land Affected by Contamination – Technical Guide for Developers, Landowners and Consultants. In short these phases are:</p> <ul style="list-style-type: none"> <li>Phase 1 – Desk Study, Site Walkover &amp; Initial Risk Assessment</li> <li>Phase 2 – Site Investigation &amp; Risk Assessment</li> <li>Phase 3 – Remediation</li> <li>Phase 4 – Verification</li> </ul> <p>A Phase 1 Study, often referred to as a Contaminated Land Assessment, is required on all sites where contamination is known or suspected unless the applicant can provide evidence that a site has been previously remediated, that this remediation was verified and that the proposed development will not undermine the previous remediation (e.g. as a result of excavations).</p> <p>Where the Phase 1 Study reveals that there is potential for contamination, a Phase 2 Site Investigation &amp; Risk Assessment will also be required. The content of this should follow the checklist in the YHPAC Technical Guide and include recommendations for remediation. Phases 3 and 4 would usually be dealt with by way of planning conditions (in the event that permission is granted) and as such these would not be necessary in order to validate an application.</p> <p>Guidance can be obtained from the following documents:</p>	<p>NPPF NPPG BMBC Local Plan Policy CL1</p>

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	<ul style="list-style-type: none"> <li>Yorkshire &amp; Humberside Pollution Advisory Council: Development on Land Affected by Contamination – Technical Guide for Developers, Landowners and Consultants.</li> <li>BS1017:2001 – Investigation of potentially contaminated site – Code of practice.</li> <li>NHBC/Environment Agency – Guidance for the Safe Development of Housing and Land Affected by Contamination, R&amp;D Publication 66.</li> </ul> <p>It is advised that the methodology and scope of any desk study or site investigation is discussed with Pollution Control, based in BMBC Regulatory Services, prior to it being carried out.</p>	
<b>6. Custom and self-build provision statement</b>  Required for: <ul style="list-style-type: none"> <li>All applications for residential development</li> </ul>	<p>Please provide confirmation that the application is for, or includes an element of, custom and self-build housing. Applicants should complete the proforma for schemes that are custom or self-build clearly setting out the input that individuals that will be living in the homes have had into the design/plans and specifications of the development.</p> <p>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 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><a href="https://www.barnsley.gov.uk/services/planning-and-buildings/local-self-build-register/">https://www.barnsley.gov.uk/services/planning-and-buildings/local-self-build-register/</a></p>	NPPF NPPG Self-build and Custom Housebuilding Act  Self-build and Custom Housebuilding Regulations 2016  Levelling Up and Regeneration Act 2023 (Section 123)
<b>7. Ecology Survey</b>  Required for development: <ul style="list-style-type: none"> <li>Of land with areas of semi-natural habitat (including brownfield sites but not including minor developments unless there are</li> </ul>	<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"> <li>Preliminary Ecological Appraisal</li> </ul>	NPPF  BMBC Local Plan Policies BIO1, GI1  Biodiversity and

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<p>issues for particular species/habitats*);</p> <ul style="list-style-type: none"> <li>Where priority and/or protected species are known or likely to be present; and,</li> <li>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).</li> </ul> <p>*Which would impact protected Species and/or Habitats of Principal Importance (Section 41 of NERC Act 2006)</p>	<ul style="list-style-type: none"> <li>Ecological Impact Assessment</li> <li>Secondary Reports (protected species reports, botanical survey, etc.)</li> <li>Preliminary Bat Roost Assessment</li> <li>Biodiversity Net Gain assessment (supported by a Defra Metric <b>and condition assessment sheets, where necessary</b> )</li> </ul>	<p>Geodiversity SPD</p> <p>Trees and Hedgerows SPD</p> <p>Barn Conversions SPD</p>
<p><b>8. Energy/Sustainability Statement including a whole life carbon assessment</b></p> <p>Required for:</p> <ul style="list-style-type: none"> <li>Residential schemes of 10+ units</li> <li>Non-residential schemes of 1,000m<sup>2</sup> + floorspace</li> </ul> <p>A Whole Life Carbon Assessment will be required for all major developments (10 dwellings or above and 1000m<sup>2</sup> 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><a href="https://www.rics.org/globalassets/rics-website/media/news/whole-life-carbon-assessment-for-the--built-environment-november-2017.pdf">https://www.rics.org/globalassets/rics-website/media/news/whole-life-carbon-assessment-for-the--built-environment-november-2017.pdf</a></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</p>	<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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	<p>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"> <li>• Using less energy</li> <li>• Supply energy efficiently</li> <li>• Maximising use of renewable and low carbon energy generation systems.</li> </ul> <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"> <li>• 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</li> <li>• investigate and commit to maximising the installation of renewable technologies on site demonstrated by tonnes of CO2 provided by renewable technologies</li> <li>• 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.</li> </ul>	
<p><b>9. Environmental Statement</b></p> <p>Required for:</p> <ul style="list-style-type: none"> <li>• Developments listed under Schedule 1 of the Town &amp; Country (Environmental Impact Assessment) Regulations 2017</li> <li>• Developments listed under Schedule 2 of the EIA Regs where the Council has issued a Screening Opinion which states that an EIA is required.</li> </ul>	<p>The Town &amp; Country Planning (Environmental Impact Assessment) Regulations 2017 set out the circumstances in which an Environmental Impact Assessment (EIA) is required. Where an EIA is required, Part 5, Schedule 18 of the Regulations sets out the information to be contained within an Environmental Statement. Where a development is listed under Schedule 2 of the EIA Regs, it is strongly recommended that Screening Opinions are sought from the Council as to whether an EIA is required prior to submitting an application.</p> <p>The indicative thresholds for Schedule 2 developments can be viewed here:  <a href="https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/630689/eia-thresholds-table.pdf">https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/630689/eia-thresholds-table.pdf</a></p> <p>In cases where a full EIA is not necessary the Council may still require environmental information to be provided depending on site conditions and the nature of the proposals.</p>	<p>The Town &amp; Country Planning (Environmental Impact Assessment) Regulations 2017 NPPG</p>
<p><b>10. Flood Risk Assessment &amp; Sequential Test</b></p> <p>Required for:</p> <ul style="list-style-type: none"> <li>• Planning applications for development proposals of 1 hectare or greater in Flood</li> </ul>	<p>This should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account. For major developments in Flood Zone 1, the FRA should identify opportunities to reduce the probability and consequences of flooding. A FRA will also be required where the proposed development or change of use to a more vulnerable class may be subject to other sources of flooding or where the Environment Agency, Internal Drainage Board and/or other bodies have</p>	<p>NPPF &amp; Technical Guidance</p> <p>Local Plan Policies CC1, CC3 and CC4</p>

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Zone 1 and all proposals for new development located in Flood Zones 2 and 3 should be accompanied by an FRA	indicated that there may be drainage problems.  <a href="http://www.communities.gov.uk/publications/planningandbuilding/nppftechnicalguidance">http://www.communities.gov.uk/publications/planningandbuilding/nppftechnicalguidance</a>	
<b>11. SuDS/Foul &amp; Surface Water Drainage Details</b>  Required for: <ul style="list-style-type: none"> <li>Major Developments</li> </ul>	<p>All new development will be expected to use Sustainable Drainage Systems (SuDS) unless it can be demonstrated that SuDS are impractical. Outline planning applications must be supported by a conceptual drainage plan and SuDS design statement. Detailed planning applications must be supported by a detailed drainage plan and SuDS design statement, which should contain information on how the SuDS will operate, be managed and maintained for the lifetime of the development, and include measures to avoid water contamination and safeguard groundwater supply.</p> <p>If SuDS are not possible the Details should include a statement explaining why. If an application proposes to connect a development to an existing drainage system then details of the existing system should be shown on the application drawings. It should be noted that in most circumstances surface water is not permitted to be connected to the public foul 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, 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>	NPPF  NPPG  Local Plan Policies CC1, CC3 and CC4
<b>12. Health Impact Assessments</b>  Required for: <ul style="list-style-type: none"> <li>Large scale major housing developments for in excess of 100 dwellings</li> <li>Large scale Non-residential schemes of 5,000m<sup>2</sup> +</li> <li>Hot food takeaways</li> <li>Other relevant major development proposals</li> </ul>	<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"> <li>Housing quality, affordability &amp; design</li> <li>Employment &amp; skills</li> <li>Access to health &amp; social care</li> <li>Access to open space and nature</li> <li>Air quality &amp; noise</li> <li>Accessibility and active travel</li> <li>Access to healthy food</li> <li>Crime reduction and community safety</li> <li>Climate change and energy usage</li> </ul>	Local Plan policies Poll1, T3, T4, T5, D1, MIN4, AQ1, UT1  <a href="https://www.barnsley.gov.uk/media/18273/barnsley-doncaster-and-rotherham-joint-waste-plan.pdf">https://www.barnsley.gov.uk/media/18273/barnsley-doncaster-and-rotherham-joint-waste-plan.pdf</a>  <a href="https://www.barnsley.gov.uk/media/19957/barnsley-hwb-strategy-final-web.pdf">https://www.barnsley.gov.uk/media/19957/barnsley-hwb-strategy-final-web.pdf</a>  <a href="https://www.barnsley.gov.uk">https://www.barnsley.gov.uk</a>

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	<ul style="list-style-type: none"> <li>• Social cohesion and inclusive design</li> </ul> <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 will be available on BMBC website in due course</p>	<p><a href="https://www.barnsley.gov.uk/services/our-council/research-data-and-statistics/barnsley-joint-strategic-needs-assessment/">ov. uk/services/our-council/research-data-and-statistics/barnsley-joint-strategic-needs-assessment/</a></p> <p>Design of Housing Development and Sustainable Travel SPDs</p> <p>Hot Food Takeaways SPD and Planning Advice Note</p>
<p><b>13. Heritage Statement and Archaeological Assessments</b></p> <p><u>Heritage Statements:</u></p> <p>Required for:</p> <ul style="list-style-type: none"> <li>• Applications for Listed Building Consent</li> <li>• Relevant demolitions that require planning permission in a Conservation Area</li> <li>• Applications affecting setting of a listed building or ancient monument</li> <li>• Applications on sites located within a Conservation area.</li> </ul> <p><u>Archaeological Assessment:</u></p> <p>Required for:</p> <ul style="list-style-type: none"> <li>• Any proposal on or adjoining a site of archaeological interest that includes new buildings or ground disturbance.</li> </ul> <p><u>Structural survey</u></p> <p>Required for demolitions of a listed building, or a historically significant building in a</p>	<p>The scope and degree of detail necessary in a Heritage Statement will vary according to the particular circumstances of each application. Applicants are encouraged to discuss proposals with the Council's Conservation Officer before any application is made. The following provides some details of what may be required:</p> <p>For applications for Listed Building Consent, a written statement that includes a schedule of works, an analysis of the significance of archaeology, history and character of the building/structure, the principles of and justification for the works and their impact on the special character of the Listed Building and it's structure, it's setting and the setting of any adjacent Listed Buildings is likely to be required.</p> <p>For applications for Planning Permission in Conservation Areas, a written statement that includes a structural survey, an analysis of the character and appearance of the building/structure, the principles of and justification for the proposed demolition and its impact on the special character of the area is likely to be required.</p> <p>Where the building is a listed building, or a historically significant building in a conservation area, applicants should use an appropriately qualified professional – i.e. CARE accredited Structural Engineer to quantify or justify the need for demolition.</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</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>

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conservation area	<p>any application is made. SYAS can be contacted directly at <a href="mailto:syorks.archservice@sheffield.gov.uk">syorks.archservice@sheffield.gov.uk</a> or telephone (0114) 273 6354 or (0114) 273 6428</p> <p>Advice on what Historic England might expect when considering any application they are consulted on is available in 'A Guide to the Range of Information to enable Consultations with Us': <a href="https://historicengland.org.uk/services-skills/our-planning-services/charter/guide-to-the-range/">https://historicengland.org.uk/services-skills/our-planning-services/charter/guide-to-the-range/</a></p>	
<b>14. Landscape and Visual Impact Assessment (LVIA)</b>  Required for: <ul style="list-style-type: none"> <li>Major planning applications for new buildings in excess of 1000sqm and 10m+ in height</li> <li>Residential developments of 100 dwellings or more</li> <li>Major developments within masterplan framework sites</li> <li>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</li> <li>Renewable energy developments including proposals for wind turbines and solar farms</li> <li>Minerals and Waste applications on sites of 1ha or more or where involving a new building that is 10m+ in height</li> </ul>	<p>Guidelines for Landscape and Visual Impact Assessment Third edition (2013) Landscape Institute and Institute of Environmental Management &amp; 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: <a href="https://barnsleymbc.moderngov.co.uk/Data/Full%20Council/201001281030/Agenda/Item11_a%20-%20appendix.pdf">https://barnsleymbc.moderngov.co.uk/Data/Full%20Council/201001281030/Agenda/Item11_a%20-%20appendix.pdf</a></p> <p>Barnsley Landscape Character Assessment update: <a href="https://www.barnsley.gov.uk/media/20599/eb87-barnsley-landscape-character-assessment-2016-update.pdf">https://www.barnsley.gov.uk/media/20599/eb87-barnsley-landscape-character-assessment-2016-update.pdf</a></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"> <li>Barnsley West</li> <li>Carlton</li> <li>Goldthorpe</li> <li>Hoyland North</li> <li>Hoyland South</li> <li>Hoyland West</li> <li>Royston</li> </ul>
<b>15. Noise Assessment</b>  Required for: <ul style="list-style-type: none"> <li>Potentially noise generating developments (i.e. pubs, clubs, takeaways, industrial/commercial uses, recreation) in the vicinity of existing noise sensitive developments - residential, schools and hospitals;</li> <li>Noise sensitive uses in the vicinity of existing noise generating uses, classified</li> </ul>	<p>Noise Assessments should be prepared by suitably qualified acousticians. They should outline the existing noise environment, the potential noise sources from the development, or the noise sources likely to affect the development, together with any mitigation measures.</p> <p>It is important that the methodology and scope of such an assessment be discussed with Regulatory Services prior to commencement.</p> <p>Further guidance is included in the following:</p> <ul style="list-style-type: none"> <li>BS 4142(2014) Method for rating industrial noise affecting mixed residential and industrial areas.</li> </ul>	<p>NPPF</p> <p>NPPG</p> <p>Local Plan Policy POLL1</p>

Document type and details of when required	Guidance and details of further information	Policy background
<p>roads, railways or in areas with an existing noisy environment such as the city centre;</p> <ul style="list-style-type: none"> <li>Mixed use applications comprising both noise generating and noise sensitive uses;</li> <li>Commercial applications including extractor or cooling units in the vicinity of noise sensitive developments</li> <li>Energy generating development (e.g. Short Term Operating reserve (STOR), Wind turbines etc)</li> <li>Waste producing installations</li> <li>Any major road schemes</li> <li>Applications for air source (or other) heat pumps should be supported by the MCS Planning Standard checklist (or equivalent)</li> </ul>	<ul style="list-style-type: none"> <li>BS 7445(2003) Description and measurement of environmental noise</li> <li>BS8233(2014) Sound insulation and noise reduction for buildings</li> <li>WHO Guidance on Community Noise</li> <li>BS5228(2009) Construction Noise and Vibration</li> <li>Planning Pro PG</li> </ul>	
<p><b>16.Planning Obligation(s)/s106 Agreement – Draft Heads of Terms</b></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 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 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> <p>Affordable Housing SPD</p> <p>Financial Contributions to Schools SPD</p> <p>Open Space Provision On New Housing Development SPD</p> <p>Sustainable Transport SPD</p>
<p><b>17.Planning &amp; Community Consultation Statement</b></p> <p>Required for:</p> <ul style="list-style-type: none"> <li>Any departures</li> <li>Applications for housing on sites above 0.4ha that are contrary to the Local Plan</li> </ul>	<p>A Planning Statement should set out the relevant National, Regional and Local planning policies and guidance and explain how the development relates to the various policies. It should include details of pre-application discussions and summarise the other technical documents submitted with the application (e.g. Flood Risk Assessment). Planning Statements are particularly important where a proposal is a departure from the Development Plan (e.g. residential development in the Green Belt where very special circumstances would need to be demonstrated).</p>	<p>NPPF</p> <p>NPPG</p> <p>Local Plan policies E4 and H5</p>

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<ul style="list-style-type: none"> <li>Major applications</li> </ul>	<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><b>18. Retail Impact Assessment &amp; Sequential Approach</b></p> <p>Impact Assessment:</p> <p>Required for retail and leisure uses where they are of a scale, role or function where they could have a negative impact on the vitality and viability of the centre and are:</p> <p>Located outside the Primary Shopping Area of Barnsley Town Centre and are:</p> <ul style="list-style-type: none"> <li>Within the catchment of Barnsley Town Centre, and</li> <li>Have a floorspace in excess of 2,500 square metres gross</li> </ul> <p>Located outside the Primary Shopping Area of a District centre and are:</p> <ul style="list-style-type: none"> <li>Within the catchment of a District Centre, and</li> <li>Have a floorspace in excess of 1000 square metres gross</li> </ul> <p>Located outside a Local Centre and are:</p> <ul style="list-style-type: none"> <li>Within the catchment of a Local centre, and</li> <li>Have a floorspace in excess of 500 square</li> </ul>	<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>Details of this study can be found using the following link:</p> <p><a href="https://www.barnsley.gov.uk/services/planning-and-buildings/local-planning-and-development/our-new-local-plan/local-plan-research-and-evidence-documents/">https://www.barnsley.gov.uk/services/planning-and-buildings/local-planning-and-development/our-new-local-plan/local-plan-research-and-evidence-documents/</a></p> <p>Paragraph 94 in the NPPF states that the Impact Assessment should include an assessment of:</p> <ul style="list-style-type: none"> <li>the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and</li> <li>the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme)</li> </ul>	<p>NPPF</p> <p>NPPG</p> <p>Local Plan Policies TC1, TC3, TC4 and TC5</p>

Document type and details of when required	Guidance and details of further information	Policy background								
<p>metres gross</p> <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 91 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><b>19. Transport Assessment &amp; Draft Travel Plan</b></p> <p>The NPPF sets out that all developments that generate significant amounts of transport movement should be supported by a Transport Statement or Transport Assessment.</p> <p>Local planning authorities must make a judgement as to whether a development proposal would generate significant amounts of movement on a case by case basis. However, a TA and Draft Travel Plan will be required where gross floor area (GFA) exceeds the following:</p> <table><tr><th>Use(s) (Use class in brackets)</th><th>GFA</th></tr><tr><td>Food (E)</td><td>800m2</td></tr><tr><td>Non- food (E)</td><td>1,500m2</td></tr><tr><td>Finance and professional (E)</td><td>2,500m2</td></tr></table>	Use(s) (Use class in brackets)	GFA	Food (E)	800m2	Non- food (E)	1,500m2	Finance and professional (E)	2,500m2	<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"><li>• How accessible the development is by all modes of transport</li><li>• Whether the site access can accommodate the predicted level of traffic</li><li>• Impacts on the wider highway network, including existing and proposed infrastructure</li><li>• Transport impact mitigation measures</li><li>• What measures can be undertaken to encourage travel by walking, cycling and public transport</li></ul> <p>A draft Travel Plan should identify a package of measures to be implemented, monitored and reviewed to encourage new occupiers or customers of the development to use alternative means of transport to the use of cars/private vehicles. The Draft Travel Plan should include details of targets and arrangements for monitoring.</p> <p>More guidance is provided in the Department of Transport Guidance on Transport Assessments and the ‘Good Practice Guidelines: Delivering Travel Plans through the Planning Process’.</p> <p>Guidance can also be obtained on the Gov.uk website at the following address: .</p> <p><a href="https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements">https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements</a></p>	<p>NPPF</p> <p>NPPG</p> <p>Local Plan Policies T3, T4, and T5</p>
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<table><tr><td>Restaurant &amp; cafes (E)</td><td>2,500m2</td></tr><tr><td>Drinking establishments (sui generis)</td><td>600m2</td></tr><tr><td>Hot-food takeaways (sui generis)</td><td>500m2</td></tr><tr><td>Business (E)</td><td>2,500m2</td></tr><tr><td>General industrial (B2)</td><td>4,000m2</td></tr><tr><td>Storage or distribution ( B8)</td><td>5,000m2</td></tr><tr><td>Hotels (C1)</td><td>100 beds</td></tr><tr><td>Hospitals &amp; nursing homes (C2)</td><td>50 beds</td></tr><tr><td>Residential education (C2)</td><td>150 students</td></tr><tr><td>Institutional hostels (C2a)</td><td>400 residents</td></tr><tr><td>Dwellings (C3)</td><td>80 units</td></tr><tr><td>Non-residential institutions (F1)</td><td>1,000m2</td></tr><tr><td>Assembly and Leisure (D2)</td><td>1,500m2</td></tr></table>	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			
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<p>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.</p>																													
<p><b>20. Tree Survey</b></p> <p>Required for:</p> <ul style="list-style-type: none"><li>Any planning application for building work or an engineering operation where there are trees located on or within 15m or</li></ul>	<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>Town &amp; Country Planning (Trees) Regulations 2012</p> <p>British Standard 5837: 2012 Trees in relation to</p>																											

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<p>falling distance (whichever is the greater) of the site.</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>design, demolition and construction – Recommendations</p> <p>Local Plan Policy BI01</p> <p>BMBC SPD Trees &amp; Hedgerows</p>
<p><b>21 Viability Assessment Required:</b></p> <p><b>Where on the grounds of viability, any submitted scheme is not proposing to meet all the policy requirements, such as affordable housing, education etc., that would otherwise be expected to be offset through the provision of a section 106 agreement</b></p>	<p>A Viability Assessment must be submitted in accordance with the recommended practice set out in the Planning Practice Guidance, the Royal Instituted of Chartered Surveyors Guidance and the National Planning Policy Framework.</p> <p>The viability assessment should be prepared with professional integrity and by a suitably qualified practitioner.</p> <p>The Viability Assessment must include an executive summary setting out the key findings.</p> <p>It should be prepared on the basis it can be made publicly available other than in exceptional circumstances, which should be set out in an accompanying statement.</p>	<p>NPPF</p> <p>Local Plan Policies I1, I2 and H7</p> <p>SPD Planning Obligations</p> <p>SPD Affordable Housing</p> <p>SPD Financial Contributions for Education Provision</p> <p>SOD Open Space provision on new Housing developments</p>



