



Stairfoot Quarry

The Re-engineering and Restoration of Yew Tree Quarry Through the Importation of Non-Hazardous Excavated Soil Materials

Validation Statement

Prepared for Green Earth (Stairfoot) Ltd



October 2025
3263-01-VS



Document Control

Revision	Date	Prepared By	Reviewed / Approved By
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1.0 OVERVIEW

1.1 Background

- 1.1.1 This Validation Statement has been prepared in support of a planning application submitted to Barnsley Metropolitan Borough Council (the Council or BMBC) by Green Earth (Stairfoot) Ltd, a wholly owned subsidiary of Green Earth Developments (Group) Limited (GEDG or the Applicant). The application relates to the re-engineering of Yew Tree Quarry through the importation of non-hazardous excavated soil materials and the restoration of the Site to grassland and woodland providing improved access and increased biodiversity (the Proposed Development) at land within the Stairfoot Quarry, Wombwell Lane, Stairfoot.
- 1.1.2 The function of this document is to set out what reports and information have been prepared in support of the application in order to ensure that the application is valid for planning purposes. This statement also acts as a 'bookmark' for other elements of the submission to help the Council and other stakeholders to locate relevant documents and allow the Council to proceed to determination without delay.
- 1.1.3 Section 2.0 provides an appraisal of the national statutory requirements and the relevant local validation requirements needed to make the applications valid for planning purposes.
- 1.1.4 Section 3.0 provides an explanation as to the methodology used to calculate the statutory planning fee.
- 1.1.5 Section 4.0 sets out the information submitted in support of the application in order to assist the reader with locating documents provided as part of the submission.



2.0 APPLICATION VALIDATION

2.1 National and local requirements

National requirements

2.1.1 The minimum national requirements for information to be submitted in support of a full planning application is set out within Article 7 of the Town and County Planning (General Development Procedure) (England) Order 2015. It states that;

2.1.2 “Subject to paragraphs (3) to (5), an application for planning permission must

- a) be made in writing to the local planning authority on a form published by the Secretary of State (or a form to substantially the same effect);
- b) include the particulars specified or referred to in the form;
- c) ...be accompanied, whether electronically or otherwise, by:
 - i) A plan which identifies the land to which the application relates;
 - ii) Any other plans, drawings, and information necessary to describe the development which is the subject of the application;
 - iii) Except where the application is made by electronic communications or the local planning authority indicate that a lesser number is required, 3 copies of the form; and
 - iv) Except where they are submitted by electronic communications or the local planning authority indicate that a lesser number is required, 3 copies of any plans, drawings and information accompanying the application.”

Local requirements

2.1.3 Section 62(3) of the Town and Country Planning Act 1990 provides that a local planning authority may require that an application for planning permission must include such particulars as they think necessary. Article 34(6) of the Town and Country Planning (Development Management Procedure) Order 2015 confirms that, insofar as Section 62(3) of the 1990 Act is relevant, a “valid application” shall only apply if, before the application is made, the local planning authority publish, or republish a list of requirements; the particulars or evidence fall within that list; the particulars or evidence required are reasonable to the nature and scale of the



development and would be a material consideration; and the list was published or republished during the 2 year period immediately before the date on which the application is made.

- 2.1.4 BMBC does have an adopted local validation checklist published within the 2-year period immediately prior to this application being submitted. The BMBC Local Validation Requirements (2024) has informed the scope of the submission, and the Applicant has sought to work proactively with the Council to ensure that the information they require to successfully determine (and not just validate) the application has been provided, in an appropriate format, in support of the application.
- 2.1.5 The tables below identifies all requirements (both statutory and non-statutory), the approach adopted by the Applicant in meeting that requirement (where relevant) and confirmation that the requirement has been complied with. This should allow BMBC to validate the application without delay and then proceed to determination expediently.



Table 2.1: National Validation Requirements

Requirement	Source	Detail of Requirement	Approach Adopted in Application	Requirement Complied With
Part 1 – National Requirements				
Correct Fee	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)	Relevant fee to be paid to the Council.	The requisite application fee has been paid via the Planning Portal.	✓
Ownership Certificates	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)	Requirement to certify that the site is in the ownership of the applicant or notify relevant landowners.	This has been completed in accordance with the statutory requirements. The relevant forms and certificates have been completed electronically using the Planning Portal.	✓
Agricultural Holdings Certificate	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)	Requirement to certify whether the site is an agricultural holding.	This has been completed in accordance with the statutory requirements. The relevant forms and certificates have been completed electronically using the Planning Portal.	✓
Location Plan	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)	A plan which identifies the land to which the application relates.	Planning Drawing reference 3263-01-01 and Figure 1	✓
Other Plans and Drawings necessary to describe the development subject of the application	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)	Show appropriate detail of the development at an appropriate scale.	A suite of drawings is submitted with the planning application to provide detail of the proposal.	✓



Requirement	Source	Detail of Requirement	Approach Adopted in Application	Requirement Complied With
Design and Access Statements (for some applications)	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)	For certain types of development, a Design and Access Statement is required.	A Design and Access statement is included within the Planning Statement	✓
Environmental Impact Assessment	The Town and Country Planning (Environmental Impact Assessment) Regulations 2017	Required for EIA Development (Schedule 1 Development or Schedule 2 Development likely to give rise to significant environmental effects)	An Environmental Impact Assessment has been completed and is reported within the submitted Environmental Statement. The scope of the EIA has been discussed with the Council through pre-application engagement.	✓
Fire Statement	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)	An application for planning permission for development which involves: (a) the provision of one or more relevant buildings, or (b) development of an existing relevant building or development within the curtilage of a relevant building	The application series does not include the types of development for which a Fire Statement must accompany the planning application.	✓



Table 2.2: Local Validation Requirements

Requirement	Source	Detail of Requirement	Approach Adopted in Application	Requirement Complied With
Part 2a – Barnsley Metropolitan Borough Council Local Validation Requirements(2024)				
Affordable Housing Statement	BMBC online document "Local Validation Requirements " (2024)	Major housing applications whether or not affordable housing is proposed.	Not applicable to the Proposed Development.	✓
Air Quality Assessment	BMBC online document "Local Validation Requirements " (2024)	Any development which could give rise to impact on air quality through dust, fumes or significant traffic movements or impact an Air Quality Management Area.	An air quality assessment will be submitted with the planning application.	✓
Construction Management Plan	Appendix 3 – 202/ENQ/00353 Validation requirements	To include the impacts on Public Rights of Way the TransPennine Trail and demonstrate the operation and means to ensuring they remain open and pedestrians, cyclists and riders given priority	Details are included within the Planning Statement, Ecology ES Chapter and Transport Assessment	✓
Design Documents to supplement Design & Access Statements	BMBC online document "Local Validation Requirements " (2024)	Developments that require either a Building for a Healthy Life assessment, National Design Guide Assessment or Masterplan/Design Code Compliance Statement	Not applicable to the Proposed Development.	✓
Coal Mining Risk Assessment	BMBC online document "Local Validation Requirements " (2024)	Applications for development that involve ground excavations/foundation works which are located with a Coal Authority 'Development High Risk Referral Areas'.	Not applicable to the Proposed Development.	✓



Requirement	Source	Detail of Requirement	Approach Adopted in Application	Requirement Complied With
Contaminated Land Assessment	BMBC online document "Local Validation Requirements " (2024)	All new development proposals where contamination is known or suspected (on the site or on adjacent land). Or, the proposed use would be vulnerable to the presence of contamination.	A Geology, Hydrology and Ground Conditions chapter is included within the ES	✓
Cross Section	Appendix 3 – 202/ENQ/00353 Validation requirements	All development proposals involving physical works on sloping sites with existing gradients steeper than 1 in 14 measured in any direction. Flood risk assessments should be accompanied by a topographical survey. Visibility splay measurements should be supported by a topographical survey.	Planning Drawing reference 3263-01-04	✓
Custom and self-build provision statement	BMBC online document "Local Validation Requirements " (2024)	All applications for residential development.	Not applicable to the Proposed Development.	✓
Delivery Management Plan	Appendix 3 – 202/ENQ/00353 Validation requirements		Framework details provided within TA. Full details to be conditioned.	✓
Detailed plan showing existing and proposed levels and gradients on all public rights of way and other potential impact which may affect the routes	Appendix 3 – 202/ENQ/00353 Validation requirements		Included with drawing references: 3263-01-04, 3263-01-05, 3263-01-10 and Figure 5	✓
Detailed proposals and timescales for delivery of post development public access	Appendix 3 – 202/ENQ/00353 Validation requirements		Included within Planning Statement.	✓



Requirement	Source	Detail of Requirement	Approach Adopted in Application	Requirement Complied With
Ecology Survey	BMBC online document "Local Validation Requirements " (2024)	All major applications and development likely to impact nearby designated sites and protected species. Preliminary Ecological Assessment and Biodiversity Net Gain Assessment with Biodiversity Net Gain Metric are both included to support the planning application	Ecology is scoped into ES	✓
Energy/Sustainability Statement including a whole life carbon assessment	BMBC online document "Local Validation Requirements " (2024)	Required for: Residential schemes of 10+ units Non-residential schemes of 1,000m2 + floorspace	Not applicable to the Proposed Development.	✓
Environmental Statement	BMBC online document "Local Validation Requirements " (2024)	Developments listed under Schedule 1 of the Town & Country (Environmental Impact Assessment) Regulations 2017 Development listed under Schedule 2 of the EIA Regs where the Council has issued a Screening Opinion which states that an EIA is required.	This application is accompanied by an Environmental Statement.	✓
Existing and Proposed levels	Appendix 3 – 202/ENQ/00353 Validation requirements		Included at Figure 5 and Planning Drawing reference 3263-01-04	✓
Flood Risk Assessment	BMBC online document "Local Validation	Any development planning application which is 1 hectare or greater in size and located in Flood Zone 1 and all other	A flood risk and drainage assessment will be submitted within	✓



Requirement	Source	Detail of Requirement	Approach Adopted in Application	Requirement Complied With
	Requirements ” (2024)	development planning applications which are located in Flood Zone 2 and 3.	the planning application.	
Foul and Surface Water Drainage Details	BMBC online document “Local Validation Requirements ” (2024)	All new development will be expected to use Sustainable Drainage Systems (SuDS) unless it can be demonstrated that SuDS are impractical. Detailed planning applications must be supported by a detailed drainage strategy	Details on Surface water drainage will be submitted with the planning application.	✓
Health Impact Assessments	BMBC online document “Local Validation Requirements ” (2024)	Any major development proposals that likely pose a significant impact on the health and wellbeing of different groups of people.	Not applicable to the Proposed Development.	✓
Heritage Statement and Archaeological Assessments	BMBC online document “Local Validation Requirements ” (2024)	Required in the case of development proposals which affect or may affect designated and non-designated heritage assets, conservation areas and areas of archaeological potential.	Not applicable to the Proposed Development.	✓
Highway condition survey	Appendix 3 – 202/ENQ/00353 Validation requirements		Due to the scale of application halving (in terms of duration and vehicle numbers) following pre-application advice, this is not considered necessary.	✓
Landscape and Visual Impact Assessment	BMBC online document “Local Validation	All applications which are likely to have a significant impact on landscape character and will incur visual	A Landscape and Visual Appraisal will be submitted with the application.	✓



Requirement	Source	Detail of Requirement	Approach Adopted in Application	Requirement Complied With
	Requirements ” (2024)	impact. All applications requiring EIA.		
Landscape Scheme and long term management plan	Appendix 3 – 202/ENQ/00353 Validation requirements		Planning Drawing reference 3263-01-09. Management Plan to be provided via condition	✓
Long term Biodiversity Enhancement and Management Plan	Appendix 3 – 202/ENQ/00353 Validation requirements		Statutory BNG applies to the scheme and the site would be managed for 30 years post completion.	✓
Noise Impact Assessment	BMBC online document “Local Validation Requirements ” (2024) and Appendix 3 – 202/ENQ/00353 Validation requirements	Any application proposing noise generating development (this includes uses, plant, machinery or equipment) within close proximity to noise sensitive uses.	Noise would be scoped into the ES	✓
Planning Obligation(s)/S106 Planning Obligations, (Section 106 Agreements or Unilateral Undertakings) – Draft Heads of Terms	BMBC online document “Local Validation Requirements ” (2024)	All major applications and any development where it has been agreed at pre-application level.	There are no planning obligations required at this stage	✓
Planning & Community Consultation Statement	BMBC online document “Local Validation Requirements ” (2024)	All major applications, small-scale residential applications and all proposals that are contrary to the development plan.	Details are provided within the Planning Statement and Statement of Community Involvement	✓
Phase 1 Geo-Environmental survey	Appendix 3 – 202/ENQ/00353 Validation requirements		Included within the Environmental Statement	✓



Requirement	Source	Detail of Requirement	Approach Adopted in Application	Requirement Complied With
Phasing Plan	Appendix 3 – 202/ENQ/00353 Validation requirements		Planning Drawing reference 3263-01-05	✓
Retail Impact Assessment & Sequential Approach	BMBC online document “Local Validation Requirements ” (2024)	Applications where over 2,500 of square metres gross of new retail floorspace is proposed outside of town centres as defined within the Local Plan.	Not applicable to the Proposed Development.	✓
Restoration and aftercare strategy	Appendix 3 – 202/ENQ/00353 Validation requirements		Framework details provided within Planning Statement and Landscape and Visual Appraisal. Full details to be conditioned.	✓
Road Safety Audit	Appendix 3 – 202/ENQ/00353 Validation requirements		Not applicable as no works are proposed to the public highway.	✓
Swept Path Analysis	Appendix 3 – 202/ENQ/00353 Validation requirements	Required as part of a Transport assessment or planning application For any site with vehicle access constraints When designing tight site entrances, roundabouts, or turning head	Included with the Transport Assessment	✓
Transport assessments/statements and Travel Plan	BMBC online document “Local Validation Requirements ” (2024)	States that where a TA/TS is required, the coverage and detail of that should reflect the scale of the development and the extent of the transport implications of the proposal.	The Transport Assessment is appended to the ES.	✓
Tree survey/Arboricultural implications	BMBC online document “Local Validation	Where there are trees within, overhanging or in close proximity of the application site (within	An Arboricultural Impact	✓

Requirement	Source	Detail of Requirement	Approach Adopted in Application	Requirement Complied With
	Requirements ” (2024)	half their height of the boundary of a site), an application should include a tree survey.	Assessment is provided	



3.0 FEE CALCULATION

3.1 Introduction

3.1.1 The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended) sets out the requirements and provisions for the fees payable relevant to applications for planning permission.

3.2 Fee calculation

3.2.1 Fee Calculation Part 2 of the Regulations (Scale of Fees) (as amended) lists a series of criteria or categories of development and the respective fee payable in each case.

3.2.2 The Proposed Development would fall under:

11. The carrying out of any operations not coming within any of the above categories...

(1) In the case of operations for the winning and working of minerals—

(2) In any other case, £298 for each 0.1 hectare (or part thereof) of the site area, subject to a maximum in total of £2,578.

3.2.3 The carrying out of what constitutes “other operations” is listed with a fee payable up to a maximum fee of **£2,578**.



4.0 DOCUMENT STRUCTURE

4.1 Contents

4.1.1 The application submission is structure in such a way to make navigation from one report to another as straight forward and logical as possible. The documents identified above are provided as follows:

- i) Validation Statement
- ii) Planning Statement
 - Appendix A – Pre-Application Submission
 - Appendix B – Pre-application Response
 - Appendix C – Air Quality Assessment
 - Appendix D – Landscape and Visual Appraisal
 - Appendix E – Heritage Impact Assessment
 - Appendix F – Biodiversity Net Gain Assessment
 - Appendix G – Flood Risk and Drainage Assessment
 - Appendix H – Arboricultural Impact Assessment
 - Figure 1 – Site Location
 - Figure 2 – Quarry Areas
 - Figure 3 – Site Photographs
 - Figure 4 – Public Rights of Way
 - Figure 5 – Current Site Levels
 - Planning Drawing 3263-01-01 – Statutory Plan
 - Planning Drawing 3263-01-02 – Proposed Site Access
 - Planning Drawing 3263-01-03 – Final Levels
 - Planning Drawing 3263-01-04 – Cross Sections
 - Planning Drawing 3263-01-05 – Restoration Phasing
 - Planning Drawing 3263-01-06 – Site Compound Layout
 - Planning Drawing 3263-01-07 – Wheelwash and Welfare Facilities
 - Planning Drawing 3263-01-08 – Acoustic Fence
 - Planning Drawing 3263-01-09 – Proposed Restoration Scheme
 - Planning Drawing 3263-01-10 – Proposed Public Right of Way Diversion
- iii) Statement of Community Involvement
- iv) Environmental Statement Volume 1 Main Report

- ES Contents Foreword and Chapters 1-3
 - ES Chapter 4 – Ecology
 - ES Chapter 5 – Traffic and Transportation
 - ES Chapter 6 – Noise
 - ES Chapter 7 – Geology, Hydrology and Ground Conditions
- v) Environmental Statement Volume 2 Figures
- Figure 1.1 – Site Location
 - Figure 1.2 – Quarry Layout Plan
 - Figure 1.3 – Application Boundary
 - Figure 1.4 – Public Rights of Way
 - Figure 3.1 – Current Site Levels
 - Figure 3.2 – Site Access
 - Figure 3.3 – Restoration Phasing
 - Figure 3.4 – Site Compound
 - Figure 3.5 – Wheelwash and Welfare
 - Figure 3.6 – Proposed Restoration Scheme
 - Figure 3.7 – Proposed Public Right of Way Diversion
 - Figure 4.1 – UKHab Habitat Plan
 - Figure 4.2 – Tree Protection Plan
 - Figure 6.1 – Baseline Sound Monitoring Positions, Site Location, NSR & NSER Positions
 - Figure 6.2 – Proposed Acoustic Screening Along Northern Boundary of Site
- vi) Environmental Statement Volume 3 Appendices
- Appendix 1.1 – EIA Scoping Request
 - Appendix 1.2 – EIA Scoping Opinion
 - Appendix 5.1 – Transport Assessment
 - Appendix 6.1 – Basic Acoustic Terminology
 - Appendix 6.2 – Noise Survey Details
 - Appendix 6.3 – Baseline Sound Survey Results
 - Appendix 6.4 – Assumed Plant Noise Levels
 - Appendix 6.5 – Noise Mapping Results
 - Appendix 7.1 – Landmark Envirocheck Report

vii) Environmental Statement Volume 4 Non-Technical Summary

- Figure NTS1 – Site Location
- Figure NTS2 – Existing Site Topography
- Figure NTS3 – Proposed Site Access Arrangements
- Figure NTS4 – Phasing of Restoration Works
- Figure NTS5 – Temporary Site Compound
- Figure NTS6 – Wheelwash and Welfare Facilities
- Figure NTS7 – Proposed Acoustic Screening
- Figure NTS8 – Proposed Restoration Scheme
- Figure NTS9 – Temporary Public Right of Way Diversion

