

Bawtry Neighbourhood Development Plan (NDP)

Basic Conditions Statement

(Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990)



Autumn 2018

Bawtry Town Council

With assistance from



1.0 INTRODUCTION

- 1.1 Planning Practice Guidance (Paragraph: 065 Reference ID: 41-065-20140306)¹ sets out that only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:
- a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).
 - b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.
 - c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.
 - d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.
 - e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
 - f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.
 - g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).
- 1.2 This Basic Conditions Statement sets out how the Bawtry NDP has been prepared to meet the basic conditions. It has been prepared as a supporting document for consideration by the NDP independent Examiner.

¹ <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

2.0 LEGAL REQUIREMENTS

2.1 The Submission Plan is being submitted by a qualifying body

This Submission Plan is being submitted by a qualifying body, namely the Bawtry Town Council.

2.2 What is being proposed is a neighbourhood development plan

The plan being proposed relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

2.3 The proposed Neighbourhood Plan states the period for which it is to have effect

The proposed Neighbourhood Plan states the period for which it is to have effect. That period is from 2018 to 2032 (the same period as the emerging new Doncaster Local Plan).

2.4 The policies do not relate to excluded development

The Neighbourhood Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

2.5 The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

The Neighbourhood Plan proposal relates to the designated Bawtry Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area. The Designated Neighbourhood Plan Area has the same boundary as that of the Parish at the time of the designation and is shown on Map 1 in the NDP.

3.0 BASIC CONDITIONS

3.1 a. Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan

The Bawtry Neighbourhood Development Plan has been produced with appropriate regard to the guidance contained within the National Planning Policy Framework (NPPF). Paragraphs 183-185 of the NPPF outline specific guidance in relation to the production of Neighbourhood Plans. Paragraph 184 states that “The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the local area. Neighbourhood Plans must be in general conformity with the strategic policies of the local plan.” The Neighbourhood Plan has been drafted with regard to the relevant strategic planning policies for Doncaster Council, and the comprehensive evidence base that supports these policies.

Paragraph 184 also states that Neighbourhood Plans should “not promote less development than set out in the Local Plan or undermine its strategic policies”. The Bawtry Neighbourhood Plan does not undermine the strategic policies of Doncaster Council. The Plan aims to add value and detail to these policies, by:

- supporting sensitive development and enhancements to the town centre to promote its future vitality and viability and its role as a district centre and conservation town in the settlement hierarchy;
- protecting and enhancing the town's distinctive and unique built heritage including the conservation area and many listed buildings, as well as non-designated heritage assets;
- supporting appropriate new housing within the identified settlement boundary, and extending the former settlement boundary to include an area to the north east which has potential for new housing development;
- protecting amenities and social assets;
- protecting and enhancing the high quality natural environment including landscape character, biodiversity, open spaces and GI; and
- encouraging walking and cycling and an improved traffic environment in the town centre.

The Plan has regard to the twelve core planning principles set out within paragraph 17 of the Framework, as set out in Table 1 below:

Table 1 NPPF Core Planning Principles and the Bawtry Submission Neighbourhood Development Plan

NPPF Core Planning Principle	Regard that the Bawtry Neighbourhood Development Plan has to guidance
<p>Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and Neighbourhood Plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p>	<p>The Parish Council has produced the Submission Plan in line with this guidance.</p> <p>It will provide a framework to ensure that development is genuinely plan-led, and by involving the local community in shaping its policies and proposals through extensive consultation and engagement activities, the Plan has provided local people with an opportunity to shape their surroundings.</p> <p>The vision, objectives, policies and proposals in the Plan have been developed through a thorough approach to community engagement. The Plan sets out a positive vision for the Parish up to 2032.</p> <p>The Neighbourhood Plan sets out a concise and practical suite of policies (19 in total) to guide development management decisions.</p>
<p>Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</p>	<p>The Submission Neighbourhood Plan has been prepared taking into careful consideration the results of various public consultation processes.</p> <p>These included a questionnaire survey and then informal consultation on the emerging draft plan. The informal consultation on the draft plan demonstrated overall support for the emerging draft policies and proposals as well as concerns of local residents about traffic in the town centre, suggestions relating to proposals for improvements to the car park / Market Hill area, concerns about the growing number of restaurants and bars, and support for improvements to open spaces and landscaping. There were also suggestions for house types and sizes and overall support for the proposed extension to the built up through a change to the existing settlement boundary.</p>

NPPF Core Planning Principle	Regard that the Bawtry Neighbourhood Development Plan has to guidance
	Plan policies have been prepared to help ensure new development is sympathetic to the historical context and local character.
<p>Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p>	<p>Bawtry NDP has a strong focus on economic development as it includes a range of policies and proposals designed to support and strengthen the town centre and its range of retail and leisure provision. The Plan includes a site allocation for a mix of uses on a key town centre site which is identified as a major development opportunity for the town.</p> <p>Bawtry's development is constrained by its location; green belt and open countryside policies apply to much of the area to the west and south of the town, and the to the east is subject to flood risk. However the NDP proposes a modest extension to the existing settlement boundary to support some new housing development to the north. Such an extension would be appropriate to the town's role as a Conservation Town in the existing settlement hierarchy, and allow for some modest growth to support the target of 105 new dwellings in line with the town's proposed new role as a Service Town.</p>
<p>Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p>	<p>The Submission Neighbourhood Plan sets out policies to protect and enhance the historic character of Bawtry. The Plan has been prepared taking into consideration guidance within the Conservation Area Appraisal and Review.</p> <p>Policies also encourage high quality modern design in new development.</p>
<p>Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic</p>	<p>The Plan seeks to protect the surrounding local landscape character and biodiversity. A policy on green infrastructure seeks to identify and enhance</p>

NPPF Core Planning Principle	Regard that the Bawtry Neighbourhood Development Plan has to guidance
character and beauty of the countryside and supporting thriving rural communities within it.	green infrastructure in the town, recognising the multiple functions of GI networks.
Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).	Bawtry NDP includes policies to guide development to lower areas of flood risk. The NDP includes a policy to reduce carbon emissions and encourage sustainable design.
Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework.	The Submission Plan notes the adverse impacts on the town centre from heavy traffic. Policies and proposals in the NDP support improved traffic management and encourage walking and cycling (and therefore reduce reliance on the car).
Planning should encourage the effective use of land by reusing land that has been previously developed (Brownfield land), provided that it is not of high environmental value.	Housing policies and the suite allocation in the NDP support development on previously developed land within the settlement boundary.
Planning should promote mixed-use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as wildlife, recreation, flood risk mitigation, carbon storage or food production).	The Submission Plan includes a site allocation in the town centre for a mixed use development. A green infrastructure (GI) approach to new development is encouraged in Policy NE4.
Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations	The Submission Neighbourhood Plan is fully in line with this principle. The Plan summarises the historical development of the town and describes the Conservation Area and the town's many other heritage assets including listed buildings, and non-designated, locally important heritage assets including a park

NPPF Core Planning Principle	Regard that the Bawtry Neighbourhood Development Plan has to guidance
	and garden of local historic interest. Policies protect the conservation area and its setting from inappropriate development by providing detailed local design guidance.
Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable	The Submission Neighbourhood Plan supports measures which promote walking and cycling and improve pedestrian safety. Various proposals are included as proposed projects and actions to improve traffic management, working with partners such as Doncaster Council.
Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs	The Neighbourhood Plan is fully in accord with this principle. Policies in the plan safeguard and support investment in community and recreational facilities to enhance local health and wellbeing.

3.2 b. Having Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest

There are 47 Listed Buildings in the Neighbourhood Plan area, as well as an unregistered park and garden and a number of non-designated heritage assets of local interest which have been identified by Doncaster Council and candidate local heritage assets identified by Bawtry Town Council. The Submission Neighbourhood Plan has special regard to the desirability of preserving listed buildings and their settings, and features of architectural or historic interest within the town through Policies HER1 and HER2.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

3.3 c. Having Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area

The Plan area has a Conservation Area and this is referred to in Policies HER1 and HER2.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

3.4 d. Contributes to the Achievement of Sustainable Development

The Submission Neighbourhood Development Plan contributes strongly to the achievement of sustainable development.

Paragraphs 6-10 of the National Planning Policy Framework outline the Government's definition of sustainable development.

The UK Government's interpretation of the concept of sustainable development builds on that of the UN resolution 24/187, which is 'meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

The NPPF amplifies this simple definition, at paragraph 7, stating that sustainable development has three dimensions, economic, social and environmental. Planning needs to perform a number of roles in relation to these issues:

- ❑ "an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- ❑ a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- ❑ an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

In Paragraph 6, the NPPF states that "the policies in paragraphs 18-219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system".

Table 1 above gives a clear and comprehensive narrative of how the framework complies with the Core Planning Principles of the NPPF, and by corollary, the achievement of sustainable development.

Table 2 below summarises how the policies and allocations in the Bawtry Submission Plan contribute to the economic, social and environmental aspects of sustainable development.

Table 2 Bawtry Submission Plan’s contribution to the economic, social and environmental aspects of sustainable development.

Sustainable Development Role	Neighbourhood Development Plan’s Contribution
Economic	The Submission Neighbourhood Plan seeks to support the vitality and viability of the town centre. By supporting appropriate housing growth in line with the town's existing role as a Conservation Town and proposed new role as a Service Town, the Neighbourhood Plan recognises the need to plan for housing and jobs together.
Social	<p>The Neighbourhood Plan sets a strong framework that will help to support the achievement of sustainable social development. The plan protects community facilities and provides a supportive framework for investment in community facilities, and therefore promotes health and well-being.</p> <p>Housing policies promote a mix of house types and tenures with an emphasis on providing housing for single person households, first time buyers, young families and older people.</p>
Environmental	<p>The Submission Neighbourhood Plan sets out policies that protect landscape character, local wildlife and biodiversity and green infrastructure.</p> <p>Policies seek to promote the local distinctiveness of the area, and recognise the significance of locally important natural and built heritage assets to local residents as an important aspect of the town’s identity.</p>

3.5 e. In General Conformity with Strategic Local Planning Policy

The Submission Neighbourhood Plan is in general conformity with strategic Local Plan policies contained in the Saved Policies of Doncaster Unitary Development Plan (UDP) 1998 and the adopted Doncaster Core Strategy 2011 - 2028. Table 3 below sets out the way that the Neighbourhood Plan conforms to the relevant strategic planning policies in the Local Plan.

Table 3 General Conformity with Strategic Local Planning Policy

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>Policy TC1 Town Centre Development and Protecting the Quality of the Environment</p> <p>New development should enhance the character and appearance of the town centre, by protecting and responding sensitively to the historic context and setting of heritage assets and improving the public realm.</p> <p>New buildings or extensions to</p>	<p>ENV 53 THE SCALE AND APPEARANCE OF NEW DEVELOPMENT MUST HAVE REGARD TO ITS WIDER VISUAL IMPACT. DEVELOPMENT WILL NOT NORMALLY BE PERMITTED IF IT WOULD HAVE A SIGNIFICANT ADVERSE VISUAL IMPACT ON: a) VIEWS FROM MAJOR TRANSPORTATION ROUTES; OR b) VIEWS ACROSS OPEN COUNTRYSIDE; OR c) VIEWS OF IMPORTANT LANDMARKS.</p> <p>ENV 54 ALTERATIONS AND EXTENSIONS TO EXISTING BUILDINGS SHOULD BE SYMPATHETIC IN SCALE, MATERIALS, LAYOUT AND GENERAL DESIGN TO THE EXISTING BUILDING. ALL FEATURES WHICH CONTRIBUTE TO</p>	<p>Policy CS2: Growth and Regeneration Strategy</p> <p>Growth and regeneration will be supported in accordance with the principles set out below.</p> <p>....</p> <p>D) Distinctive and vibrant communities will be supported through:</p> <ol style="list-style-type: none"> 1. provision of local facilities and improved access to these by creating walkable neighbourhoods; 2. physical regeneration including housing renewal and environmental improvement schemes; 3. preservation and enhancement of the distinctive local character of the historic 	<p>NDP Policy TC1 aims to ensure that new development is sensitive to the special historic character of Bawtry, and that schemes make a positive contribution to the overall environment, including improved accessibility for non-car users.</p> <p>UDP Policy 53 requires development to have regard to its visual impact, and UDP Policy 54 requires alterations to buildings to be sympathetic to the existing building and local character.</p> <p>Core Strategy Policy CS2 sets out that distinctive and vibrant communities will be supported</p>

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>existing properties, should complement and, where possible, enhance existing vistas, skylines and landmarks and reflect the proportions, features and materials of the original or surrounding buildings through sympathetic and high-quality design.</p> <p>Street furniture, lighting, litter bins and, tables and seating should be designed and sited sensitively to enhance the historic environment and to promote accessibility for all in line with the South Yorkshire Residential Design Guide (N5.2 Walkable neighbourhoods)</p>	<p>THE CHARACTER OF THE BUILDING OR SURROUNDING AREA SHOULD BE RETAINED.</p>	<p>built and natural environment, a commitment to high quality design; and;</p> <p>4. protection and enhancement of the green infrastructure network (including key green wedges).</p> <p>Policy CS7: Retail and Town Centres Town centre uses will be located according to the Retail Hierarchy as set out below, in order to promote choice, competition and innovation:</p> <ul style="list-style-type: none"> • District Centres: Adwick, Armthorpe, Askern, Bawtry, Conisbrough, Tickhill <p>B) The vitality and viability of all the borough’s centres will be maintained and enhanced, as will their existing range of uses, including local markets. This will involve widening the range of uses and encouraging convenient and accessible shopping, service and employment facilities</p>	<p>through preservation and enhancement of local character. Policy CS7 identifies Bawtry as a District Centre and promotes the vitality and viability of centres, and encourages convenient and accessible shopping.</p>

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>Excessive clutter should be avoided in road signs, barriers and other highway items. Development proposals should include screened areas for waste bins. Proposals for new development should seek to improve the accessibility, safety and convenience of pedestrians in the town centre.</p> <p>Pedestrian access should be prioritised over vehicular traffic (see Map 16) where appropriate.</p>		<p>to meet the day-to-day needs of residents.</p>	
<p>Policy TC2 Public Car Parking and Cycle Facilities</p> <p>Although opportunities are</p>	<p>T 18 WITHIN OR CLOSE TO TOWN CENTRES CAR PARKING WILL BE CONTROLLED AND EXISTING ON-STREET OR CENTRALLY LOCATED CAR PARKS ENCOURAGED TO CATER FOR</p>	<p>Policy CS9: Providing Travel Choice Travel choice (including connectivity and affordability) will be improved within the</p>	<p>NDP Policy TC2 aims to improve public car and cycle parking facilities in the town centre, by supporting sensitively designed schemes.</p>

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>likely to be very limited, development proposals which provide additional public, employee and customer car parking and secure, safe and convenient cycle parking in the Town Centre Boundary (see Map 6) will be supported.</p> <p>Such schemes should be designed sensitively and use suitable materials which are sympathetic to the historic environment and conservation area. Schemes should incorporate appropriate landscaping and tree planting to provide adequate screening, shade and</p>	<p>SHORT STAY PARKING. LONG STAY PROVISION WILL BE LOCATED ON THE PERIPHERY OF THE PRINCIPAL SHOPPING AREAS.</p>	<p>borough, to the wider Sheffield City Region, and beyond. Proposals will therefore be supported which make an overall contribution to the improvement of travel choice and the transport network, having regard to: the nature of the proposal and its potential impact on the transport network; the schemes and delivery mechanisms set out in the Infrastructure Delivery Schedule (Chapter 8, Table 8), any wider opportunities and priorities; and; the detailed principles set out below.</p> <p>...</p> <p>C) Parking in Doncaster’s retail and town centres will be appropriately managed to support their vitality and viability and to reflect local priorities.</p> <p>...</p> <p>F) Proposals will be supported which improve the number and quality of opportunities for walking and cycling both as part</p>	<p>UDP Policy T18 encourages short stay parking in town centres.</p> <p>Core Strategy Policy CS9 encourages parking in town centres to be appropriately managed to support vitality and viability, and supports proposals which improve opportunities for cycling.</p>

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
enhancements to the public realm.		of the highway and as part of the wider green infrastructure network.	
<p>Policy TC3 Supporting Improvements to Market Hill</p> <p>Proposals to provide enhancements to the Market Hill parking area which are sympathetic to the historic character of the area will be supported.</p> <p>Such proposals could include the provision of an accessible, pedestrian friendly area of the town centre with landscaping and green space, seating facilities, and good access to the Market Cross and taxi rank. This area is also considered suitable</p>	<p>T 18</p> <p>WITHIN OR CLOSE TO TOWN CENTRES CAR PARKING WILL BE CONTROLLED AND EXISTING ON-STREET OR CENTRALLY LOCATED CAR PARKS ENCOURAGED TO CATER FOR SHORT STAY PARKING. LONG STAY PROVISION WILL BE LOCATED ON THE PERIPHERY OF THE PRINCIPAL SHOPPING AREAS.</p>	<p>Policy CS2: Growth and Regeneration Strategy</p> <p>Growth and regeneration will be supported in accordance with the principles set out below.</p> <p>....</p> <p>D) Distinctive and vibrant communities will be supported through:</p> <ol style="list-style-type: none"> 1. provision of local facilities and improved access to these by creating walkable neighbourhoods; 2. physical regeneration including housing renewal and environmental improvement schemes; 3. preservation and enhancement of the distinctive local character of the historic built and natural environment, a commitment to high quality design; and; 4. protection and enhancement of the green infrastructure network (including key green 	<p>NDP Policy TC3 supports sensitive improvements to an existing car parking area at Market Hill to reduce the dominance of cars in the town centre and to provide an opportunity for a market area.</p> <p>UDP Policy T18 supports short stay parking in town centres.</p> <p>Core Strategy Policy CS2 supports environmental improvement schemes, and enhancement of local character and green infrastructure. Policy CS7 aims to maintain and enhance vitality and viability including through local market provision. Policy CS15 preserves, protects and enhances the historic environment.</p>

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>for electric charging points for vehicles.</p> <p>Proposals for the provision of a regular specialist / farmers / continental style market on Market Hill will be encouraged and supported even if the proposed physical improvement works are not progressed, but subject to consideration of the impact of loss of parking and any additional temporary and/or permanent car parking provision and cycle parking facilities that can be achieved.</p>		<p>wedges).</p> <p>Policy CS7: Retail and Town Centres</p> <p>....</p> <p>B) The vitality and viability of all the borough’s centres will be maintained and enhanced, as will their existing range of uses, including local markets. This will involve widening the range of uses and encouraging convenient and accessible shopping, service and employment facilities to meet the day-to-day needs of residents.</p> <p>Policy CS15: Valuing Our Historic Environment</p> <p>Doncaster’s historic environment will be preserved, protected or enhanced in accordance with the principles set out below.</p> <p>A) Proposals and initiatives will be supported which preserve and, where appropriate, enhance the heritage significance and setting of the</p>	

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
		<p>borough's heritage assets, especially those elements which contribute to the distinct identity of the borough. These include:</p> <p>....</p> <p>4. the borough's historic market towns such as Thorne, Hatfield, Bawtry, and Tickhill;</p> <p>....</p> <p>B) Proposals will be supported which protect or enhance the heritage significance and setting of locally identified heritage assets such as buildings of local architectural or historic interest, locally important archaeological sites and parks and gardens of local interest.</p>	
<p>Policy TC4 Enhancing Vitality and Viability</p> <p>The Town Centre Boundary and Primary Shopping Area re defined on Map 6.</p>	<p>SH 1 WITHIN THE COMMERCIAL POLICY AREAS OF SMALL TOWN AND DISTRICT CENTRES, AS DEFINED ON THE PROPOSALS MAP, PERMISSION WILL NORMALLY BE GRANTED FOR THE FOLLOWING USES: - SHOPS (A1); AND SUBJECT TO THE PROVISIONS OF POLICIES SH3-4 AS APPROPRIATE: - OFFICES USED BY THE PUBLIC (A2) -</p>	<p>Policy CS7: Retail and Town Centres</p> <p>....</p> <p>B) The vitality and viability of all the borough's centres will be maintained and enhanced, as will their existing range of uses, including local markets. This will involve widening the range of uses and encouraging</p>	<p>NDP Policy TC4 aims to protect and improve the range of uses in the town centre to enhance vitality and viability.</p> <p>UDP Policy SH1 sets out the uses considered appropriate in district centres, subject to protection of local amenity and managing traffic and parking.</p>

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>Proposals for new development or changes of use in the Primary Shopping Area should demonstrate how they will contribute to the enhancement of Bawtry Town Centre's vitality and viability.</p> <p>Proposals should maintain or preferably improve the existing range and mix of retail, services and food and drink establishments in the town, in accordance with Doncaster Metropolitan Borough Council's town centre policies.</p> <p>Subject to permitted development rights, proposals for non-</p>	<p>FOOD AND DRINK (A3) - BUSINESS (B1) - HOTELS AND HOSTELS (C1) (SUBJECT TO POLICY TO5) - RESIDENTIAL INSTITUTIONS (C2) - COMMUNITY FACILITIES (D1) - ASSEMBLY AND LEISURE FACILITIES (D2) - CAR PARKS (SUBJECT TO POLICY T16, 17) - LAUNDRETTES AND DRY CLEANERS - PETROL FILLING STATIONS ON PRINCIPAL TRAFFIC ROADS - RESIDENTIAL USES ABOVE GROUND FLOOR LEVEL EXCEPT THAT NO DEVELOPMENT WILL BE PERMITTED WHICH: a) IS LIKELY TO CREATE OR AGGRAVATE ENVIRONMENTAL, AMENITY, TRAFFIC OR PARKING PROBLEMS; OR b) WOULD CONFLICT WITH OTHER RELEVANT PLAN POLICIES; OR c) IS INAPPROPRIATE IN SCALE OR TYPE TO THE PARTICULAR CENTRE. DEVELOPMENT PROPOSALS FOR USES NOT LISTED WILL BE CONSIDERED ON THEIR INDIVIDUAL MERITS.</p> <p>SH 4 WITHIN COMMERCIAL POLICY AREAS IDENTIFIED ON THE PROPOSAL MAPS AND LOCAL SHOPPING</p>	<p>convenient and accessible shopping, service and employment facilities to meet the day-to-day needs of residents.</p>	<p>Policy SH4 sets out that proposals for uses other than shops at ground floor level will be supported where they are not in a primary shopping frontage and where it would not detract from vitality and viability. Policy SH5 protects the predominant retail function in primary shopping frontages.</p> <p>Core Strategy CS7 supports widening the range of uses in centres and encourages convenient and accessible shopping and service provision.</p>

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>retail uses such as hot food takeaways (A5), betting shops (Sui Generis), and professional and financial services (A2) where they are located on the ground floor, in the Primary Shopping Area will only be supported where:</p> <ol style="list-style-type: none"> 1. They do not create an unacceptable concentration of similar uses or where existing non-retail uses amount to over 51% of the Primary Shopping Area; 2. They do not have a significant adverse effect on the amenity of any nearby residential properties in terms of unacceptable levels of noise, disturbance, litter and odours; 	<p>PARADES PLANNING PERMISSION FOR SHOPS (A1) WILL NORMALLY BE GRANTED ON THE GROUND FLOOR FRONTAGE. PLANNING PERMISSION FOR OTHER USES WILL NORMALLY BE GRANTED ON THE GROUND FLOOR FRONTAGE PROVIDED THAT THE DEVELOPMENT: A) IS NOT LOCATED IN AN IDENTIFIED PRIMARY SHOPPING FRONTAGE; B) WOULD NOT DETRACT FROM THE CHARACTER AND VITALITY OF THE SHOPPING CENTRE OR CREATE AN UNACCEPTABLE LENGTH OF NON-RETAIL FRONTAGE; AND; C) COMPLIES WITH POLICIES SH1 AND SH3.</p> <p>SH 5 WITHIN THE PRIMARY SHOPPING FRONTAGES OF SMALL TOWN AND DISTRICT CENTRES, AS DEFINED ON THE PROPOSALS MAP, THE PREDOMINANT RETAIL FUNCTION WILL BE PROTECTED. CHANGES OF USE OF GROUND FLOOR SHOPS FROM CLASS A1 TO A2 AND A3 USE MAY BE ALLOWED PROVIDED THAT THEY CONTRIBUTE TO THE VITALITY AND VIABILITY OF THE CENTRE AND</p>		

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>3. The proposals do not cause detriment to the free flow of traffic; and</p> <p>4. They provide or are served by adequate parking spaces.</p> <p>Overall the proportion of A1 businesses in Bawtry's Primary Shopping Area should not fall below 51% of the Primary Shopping Area.</p>	<p>DO NOT SERIOUSLY INTERRUPT THE CONTINUITY OF THE SHOPPING FRONTAGE.</p>		
<p>Policy TC5 The Night Time Economy</p> <p>Proposals for change of use to A4, A5 or AA such as micro-pubs, craft beer pubs, wine bars, boutique gin bars (Use Class A4) and night clubs (sui generis) will be supported in the</p>	<p>SH1, SH4, SH5 as above.</p>	<p>Policy CS7: Retail and Town Centres</p> <p>....</p> <p>B) The vitality and viability of all the borough's centres will be maintained and enhanced, as will their existing range of uses, including local markets. This will involve widening the range of uses and encouraging convenient and accessible shopping, service and employment facilities</p>	<p>NDP Policy TC5 is a cumulative impact policy which aims to manage the proportion of drinking establishments in the town centre.</p> <p>UDP Policy SH1 sets out the uses considered appropriate in district centres, subject to protection of local amenity and managing traffic and parking. Policy SH4 sets out that proposals for uses other than</p>

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>Town Centre Area (as shown on Map 6) when the cumulative impact of such proposals would not lead to an increase of such uses to a higher proportion than the existing figure of 11% in the defined Town Centre Area (see Map 7).</p>		<p>to meet the day-to-day needs of residents. ...</p> <p>D) Retail and other uses (including leisure, entertainment, cultural and tourist uses as well as other mixed-uses) that would support the vitality and viability of the centres in the hierarchy below Doncaster town centre will be directed sequentially to these centres provided they:</p> <ol style="list-style-type: none"> 1. are of a scale and nature that is appropriate to the size and function of the centre, and; 2. would not lead to unsustainable trip generation from outside their catchments. 	<p>shops at ground floor level will be supported where they are not in a primary shopping frontage and where it would not detract from vitality and viability. Policy SH5 protects the predominant retail function in primary shopping frontages.</p> <p>Core Strategy CS7 supports other uses including leisure and entertainment which contribute to vitality and viability, provided they are of a scale and nature appropriate to the size and function of the centre and would not lead to unsustainable travel.</p>
<p>Policy TC6 New Shopfronts and Security</p> <p>The design of new or alterations to existing shopfronts and advertisements should satisfy the following criteria:</p>	<p>ENV 55 EXISTING GROUND FLOOR FRONTAGES AND SHOP FRONTS OF CHARACTER SHOULD BE RETAINED AND CHANGES OF OCCUPANCY WILL NOT BE REGARDED AS JUSTIFICATION FOR COMPREHENSIVE ALTERATION.</p> <p>ENV 56</p>	<p>Policy CS2: Growth and Regeneration Strategy Growth and regeneration will be supported in accordance with the principles set out below. D) Distinctive and vibrant communities will be supported through:</p>	<p>NDP Policy TC6 provides detailed design guidance for proposals for shop fronts and security measures.</p> <p>UDP Policy ENV55 requires existing shop fronts to be retained and Policy ENV56 requires new shop fronts to respect scale and character of</p>

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>1. Historic shop fronts should be retained wherever possible.</p> <p>2. In the conservation area shop fronts should respect the proportions and character of the building, use traditional materials and construction methods. The glazing should be broken into small elements. Shop fronts which have large unbroken areas of glazing within aluminium or other non-traditional framing systems are discouraged. The design of all shopfronts should be appropriate to the character of the conservation area and street scene in terms of size,</p>	<p>NEW SHOP FRONTS OR ALTERATIONS TO EXISTING GROUND FLOOR FRONTAGES SHOULD RESPECT THE SCALE AND CHARACTER OF THE BUILDING AND THE STREET SCENE. THE SHOP FRONT, SURROUNDS, AND FASCIAS AND THEIR MATERIALS SHOULD BE INTEGRATED INTO THE ELEVATION OF THE BUILDING AND SHOULD NOT DETRACT FROM THE DETAILING OF THE BUILDING.</p> <p>ENV 57 WHERE CHANGES OF USE FROM SHOPS WITH POOR SHOP FRONTS TO OTHER ACCEPTABLE USES ARE PROPOSED, THE BOROUGH COUNCIL WILL SEEK THE REINSTATEMENT OF THE GROUND FLOOR AS PART OF A UNIFIED ELEVATIONAL TREATMENT</p> <p>ENV 58 THE BOROUGH COUNCIL WILL SEEK TO ENSURE THAT ANY EXISTING OR PROPOSED ADVERTISEMENT DOES NOT DETRACT FROM AMENITY OR PUBLIC SAFETY OR FROM THE CHARACTER OF THE BUILDING OR LOCAL ENVIRONMENT.</p>	<p>....</p> <p>3. preservation and enhancement of the distinctive local character of the historic built and natural environment, a commitment to high quality design;</p> <p>Policy CS15: Valuing Our Historic Environment Doncaster’s historic environment will be preserved, protected or enhanced in accordance with the principles set out below. A) Proposals and initiatives will be supported which preserve and, where appropriate, enhance the heritage significance and setting of the borough’s heritage assets, especially those elements which contribute to the distinct identity of the borough. These include:</p> <p>4. the borough’s historic market towns such as Thorne, Hatfield, Bawtry, and Tickhill;</p>	<p>the building and street scene. Policy ENV57 requires reinstatement of shop fronts following changes of use Policy ENV59 controls advertisements.</p> <p>Core Strategy Policy CS2 protects distinctive local character and Policy CS15 requires proposals to preserve and enhance heritage significance and setting.</p>

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>detailing and use of materials;</p> <p>3. Traditional materials such as timber or cast metal will be favoured;</p> <p>4. Blinds and canopies should be appropriate to the character of the shopfront and its setting;</p> <p>5. Wherever practicable, shopfronts should be designed to ensure equal access for all users;</p> <p>6. Inset entrances should be glazed and well-lit to contribute to the attractiveness, safety and vitality of the area and avoid blank frontages to the street to encourage natural surveillance;</p> <p>7. Security matters should be</p>		<p>B) Proposals will be supported which protect or enhance the heritage significance and setting of locally identified heritage assets such as buildings of local architectural or historic interest, locally important archaeological sites and parks and gardens of local interest.</p>	

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>considered from the earliest design stages. Security shutters and grilles should be internal where possible and visually permeable. External solid security shutters will not be permitted;</p> <p>8. The size, number, design, positioning, materials and degree of illumination of advertisements should not have an unacceptable adverse impact on the amenity of the areas in which they are displayed and there should be no adverse effect on public safety; in particular:</p> <p>i. Fascias should not cut across or obscure first floor windows or architectural features and</p>			

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>advertisements on shop fronts should normally be positioned within the fascia. Additional or alternative wall-mounted or hanging signs at or above fascia level are only acceptable if they are of high quality, are not overbearing and can be satisfactorily accommodated without obscuring key architectural features. Imaginative and craft sign work will be supported and encouraged; and</p> <p>ii. Illumination of shopfront or advertisements will not be acceptable on Swann Street. In other areas, and where agreed to be acceptable, such features must be</p>			

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>sited and designed so as not to cause excessive light pollution or visual intrusion into adjoining or nearby residential properties. Flashing internal or external signs will not be permitted.</p>			
<p>Policy TC7 Corner Garage and Car Auction 49 Market Place</p> <p>The site shown on Map 8 is considered suitable for a mix of uses including retailing, leisure, commercial / business uses and residential development.</p> <p>The site is within an allocated Commercial Policy Area, where in</p>	<p>EMP 9 OFFICES FOR FINANCIAL, PROFESSIONAL OR OTHER SERVICES WHERE THE SERVICES ARE PROVIDED PRINCIPALLY TO VISITING MEMBERS OF THE PUBLIC (CLASS A2 OF THE USE CLASSES ORDER 1987) SHOULD BE PROVIDED: a) IN DONCASTER TOWN CENTRE SHOPPING, COMMERCIAL FRINGE AND OFFICE POLICY AREAS, IN ACCORDANCE WITH POLICIES TC5, 8 AND 11; AND b) WITHIN THE COMMERCIAL POLICY AREAS OF SMALL TOWN AND DISTRICT CENTRES, IN ACCORDANCE WITH POLICY SH1.</p> <p>SH 1</p>	<p>Policy CS7: Retail and Town Centres</p> <p>B) The vitality and viability of all the borough’s centres will be maintained and enhanced, as will their existing range of uses, including local markets. This will involve widening the range of uses and encouraging convenient and accessible shopping, service and employment facilities to meet the day-to-day needs of residents.</p> <p>...</p> <p>D) Retail and other uses (including leisure,</p>	<p>NDP Policy TC7 is a site allocation. It identifies a key town centre site as suitable for a mix of commercial and residential uses with parking provision. The site is within a commercial policy area, the town centre boundary, and in the conservation area.</p> <p>UDP Policy EMP9 supports development for offices and professional services in commercial policy areas and Policy SH1 sets out the range of uses considered suitable in such areas, including commercial, leisure and residential uses provided local</p>

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>general terms A1 (retail) and A3 (restaurants, cafes, snack bars) and offices for financial, professional or other services (A2) uses and Sui Generis uses are considered acceptable. In addition, a proportion of residential development would be considered appropriate to provide a more sustainable mixed-use development, provided residential amenity is protected.</p> <p>The development should provide suitable access and not aggravate existing traffic problems of traffic congestion on High Street. Adequate</p>	<p>WITHIN THE COMMERCIAL POLICY AREAS OF SMALL TOWN AND DISTRICT CENTRES, AS DEFINED ON THE PROPOSALS MAP, PERMISSION WILL NORMALLY BE GRANTED FOR THE FOLLOWING USES: - SHOPS (A1); AND SUBJECT TO THE PROVISIONS OF POLICIES SH3-4 AS APPROPRIATE: - OFFICES USED BY THE PUBLIC (A2) - FOOD AND DRINK (A3) - BUSINESS (B1) - HOTELS AND HOSTELS (C1) (SUBJECT TO POLICY TO5) - RESIDENTIAL INSTITUTIONS (C2) - COMMUNITY FACILITIES (D1) - ASSEMBLY AND LEISURE FACILITIES (D2) - CAR PARKS (SUBJECT TO POLICY T16, 17) - LAUNDRETTES AND DRY CLEANERS - PETROL FILLING STATIONS ON PRINCIPAL TRAFFIC ROADS - RESIDENTIAL USES ABOVE GROUND FLOOR LEVEL EXCEPT THAT NO DEVELOPMENT WILL BE PERMITTED WHICH: a) IS LIKELY TO CREATE OR AGGRAVATE ENVIRONMENTAL, AMENITY, TRAFFIC OR PARKING PROBLEMS; OR b) WOULD CONFLICT WITH OTHER RELEVANT PLAN POLICIES; OR c) IS INAPPROPRIATE IN SCALE OR TYPE TO THE PARTICULAR CENTRE.</p>	<p>entertainment, cultural and tourist uses as well as other mixed-uses) that would support the vitality and viability of the centres in the hierarchy below Doncaster town centre will be directed sequentially to these centres provided they:</p> <ol style="list-style-type: none"> 1. are of a scale and nature that is appropriate to the size and function of the centre, and; 2. would not lead to unsustainable trip generation from outside their catchments. <p>Policy CS15: Valuing Our Historic Environment Doncaster’s historic environment will be preserved, protected or enhanced in accordance with the principles set out below. A) Proposals and initiatives will be supported which preserve and, where appropriate, enhance the heritage significance and setting of the borough’s heritage assets, especially those elements which</p>	<p>amenity, traffic and parking are addressed and scale of development is appropriate. Policy ENV5 protects the conservation areas.</p> <p>Core Strategy Policy CS7 supports widening the range of uses in town centres including retail and leisure uses which support vitality and viability, provided they are of a suitable scale and do not lead to unsustainable travel. Policy CS15 protects the historic environment by requiring proposals to enhance the significance and setting of heritage assets.</p>

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>parking provision should be provided for users and visitors on site in line with Doncaster MBC's maximum parking standards.</p> <p>Designs should be sensitive to the site's location within the conservation area and should respond positively to the issues raised in the Bawtry Conservation Area Appraisal. A strong street frontage should be provided along High Street based on traditional plot widths. Buildings should be 2 - 3 storeys in height and use traditional materials in line with other design policies for the conservation area in the</p>	<p>DEVELOPMENT PROPOSALS FOR USES NOT LISTED WILL BE CONSIDERED ON THEIR INDIVIDUAL MERITS.</p> <p>ENV 25 WITHIN CONSERVATION AREAS, AS DEFINED ON THE PROPOSALS MAP, NEW DEVELOPMENT INCLUDING ALTERATIONS AND EXTENSIONS TO, AND CHANGES OF USE OF, EXISTING BUILDINGS WILL BE EXPECTED TO PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE AREA. DEVELOPMENT WILL NOT BE PERMITTED IF IT WOULD DETRACT FROM THE CHARACTER OR APPEARANCE OF THE AREA BY VIRTUE OF ITS NATURE, HEIGHT, DENSITY, FORM, SCALE, MATERIALS OR DESIGN OR BY THE REMOVAL OF TREES OR OTHER IMPORTANT LANDSCAPE FEATURES. OUTLINE PLANNING PERMISSION WILL NOT NORMALLY BE GRANTED FOR PROPOSALS IN CONSERVATION AREAS. THE DESIRABILITY OF PRESERVING OR ENHANCING THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA WILL BE A</p>	<p>contribute to the distinct identity of the borough. </p>	

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
Neighbourhood Development Plan.	MATERIAL CONSIDERATION WHEN DEALING WITH PROPOSALS FOR NEW DEVELOPMENT OUTSIDE A CONSERVATION AREA WHICH WOULD AFFECT ITS SETTING OR VIEWS INTO OR OUT OF THE AREA.		
<p>Policy HER1 Protecting Built Heritage Assets</p> <p>Historic buildings, structures, landscapes, parks, gardens, cemeteries and archaeological sites (whether inside or outside the conservation area) are protected according to their significance. Development proposals must take account of known surface and subsurface archaeology and</p>	<p>ENV 37 DEVELOPMENT WHICH WOULD HAVE A SIGNIFICANT ADVERSE AFFECT ON AN ARCHAEOLOGICAL SITE OF NATIONAL IMPORTANCE (WHETHER SCHEDULED OR NOT), ITS CHARACTER OR ITS SETTING WILL NOT NORMALLY BE ALLOWED. IN DETERMINING DEVELOPMENT PROPOSALS AFFECTING SITES OF LOCAL ARCHAEOLOGICAL IMPORTANCE, THE DESIRABILITY OF PRESERVING THE SITE AND ITS SETTING WILL BE AN IMPORTANT CONSIDERATION.</p> <p>ENV 38 WHERE DEVELOPMENT IS TO BE ALLOWED WHICH WOULD IMPINGE ON AN ARCHAEOLOGICAL SITE, PLANNING PERMISSION WILL, DEPENDING UPON</p>	<p>Policy CS15: Valuing Our Historic Environment</p> <p>Doncaster’s historic environment will be preserved, protected or enhanced in accordance with the principles set out below. A) Proposals and initiatives will be supported which preserve and, where appropriate, enhance the heritage significance and setting of the borough’s heritage assets, especially those elements which contribute to the distinct identity of the borough.</p>	<p>NDP Policy HER1 protects built heritage assets and archaeology in line with advice from Historic England.</p> <p>Saved UDP Policies ENV37 and ENV 38 protect archaeological sites and Core Strategy Policy CS15 protects Doncaster's historic environment.</p>

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>ensure unknown and potentially significant deposits are identified and appropriately considered during development.</p>	<p>THE IMPORTANCE OF THE SITE AND OPPORTUNITIES FOR PRESERVATION, BE SUBJECT TO: A) CONDITIONS TO ENSURE PRESERVATION OF THE ARCHAEOLOGY IN SITU AND/OR B) CONDITIONS TO ENSURE AN ADEQUATE RECORD OF THE SITE IS MADE BY AN ARCHAEOLOGICAL BODY APPROVED BY THE BOROUGH COUNCIL.</p>		
<p>Policy HER2 Design Guidance for Development in the Conservation Area</p> <p>New development within, or adjacent to the conservation area should be sensitive to the character and setting of the conservation area, and to the other identified nationally and locally significant heritage assets, as described in the Conservation Area Appraisal, and identified in a local list. Development</p>	<p>ENV 25</p> <p>WITHIN CONSERVATION AREAS, AS DEFINED ON THE PROPOSALS MAP, NEW DEVELOPMENT INCLUDING ALTERATIONS AND EXTENSIONS TO, AND CHANGES OF USE OF, EXISTING BUILDINGS WILL BE EXPECTED TO PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE AREA. DEVELOPMENT WILL NOT BE PERMITTED IF IT WOULD DETRACT FROM THE CHARACTER OR APPEARANCE OF THE AREA BY VIRTUE OF ITS NATURE, HEIGHT, DENSITY, FORM, SCALE, MATERIALS OR DESIGN OR BY THE REMOVAL OF TREES OR OTHER IMPORTANT LANDSCAPE FEATURES. OUTLINE PLANNING PERMISSION WILL NOT NORMALLY BE GRANTED FOR PROPOSALS IN CONSERVATION</p>	<p>Policy CS14: Design and Sustainable Construction</p> <p>All proposals in Doncaster must be of high quality design that contributes to local distinctiveness, reinforces the character of local landscapes and building traditions, responds positively to existing site features and integrates well with its immediate and surrounding local area. Imaginative design solutions, including innovative and contemporary architecture, are welcome where they meet these objectives. New development should also have no unacceptable negative effects upon the amenity</p>	<p>NDP Policy HER2 provides detailed design guidance for new development in the Bawtry conservation area.</p> <p>UDP Policy ENV5 protects the conservation areas.</p> <p>Core Strategy Policy CS14 requires development to contribute to local distinctiveness and reinforce local character. Policy CS15 protects the historic environment by requiring proposals to enhance the significance and setting of heritage assets.</p>

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>should respond positively to the following design criteria:</p> <ol style="list-style-type: none"> 1. The heights of buildings should maintain the traditional heights of surrounding buildings. This would be typically two and three storeys around the Market Place and along South Parade, and generally two storeys and lower elsewhere in the Conservation Area. 2. Streetscape should be re-enforced on the main historic routes by the infilling of gap sites along them to increase the sense of enclosure. However, in the case of relatively more modern routes, such as the stretches of 	<p>AREAS. THE DESIRABILITY OF PRESERVING OR ENHANCING THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA WILL BE A MATERIAL CONSIDERATION WHEN DEALING WITH PROPOSALS FOR NEW DEVELOPMENT OUTSIDE A CONSERVATION AREA WHICH WOULD AFFECT ITS SETTING OR VIEWS INTO OR OUT OF THE AREA.</p>	<p>of neighbouring land uses or the environment. This will be achieved through the design principles and quality standards set out below.</p> <p>A) The components of development, including use mix, layout (movement patterns, townscape, landscape, open space and public realm), density (intensity of development) and form (scale, height, massing; and architectural details of buildings), will be assessed to ensure that the development proposed is robustly designed, works functionally, is attractive, and will make a positive contribution to achieving the following qualities of a successful place:</p> <ol style="list-style-type: none"> 1. character – an attractive, welcoming place with its own identity appropriate to the area; 2. continuity and enclosure of streets and spaces by buildings; 	

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>Tickhill Road and Gainsborough Road towards their junction with High Street/ Market Place/South Parade, infilling may be less desirable due to the difference in the general character of these street, and the use of trees and other planting to line these streets is encouraged instead.</p> <p>3. The historic grid pattern of streets should be maintained.</p> <p>4. Development should follow the general building line, for example in the Market Place and many other streets, this is to the rear of the pavement, but in a few of the streets, such as in the cases of the listed terraces</p>		<p>3. quality, stability, safety and security of private property, public areas and the highway;</p> <p>4. permeability – ease of pedestrian movement with good access to local facilities and public transport services;</p> <p>5. legibility – a development that is easy to navigate;</p> <p>6. adaptability – flexible buildings capable of changing over time;</p> <p>7. inclusive – accessible development that meets the needs of as much of the population as possible;</p> <p>8. vitality – creating vibrant, busy places with a mix of uses where appropriate; and;</p> <p>9. sustainability – proposals are environmentally responsible and well managed.</p> <p>Policy CS15: Valuing Our Historic Environment Doncaster’s historic environment will be preserved, protected or enhanced in accordance with the principles set out below.</p>	

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>on Top Street and buildings fronting onto Tickhill Road, the building line is set back.</p> <p>5. Development proposals will be resisted which would result in the creation of new or wider gaps in terraces or other continuous runs of frontage buildings, or which would further destroy the historic patterns of burgage plots located off Top Street, High Street, Church Street and South Parade.</p> <p>6. Buildings should reflect the historic characteristics of the area. Typically, historic buildings were of a limited span not in excess of 7 metres for buildings of two</p>		<p>A) Proposals and initiatives will be supported which preserve and, where appropriate, enhance the heritage significance and setting of the borough's heritage assets, especially those elements which contribute to the distinct identity of the borough. These include:</p> <p>....</p> <p>4. the borough's historic market towns such as Thorne, Hatfield, Bawtry, and Tickhill;</p> <p>...</p> <p>B) Proposals will be supported which protect or enhance the heritage significance and setting of locally identified heritage assets such as buildings of local architectural or historic interest, locally important archaeological sites and parks and gardens of local interest.</p> <p>C) Proposals will be supported which respect and enhance key views and vistas,</p>	

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>storeys or more. Single storied buildings tending to be even narrower, spans at most being 5 metres. Roofs would be pitched at around 40 degrees and whilst most are pitched front to back with gables to the sides, some are end on to the street whilst a few roofs are hipped. In terms of ensuring buildings fit into the townscape these characteristics should be reflected.</p> <p>7. The materials within the conservation area should be red bricks (either reclaimed or of a hand-made appearance) or light stone coloured smooth render for the walls. Roofing</p>			

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>materials should be natural red clay pantiles or natural Welsh slate. These materials help to give the area local distinctiveness, but care should be taken when choosing particular materials that they are compatible with each other and the form of the building.</p> <p>8. Windows opening should be generally vertically proportioned but there is scope depending on the exact form and detailing for windows to be squarer in proportion but care is needed to ensure that this fits in to the general character of the area.</p>			

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>9. Buildings should be sited and designed to take account of any significant views identified in the Conservation Area Appraisal, including those towards the parish church of St Nicholas, the Market Cross and Bawtry Hall.</p>			
<p>Policy H1 New Housing in Bawtry outside the Conservation Area</p> <p>Proposals for new housing development within the built-up area of Bawtry and outside the conservation area will be supported subject to the following criteria:</p> <p>1. New development is on previously</p>	-	<p>Policy CS1: Quality of Life</p> <p>As a means to securing and improving economic prosperity, enhancing the quality of place, and the quality of life in Doncaster, proposals will be supported which contribute to the Core Strategy objectives, and in particular:</p> <p>A) Provide opportunity for people to get jobs, learn new skills, and have access to good quality housing, local services, sport, leisure, religious and cultural facilities.</p>	<p>NDP Policy H1 supports appropriate new housing in Bawtry within the settlement boundary and outside the conservation area.</p> <p>Core Strategy Policy CS1 supports proposals which provide good quality housing and Policy CS2 identifies Bawtry as a conservation town where quality infill within settlement boundaries will be supported.</p>

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>developed sites, or on infill sites, or on sites adjoining existing built form, where any impact on local character is acceptable and suitable access is provided, and local residential amenity is protected through consideration of overlooking, overshadowing, privacy and outlook.</p> <p>2. New buildings follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment.</p>		<p>B) Strengthen communities and enhance their well-being by providing a benefit to the area in which they are located, and ensuring healthy, safe places where existing amenities are protected.</p> <p>C) Are place-specific in their design and which work with their surroundings protecting and enhancing the built and natural environment, including green spaces, buildings, heritage assets, trees, waterways and public spaces.</p> <p>D) Are accessible by a range of transport modes which offer choice, and are open and inclusive to all.</p> <p>E) Protect local amenity and are well-designed, being: attractive; fit for purpose; locally distinctive; and; capable of achieving nationally recognised environmental, anti-crime and design standards.</p> <p>Proposals should aim to follow all criteria, demonstrate how each objective has been considered and balanced</p>	

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>Suitable materials should be used to provide noise insulation where development is located close to main roads, and to enhance energy efficiency.</p> <p>3. New development proposals need not imitate earlier architectural periods or styles and could be the stimulus for the use of imaginative modern design using high quality traditional materials such as local stone in innovative ways.</p> <p>4. Development should not result in loss of private gardens or rear burgage plots which make a significant contribution to Bawtry's historic</p>		<p>against any other priorities, and is in accordance with all other relevant development plan policies.</p> <p>Policy CS2: Growth and Regeneration Strategy Growth and regeneration will be supported in accordance with the principles set out below.</p> <p>A) New housing will be located according to the Settlement Hierarchy set out below: Conservation Towns up to 1% Bawtry Infill only In Conservation Towns the priority will be conservation and enhancement, with only quality infill within existing settlement boundaries being supported.</p> <p>Policy CS10: Housing Requirement, Land Supply and Phasing Sufficient land will be provided to deliver a net addition of</p>	

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>character. New development that proposes a site density greater than the immediate surrounding area should provide clear justification to support the need for a higher density development and should demonstrate how full and effective integration into the surrounding built form and townscape will be achieved.</p> <p>5. Development should not be located in an area of known flood risk. More vulnerable housing proposals may be acceptable in areas at risk of flooding providing the sequential test has been followed first and foremost,</p>		<p>1230 new homes each year 2011-2028 (20,910 in total), with allocated sites sufficient to deliver 15 years' supply (18,450 in total) based on the principles set out below.</p> <p>A) New allocations will be distributed according to the Growth and Regeneration Strategy (Policy CS2). Within each town, allocation priority will be afforded well located brownfield urban sites followed by other well located urban sites followed by sustainable urban extension sites.</p>	

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>and then satisfactory pass of both parts of the exception test.</p> <p>6. Proposals to alter, reuse or extend residential properties, particularly where adding bedrooms, will be supported provided that they enhance the property, use suitable materials and are of a proportionate scale which is subordinate to the main dwelling.</p> <p>7. New houses should be designed to be accessible, adaptable and well orientated ensuring space for dining, storage for cycles and adequate outdoor space for play and recreation.</p>			

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>Policy H2 Housing Mix</p> <p>All proposals for new housing development will have to demonstrate how they help to maintain a mix of tenure, type and size of dwelling in Bawtry.</p> <p>Proposals must demonstrate how they respond to local needs for smaller housing (1 to 3 bedrooms) including housing suitable for single person households, first time buyers, young families and older people.</p> <p>Any proposals which trigger the threshold for an affordable housing requirement</p>	-	<p>Policy CS12: Housing Mix and Affordable Housing</p> <p>New housing developments will be required to include a mix of house size, type, price and tenure to address identified needs and market demand and to support mixed communities, based on the principles set out below.</p> <p>A) Affordable housing will be delivered through the following measures:</p> <ol style="list-style-type: none"> 1. housing sites of 15 or more houses will normally include affordable houses on-site with the proportion, type and tenure split reflecting the latest Strategic Housing Market Assessment except where a developer can justify an alternative scheme in the interests of viability; 2. commuted sums will be considered where this would assist the viability of a development and deliver more affordable homes (including the re-use of empty houses as 	<p>NDP Policy H2 sets out the types of new housing which will be supported in Bawtry, based on local evidence of need and preference.</p> <p>Core Strategy Policy CS12 sets out the strategic framework for housing mix including affordable housing provision.</p>

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>should integrate both the affordable housing and market housing across the site.</p>		<p>affordable homes) than on-site provision; 3. affordable housing proposals on suitable developments of less than 15 units will be supported; 4. the 15+ site limit will be lowered in some areas if viable and supported by a future Strategic Housing Market Assessment; and; 5. the council will work with partners to deliver affordable housing and a mix of houses to meet local needs through use of its own land and other initiatives. </p>	
<p>Policy COM1 Protecting and Enhancing Local Community Facilities</p> <p>The following local community and health facilities and amenities are of recognised importance: • New Hall</p>	<p>CF1 COMMUNITY FACILITIES, AS DEFINED ON THE PROPOSALS MAPS, WILL NORMALLY BE RETAINED, DEVELOPED OR USED FOR COMMUNITY FACILITIES PURPOSES.</p> <p>CF2 THE LOSS OF COMMUNITY FACILITIES NOT DEFINED ON THE PROPOSALS MAPS WILL BE RESISTED, ESPECIALLY WHERE THAT</p>	<p>Policy CS1: Quality of Life As a means to securing and improving economic prosperity, enhancing the quality of place, and the quality of life in Doncaster, proposals will be supported which contribute to the Core Strategy objectives, and in particular: A) Provide opportunity for people to get jobs, learn new skills, and have access to good</p>	<p>NDP Policy COM1 identifies existing and valued local community facilities for protection and sets out criteria whereby new uses may be acceptable.</p> <p>UDP Policy CF1 protects facilities on the proposals maps, Policy CF2 resists the loss of facilities not defined on the proposals maps, Policy CF4</p>

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<ul style="list-style-type: none"> • The Community Library • Churches and Church Halls • The Phoenix Theatre • The Cemetery • The Allotments. <p>These are shown on Map 10. With the exception of the Cemetery there will be a presumption in favour of the re-use of such facilities for recreational, health, community type uses if proposals are well designed and there is evidence of need. The change of use of these existing facilities to other uses will not be permitted unless the following can be demonstrated:</p> <ol style="list-style-type: none"> 1. The proposal includes alternative provision, on a 	<p>FACILITY LIES WITHIN AN AREA DEFICIENT IN COMMUNITY FACILITIES.</p> <p>CF4 SHOULD LAND AND BUILDINGS IN EDUCATIONAL OR COMMUNITY FACILITIES USE BE DECLARED SURPLUS TO REQUIREMENTS, PROPOSALS FOR THEIR FUTURE ALTERNATIVE USE WILL BE ACCEPTABLE WHERE:- a) NO SUITABLE ALTERNATIVE COMMUNITY USE COULD BE PROVIDED THROUGH RE-USE OF ALL OR PART OF THE EXISTING FACILITY b) NO OTHER COMMUNITY FACILITIES PROVIDER WISHES TO ACQUIRE IT FOR THEIR OWN COMMUNITY USE c) IT DOES NOT LIE WITHIN AN AREA DEFICIENT IN COMMUNITY FACILITIES. d) IT COMPLIES WITH OTHER, RELEVANT UDP POLICIES, INCLUDING POLICY RL9.</p> <p>CF6 NEW COMMUNITY FACILITIES, OR CHANGE OF USE TO COMMUNITY FACILITIES, IN EXISTING AREAS WILL</p>	<p>quality housing, local services, sport, leisure, religious and cultural facilities.</p> <p>B) Strengthen communities and enhance their well-being by providing a benefit to the area in which they are located, and ensuring healthy, safe places where existing amenities are protected.</p>	<p>sets out the criteria whereby proposals for alternative uses would be acceptable for surplus facilities. Policy CF8 promotes wide and efficient use of facilities.</p> <p>Core Strategy CS1 supports proposals which enhance local quality of life and provide opportunities for people to access leisure and cultural facilities.</p>

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>suitable site within the town of Bawtry, of equivalent or enhanced facilities which are accessible by walking and cycling and have adequate car and cycle parking²⁶; and</p> <p>2. Developers can provide evidence of local community support for the re-provision.</p> <p>3. The existing use has been discontinued and there is no realistic prospect of re-use over the lifetime of the NDP. Otherwise, developers should demonstrate that there is no longer a need for the facility or there is evidence that the facility is no longer viable.</p>	<p>NORMALLY BE ALLOWED, PROVIDED: a) THE DEVELOPMENT WOULD NOT BE LIKELY TO HAVE A SIGNIFICANTLY DETRIMENTAL EFFECT ON AMENITY, INCLUDING TRAFFIC IMPACT; b) THE LOCATION WOULD ALLOW THE NEEDS OF THE COMMUNITY TO BE ADEQUATELY SERVED OR WOULD BE SUITABLE FOR COMMUNITY USE BY VIRTUE OF ITS ENVIRONMENT AND ACCESSIBILITY</p> <p>CF8</p> <p>THE BOROUGH COUNCIL WILL PROMOTE THE WIDER AND MORE EFFICIENT USE OF ALL COMMUNITY FACILITIES WHERE THIS CAN BE ACHIEVED WITHOUT DETRIMENT TO THE INTERESTS OF THE PRINCIPAL USERS OF THE FACILITIES</p>		

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>Development which contributes towards the improvement of existing, or provision of new recreational, community and educational facilities will be supported.</p> <p>The Cemetery is protected from change of use or redevelopment.</p>			
<p>Policy NE1 Protecting Local Landscape Character</p> <p>Development proposals should be designed and sited to minimise any adverse visual impacts on local landscape character as described in Doncaster Landscape Character and Capacity Study. In particular proposals for new</p>	<p>ENV 53 THE SCALE AND APPEARANCE OF NEW DEVELOPMENT MUST HAVE REGARD TO ITS WIDER VISUAL IMPACT. DEVELOPMENT WILL NOT NORMALLY BE PERMITTED IF IT WOULD HAVE A SIGNIFICANT ADVERSE VISUAL IMPACT ON: a) VIEWS FROM MAJOR TRANSPORTATION ROUTES; OR b) VIEWS ACROSS OPEN COUNTRYSIDE; OR c) VIEWS OF IMPORTANT LANDMARKS.</p> <p>ENV 59 IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT THE BOROUGH</p>	<p>Policy CS16: Valuing our Natural Environment Doncaster’s natural environment will be protected and enhanced, in accordance with the principles set out below. D) Proposals will be supported which enhance the borough’s landscape and trees by: 1. being appropriate to the landscape’s character, sensitivity and capacity; 2. including measures to mitigate any negative impacts on the landscape;</p>	<p>NDP Policy NE1 sets out landscape design principles for new development to protect local landscape character.</p> <p>UDP Policy ENV53 requires development to have regard to visual impact and views. Policy ENV59 protects features which contribute to landscape character.</p> <p>Core Strategy Policy CS16 supports proposals which enhance the borough's landscape and trees.</p>

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>development should incorporate the following landscape design principles:</p> <p>1. Development should be located within the existing built up area of Bawtry. Where possible, new proposals should be sited in dips in the landform with a layout following either with the contours of the landform or the straight edges of surrounding features.</p> <p>2. Mature trees on sites should be protected. Additional screening in the form of new woodland/trees clumps and hedgerows using species characteristic of the Landscape</p>	<p>COUNCIL WILL ATTACH CONSIDERABLE IMPORTANCE TO THE NEED TO PROTECT EXISTING TREES, HEDGEROWS, WETLAND HABITATS, WATERCOURSES AND OTHER NATURAL LANDSCAPE FEATURES AND WILL REQUIRE THAT NEW DEVELOPMENTS DO NOT CAUSE UNNECESSARY LOSS OF TREES, NOR IMPERIL TREES BY BUILDING WORKS.</p>	<p>3. ensuring designs are of high quality, include appropriate hard and soft landscaping, a long term maintenance plan and enhance landscape character while protecting its local distinctiveness; and;</p> <p>4. retaining and protecting appropriate trees and hedgerows, and incorporating new tree, woodland and hedgerow planting.</p>	

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>Character Area is encouraged.</p> <p>3. Development should be located away from existing public rights of way to prevent enclosure and loss of existing views.</p> <p>4. Development should not contribute towards the merging of settlements as this would disproportionately increase visual impacts and affect wildlife corridors.</p>			
<p>Policy NE2 Protecting and Enhancing Local Biodiversity</p> <p>Development proposals should protect and enhance wildlife sites and corridors in Bawtry as identified on Map</p>	<p>ENV 41</p> <p>DEVELOPMENT LIKELY TO HAVE AN ADVERSE EFFECT EITHER DIRECTLY OR INDIRECTLY ON THE CONSERVATION VALUE OF A SITE OF SCIENTIFIC INTEREST (SSI), LOCAL NATURE RESERVE OR NON STATUTORY NATURE RESERVE WILL NOT BE PERMITTED UNLESS IT CAN BE CLEARLY DEMONSTRATED THAT THERE ARE REASONS FOR THE</p>	<p>Policy CS16: Valuing our Natural Environment</p> <p>Doncaster’s natural environment will be protected and enhanced, in accordance with the principles set out below.</p> <p>A) Proposals will be supported which enhance the borough’s Ecological Networks by:</p>	<p>NDP Policy NE2 aims to protect and support local wildlife.</p> <p>UDP Policy ENV41 protects wildlife sites from adverse impacts of development.</p> <p>Core Strategy Policy CS16 protects the Borough's ecological networks.</p>

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>12 according to their local and national significance. Any development which impacts on a wildlife area or corridor should provide appropriate new habitats to enhance existing nearby wildlife sites and provide opportunities to reverse habitat fragmentation. Opportunities should be taken wherever possible to incorporate features into new build or retro fitted buildings which are beneficial to wildlife. This could include for instance the incorporation of roosting opportunities for bats or the installation of bird nest boxes and swift</p>	<p>PROPOSAL WHICH OUTWEIGH THE NEED TO SAFEGUARD THE INTRINSIC NATURE CONSERVATION VALUE OF THE SITE. THE AMENITY AND EDUCATIONAL VALUE OF SUCH SITES TO THE LOCAL COMMUNITY WILL BE TAKEN INTO ACCOUNT WHEN CONSIDERING DEVELOPMENT PROPOSALS AFFECTING THEM.</p>	<p>1. including measures that are of an appropriate size, scale and type and have regard to both the nature of the development and its impact on existing or potential networks; 2. maintaining, strengthening and bridging gaps in existing habitat networks; and; 3. using native species and delivering local and national Biodiversity Action Plan targets, especially in the following regionally important biodiversity opportunity areas: the Humberhead Levels, the South Yorkshire Magnesian Limestone Ridge, the River Don Corridor and the Dearne Valley. B) Nationally and internationally important habitats, sites and species will be given the highest level of protection in accordance with the relevant legislation and policy. Proposals which may impact on Local Sites and Non Designated Sites will only be supported where:</p>	

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
boxes as part of new development proposals.		<ol style="list-style-type: none"> 1. they protect, restore, enhance and provide appropriate buffers around wildlife and geological features; 2. harm is avoided where possible, and any unavoidable harm is appropriately mitigated and compensated; 3. they produce and deliver appropriate long term management plans for local wildlife and geological sites; and; 4. they can demonstrate that the need for a proposal outweighs the value of any features to be lost. 	
<p>Policy NE3 Protecting and Enhancing Open Spaces and Recreational Facilities</p> <p>Open spaces and recreational facilities identified on Map 13 are protected from development. Small and incidental green</p>	<p>RL 1 WITHIN OPEN SPACE POLICY AREAS, AS DEFINED ON THE PROPOSALS MAP, DEVELOPMENT WILL NOT BE PERMITTED, EXCEPT IN EXCEPTIONAL CIRCUMSTANCES, FOR PURPOSES OTHER THAN OUTDOOR RECREATION AND ANCILLARY INDOOR FACILITIES; ALLOTMENTS; NATURE CONSERVATION OR CEMETERY USES. SUCH DEVELOPMENT AS IS PERMITTED, INCLUDING ANCILLARY BUILT</p>	<p>Policy CS17: Providing Green Infrastructure Doncaster’s green infrastructure network (including key green wedges) will be protected, maintained, enhanced and, where possible, extended, based on the principles set out below. D) Proposals will be supported which have regard to local standards and opportunities,</p>	<p>NDP Policy NE3 identifies open spaces and recreational facilities in Bawtry for protection and supports provision for new facilities where appropriate including parks.</p> <p>UDP Policies RL1 and RL2 protect outdoor recreation provision.</p>

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>areas and open spaces also make an important contribution to the town's character and should be protected and enhanced in new development schemes. Proposals for new and improved outdoor sport provision and recreation facilities, including new parks, will be supported where there is evidence of local need, and provided that:</p> <ol style="list-style-type: none"> 1. Any necessary structures or buildings are sited and designed sensitively to blend into the surrounding landscape, in terms of scale, colour and materials; and 2. Appropriate screening is provided 	<p>FACILITIES, WILL ONLY BE ACCEPTABLE WHERE: a) THERE IS NO SIGNIFICANT LOSS OF OUTDOOR PLAYSPACE, AND b) THE VISUAL AMENITY OF THE SPACE IS RETAINED AND WHERE POSSIBLE ENHANCED THROUGH THE PROTECTION OF IMPORTANT AREAS, VISTAS AND FRONTAGES AND CAREFUL ATTENTION TO DETAILED DESIGN AND LAYOUT, AND c) THE ENVIRONMENTAL/ECOLOGICAL VALUE OF THE OPEN SPACE IS RETAINED AND WHERE POSSIBLE ENHANCED THROUGH THE RETENTION OF EXISTING TREES AND OTHER IMPORTANT HABITATS AND THROUGH APPROPRIATE LANDSCAPING. DEVELOPMENT FOR OTHER PURPOSES WILL ONLY BE PERMITTED IN EXCEPTIONAL CIRCUMSTANCES OR WHERE SPORTS AND RECREATION FACILITIES CAN BEST BE RETAINED AND ENHANCED THROUGH THE REDEVELOPMENT OF A SMALL PART OF THE SITE AND PROVIDED THAT AN ALTERNATIVE PROVISION IS MADE WHICH IS OF AT LEAST THE EQUIVALENT COMMUNITY BENEFIT AND WHICH</p>	<p>and help to address deficiencies, by making an appropriate contribution to sport, recreation and related community uses, including:</p> <ol style="list-style-type: none"> 1. providing well designed and accessible, sport, recreation and open space facilities (including children's play space and parks) that meet the needs of the proposal and the wider community; and; 2. providing suitable and appropriate, on-site open space (or an equivalent contribution towards off-site provision). 	<p>Core Strategy Policy CS17 protects green infrastructure and supports proposals which address deficiencies in provision.</p>

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>as part of landscaping schemes to minimise visual impacts; and 3. Safe places are created for social interaction which have natural surveillance.</p>	<p>MEETS THE REQUIREMENTS OF THE BOROUGH COUNCIL IN TERMS OF QUANTITY, QUALITY, NATURE, LOCATION AND IMPLEMENTATION MECHANISM/TIMESCALE.</p> <p>RL 2 THE DEVELOPMENT, OR CHANGE OF USE, OF OPEN SPACE NOT DESIGNATED AS AN OPEN SPACE POLICY AREA WILL NOT BE PERMITTED IF IT WOULD HAVE AN ADVERSE IMPACT ON THE USE OF THE OPEN SPACE FOR ANY OF THE FOLLOWING: a) AS A FACILITY FOR CASUAL PLAY b) AS A BUFFER AREA BETWEEN INCOMPATIBLE USES c) AS A VISUAL/ENVIRONMENTAL AMENITY d) AS A CONTRIBUTION TO THE SETTING OF INDIVIDUAL BUILDINGS OR GROUPS OF BUILDINGS e) AS AN AREA OF EXISTING OR POTENTIAL NATURE CONSERVATION INTEREST f) AS A LINK BETWEEN OTHER OPEN SPACES</p>		
Policy NE4 Green Infrastructure	-	Policy CS17: Providing Green Infrastructure	NDP Policy NE4 requires development to protect and enhance green infrastructure

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>New development should protect and where possible enhance existing green infrastructure assets as shown on Map 14.</p> <p>Development which delivers the creation of new multi-functional green infrastructure will be supported. Where possible, opportunities should be taken to improve linkages between existing green corridors in order to contribute towards ecological enhancements, flood risk and water quality management, and to enhance the landscape and historic character of Bawtry Parish. Proposals should</p>		<p>Doncaster’s green infrastructure network (including key green wedges) will be protected, maintained, enhanced and, where possible, extended, based on the principles set out below.</p> <p>A) Proposals will be supported which make an overall contribution to the green infrastructure network by:</p> <ol style="list-style-type: none"> 1. including measures, either on or off site, that are of an appropriate size, shape, scale and type and that have regard to the nature of the proposal and its potential impact; 2. contributing to the delivery of identified opportunities and priorities; 3. providing for appropriate long term maintenance and management; and 4. avoiding damage to or loss of green infrastructure assets or, where loss is unavoidable and the benefits of the development outweigh the loss, including appropriate 	<p>and encourages new linkages and networks.</p> <p>Core Strategy Policy CS17 protects existing green infrastructure and supports proposals for new green infrastructure.</p>

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
demonstrate how these networks will be achieved and maintained.		<p>compensation measures.</p> <p>B) Proposals will be supported which reduce, and help people and wildlife adapt to, the impacts of climate change; for example by promoting more naturalised forms of flood storage along the regionally important rivers Don and Dearne and locally important watercourses; or incorporating tree planting within developments.</p> <p>C) Proposals will be supported which contribute to an attractive and connected environment by:</p> <ol style="list-style-type: none"> 1. creating and/or enhancing green corridors (potentially including footpaths) that link urban areas to the wider countryside and the public footpath and bridleway network; 2. creating and/or enhancing links from areas of growth (as identified under the Growth and Regeneration Strategy - Policy CS2) to greenspaces and assets within existing urban 	

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
		<p>areas;</p> <p>3. incorporating assets that define and soften the edges of settlements to provide a high quality transition between urban and rural areas particularly at urban greenfield extensions; and;</p> <p>4. preventing fragmentation of habitats, creating linkages and enabling wildlife to move around the ecological network.</p> <p>...</p>	
<p>Policy NE5 Improving Accessibility for Walkers, Cyclists and Horse Riders</p> <p>Development proposals should include linkages to existing footpaths and cycle routes in order to improve connectivity between existing networks and enhance the</p>	-	<p>Policy CS9: Providing Travel Choice</p> <p>Travel choice (including connectivity and affordability) will be improved within the borough, to the wider Sheffield City Region, and beyond. Proposals will therefore be supported which make an overall contribution to the improvement of travel choice and the transport network, having regard to:</p> <p>the nature of the proposal and its potential impact on the transport network; the schemes</p>	<p>NDP Policy NE5 encourages development proposals to improve accessibility for non-car users, linking to existing networks and providing well designed new routes.</p> <p>Core Strategy Policy CS9 promotes wider travel choice including increased opportunities for walking and cycling.</p>

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>attractiveness of walking and cycling in and around the town. Schemes should include high quality cycle parking and storage facilities and be appropriate to the scale of the development.</p> <p>Development proposals should ensure that existing Public Rights of Way (PROW) including footpaths, cycle routes and bridleways, which cross or adjoin their sites, are retained and improved to support walking and cycling and enhance Green Infrastructure (see Map 14).</p> <p>When a development provides new PROW</p>		<p>and delivery mechanisms set out in the Infrastructure Delivery Schedule (Chapter 8, Table 8), any wider opportunities and priorities; and; the detailed principles set out below.</p> <p>....</p> <p>F) Proposals will be supported which improve the number and quality of opportunities for walking and cycling both as part of the highway and as part of the wider green infrastructure network.</p>	

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>or proposes revisions to existing routes, paths should avoid the use of estate roads wherever possible, and preference will be given to routes through landscaped areas or open spaces away from vehicular traffic.</p> <p>New and existing routes should not be enclosed on both sides by high fences, walls or hedging which can lead to narrow, unattractive corridors with limited overlooking.</p>			
<p>Policy NE6 Reducing Carbon Emissions and Encouraging Sustainable Design</p> <p>Proposals for low carbon energy generation schemes</p>	-	<p>Policy CS14: Design and Sustainable Construction</p> <p>B) New housing developments will be expected to meet relevant Building for Life criteria (14/20 criteria for developments of more than ten</p>	<p>NDP Policy NE6 promotes sustainable development which contributes positively to climate change objectives.</p> <p>Core Strategy Policy CS14 sets out requirements for sustainable and resource</p>

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>will be encouraged provided they comply with relevant national and local policies and do not impact negatively on the local landscape character or historic environment.</p> <p>Development should comply with DMBC adopted standards for cycle parking and electric vehicle charging points.</p> <p>New housing development is encouraged to incorporate sustainable design and energy efficiency measures wherever possible, in order to minimise carbon dioxide emissions which, contribute to climate change. New buildings should be</p>		<p>dwelling). An agreed proportion of new homes should be designed to Lifetime Homes standards, subject to design and viability considerations.</p> <p>C) The design and layout of development must also be designed to adapt to a changing climate, whilst helping reduce the causes of climate change, by using energy, water and materials in the most efficient way as possible. In order to help achieve this, proposals will be supported which meet or exceed the following minimum standards:</p> <p>1. all new housing must meet all criteria to achieve Code for Sustainable Homes of at least Level 3 and new non-domestic buildings must meet the BREEAM rating of at least 'Very Good'. This should be supported by preliminary assessments at planning application stage; and;</p>	<p>efficient design in new development.</p>

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>set back from the carriageway of busy roads to reduce public exposure to the highest levels of pollution. Schemes should also incorporate tree planting and open spaces where appropriate in line with other policies in the Neighbourhood Development Plan.</p> <p>Where there is a potential conflict between maximising energy and resource efficiency and ensuring new buildings are designed sensitively in relation to local context, the priority will be given to visual impact on local character where schemes are located within or impact</p>		<p>2. all new developments must secure at least 10% of their total regulated energy from decentralised and renewable or low carbon sources.</p>	

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>upon the setting of the conservation area and to sustainable design in other areas.</p> <p>Lighting schemes should be designed sensitively to minimise energy consumption and limit any adverse impacts on wildlife.</p>			
<p>Policy T1 Supporting Measures to Improve Traffic Management through the Town Centre</p> <p>Proposals to improve traffic management, and measures to reduce the adverse impacts of heavy traffic through the town centre will be supported.</p>	-	<p>Policy CS9: Providing Travel Choice</p> <p>Travel choice (including connectivity and affordability) will be improved within the borough, to the wider Sheffield City Region, and beyond. Proposals will therefore be supported which make an overall contribution to the improvement of travel choice and the transport network, having regard to:</p> <p>the nature of the proposal and its potential impact on the transport network; the schemes and delivery mechanisms set</p>	<p>NDP Policy T1 supports measures which address impacts of traffic in the town centre.</p> <p>Core Strategy Policy CS9 promotes improved travel choice and proposals which improve efficiency of freight transport, and bus, and walking and cycling opportunities.</p>

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>In particular the following measures will be encouraged and supported to improve the town centre environment and to make it a more welcoming and safe place for pedestrians, cyclists and those with impaired mobility:</p> <ol style="list-style-type: none"> 1. Implementation of highway improvements to ensure a sustainable vehicular traffic movement strategy for Bawtry; 2. Introduction of measures to control the speed of traffic wherever possible; 3. Improving links within the town for walking, cycling and access to public transport (bus services) including enhancing the local 		<p>out in the Infrastructure Delivery Schedule (Chapter 8, Table 8), any wider opportunities and priorities; and; the detailed principles set out below.</p> <p>D) Proposals will be supported which improve the efficiency of freight transport, and provide opportunities for alternatives to road transport where possible, including:</p> <ol style="list-style-type: none"> 1. protection and promotion of the navigation and wharf facilities; 2. facilities for lorry parking and roadside service areas, where appropriate, and; 3. increased aviation and rail freight movements including at Robin Hood Airport, the existing Rail Port at White Rose Way and Rossington Strategic Rail Freight Interchange. <p>E) Proposals will be supported which improve bus transport, including:</p> <ol style="list-style-type: none"> 1. expanding and/or upgrading key bus routes; and; 	

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
<p>public rights of way network, and the provision of town centre seating;</p> <p>4. Giving greater priority to pedestrians and cyclists over vehicular traffic and providing dedicated cycle routes wherever possible;</p> <p>5. Designing schemes to improve accessibility for people with differing needs including visual impairments, dementia, age friendly and mobility issues;</p> <p>6. Provision of additional pedestrian crossing points on main roads, dropped kerbs at crossing points, widening of pavements, and identification of 'safe</p>		<p>2. the provision of additional and/or improved park & ride facilities.</p> <p>F) Proposals will be supported which improve the number and quality of opportunities for walking and cycling both as part of the highway and as part of the wider green infrastructure network.</p> <p>G) New developments will provide, as appropriate, transport assessments and travel plans to ensure the delivery of travel choice and sustainable opportunities for travel.</p>	

Bawtry NDP Policies	Doncaster UDP Saved Policies Adopted July 1998	Doncaster Core Strategy 2011 - 2028 Adopted May 2012	General Conformity
routes to school' schemes; 7. Mitigating traffic impacts in residential streets, and measures to improve children's safety in the vicinity of schools; and 8. Improving facilities at bus stops and shelters including provision of seating and travel information. 9. Improving highway safety and minimising traffic congestion.			

3.6 f. Be Compatible with EU Obligations

The Submission Neighbourhood Plan is fully compatible with EU Obligations.

The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine

Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).

Strategic Environmental Assessment (SEA)

To meet the 'basic conditions' which are specified by law a Neighbourhood Development Plan must be compatible with EU obligations. Furthermore, as at 9th February 2015 Regulation 15 of the 2012 Neighbourhood Planning Regulations was amended to require that when a plan is submitted to the Local Planning Authority it should include either an environmental report prepared in accordance with the applicable regulations or where it has been determined as unlikely to have significant environmental effects, a statement of reasons for the determination.

A SEA Screening Report was prepared by Doncaster Council to determine whether or not the content of the Bawtry Neighbourhood Plan requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.

Requirement for Habitats Regulations Assessment (HRA)

Article 6 (3) of the EU Habitats Directive (Council Directive 92/43/EEC) and Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) requires that an appropriate assessment of plans and programmes is carried out with regard to the conservation objectives of European Sites (Natura 2000 sites) and that other plans and projects identify any significant effect that is likely for any European Site. In the context of neighbourhood planning, a Habitats Regulation Assessment (HRA) is required where a Neighbourhood Plan is deemed likely to result in significant negative effects occurring on protected European Sites (Natura 2000 sites) as a result of the plan's implementation.

The Screening Assessment Report was prepared by Doncaster Council on 17th May 2018. The summary of findings and summary of consultation responses from the 3 consultation bodies are set out below:

B. Summary of Screening Opinion

Local Authority Details	
Name and Job Title of officer producing Screening Opinion	Chris Hall Senior Planning Officer - Local Plans Team
Date of assessment	17/05/2018
Conclusion of assessment	<i>Is an SEA required?</i> No
Reason for conclusion	<ul style="list-style-type: none"> • Although there is a mixed use allocation, the development of this in line with the plans policies should enhance the site and contribute more positively to the build environment. • Policies within the Neighbourhood Plan seek to protect, conserve and enhance the natural environment in Bawtry. The key theme running through the plan is that historic built assets and settings and green spaces should be protected and enhanced, any potential development should react sympathetically to this and enhance it where possible. • Specific proposals such as low carbon features in development or incorporating wildlife enhancement features into development will lead to overall enhancements to the natural environment; • The aforementioned proposals would lead to positive environmental benefits for Bawtry, as well as the continued conservation and enhancement of the town.
Name and Job Title of officer approving Screening Opinion	Richard Purcell Head of Planning
Date of approval	27 June 2018

C. Summary of Consultation

Consultation	
Officer (name and job title)	Summary of Comments
Craig Broadwith Craig.Broadwith@HistoricEngland.org.uk	On the basis of the information supplied, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations {Annex II of SEA Directive}, Historic England concurs with your conclusion that the preparation of the Strategic Environmental Assessment is not required for the Bawtry Neighbourhood Plan.
Claire Dennison Claire.dennison@environment-agency.gov.uk	Having considered the nature of the policies in the Plan, we consider that it is unlikely that significant negative impacts on environmental characteristics that fall within our remit and interest will result through the implementation of the plan.
Merlin Ash Merlin.Ash@naturalengland.org.uk	Natural England agrees with the assessment of no likely significant effects in relation to the Bawtry Neighbourhood Plan; however we advise that you carefully consider the potential for in-combination effects with the emerging Doncaster Local Plan.

European Convention on Human Rights

The Submission Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights (“The Convention”). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK's statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual's rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that "The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status." The Town Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

3.7 g. Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

The prescribed conditions have therefore been met in relation to the Neighbourhood Development Plan (NDP) and prescribed matters have been complied with in connection with the proposal for the Plan.

