

Chapter 5

Environment





Environment

INTRODUCTION

5.1 A pleasant and attractive environment is an essential element in maintaining and improving the quality of life of people living and working in the Borough. It is also central in people's perception of the image of a place. A high quality environment is therefore a significant factor in helping to attract new investment in its various forms, it has a vital role to play in the regeneration of the Borough and has been identified as one of the three main objectives of the UDP strategy (Chapter 2). Strategic Guidance emphasised the need for the UDP to continue to safeguard what is best in both the urban and rural environments whilst reclaiming and improving derelict and despoiled land.

5.2 The "Environment" is of course now firmly established at the top of national and international political agendas with public concern, and action by governments, over a wide range of issues relating to the future health of the planet. The Public Attitude Survey highlighted the concern amongst Doncaster residents for the quality of the local environment. The UDP does not, and cannot, address all local environmental issues but it will play a major role in determining the appearance and quality of Doncaster's Environment, through its policies and proposals for environmental improvement; for the conservation of the Borough's natural and built heritage; and for new development.

5.3 The image of Doncaster has suffered, perhaps unfairly, from its association with colliery spoil heaps, unsightly quarries, obsolete industrial buildings, derelict and degraded land and polluted waterways. Whilst there are parts of the Borough with problems resulting from the effects of coal



mining, quarrying and declining extraction and manufacturing industries these are being progressively tackled and the Borough as a whole has much which is worthy of conservation and promotion (in addition, mineral sites ,through efforts by both the industry and regulatory authorities, have seen substantial improvements to working practices and restoration). The Borough has the largest area of countryside of any Metropolitan Borough, much of it very attractive; an extremely important wildlife resource with some of the Borough's habitats enjoying an international reputation; and a very rich built heritage with numerous Conservation Areas, Listed Buildings and archaeological sites. New development is also contributing to an

attractive and exciting environment.

5.4 The UDP seeks to conserve and improve the Borough's Environment through attention to seven areas of policy:

- * Protecting the Countryside (SENV 1)
- * Protecting the Agricultural Resource (SENV 2)
- * Conserving the Landscape (SENV 3)
- * Conserving the Built Heritage (SENV 4)
- * Conserving the Wildlife Resource (SENV 5)
- * Ensuring the quality of New Development (SENV 6)
- * Improving the Environment (SENV 7)

Public Attitude Survey

Nearly 20% of people thought the Borough's "poor image" was a problem the Council should tackle.

PROTECTING THE COUNTRYSIDE

~~SENV 1~~

~~THE BOROUGH COUNCIL WILL PROTECT THE COUNTRYSIDE FROM UNNECESSARY AND INAPPROPRIATE DEVELOPMENT. GREEN BELT AND COUNTRYSIDE POLICY AREAS ARE DESIGNATED WITHIN WHICH ONLY USES APPROPRIATE TO A RURAL AREA WILL BE PERMITTED. SUCH USES WILL BE EXPECTED TO CONSERVE AND WHEREVER POSSIBLE ENHANCE THE ENVIRONMENT.~~

Replaced by
Core Strategy
Policy 3:
Countryside

5.5 It is, and has long been, national policy to protect the countryside from inappropriate development in order to safeguard its character and natural resources and so that development is directed towards urban areas where it can usually be accommodated more economically and with a more acceptable environmental impact.

5.6 The countryside provides the setting for a number of potentially conflicting interests and activities including agriculture, mineral extraction, timber growing and, increasingly, recreation. The importance of conserving the countryside for the sake of its beauty, its diversity of landscape and wealth of wildlife and other resources is widely recognised whilst changes in national agricultural policy and practice have highlighted the need for a more diverse and healthy rural economy and the fact that the countryside is the home and workplace of a significant number of people.

5.7 The countryside has always been subject to change as the result of developments in, and the interplay between, these various interests, but the changes currently taking place are particularly profound, most notably:

- A lessening emphasis on the importance of agricultural production.
- Increasing recreation pressure including proposals for a large number and wide range of recreation and leisure facilities in the countryside.
- Continuing pressure for development of all kinds and notably a significant increase in proposals for the conversion of rural farm buildings to other uses, especially residential.
- Increasing public awareness and support for the conservation of the countryside and its natural resources.
- Growing recognition of the need to



diversify the rural economy in the light of the changing agricultural context.

5.8 The countryside policies of the UDP seek to take account of these changes, to conserve rather than preserve the countryside, to strike an acceptable balance between the competing interests and above all to maintain and enhance the quality of the countryside in all its respects.

5.9 Doncaster's "countryside" has been defined close up to the built up areas and proposed development sites, because a) ample development land is provided by these areas; b) the countryside provides an attractive setting for Doncaster's built up areas and thereby supports the regeneration of the environment and economy; and c) the countryside is a land use in its own right and is recognised as such.

5.10 The countryside immediately outside the urban areas, i.e. the "urban fringe", is often in need of improvement. It suffers from the effects of activities such as trespass, vandalism and fly tipping creating a poor visual relationship between town and country and making agriculture

difficult to sustain. On the other hand such areas often provide excellent opportunities for various alternatives to agriculture such as forestry, and recreation uses which can create a buffer or transition area between the intensive land uses of urban areas and the open countryside with benefits for the environment, agriculture and access/recreation. Some of the UDP policies therefore make reference to this particular aspect of the countryside either in terms of priorities for environmental improvement works or by encouraging or directing certain developments to such areas.

5.11 Not all of the Borough Council's countryside objectives can be pursued solely through planning regulations; agriculture and forestry for example are largely outside its control as are many informal recreation activities. Much depends therefore on education, public awareness, direct improvement works, access and management agreements with landowners and the controls they (including the Borough Council) exercise over their land. There are many organisations involved in this work including the Ministry of Agriculture, the Forestry Authority,



the Countryside Commission, English Nature, British Waterways Board, and local voluntary organisations. The Borough Council will work with them to pursue its objectives on as many fronts as necessary.

5.12 Planning control is nevertheless central to the realisation of the

Borough Council’s objectives; it will be seen from the Proposals Map that two countryside designations have been used as the basis of this control. In the western “half” of the Borough the countryside is designated as “Green Belt”; in the eastern “half” it is designated as “Countryside Policy Area”. These are explained in Policies

ENV 1 and ENV 2 respectively. It should be noted that some very small villages and hamlets have been “washed over” by these designations and are therefore treated as countryside. Larger villages have been “inset” and are therefore excluded from the Green Belt and Countryside Policy Area designations.

Green Belt Designation

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

ENV 1
 THE BOROUGH COUNCIL WILL MAINTAIN A GREEN BELT IN THE WESTERN PART OF THE BOROUGH THE GENERAL EXTENT OF WHICH IS DEFINED BY A LINE APPROXIMATING TO THAT OF THE EAST COAST MAIN RAILWAY LINE AND THE DETAILED BOUNDARIES OF WHICH ARE SHOWN ON THE PROPOSALS MAP.
 THE PURPOSES OF INCLUDING LAND IN THE DONCASTER GREEN BELT ARE:

- TO REGULATE THE SIZE AND SHAPE OF URBAN AREAS IN ORDER TO PREVENT UNRESTRICTED SPRAWL;
- TO PREVENT THE COALESCENCE OF EXISTING SETTLEMENTS;
- TO ASSIST IN SAFEGUARDING THE COUNTRYSIDE FROM ENCROACHMENT; AND
- TO ASSIST IN URBAN REGENERATION BY ENCOURAGING THE RECYCLING OF DERELICT AND OTHER URBAN LAND.

5.13 Green Belts have been an important feature of the Planning system for many years and continue to command widespread support. The Borough Council hereby reaffirms its commitment to the Green Belt in the western part of the Borough.

5.14 The South Yorkshire Structure Plan established the general extent of the Green Belt in the Borough. In broad terms this includes the open land around and between the built up areas in the western half of the Borough, that is between the Borough’s western boundary and a line approximating to that of the existing Selby-Doncaster-Retford railway line. This policy reaffirms the existing general extent of the Green Belt in the Borough.

5.15 In proposing no change to the general extent of the Green Belt the Borough Council has had regard to a number of factors:

- Central Government guidance contained in PPG2 states: “Once the general extent of a Green Belt has been approved it should be altered only in exceptional circumstances”.
- The Strategic Guidance proposed no alteration to the general extent of the Green Belt in South Yorkshire.
- The countryside in the eastern half of the Borough is considered less

appropriate for Green Belt designation than that in the west which is sandwiched between the adjacent urban centres of Wakefield, Barnsley, Rotherham and Doncaster and therefore particularly sensitive to urban expansion and settlement coalescence.

- The countryside in the eastern half of the Borough is in a number of ways more suitable for planned urban expansion than that in the west being generally of a lower landscape and agricultural quality.
- The importance of protecting countryside outside the Green Belt is now widely acknowledged, notably in central government guidance.

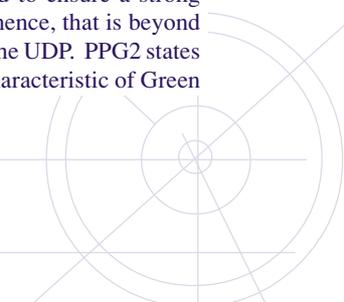
5.16 Detailed Green Belt boundaries have been previously established on a statutory basis for those parts of the Borough covered by the Mexborough-Conisbrough, Adwick-Bentley-Sprotborough and Balby-Hexthorpe Local Plans. Elsewhere in the Borough detailed boundaries have either not been defined or defined in old style Development Plans (which are now very out of date) or on a Draft non statutory basis in Interim Planning Policy Statements. The UDP establishes for the first time a detailed statutory boundary for all Green Belt within the Borough. Previous

definitions and distinctions such as “the general extent of” and “Statutory Interim” are hereby dispensed with. The status of the Green Belt shown on the Proposals Map applies equally throughout its extent within the Borough.

5.17 The use of land in the Green Belt has a positive role to play in fulfilling the following objectives: -

- to provide opportunities for access to the open countryside for the urban population;
 - to provide opportunities for outdoor sport and outdoor recreation near urban areas;
 - to retain attractive landscapes and enhance landscapes near to where people live;
 - to improve damaged and derelict land around urban areas;
 - to secure nature conservation interest;
 - to retain land in agricultural, forestry and related uses.
- These objectives are also pursued through other policies of the UDP

5.18 The detailed boundaries have been defined in accordance with the above purposes; account has also been taken of the need to ensure a strong degree of permanence, that is beyond the timescale of the UDP. PPG2 states “The essential characteristic of Green



Belts is their permanence and their protection must be maintained as far as can be seen ahead... detailed boundaries defined in adopted local plans... should be altered only exceptionally". This has two implications. Firstly, amendments to boundaries established in the Local Plans referred to above have been limited. Secondly, it is necessary to establish new boundaries which will endure and which do not include land which it is unnecessary to keep permanently open.

5.19 Wherever possible the detailed boundaries of the inner edge of the Green Belt have been defined so as to follow existing physical features and prominent landmarks. Such features have also been used to define the eastern outer edge where the East Coast Main Railway line does not form an appropriate boundary. The western outer edge is defined by the Borough boundary and complements Green Belt designations in neighbouring authorities.

5.20 In preparing the UDP the Borough Council has addressed the possible need to provide safeguarded land (sometimes referred to as white land) in accordance with PPG2 advice. This is land between the urban area and the Green Belt which may be needed to meet longer-term development needs but which is unallocated in the current plan period.

Its purpose is to ensure that Green Belt boundaries will not have to be altered at the end of the Plan period. The Borough Council has concluded for the following reasons, that in Doncaster's case it is not necessary or appropriate to provide safeguarded land in order to ensure protection of the Green Belt for the longer timescale:

(i) Doncaster is not constrained by its Green Belt in the way that many metropolitan areas and Green Belt cities are. Approximately half of Doncaster's countryside lies beyond the Green Belt and whilst the policies of the UDP seek to protect this countryside throughout the Plan period (through the Countryside Policy Area policies), this area offers excellent opportunities for planned expansion beyond the Plan period thereby obviating the need to delete Green Belt. In addition, substantial development potential already exists in the western half of the Borough on development allocations and other land inset within the Green Belt.

(ii) Statutory Green Belt boundaries have already been established for much of Doncaster's Green Belt area. Given that the sole purpose of safeguarded land is to safeguard the longevity of Green Belt boundaries it would be inappropriate to replace established Green Belt with unallocated land; indeed it would

undermine the objective of boundary longevity. Furthermore PPG2 states that "detailed Green Belt boundaries defined in adopted Local Plans or earlier approved development plans should be altered only exceptionally". The preparation or review of a Development Plan is not necessarily an exceptional circumstance.

(iii) Where detailed Green Belt boundaries are being defined for the first time the Borough Council has had regard to development requirements, environmental and other planning considerations and is satisfied that development allocations have been made and boundaries drawn which will obviate the need for Green Belt boundary review for as far as can be seen ahead. This has involved substantial allocations in some cases (e.g. Bawtry and Askern) and drawing fairly tight boundaries elsewhere (e.g. Tickhill and the smaller villages) where long term policies of restraint are envisaged.

5.21 Areas of White land and similar urban fringe land which were included in previous development plans have been replaced with Green Belt or other allocations. Developers and the general public are thus afforded a considerable degree of certainty with regard to the location, type and timescale of future development and encouragement is afforded to regeneration priority sites.

Countryside Policy Area Designation

ENV 2

THE BOROUGH COUNCIL WILL MAINTAIN A COUNTRYSIDE POLICY AREA IN THE EASTERN PART OF THE BOROUGH COVERING ALL COUNTRYSIDE OUTSIDE THE GREEN BELT. THE DETAILED BOUNDARIES ARE SHOWN ON THE PROPOSALS MAP.

THE PURPOSES OF THE COUNTRYSIDE POLICY ARE:

- TO ASSIST IN SAFEGUARDING THE COUNTRYSIDE FROM ENCROACHMENT
- TO PROVIDE AN ATTRACTIVE SETTING FOR TOWNS AND VILLAGES
- TO PREVENT SETTLEMENTS FROM COALESCING
- TO PROVIDE OPPORTUNITIES FOR OUTDOOR SPORT AND RECREATION NEAR URBAN AREAS
- TO RETAIN LAND IN AGRICULTURE, FORESTRY AND NATURE CONSERVATION USES
- TO PROTECT OTHER NON-RENEWABLE RESOURCES
- TO ASSIST REGENERATION BY DIRECTING DEVELOPMENT TOWARDS URBAN AREAS AND STRATEGIC ALLOCATIONS
- TO HELP SUSTAIN RURAL COMMUNITIES AND A DIVERSE RURAL ECONOMY

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan



5.22 The South Yorkshire Structure Plan contained no specific policies for the protection of the countryside outside the Green Belt. The Thorne-Stainforth-Hatfield and Armthorpe-Edenthorpe-Kirk Sandall-Barnby Dun and Adjoining Areas Local Plans and the Interim Planning Policy statements have sought (very successfully) to protect the countryside in these areas using a variety of designations (Agricultural Policy Area, Urban Fringe Policy Area, Countryside Policy Area, Strategic Rural Gaps) and development control policies which differ very little from those operated within the Green Belt. Given the decreasing emphasis on the importance of agricultural production and the growing recognition of the need to protect the countryside for its own sake, it is considered appropriate to designate the countryside beyond the Green Belt as 'Countryside Policy Area'.

5.23 The Countryside Policy Area shares many similar purposes with the Green Belt including safeguarding the countryside from encroachment and assisting in urban regeneration; it also plays a similar positive role in fulfilling a number of objectives including providing for attractive, economically healthy settlements and helping to retain agriculture, forestry, nature conservation uses and other non renewable resources.

5.24 Central Government Guidance recognises that policies for controlling development apply with equal force to Green belt and Countryside outside Green Belt. There are a number of important differences however between the Green belt and the Countryside Policy Area:

- (i) One of the purposes of the Doncaster Green Belt is to prevent the coalescence of large neighbouring urban areas. The countryside in the eastern 'half' of Doncaster is not subject to such pressures which is why it was excluded from the General Extent of the South Yorkshire Green Belt. The Countryside Policy Area does however play an important role in preventing the coalescence of smaller settlements.
- (ii) An essential characteristic of Green belts is their permanence and their protection must be maintained as far



as can be seen ahead. There is no such requirement however for the boundaries of the Countryside Policy Area to endure beyond the plan period. (iii) The general presumption against inappropriate development embodied in Government Guidance applies only to Green Belts.

(iv) Whilst there are many issues of development control which apply equally to Green Belt and the countryside beyond, PPG2 contains specific detailed guidance on certain types of development which is peculiar to Green Belts and which is reflected

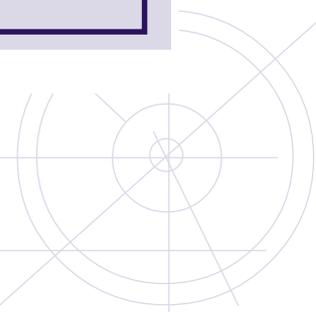
in the development control policies ENV3 - ENV14

5.25 The Borough Council will protect all land designated as Green Belt or Countryside Policy Area from inappropriate development throughout the life of the UDP. Green Belt and Countryside Policy Area boundaries have been established which have sought a careful balance between the protection of the countryside, the protection of the form and amenities of urban areas and the provision of an adequate supply of land for housing, industry and other developments.

Key Fact

DONCASTER COUNTRYSIDE

Doncaster has the largest area of countryside of all the metropolitan authorities, the larger part of the Borough is in fact rural in character. Most of the countryside is intensively farmed reflecting the high proportion of good quality agricultural land but it also contains attractive villages, hamlets, other well established buildings standing in their own grounds, woodlands, country parks, nature reserves, golf courses, and other recreation facilities and hundreds of miles of public rights of way. Much of its landscape is extremely attractive, particularly in the western half of the Borough, and it is a considerable asset in promoting the Borough to potential developers, visitors and residents as well as a much appreciated resource for the people who already live and work in the Borough. In contrast the countryside also contains limited but significant areas of degraded landscape largely as a result of existing or former mineral workings some of which are subject to restoration conditions but some of which are derelict and require urgent attention.



General Development Control Policies

ENV 3

WITHIN THE GREEN BELT, AS DEFINED ON THE PROPOSALS MAP, DEVELOPMENT WILL NOT BE PERMITTED, EXCEPT IN VERY SPECIAL CIRCUMSTANCES, FOR PURPOSES OTHER THAN:

- a) AGRICULTURE AND FORESTRY SUBJECT TO THE LIMITATIONS INCLUDED IN POLICIES ENV5 AND ENV6;
- b) OUTDOOR SPORT AND OUTDOOR RECREATION INCLUDING ESSENTIAL FACILITIES FOR SUCH DEVELOPMENT SUBJECT TO THE LIMITATIONS INCLUDED IN POLICY ENV7;
- c) CEMETERIES AND OTHER USES OF LAND (INCLUDING ESSENTIAL FACILITIES WHICH ARE GENUINELY REQUIRED FOR SUCH USES) WHICH PRESERVE THE OPENNESS OF THE GREEN BELT AND WHICH DO NOT CONFLICT WITH THE PURPOSES OF INCLUDING LAND IN IT;
- d) LIMITED INFILLING IN EXISTING VILLAGES SUBJECT TO THE LIMITATIONS INCLUDED IN POLICY ENV9;
- e) THE REUSE OF EXISTING BUILDINGS SUBJECT TO THE LIMITATIONS INCLUDED IN POLICY ENV10;
- f) LIMITED EXTENSION, ALTERATION OR REPLACEMENT OF EXISTING DWELLINGS SUBJECT TO THE LIMITATIONS INCLUDED IN POLICIES ENV13 AND ENV14.

DEVELOPMENT PROPOSALS FALLING WITHIN CATEGORIES a) TO f) WILL ONLY BE ACCEPTABLE IN PRINCIPLE WHERE THEY WOULD NOT BE VISUALLY DETRIMENTAL BY REASON OF THEIR SITING, MATERIALS OR DESIGN, AND WOULD NOT GIVE RISE TO UNACCEPTABLE HIGHWAY OR AMENITY PROBLEMS AND WOULD NOT CONFLICT WITH OTHER POLICIES OF THE UDP.

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

5.26 Policy ENV3 sets down the Borough Council's overall development control policy within the Green Belt. It reflects Government Guidance on Green Belts as set down in PPG2. The general policies controlling development in the countryside apply with equal force in Green Belts but there is in addition a general presumption against inappropriate development within them and such development will not be approved except in very special circumstances. Inappropriate development is, by definition, harmful to the Green Belt. The construction of new buildings is inappropriate unless it is for the purposes as set down in the policy. Engineering and other operations and the making of any material change in the use of land are inappropriate development unless they maintain openness and do not conflict with the purposes of including land in

the Green Belt. Proposals for development which would not prejudice the purposes of including land in the Green Belt will nevertheless be refused if they would injure the visual amenity of the Green Belt by reason of their siting, materials or design.

5.27 All development proposals within the Green Belt must satisfy Policy ENV3. Certain types of development proposals must also satisfy additional policies as cross referenced within ENV3 i.e.: ENV5 (Agricultural dwellings); ENV6 (agricultural buildings); ENV7 (recreation and leisure proposals); ENV9 (infilling); ENV10 (conversion of rural buildings); ENV13 (replacement dwellings); and ENV14 (alterations and extensions to dwellings).

5.28 Minerals can be worked only

where they are found. Their extraction is a temporary activity and need not be incompatible with the purposes of including land in the Green Belt provided that high environmental standards are maintained (the development should be carried out in such a way that it contributes as far as possible to the objectives of the use of land in the Green Belt) and that the site is well restored. This requirement will apply to other significant development in the Green Belt (e.g. waste tipping, road and other infrastructure development). Mineral extraction and landfill operations and their ancillary developments such as screening and washing plants may therefore be acceptable in the Green Belt subject to this requirement and to compliance with the relevant minerals and waste disposal policies of the UDP.



Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

ENV 4

WITHIN THE COUNTRYSIDE POLICY AREA, AS DEFINED ON THE PROPOSALS MAP, DEVELOPMENT WILL NOT NORMALLY BE PERMITTED, FOR PURPOSES OTHER THAN:

- a) AGRICULTURE, FORESTRY, OUTDOOR RECREATION AND LEISURE, CEMETERIES, ESSENTIAL SERVICE PROVISION BY STATUTORY UNDERTAKERS, OR OTHER USES APPROPRIATE TO A RURAL AREA, SUBJECT TO THE LIMITATIONS INCLUDED IN POLICIES ENV 5 - ENV 8.
- b) INFILLING DEVELOPMENT WITHIN SETTLEMENTS WASHED OVER BY THE COUNTRYSIDE POLICY AREA SUBJECT TO THE LIMITATIONS INCLUDED IN POLICY ENV 9.
- c) THE RE-USE OF EXISTING BUILDINGS SUBJECT TO THE LIMITATIONS INCLUDED IN POLICY ENV 10.
- d) SMALL SCALE EXTENSION OR EXPANSION OF AN EXISTING SOURCE OF EMPLOYMENT SUBJECT TO THE LIMITATIONS INCLUDED IN POLICY ENV 11
- e) MINOR RETAIL DEVELOPMENT APPROPRIATE TO A RURAL AREA SUBJECT TO THE LIMITATIONS INCLUDED IN POLICY ENV 12.
- f) REPLACEMENT OF, OR ALTERATION OR EXTENSION TO, A EXISTING DWELLING SUBJECT TO THE LIMITATIONS INCLUDED IN POLICIES ENV 13 AND ENV 14.

PROPOSED DEVELOPMENT FALLING WITHIN CATEGORIES a) TO f) WILL BE ACCEPTABLE IN PRINCIPLE ONLY WHERE:

- i) IT WOULD NOT PREJUDICE BY REASON OF ITS NATURE, SCALE, SITING OR DESIGN, THE PURPOSES OF THE COUNTRYSIDE POLICY AREA AND IN PARTICULAR WOULD NOT LEAD TOWARDS THE PHYSICAL OR VISUAL COALESCENCE OF SETTLEMENTS; AND
- ii) IT WOULD NOT CREATE OR AGGRAVATE HIGHWAY OR AMENITY PROBLEMS; AND
- iii) IT IS SITED, DESIGNED AND, WHERE NECESSARY, SCREENED SO AS TO MINIMISE ITS IMPACT ON AND WHEREVER POSSIBLE ENHANCE THE CHARACTER, LANDSCAPE AND NATURE CONSERVATION VALUE OF THE LOCAL ENVIRONMENT.

5.29 Policy ENV 4 sets down the Borough Council's overall development control policy within the Countryside Policy Area. It reflects Government Guidance on the control of development in the countryside as set down in PPG7 and other Planning Policy Guidance. It is based on the guiding principle that development in the countryside should both benefit economic activity and maintain or enhance the environment. It is designed to achieve the purposes of the Countryside Policy Area as set down in Policy ENV2 and to achieve good quality development which respects the character of the countryside.

5.30 All development proposals within the Countryside Policy Area must satisfy Policy ENV4. Certain types of development proposals must also

satisfy additional policies as cross-referenced within Policy ENV4 i.e. ENV5 (Agricultural dwellings); ENV6 (Agricultural buildings); ENV7 (recreation and leisure proposals); ENV8 (Touring caravans and camping facilities); ENV9 (Infilling); ENV10 (Conversion of rural buildings); ENV11 (Employment uses); ENV12 (retail development); ENV13 (replacement dwellings) and ENV14 (alterations and extensions to dwellings).

5.31 As in the Green Belt mineral extraction may be acceptable in the Countryside Policy Area. Minerals can be worked only where they are found. Their extraction is a temporary activity and need not be incompatible with the purposes of including land in the Countryside Policy Area provided

that high environmental standards are maintained (the development should be carried out in such a way that it contributes as far as possible to the objectives of the use of land in the Countryside Policy Area) and that the site is well restored. This requirement will apply to other significant development in the Countryside Policy Area (e.g. waste tipping, road and other infrastructure development). Mineral extraction and landfill operations and their ancillary developments such as screening and washing plants may therefore be acceptable in the Countryside Policy Area subject to this requirement and to compliance with the relevant minerals and waste disposal policies of the UDP.



Agricultural Dwellings

ENV 5

WITHIN THE GREEN BELT OR COUNTRYSIDE POLICY AREA NEW DWELLINGS WILL BE PERMITTED WHERE A GENUINE AGRICULTURAL OR FORESTRY REASON CAN BE DEMONSTRATED, SUBJECT TO COMPLIANCE WITH POLICY ENV 3 OR POLICY ENV 4 (AS APPROPRIATE) AND TO THE ATTACHMENT OF AN APPROPRIATE OCCUPANCY CONDITION AND PROVIDED THAT WHEREVER POSSIBLE THE DWELLING IS LOCATED WITHIN THE CURTILAGE OF THE SOURCE OF EMPLOYMENT AND IS ADJACENT TO EXISTING BUILDINGS. IN APPROPRIATE CIRCUMSTANCES, PLANNING OBLIGATIONS MAY BE REQUIRED TO TIE THE DWELLING TO ADJACENT FARM BUILDINGS.

AN OCCUPANCY CONDITION WILL NOT NORMALLY BE REMOVED UNLESS IT CAN BE CLEARLY DEMONSTRATED THAT THE LONG TERM LAND USE NEED FOR THE CONDITION NO LONGER EXISTS IN THE LOCALITY. WHEN GRANTING PERMISSION FOR A SECOND AGRICULTURAL DWELLING ON AN AGRICULTURAL UNIT THE BOROUGH COUNCIL WILL REQUIRE OCCUPANCY CONDITIONS TO BE PLACED ON BOTH DWELLINGS.

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

5.32 There is a general presumption against residential development in the Green Belt and such development is not normally permitted in the Countryside Policy Area (except for infilling in accordance with Policy ENV 9). In most instances agricultural workers, like other employees in rural areas, will be expected to live in dwellings within settlements and indeed there are usually domestic and social advantages in doing so. However there are certain restricted circumstances where it may be necessary to allow isolated new dwellings in association with agriculture or other appropriate use to be located actually on the holding/site for the proper management of the farm/operation. "Agricultural need" will be assessed on the basis of the criteria set out in National Planning Policy Guidance. Other claims will have to show a need to provide permanent attendance to safeguard machinery or property.

5.33 In the case of new farm holdings or other appropriate operations where the viability is in doubt, planning permission may be granted for temporary accommodation for a limited period to enable the viability of the holding/operation to be assessed. This will allow the Borough Council to give proper consideration to the need for a permanent dwelling.

5.34 New agricultural dwellings, including temporary residential

caravans, need careful siting to minimise their impact on the landscape and a site adjacent to an existing group of farm buildings should, wherever possible, be chosen. This will, in addition, enable existing public services, facilities and highway access to be used. Where such a location is not practical, siting must have regard to existing features such as farm buildings, the contours of the land, trees and hedgerows, supplemented where necessary by new planting. In accordance with Green Belt and Countryside Policy Area objectives, Planning Permission will not be granted where it would lead towards the physical or visual coalescence of settlements.

5.35 New dwellings in the countryside should be in keeping with the character of the area in terms of scale, design, colour and use of external materials and landscaping. In accordance with PPG7 new agricultural dwellings should be of a size commensurate with the established functional requirement of the holding. Dwellings which are unusually large in relation to the agricultural needs of the unit, or unusually expensive to construct in relation to the income it can sustain in the long term, will not normally be permitted. The Borough Council will produce supplementary Planning Guidance on this issue.

5.36 Where planning permission is granted, it will be subject to a

condition and where appropriate a Section 106 Agreement under the Town and Country Planning Act 1990. These will, respectively, restrict use of the dwelling to a person employed for the agreed purposes or their dependents and tie the dwelling to the associated agricultural buildings and land, in order that (a) the dwelling is kept available to meet the identified agricultural or other need and (b) so that the general policy presumption against residential development in the countryside is not undermined.

5.37 Appropriate circumstances where a section 106 agreement will be required will be addressed in detail through supplementary Planning Guidance. In general however this will be where the holding or part of the holding was included in the justification for the dwelling and the Borough Council is concerned that the size of the holding is such that the further sale of any part of it could affect its viability as an agricultural unit. The Borough Council will consider any reasonable argument for selling off parcels of land but the additional control will give it the opportunity to review the viability and sustainability of the operation i.e. the only reason for originally allowing the dwelling.



5.38 The Borough Council will have regard to these policy objectives when considering applications to remove occupancy conditions. Only in

exceptional circumstances when it can be clearly demonstrated that such a condition has outlived its usefulness and that appropriate and satisfactory

measures have been taken to sell or pass on the dwelling with the condition attached, will the Borough Council consider removing a condition.

Agricultural Buildings

ENV 6

AGRICULTURAL BUILDINGS (EXCLUDING DWELLINGS) REQUIRING PLANNING PERMISSION OR NOTIFICATION WILL NORMALLY BE PERMITTED PROVIDED THAT:

- a) WHEREVER POSSIBLE AND REASONABLE THE DEVELOPMENT IS SITED IN CLOSE PROXIMITY TO EXISTING BUILDINGS, AND OR UTILISES EXISTING LAND FORMS AND VEGETATION TO MINIMISE ITS IMPACT; AND
- b) THE DEVELOPMENT WOULD NOT SIGNIFICANTLY DETRACT FROM VIEWS ACROSS OPEN COUNTRYSIDE OR THE SETTING OF A SETTLEMENT AND COMPLIES WITH POLICY ENV 3/ENV 4 (AS APPROPRIATE); AND
- c) THE IMPACT OF THE DEVELOPMENT IS MINIMISED BY CAREFUL ATTENTION TO DESIGN, SCALE, TYPE AND COLOUR OF MATERIALS AND TO LANDSCAPING. A PARTICULARLY HIGH STANDARD OF DESIGN AND MATERIALS WILL BE REQUIRED IN AREAS OF SPECIAL LANDSCAPE VALUE; AND
- d) IN THE CASE OF BUILDINGS TO BE USED FOR LIVESTOCK OR FOR THE STORAGE OF SLURRY OR SEWAGE SLUDGE, THE DEVELOPMENT WOULD NOT GIVE RISE TO AN UNACCEPTABLE LOSS OF AMENITY FOR OCCUPIERS OF PROTECTED BUILDINGS.

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

5.39 Doncaster has a thriving agricultural industry and the Borough Council will take a positive view of proposals requiring permission or notification. However many modern farm buildings, because of their scale and prefabricated construction can have a very damaging impact on the countryside. All farm buildings, whether requiring planning permission or not should therefore be carefully sited, designed and screened to ensure that the natural heritage and visual amenity of the Green Belt or Countryside Policy Area is not adversely affected. In the case of buildings to be used for livestock or for the storage of slurry or sewage sludge it is important that the amenities of people residing in or occupying “protected” (*) buildings are safeguarded. In accordance with Green Belt and Countryside Policy Area objectives, planning permission will not be granted for development which would lead to the physical or visual coalescence of settlements. Design/siting considerations are also particularly important in Areas of Special Landscape Value and

especially when the proposed building would be visible from public vantage points or footpaths. Policy ENV 17 applies. Where a building requires notification the Council will generally only require a reserved matters application where the proposal is on a virgin greenfield site or within an Area of Special Landscape Value or where it is to be visible from a highway.

(*)Protected buildings include most residential and other permanent buildings normally occupied by people but exclude farm dwellings. Under the General Development Order 1995 (as amended) planning permission is required for development (erection or alteration) of a unit used, or to be used, for livestock or the storage of slurry or sewage sludge within 400m of a “protected” building (and this includes the use for these purposes of units resulting from permitted development rights within 5 years of this development).

5.40 Non agricultural horse related developments such as stables, field shelters, riding schools and stud farms, require planning permission. Policy

ENV 7 applies. Farm shops are dealt with under Policy ENV 12. There are an increasing number of applications for glass houses in association with the development of horticulture particularly in the East and South-East of the Borough. Where the Borough Council is satisfied as to the viability of the concern, planning permission will usually only be granted subject to a Section 106 Agreement to secure sufficient capital investment allied to a five year programme. Such developments often eventually result in pressure for a small retail element which may or may not prove acceptable, access and car parking arrangements being particularly important issues. Applications for dwellings related to such developments will again be considered in the context of Policy ENV5.



Recreation and Leisure Developments

ENV 7

WITHIN THE GREEN BELT THE DEVELOPMENT OF ESSENTIAL FACILITIES FOR OUTDOOR SPORT AND OUTDOOR RECREATION INCLUDING SMALL ANCILLARY BUILDINGS, UNOBTRUSIVE SPECTATOR ACCOMMODATION AND OTHER ESSENTIAL FACILITIES, WILL BE PERMITTED PROVIDED THE DEVELOPMENT IS GENUINELY REQUIRED AND THE DEVELOPMENT PRESERVES THE OPENNESS OF THE GREEN BELT. IN THE COUNTRYSIDE POLICY AREA THE DEVELOPMENT OF RECREATION AND LEISURE USES WILL BE PERMITTED PROVIDED THAT:

- a) THE USES WOULD BE PREDOMINANTLY OUTDOOR AND WOULD HAVE A LOW PROPORTION OF BUILDING AREA IN RELATION TO LAND AREA; AND
- b) ANCILLARY FACILITIES (CLUBHOUSES, VISITOR CENTRES, CAR PARKING ETC) WOULD NOT EXCEED THOSE WHICH ARE REASONABLE AND SUFFICIENT FOR THE USERS OF THE MAIN FACILITIES AND ARE SITED DESIGNED AND SCREENED TO THE SATISFACTION OF THE BOROUGH COUNCIL.

SUCH DEVELOPMENT AS IS PERMITTED SHOULD BE LOCATED AND DESIGNED TO ENSURE HARMONY WITH THE SURROUNDING COUNTRYSIDE AND IN PARTICULAR SO AS TO NOT HAVE AN ADVERSE IMPACT ON THE LANDSCAPE, AGRICULTURE, THE FORM AND CHARACTER OF EXISTING SETTLEMENTS, THE BUILT HERITAGE OR WILDLIFE AND SO AS TO COMPLY WITH ALL RELEVANT UDP POLICIES INCLUDING ENV 3 /ENV 4 (AS APPROPRIATE) AND ENV16.

DEVELOPMENT WHICH WOULD DETRACT FROM THE AMENITIES OF NEARBY RESIDENTS OR FROM THE GENERAL AMENITY OF THE WIDER COUNTRYSIDE WILL NOT BE PERMITTED.

REGARD WILL BE HAD TO THE CUMULATIVE EFFECTS OF SUCH DEVELOPMENTS IN A PARTICULAR AREA. PROPOSALS WITHIN THE COUNTRYSIDE POLICY AREA WHICH ARE LOCATED ON THE EDGE OF URBAN AREAS WILL GENERALLY BE LOOKED UPON MORE FAVOURABLY THAN THOSE LOCATED IN OPEN COUNTRYSIDE.

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

5.41 It is not always possible, or indeed desirable, to accommodate all leisure and recreation uses within urban areas. Some activities, such as golf require large tracts of land while others need to be located on, or close to, the natural resources on which they are based. Many playing fields are also located on the edge of settlements and are acceptable there subject to the open space policies contained in the Recreation chapter. In the Green Belt outdoor recreation and leisure is one of the uses of land which will often be appropriate but it is important that built development is confined to that which is essential (e.g. small changing rooms, small stables, unobtrusive spectator accommodation) and the suitable conversion of redundant buildings may be needed to facilitate outdoor sport in the Green Belt. In the Countryside Policy Area provided the

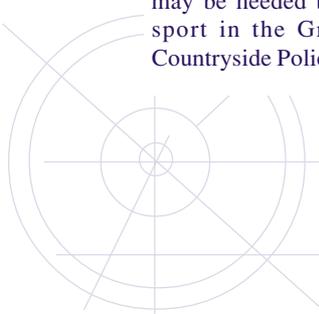
use has a low proportion of building area in relation to land area it may be acceptable in the countryside if it satisfies all the requirements of this policy. (Swimming pools, sports halls, sports stadia, entertainment centres and other predominantly indoor facilities will be expected to be located within urban areas).

5.42 Formal outdoor recreation activities such as playing fields, allotments, sports centres and golf courses can have a significant impact on the landscape. They require specialised sites, are intensively used and often involve buildings and some provision for spectators. Consequently there will be many instances where such activities cannot be satisfactorily accommodated (within the Areas of Special Landscape Value for example). On the other hand

such uses can, in appropriate locations, perform a number of positive land use/amenity functions:

- * creating attractive well maintained landscapes (particularly where agriculture is difficult to sustain)
- * forming valuable buffer areas between urban areas and open countryside thereby reducing conflicts along the urban fringe such as trespass and vandalism on agricultural land
- * establishing attractive edges to, and open breaks between, settlements
- * meeting demand for facilities

which cannot, for reasons of shortage of suitable sites, be accommodated within urban areas.



5.43 The Borough Council will therefore look more favourably upon proposals for such uses which are located on the edge of urban areas. Where buildings are proposed however substantial screening and landscaping will be required.

5.44 More informal activities can often be acceptable in more isolated rural locations. They may need to be located within or close to a particular site, water feature or other resource on which they are based. They are usually unstructured, less intensive and have little or no spectator appeal and their impact on the countryside is therefore more benign, particularly where they involve the re-use of existing buildings of traditional design. They can also help contribute to rural diversification.

5.45 It is a general objective of the Borough Council therefore to accommodate the increasing demand for the wide range of formal and informal countryside leisure and recreation activities. It is essential however, that they are accommodated in such a way that potential conflicts with other interests in the countryside such as agriculture, nature conservation, landscape appearance

and amenities of rural residents, are minimised.

5.46 The introduction of additional traffic along rural roads for instance can alter the character of an area especially where the development would require road widening or the removal of hedges to provide adequate sight lines. New buildings should wherever possible relate to an existing grouping of buildings rather than introduce further built development into the open landscape and should be sited, designed and screened in such a way that they are absorbed into the landscape. In accordance with Policy ENV3 new buildings will not be permitted where they would lead to the physical or visual coalescence of settlements.

5.47 New built facilities will generally be expected to relate in scale and kind to the use they are serving i.e. they should be ancillary. Proposals for hotels accompanying golf course applications for instance will be required to satisfy Policy TO3 together with all relevant policies and standards of the UDP.

5.48 In accordance with Policy ENV 16 permission will not, except

in exceptional circumstances, be granted for leisure and recreation uses where this would result in the loss of significant areas of Grade 1, 2 or 3a agricultural land. Golf courses in particular require extensive areas of land and can often (although not always) involve significant earth moving and other development which makes the return to best quality agricultural use seldom practicable. There is no shortage of land of lower agricultural quality in the Borough able to accommodate golf courses and other recreation uses involving large land takes and the Borough Council will therefore encourage such uses to locate in these areas.

5.49 Certain sporting and leisure pursuits have a far from benign effect on the countryside but are nevertheless better located there than within, or close to, urban areas. Opportunities for accommodating noise generating uses in an acceptable way will be limited but the Borough Council recognises the demand for such activities and will seek to accommodate them where amenity, wildlife, certain livestock enterprises and landscape interests are not harmed. (See also Policy RL21)

Sites for Touring Caravans and Camping Facilities

ENV 8
 WITHIN THE COUNTRYSIDE POLICY AREA THE DEVELOPMENT OF SITES FOR TOURING CARAVANS AND CAMPING FACILITIES WILL NORMALLY BE PERMITTED PROVIDED THAT:

- a) THE DEVELOPMENT COMPLIES WITH ALL RELEVANT UDP POLICIES INCLUDING POLICY ENV16 AND POLICY ENV4 AND IN PARTICULAR WOULD NOT CREATE A VISUAL INTRUSION IN THE COUNTRYSIDE OR LEAD TOWARDS THE PHYSICAL OR VISUAL COALESCENCE OF SETTLEMENTS;
- b) ANCILLARY FACILITIES WOULD NOT EXCEED THOSE WHICH ARE REASONABLE AND SUFFICIENT FOR THE USERS OF THE SITE; AND
- c) THE SITE IS WELL DESIGNED AND CAN BE ACCOMMODATED WITHOUT SIGNIFICANT DETRIMENT TO TRAFFIC MOVEMENT IN THE AREA OR TO THE GENERAL AMENITY OF THE SURROUNDING AREA.

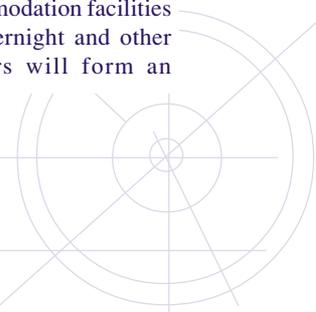
REGARD WILL BE HAD TO THE CUMULATIVE EFFECT OF SUCH DEVELOPMENTS IN A PARTICULAR AREA. PROPOSALS FOR EXTENSIONS TO EXISTING CARAVAN SITES WILL BE ASSESSED AGAINST THIS POLICY. IN GRANTING PERMISSION A HOLIDAY OR SEASONAL OCCUPANCY CONDITION MAY BE IMPOSED.

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

5.50 There are few existing sites in the Borough (although there are a small number of small scale caravan club

certificated sites) but the Borough Council is keen to support the development of tourism and the

provision of accommodation facilities particularly for overnight and other short stay visitors will form an



important element in meeting this objective. Sites should be located in areas with local opportunities for informal countryside recreation or other tourist attractions but should not themselves be detrimental to those attractions. Caravan and camping facilities can be particularly intrusive

elements in the countryside and there is a need therefore to balance recreation/tourism objectives with environmental and other planning considerations. In particular sites should not detract from views across open countryside especially those from the main transportation corridors.

Depending upon the particular circumstances the use of a site may be restricted to the holiday season to minimise visual intrusion and prevent caravans being used for residential purposes.

Infill Development

Replaced by
Core
Strategy
Policy 3:
Countryside

ENV 9
WITHIN SETTLEMENTS WASHED OVER BY THE GREEN BELT OR COUNTRYSIDE POLICY AREA, NEW RESIDENTIAL DEVELOPMENT (APART FROM AGRICULTURAL DWELLINGS) WILL NOT NORMALLY BE PERMITTED UNLESS IT:

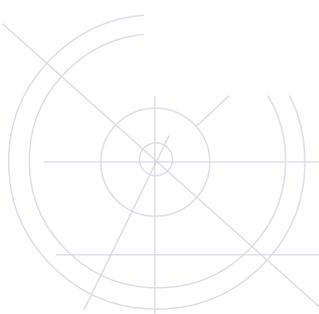
- a) COMPRISES THE INFILLING OF A SMALL GAP (GENERALLY ONE NOT CAPABLE OF ACCOMMODATING MORE THAN TWO DWELLINGS) WITHIN A SUBSTANTIAL BUILT FRONTAGE (AS DEFINED BELOW) AND THE DENSITY OF THE PROPOSED DEVELOPMENT IS IN KEEPING WITH THAT OF THE EXISTING BUILT FRONTAGE; AND
- b) IS IN KEEPING IN TERMS OF ITS DETAILED SITING, SCALE AND DESIGN WITH THE CHARACTER AND FORM OF THE SETTLEMENT; AND
- c) COMPLIES WITH POLICY ENV 3 / ENV 4 AND WOULD NOT SIGNIFICANTLY DETRACT FROM THE APPEARANCE OF THE GREEN BELT OR COUNTRYSIDE POLICY AREA (FOR EXAMPLE BY THE INTRODUCTION OR EXTENSION OF URBAN CHARACTERISTICS INTO THE AREA OR BY REMOVING TREES OR OBSTRUCTING IMPORTANT VIEWS); AND
- d) WOULD PROVIDE FOR AN ACCEPTABLE LEVEL OF RESIDENTIAL AMENITY.

5.51 There is a general presumption against residential development in the Green Belt and such development will not normally be permitted in the Countryside Policy Area. However within the smaller villages and hamlets of the Borough which have been washed over by, rather than inset within, the Green Belt or Countryside Policy Area, limited residential development may be acceptable provided it is confined to infill development (as defined by this Policy) on sites physically contained by existing development within the

framework of the settlement. All villages apart from tiny and/or ill defined hamlets are inset within the Green Belt or Countryside Policy Area and opportunities for residential infilling beyond them will therefore be very few. Within the Green Belt only Green Lane, Scawthorpe will be suitable for infilling.

5.52 To constitute a substantial built frontage there must generally be at least three existing dwellings (excluding any covered by agricultural occupancy conditions) on each side of

the gap and arranged so as to preclude the possibility of other new dwellings being built between them. Agricultural buildings will not be regarded as contributing to a built frontage. It is important that any development which does take place is sympathetic to its rural location and would not give rise to an unacceptable level of residential amenity for the occupiers of the proposed dwelling, for example, by virtue of its proximity to a working farm.



Conversion of Rural Buildings

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

ENV 10

WITHIN THE GREEN BELT OR COUNTRYSIDE POLICY AREA THE CONVERSION OF EXISTING BUILDINGS TO OTHER USES APPROPRIATE TO THE RURAL AREA WILL BE PERMITTED PROVIDED:

- a) THE BUILDINGS ARE OF PERMANENT AND SUBSTANTIAL CONSTRUCTION, AND ARE CAPABLE OF CONVERSION WITHOUT MAJOR OR COMPLETE RECONSTRUCTION; AND
- b) THE FORM, BULK AND GENERAL DESIGN OF THE BUILDINGS ARE IN KEEPING WITH THEIR SURROUNDINGS AND THE PROPOSAL RESPECTS THE LOCAL BUILDING STYLE AND MATERIALS; AND
- c) THAT IN THE CASE OF LISTED BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST THE PROPOSED DEVELOPMENT COMPLIES WITH POLICIES ENV32 AND ENV34 (IN THE CASE OF BUILDINGS OF LOCAL ARCHITECTURAL OR HISTORIC INTEREST THE BOROUGH COUNCIL WILL, IN ACCORDANCE WITH POLICY ENV33, ENCOURAGE THE RETENTION OF THOSE FEATURES WHICH CONTRIBUTE TO THE CHARACTER OF THE BUILDING); AND
- d) THAT IN THE GREEN BELT THE PROPOSED DEVELOPMENT WOULD NOT HAVE A MATERIALLY GREATER IMPACT THAN THE PRESENT USE ON THE OPENNESS OF THE GREEN BELT AND THE PURPOSES OF INCLUDING LAND IN IT; AND
- e) THAT IN CONSERVATION AREAS THE PROPOSED DEVELOPMENT COMPLIES WITH POLICY ENV25; AND
- f) THAT IN AREAS OF SPECIAL LANDSCAPE VALUE THE PROPOSED DEVELOPMENT COMPLIES WITH POLICY ENV17; AND
- g) THE PROPOSED USE IS APPROPRIATE TO THE RURAL AREA AND CONTRIBUTES TO THE DIVERSIFICATION OF THE RURAL AREA (OR WOULD NOT PREJUDICE THE DIVERSIFICATION OF THE RURAL AREA) AND WOULD NOT PREJUDICE THE CONTINUED OPERATION OF ADJOINING USES OR ITSELF BE ADVERSELY AFFECTED BY ADJOINING USES OR CREATE OR AGGRAVATE HIGHWAY, PUBLIC SERVICE OR AMENITY PROBLEMS; AND
- h) THE BUILDING IS CAPABLE OF CONVERSION TO THE PROPOSED USE WITHOUT THE NEED FOR SIGNIFICANT EXTENSION TO THE EXISTING STRUCTURE AND HAS SUFFICIENT LAND ATTACHED TO PROVIDE FOR FUNCTIONAL NEEDS (INCLUDING OFF STREET CAR PARKING AND, IN THE CASE OF DWELLINGS, GARDEN SPACE) WHICH CAN BE PROVIDED WITHOUT ADVERSELY AFFECTING THE CHARACTER OF THE SURROUNDING LANDSCAPE; AND
- i) THE BUILDING HAS BEEN USED FOR A SIGNIFICANT PERIOD OF TIME FOR THE USE FOR WHICH IT WAS BUILT; AND
- j) THE PROPOSED DEVELOPMENT COMPLIES WITH OTHER RELEVANT POLICIES OF THE UDP NOTABLY THAT RELATING TO THE PROTECTION OF PROTECTED SPECIES.

IN GRANTING PERMISSION THE BOROUGH COUNCIL WILL, WHERE APPROPRIATE, REMOVE PERMITTED DEVELOPMENT RIGHTS AND/OR APPLY OTHER CONDITIONS IN ORDER TO ACHIEVE: CONTROL OVER ASSOCIATED USE OF LAND SURROUNDING THE BUILDING; CONTROL OVER FUTURE EXTENSIONS TO THE BUILDING; REMOVAL OF ASSOCIATED OR ATTACHED UNATTRACTIVE BUILDINGS; IMPROVEMENTS TO THE EXTERNAL APPEARANCE OF THE SUBJECT BUILDING AND/OR LANDSCAPING; IMPLEMENTATION OF PROPOSALS WITHIN AN AGREED TIMESCALE; AND CONTROL OVER THE REPLACEMENT OF OLD FARM BUILDINGS BY NEW ONES.

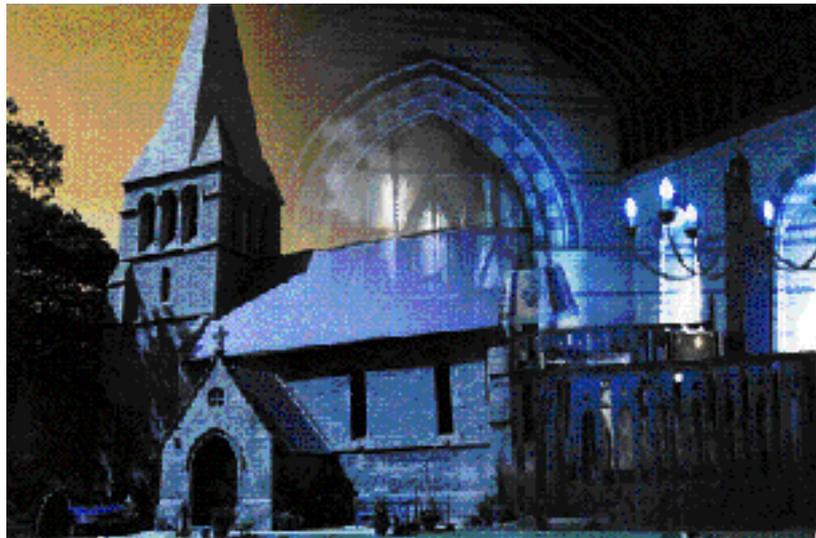


5.53 Many rural buildings are no longer required for their original purpose (the result of changing agricultural practices for example) and so provide important opportunities for rural diversification through reuse for new commercial, industrial or recreational/tourism uses. Many of these buildings make a positive contribution to their local environment and are an accepted part of the landscape or village scene; a small number are Listed Buildings. Conversion to other uses is often the most effective way of retaining these buildings

5.54 Within urban areas and settlements inset within the Green Belt or Countryside Policy Area the context for the conversion of buildings to other uses is provided by a variety of policies. However within the Green Belt and Countryside Policy Area (including settlements washed over by these designations) there is a need to exercise special control to ensure that the amenity of the countryside is not adversely affected and that Policies ENV 3 and ENV 4 are not undermined.

5.55 Not all proposals for conversion will be acceptable. In many cases the building will be unsuitable for the proposed conversion; in other cases the nature and extent of the proposed use will be inappropriate. All general tests set down in this policy will need to be met in all cases; schemes can often be amended and/or controlled through conditions in order to make them acceptable. It is extremely important that where relevant, other policies of the UDP are also satisfied, e.g. in the case of Listed Buildings, Conservation Areas, Areas of Special Landscape Value, etc. In the Green Belt it is important that the proposal does not prejudice the openness of the Green Belt and strict control will be necessary over the extension of reused buildings and over any associated uses of land surrounding the building which might conflict with the openness of the Green Belt and the purposes of including land in it (e.g. because they involve extensive external storage, or extensive hardstanding, car parking, boundary walling or fencing).

5.56 There is now a wide range of commercial and light industrial uses which can be successfully located in rural areas with resulting benefits to the local economy in terms of



diversification and employment. Employment re-use of rural buildings which satisfies this policy will generally be encouraged. Conversion to recreation, community and tourism uses can also help bring new life and activity to rural communities as well as benefiting visitors (for example through the provision of holiday accommodation). Within the context of this Policy the Borough Council will therefore look more favourably upon proposals to convert to these types of use than on proposals for residential conversion which usually make minimal contribution to the rural economy, involve more substantial conversion works, and often result in the introduction of unacceptable urban characteristics into the rural landscape through for example the creation of a residential curtilage around the newly converted building. Furthermore, allowing residential conversions can lead to adverse effects on the rural economy; the need to accommodate local commerce and industry and the suitability of a building for such uses may well be material considerations in deciding applications for residential conversions.

5.57 The Borough Council will seek to ensure that permitted development rights are not abused. Planning permission will not normally be granted for reuse within four years of the substantial completion of agricultural buildings erected under the General Development Order. When granting permission for reuse the Borough Council may (where concerned that a proliferation of farm buildings could have of seriously detrimental effect on the landscape)

attach a condition withdrawing permitted development rights for new farm buildings in respect of that particular agricultural unit or holding in order to control the replacement of old farm buildings by new ones.

5.58 The Borough Council will also need to consider very carefully how the proposed use might develop over time. Conversion to an industrial or commercial use for example may lead to pressure to extend the building in the future. Applicants should be aware that the circumstances under which this may be acceptable will be strictly controlled (see Policy ENV 11). Conversion to residential use may also lead to pressure for extensions. Policy ENV 14 would apply. More problematical however are the various urban characteristics associated with residential conversions such as gardens, garages, sheds, green houses, washing lines, play equipment and so on which can quickly harm the informal rural character of a traditional farm building and its curtilage. Developments without adequate amenity areas may also lead to problems of amenity or trespass with regard to adjoining agricultural uses; future extensions of private gardens will be strictly controlled. In granting permission the Borough Council will consider the removal of permitted development rights in order that such developments can be carefully controlled.

5.59 The Borough Council has produced supplementary planning guidance on conversions and alterations to farm buildings (initially for listed buildings).

Industrial / Commercial Development

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

ENV 11

WITHIN THE COUNTRYSIDE POLICY AREA SMALL SCALE EXTENSION OR EXPANSION OF AN EXISTING SOURCE OF EMPLOYMENT MAY BE PERMITTED PROVIDED IT COMPLIES WITH POLICY ENV4 ;AND THE ENTERPRISE IS SMALL SCALE; AND THE EXTENSION IS ESSENTIAL TO THE CONTINUANCE OF THE BUSINESS; AND IT WOULD BE UNNECESSARY OR UNREASONABLE TO EXPECT THE BUSINESS TO RELOCATE TO AN URBAN AREA; OR

THE ENTERPRISE IS SMALL SCALE, APPROPRIATE TO THE RURAL AREA AND CONTRIBUTES TO THE DIVERSIFICATION OF THE RURAL ECONOMY AND THE PROPOSAL CONSTITUTES SENSITIVE EXTENSION, INFILLING OR ROUNDING OFF WITHIN AN EXISTING SETTLEMENT OR COLLECTION OF BUILDINGS.

IN THE CASE OF LARGER SCALE SOURCES OF EMPLOYMENT THE PROPOSED EXTENSION IS OF APPROPRIATE SCALE; IS COMPATIBLE WITH THE CHARACTER OF ITS SURROUNDINGS IN TERMS OF LAND USE, DESIGN AND MATERIALS AND WILL NOT RESULT IN LOSS OF AMENITY OR IN HIGHWAY PROBLEMS THROUGH TRAFFIC GENERATION AND/OR CAR PARKING.

5.60 In accordance with Policy GEN5 the Borough Council wishes to promote the growth and diversification of the rural economy in ways that maintain or enhance the character of the countryside. The distribution of larger settlements (including colliery and former colliery settlements) across rural parts of the Borough and the provision of a wide range of employment opportunities within them makes an important contribution to the diversification of the rural economy. All villages apart from tiny and/or ill defined hamlets are also inset within the Green Belt or Countryside Policy Area and development for new businesses here will be permitted and indeed encouraged (subject to the Residential Policy Area Policy). Policy ENV10 allows for the conversion of existing buildings thereby providing for a variety of opportunities for the creation of new businesses appropriate to the rural area in the smaller settlements and other buildings washed over by the Green Belt or Countryside Policy Area. New sources of employment will therefore be encouraged to take advantage of these various opportunities; in the interests of protecting the countryside new build will not normally be permitted. However, where a small scale business which contributes to rural diversification is already

established, for example, in an inset village or in a converted building and sensitive small scale expansion into the Countryside Policy Area is proposed then this may be permitted provided the development complies with the caveats of this Policy and Policy ENV4 . Small scale expansion of other established sources of employment which would normally be expected to be located in urban areas may also be permitted where the Borough Council is satisfied as to the need for the development and that the possibility of relocation to an appropriate urban location has been properly considered.

5.61 Larger scale sources of employment can provide valuable employment opportunities within rural areas and being generally well established are usually not appropriate for re-location. Nevertheless the visual impact of extensions, open storage, car parking and so on can potentially have a significant adverse impact on the rural environment, whilst the nature, scale and intensity of the development can impact on amenity through traffic generation and/or other noise and disturbance. It is important therefore that proposed extensions are appropriate having regard to the criteria set down in this Policy and Policy ENV4. Where appropriate,

permissions in respect of new extensions will be tied to requirements for landscaping and other enhancements to the original land and buildings.

5.62 Industrial development in connection with agriculture or mineral extraction which cannot operate in the urban area is acceptable in principle subject to Policy ENV 3 / ENV 4 (as appropriate) and other relevant policies.



Retail Development

ENV 12
 WITHIN THE COUNTRYSIDE POLICY AREA NEW RETAIL DEVELOPMENTS WILL NOT BE PERMITTED EXCEPT WHERE THE DEVELOPMENT FALLS WITHIN ONE OF THE FOLLOWING CATEGORIES:

- a) RE-USE OF A RURAL BUILDING SUBJECT TO COMPLIANCE WITH POLICY ENV 10.
- b) FARM SHOPS SELLING FRESH AGRICULTURAL AND OTHER RURA PRODUCE AND WHERE THE RETAIL DEVELOPMENT IS MINOR IN SCALE AND ANCILLARY TO THE FARM USE.
- c) NURSERY GARDENS WHERE THE MAIN PRODUCE/PRODUCTS OFFERED FOR SALE HAVE BEEN PRODUCED ON THE SITE AND THE RETAIL ELEMENT IS MINOR IN SCALE AND ANCILLARY TO THAT OF A NURSERY GARDEN.
- d) OTHER FORMS OF RETAILING WHICH ARE MINOR IN SCALE AND CLEARLY ANCILLARY TO THE EXISTING LANDUSE.

WHERE PLANNING PERMISSION IS REQUIRED EACH PROPOSAL WILL BE CONSIDERED ON ITS MERITS AND AGAINST ALL THE RELEVANT POLICIES OF THE UDP INCLUDING POLICY ENV 4.

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

5.63 Retail development will not normally permitted in the Countryside Policy Area. This Policy lists the limited types of retail development

which may be acceptable in principle. Proposals within these categories will still of course need to satisfy Policy ENV 4 together with any other

relevant policies and material considerations.

Replacement Dwellings

ENV13
 WITHIN THE GREEN BELT OR COUNTRYSIDE POLICY AREA THE REPLACEMENT OF AN EXISTING AUTHORISED HABITABLE DWELLING OF PERMANENT CONSTRUCTION WILL ONLY BE PERMITTED WHERE THE PROPOSAL COMPLIES WITH POLICY ENV 3 OR ENV 4 (AS APPROPRIATE) AND WOULD NOT:

- a) HAVE A VISUAL IMPACT, EITHER OF ITSELF OR THROUGH ASSOCIATED ACCESS AND SERVICING REQUIREMENTS, PREJUDICIAL TO THE CHARACTER OR AMENITY OF THE COUNTRYSIDE; OR
- b) SEEK TO PERPETUATE A USE OF LAND WHICH WOULD SERIOUSLY CONFLICT WITH GREEN BELT/COUNTRYSIDE POLICY AREA POLICIES; OR
- c) INVOLVE REPLACING A DWELLING WHICH IS CAPABLE OF REHABILITATION, ADAPTATION OR EXTENSION; OR
- d) SIGNIFICANTLY EXCEED THE SIZE OF THE ORIGINAL DWELLING

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

5.64 Applications proposing the replacement of existing habitable dwellings of permanent construction in the countryside will, if they can meet the requirements of this policy, be considered on their individual merits.

that replacement dwellings in the countryside are allowed only where absolutely necessary and that any new dwelling is of an appropriate design and scale. Its siting should have regard for the existing layout, character and amenity of the site and surroundings and its design should reflect the style, scale and character of the local

architecture. The size of the dwelling should not exceed more than 20% of the volume of the original dwelling (over and above the normal permitted development rights). Considerations other than those specifically referred to will on occasion need to be taken into account depending on individual site characteristics, for example, the

5.65 This policy is intended to ensure



means of access to the new dwelling and any architectural and/or historic interest of the existing dwelling.

5.66 Where planning permission is granted for a replacement dwelling it will, where applicable, normally be a

condition of the permission that the original dwelling is demolished immediately following completion/occupation of the new dwelling. Consideration will also be given to the need for a Section 106 Agreement to this effect. The replacement dwelling

will have a defined residential curtilage within which permitted development rights will, where appropriate, be removed by a planning condition.

Extensions And Alterations To Dwellings

ENV 14
 WITHIN THE GREEN BELT OR COUNTRYSIDE POLICY AREA ALTERATIONS TO EXISTING AUTHORISED HABITABLE DWELLINGS OF PERMANENT CONSTRUCTION WILL NORMALLY ONLY BE PERMITTED WHERE THE PROPOSAL COMPLIES WITH POLICY ENV 3 OR ENV 4 (AS APPROPRIATE) AND WOULD NOT:

a) HAVE A VISUAL IMPACT PREJUDICIAL TO THE CHARACTER OF THE BUILDING OR THE AMENITY OF THE COUNTRYSIDE; OR

b) SIGNIFICANTLY INCREASE THE SIZE OF THE EXISTING DWELLING

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

5.67 In considering the extension of existing dwellings within the countryside the Borough Council will seek to maintain the character, scale, and proportions of the existing dwelling. Extensions should not exceed more than 20% of the volume of the original dwelling (over and above the normal permitted development rights) unless there are overriding and exceptional conditions for instance where the extension provides basic facilities such as a bathroom or kitchen where these were originally lacking. In the case of genuine agricultural dwellings the

need for additional space for farm office/reception requirements will also be taken into account. Permission will not be given for any extension which by itself or together with any existing building would create a dwelling which would be readily capable of conversion into more than one dwelling or which would facilitate the future formation of a separate residential curtilage.

5.68 It is accepted, notwithstanding Policies ENV 3 / ENV 4 and ENV 5 that existing dwellings in the countryside will remain although not

in their original agricultural occupation and that there will be a desire for modernisation or improvement. Modest agricultural dwellings of vernacular design and materials are part of the character of the countryside and it is considered that radical alteration in appearance and scale would detract from their character. The policy is intended to ensure that this does not happen. The extended dwelling will have a defined residential curtilage within which any remaining permitted development rights will, where appropriate, be removed by a planning condition.

Development on the Urban Edge

~~**ENV 15**
 DEVELOPMENT PROPOSALS ON THE URBAN EDGE, THAT IS ADJACENT TO THE GREEN BELT OR COUNTRYSIDE POLICY AREA, WILL BE EXPECTED TO HAVE REGARD TO THEIR VISUAL IMPACT ON THE COUNTRYSIDE. THE BOROUGH COUNCIL WILL EXPECT A HIGH STANDARD OF LANDSCAPING AND CAREFUL ATTENTION TO DETAILED SITING, SCALE, MATERIALS AND DESIGN. PROPOSALS WHICH ARE LIKELY TO RESULT IN A RAW AND URBAN APPEARANCE WILL NOT BE PERMITTED.~~

Replaced by Core Strategy Policy 16: Valuing Our Natural Environment

5.69 Many, though by no means all, of the new development sites allocated in the UDP are, inevitably situated on the edge of settlements, that is, adjoining the Green Belt or Countryside Policy Area. Special

attention needs to be paid therefore to the design, and particularly the landscape aspects, of the development in order to protect the visual amenity of the countryside. It will be expected that significant development sites will

have a landscaped edge, heavily planted with trees, to help reduce the visual impact of the new development on the countryside.



PROTECTING THE AGRICULTURAL RESOURCE

~~SENV 2
THE BEST AND MOST VERSATILE AGRICULTURAL LAND WILL BE PROTECTED. RURAL DIVERSIFICATION WILL BE ENCOURAGED PROVIDED IT IS COMPATIBLE WITH THE INTERESTS OF AGRICULTURE AND CONSERVATION OF THE BUILT AND NATURAL ENVIRONMENT.~~

Replaced by Core Strategy Policy 18: Air, Water and Agricultural Land

5.70 Policy SENV 1, and its attendant Part II Policies, deal with the impact on the countryside of agricultural development and proposals resulting from rural diversification and surpluses in some kinds of agricultural production. Policies SENV 2 and ENV 16 are primarily concerned with the impact of development and the process of diversification, on agriculture.

5.71 The combination of fertile land, and a local climate particularly favourable to agriculture, facilitates high yields in much of the Borough and suggests that the vast majority of the Borough’s farmland will continue in productive agricultural use. A viable and healthy agricultural industry is, and is likely to remain therefore, a major contributor to the Borough’s economy and an essential element in maintaining the character of the countryside.

5.72 National policy towards agricultural land has changed in recent years in response to agricultural surpluses and European Union guidelines. There is now less emphasis on the protection of all agricultural land for farming and encouragement is to be given to fostering growth and diversification of the rural economy. In this context and given the Doncaster perspective, as set out above, the protection of the best and most versatile agricultural land assumes a particular importance.

5.73 As far as it is able the Borough Council will support the continued viability of agriculture in the Borough. The various proposals in the UDP have had regard to agricultural interests; in considering applications for

development on agricultural land the Borough Council will seek to balance the interests of agriculture with the benefits of diversification and conservation objectives.

Key Fact

AGRICULTURE IN DONCASTER

Agriculture is the major land use in the Borough, accounting for approximately 67% of the Borough’s total land area, covering a greater extent in fact than in any other Metropolitan Authority. The quality of this land is also notably high, better for instance than that of the other South Yorkshire Districts with most being grade 2 or 3 in the Ministry of Agriculture, Fisheries and Food (MAFF)’s agricultural land classification system. The grade 2 land lies mainly in a north-south belt in the west of the Borough on the magnesian limestone formation and incidentally provides some of the most attractive scenery in South Yorkshire. Much of the land in the east of the Borough is grade 3 but there are also significant areas of grade 2 and 4.

Agriculture is and is likely to continue to be a major contributor to the Borough’s economy. Diversification has been very modest with little take-up of grant aided schemes such as the farm woodland scheme and very little set aside. National trends towards small hobby farms and, in contrast, large 1,000 ha + agri-businesses are apparent in the Borough but to a more limited extent than elsewhere, Doncaster is notable for retaining a high proportion of single farmers on small traditional farms.

Development Involving Agricultural Land

~~ENV 16
PROPOSALS FOR THE DEVELOPMENT OR CHANGE OF USE OF AGRICULTURAL LAND WILL ONLY BE PERMITTED IN EXCEPTIONAL CIRCUMSTANCES WHERE THIS WOULD;~~

- a) RESULT IN THE IRREVERSIBLE LOSS OF SIGNIFICANT AREAS OF AGRICULTURAL LAND CLASSIFIED BY THE MINISTRY OF AGRICULTURE, FISHERIES AND FOOD AS GRADES 1,2 OR 3A; OR
- b) ADVERSELY AFFECT THE VIABILITY OF A FARM HOLDING; OR
- c) ADVERSELY AFFECT AGRICULTURAL ACTIVITIES ON AN ADJOINING FARM HOLDING.

Replaced by Core Strategy Policy 18: Air, Water and Agricultural Land



5.74 Agricultural land of Grades 1, 2 and 3a (MAFF Agricultural Land Classification system) has a special importance and should not be built on unless there is no other site suitable for the particular purpose. Planning Policy Guidance Note PPG7 states “This is the best and most versatile land, and is a national resource for the future considerable weight should be given to protecting such land against development”

5.75 The Borough Council will continue to consult with regional representatives from MAFF in determining land quality in relation to development proposals together with the likely impact on agricultural

productivity and management. The loss of part of a holding can have important implications for the remainder. The effect of severance and fragmentation upon the farm and its structure will be taken into account.

5.76 There will occasionally be instances where development is permitted on land in grades 1, 2 and 3a, where the land take is not significant or where the development is necessary (for example in the national interest) and it is not possible to use land of a lower quality. Proposals for golf courses and other developments involving large land takes will however be directed towards lower grade agricultural land. Because

golf courses are rarely returned to agriculture, and then not without a subsequent reduction in the agricultural quality of the land, the Borough Council will not regard them as reversible forms of development unless MAFF indicate that they are satisfied that a particular site can be restored without loss of agricultural land quality.

5.77 Planning applications for farmland sites will normally be expected to be submitted with a statement setting out in full the effect of the proposed development on farm structure and viability.

CONSERVING THE LANDSCAPE

~~SENV 3
THE ENVIRONMENTAL AND LANDSCAPE QUALITY OF THE COUNTRYSIDE WILL BE PROTECTED AND, WHEREVER POSSIBLE, ENHANCED. ADDITIONAL PROTECTION WILL BE AFFORDED TO AREAS OF SPECIAL LANDSCAPE VALUE. PRIORITY FOR LANDSCAPE IMPROVEMENT WILL BE GIVEN TO THE URBAN EDGES OF SETTLEMENTS.~~

This was not saved in 2007

5.78 Green Belt and Countryside Policy Area designations give a general incidental level of protection to the landscape and the various control policies include a landscape perspective. Policies SENV 3 and ENV 17 - ENV 20 are specifically concerned however with landscape protection and enhancement.

5.79 As in much of the rest of the

country, the impact of modern agricultural practices, mineral extraction, motorways, urban development and local building has had a profound effect on the landscape of the Borough with extensive loss of hedgerows, broadleaf woodlands, open ditches, ponds, stone walls, grassland and other important landscape features. On the other hand the Borough has retained extensive

tracts of very attractive, relatively unspoilt countryside which are worthy of the highest level of protection whilst the opportunities for creating new attractive landscapes on former mineral workings, degraded urban fringe areas and prairie like agricultural landscapes are extremely important.

Areas of Special Landscape Value

ENV 17
WITHIN AREAS OF SPECIAL LANDSCAPE VALUE, AS DEFINED ON THE PROPOSALS MAP, PROTECTION AND ENHANCEMENT OF THE LANDSCAPE WILL BE THE OVERRIDING FACTOR IN CONSIDERING PROPOSALS FOR DEVELOPMENT. SUCH DEVELOPMENT AS IS ACCEPTABLE WILL ONLY BE PERMITTED WHERE IT WOULD NOT DETRACT FROM THE VISUAL CHARACTER OF THE AREA AND WHERE THE HIGHEST STANDARDS OF DESIGN AND LANDSCAPING ARE EMPLOYED.

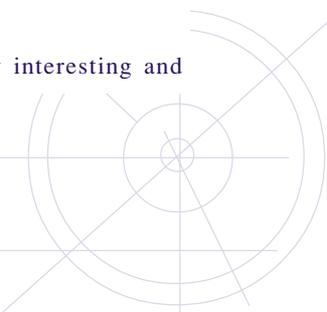
Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

5.80 The best and most typical remaining areas of high quality landscape in the Borough are worthy of special protection. It is considered that a specific policy with an overriding emphasis on development quality is necessary to protect and enhance the intrinsic character of these

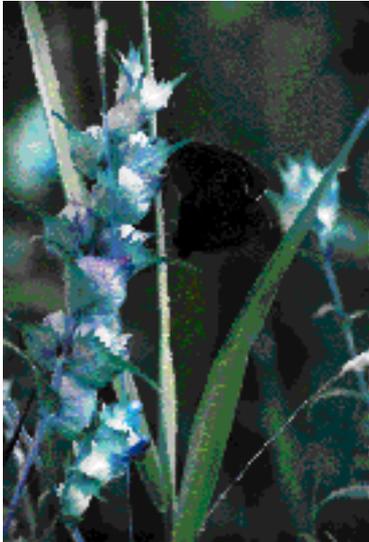
areas. The South Yorkshire Structure Plan identified the county’s most valuable landscapes on the basis of i) Areas of Great Landscape Value contained in the West Riding County Development Plan and ii) the County Environment Study, an objective potential surface analysis study which

produced scores for different landscapes across the whole county including the Peak District National Park. Within Doncaster Borough two areas of county landscape value were identified:

(I) A wide, very interesting and



diverse area of magnesian limestone scenery between Hampole, Clayton, Hickleton, High Melton, Cadeby, Sprotbrough, Marr and Pickburn. This is a mixed farming area with many woodlands, hedgerow trees, large country estates, halls with historic parks and gardens, traditional hilltop villages and excellent panoramic views.



(II) A small area located to the south west of Tickhill extending into the Borough of Rotherham. This is an unspoiled and traditional English gently undulating landscape and has features associated with the limestone parkland landscape nearby at Roche Abbey.

5.81 The detailed boundaries of these areas were first established in the Mexborough-Conisbrough and Adwick-Bentley Sprotbrough Local Plans and Southern Rural Area Interim Planning Policy Statement; they are carried forward into the UDP and are shown on the Proposals Map.

5.82 The UDP provides the opportunity to assess Doncaster's landscapes on a Borough wide basis and a further five areas of Special Landscape Value are designated:

(III) In the north of the Borough a traditional and uniquely pastoral farming area bounded by the rivers Went and Don, a remnant of a once extensive area of poorly drained lowland in Yorkshire and Humberside known as the Humberhead Levels. This is widely acknowledged as an extremely important area in terms of wildlife and landscape with its wild flower-rich hay meadows, intricate

network of ancient hedgerows and associated trees, green lanes, shallow dykes and other drainage features and associated aquatic habitats. The area is very sensitive to development and to works not requiring planning permission, such as drainage schemes and intensification of agricultural practices. The Borough Council will work on as many fronts as necessary to try and ensure the conservation of this area - see Policy ENV24.

(IV) Sprotbrough Gorge, a narrow cleft in the magnesian limestone within the Don Valley providing an extremely interesting area composed of wooded valley sides generally undisturbed by development and forming an important and attractive focal point for visitors.

(V) Owston/Burghwallis, a farming landscape bisected by big tree plantations and woodlands of great quality providing enclosure and interest along the roadsides of main routeways. There are features in the landscape of monastic interest and with the historic park landscape at Owston Hall the area has strong associations with the landscaper Repton. The area includes the ridge of wooded arable land around Campsmount and Barnsdale wood with its uninterrupted views across to Owston.

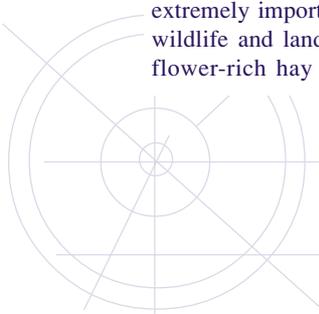
(VI) Clifton/Micklebring/Braithwell, an open undulating area of countryside stragglng both the limestone and coal measures and incorporating the scarp slope of the magnesian limestone. The area includes Clifton Beacon, the

highest point in the Borough at 467 feet which is noted for its extensive views. The area contributes enormously to the environment of the M18 transport corridor and is linked to surrounding countryside in Rotherham Borough notably Firsby ponds and Thrybergh Country Park. It therefore provides an important and attractive green wedge between the two urban areas.

(VII) Thorne Moors, a large scale, open, flat, landscape characterised by extensive peat extraction. This landscape forms part of the once inundated Humberhead levels, an area adapted to flooding until artificial drainage was introduced from 1626.

The horizon is often fringed with scrubby birch and willow woodland. The sky forms a significant proportion of views together with long views towards Thorne Pit, and other intrusive elements. This area represents the best example of the peat moorlands within the Borough and is a fine example of nationally rare landscape character type. The area is also a nature conservation site of international importance.

5.83 These seven areas are considered to be Doncaster's most outstanding areas of high quality landscape. This policy is intended to ensure that only quality development will be allowed here in order to conserve their landscape value and to highlight the need for work on many fronts to protect and enhance those valuable features which contribute to these areas.



Key Fact

DONCASTER'S LANDSCAPE

The landscape character and quality of Doncaster's countryside varies considerably. To the west and south lies the attractive belt of magnesian limestone country bisected by the Don the Went Gorges, well wooded and mostly intensively farmed. To the east is the Bunter sandstone, less hilly and again quite extensively farmed. A much larger and generally flat landscape, criss-crossed by drainage ditches and with extensive peat moors lies to the north-east.

Many organisations and statutory undertakers implement projects within the countryside which have a major impact on the Borough's landscape. Where possible the Borough Council seeks to work with these organisations to develop sympathetic landscape proposals. Within much of Doncaster, the statutory undertakers which have the greatest impact are the Environment Agency (EA) and the Internal Drainage Boards (IDB'S). As a large part of the Borough is at, or just above, sea level, the pumped drainage system is in need of constant management. Furthermore, the continuing pressure for agricultural intensification also means that the IDBs regularly upgrade either the drains themselves and / or the pumping systems. The landscape of much of east of the Borough is therefore heavily interrelated to the drainage system and joint work with the EA and IDBs is very important.

The Report 'Landscape Assessment of Doncaster Borough for Doncaster Metropolitan Borough Council' (1994) provides a landscape assessment of the Borough, a full justification for the designation of the Areas of Special Landscape Value, brief management objectives for the different landscape areas, and definition, description, and analysis of the seven distinct landscape character types, in the Borough i.e. :- 1) Coalfield Farmlands, 2) Limestone Plateau, 3) Settled Clay Farmlands, 4) Peat Moorlands, 5) River Valley Carrlands, 6) Limestone River Valleys, and 7) Sandlands Heaths and Farmland.

Landscape Conservation

ENV 18

~~THE BOROUGH COUNCIL WILL PROMOTE THE CONSERVATION AND ENHANCEMENT OF THE BOROUGH'S LANDSCAPE AND SEEK TO MAINTAIN LOCAL VARIATIONS IN THAT LANDSCAPE. WHEREVER POSSIBLE, WOODLANDS, GRASSLANDS, WETLANDS AND OTHER HABITATS OF LANDSCAPE IMPORTANCE, TOGETHER WITH VALUABLE EXISTING LANDSCAPE FEATURES SUCH AS HEDGEROWS, TREES, COPSES, PONDS, WATERCOURSES, HISTORICAL SITES, ESTATE FEATURES, ENCLOSURE LANDSCAPES, STONE WALLS AND OTHER BUILT HERITAGE FEATURES WILL BE PROTECTED AND ENHANCED.~~

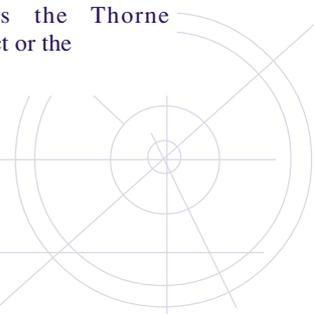
Replaced by Core Strategy Policy 16: Valuing Our Natural Environment

5.84 Most of the Borough's landscapes are worthy of conservation and all are capable of sympathetic improvement. The Borough contains a number of distinct landscape zones which display some homogeneity as the result of underlying geology and/or subsequent land management. Each is important in its own right and in the contribution it makes to the overall variety of the landscape picture of the Borough in terms of visual amenity, habitat diversity and potential for accommodating different uses. The Borough Council will have regard to the landscape character and the landscape treatment required for that area both in assessing proposals for development (features to be retained

and new landscaping requirements - See Policies ENV 59 and ENV 60) and in carrying out management and enhancement works, either alone or in conjunction with other organisations and individuals.

5.85 The Borough Council has carried out a number of improvements to the Borough's landscape in recent years and will continue to do so using its own resources and/or various sources of available grant aid such as the Countryside Commission. Derelict Land reclamation such as that in the Don and Dearne valleys can create dramatic landscape improvements in urban fringe landscapes; this is dealt with under Policy SENV 7.

5.86 The Borough Council will also work to encourage and accommodate the public's obvious interest in, and concern for the landscape of the Borough. This work is particularly important in urban fringe situations. Firstly, advice and information can be given to groups and individuals on practical projects. This advice can range from details of appropriate species of tree, to information on how to establish a Parish Map project or a Village Appraisal. Secondly, the community will be actively supported in practical work either through the work of the Borough Council's Countryside Unit or through special projects such as the Thorne Regeneration Project or the



Greentown Project. These specialist projects work most appropriately on the urban fringe where the practical and educative roles of the project are equally important. Finally, community interest can be stimulated through the educational and interpretive work of the Borough Council.

Public Attitude Survey

Around 60% of people thought the Borough has pleasant views, the air is clean and there are plenty of trees and open spaces.

~~**ENV 19**
THE BOROUGH COUNCIL WILL DEVELOP A LANDSCAPE STRATEGY TO PROVIDE A CO-ORDINATED APPROACH TO CONSERVING AND ENHANCING THE URBAN AND RURAL LANDSCAPE OF THE BOROUGH.~~

This was not saved in 2007

5.87 The Borough Council proposes to undertake a landscape assessment of the Borough in order to describe and analyse the character of the urban and rural landscape. Landscape assessment guidance from the Countryside Commission will be combined with an assessment of the developed areas of the Borough; areas offering potential for enhancement and diversification will be identified and prioritised. The strategy will provide the context for all those activities affecting the landscape which the Borough Council can influence through use of its various

powers and resources and through its partnerships / agreements with landowners and others. The restoration of minerals and waste disposal sites for example can offer potential for major landscape change; the landscape strategy will inform decisions on the details of restoration schemes (see minerals chapter). Similarly the landscape strategy will provide the context for the landscape treatment of significant development sites such as large housing sites, mixed use regeneration projects and golf courses development.

5.88 The first phase of this landscape strategy has now been completed and published. The report "Landscape Assessment of Doncaster Borough" provides detailed justification for the Areas of Special Landscape Value (see Policy ENV 17) and provides a description and analysis of the whole of Doncaster's landscape based on seven Landscape Character Areas together with brief management objectives.

Parks and Gardens of Special or Local Historic Interest

ENV 20
WITHIN PARKS AND GARDENS OF SPECIAL OR LOCAL HISTORIC INTEREST AS DEFINED ON THE PROPOSALS MAP NEW DEVELOPMENT, INCLUDING CHANGES OF USE OF EXISTING LAND AND BUILDINGS, WILL NOT BE PERMITTED IF IT WOULD DETRACT FROM THE CHARACTER OR APPEARANCE OF THE AREA BY VIRTUE OF ITS NATURE, SCALE OR APPEARANCE OR FOR EXAMPLE BY THE REMOVAL OF TREES OR OTHER IMPORTANT LANDSCAPE FEATURES. PROPOSALS IN PROXIMITY TO AND / OR VISIBLE FROM PARKS AND GARDENS OF SPECIAL OR LOCAL HISTORIC INTEREST WILL NOT BE PERMITTED WHERE THE CHARACTER OF SUCH AREAS WOULD BE ADVERSELY AFFECTED.

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

5.89 Under the National Heritage Act 1983, English Heritage has compiled a National Register of Parks and Gardens of Special Historic Interest in England for the information of owners, local authorities and others to increase awareness of the existence of these

areas and to encourage their protection and conservation.

5.90 To date Cusworth, Brodsworth and Hickleton have been designated but there are many others in the Borough which are of importance.

The Borough Council has identified and defined 14 Parks and Gardens of local interest to which this Policy will also be applied. Some of these may be added to the Register in future. The Parks are listed at Appendix 5.1.



Trees and Woodlands

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

ENV 21
 THE BOROUGH COUNCIL WILL SEEK TO PROTECT AND CONSERVE EXISTING TREES AND WOODLANDS THROUGH THE USE OF TREE PRESERVATION ORDERS, BY STEERING DEVELOPMENT AWAY FROM TREES AND WOODLANDS, BY AGREEMENTS WITH PRIVATE LANDOWNERS AND THROUGH THE MANAGEMENT OF ITS OWN WOODLAND ESTATE FOR WHICH IT WILL PRODUCE AND IMPLEMENT MANAGEMENT PLANS FOR EACH OF ITS WOODLAND HOLDINGS DESIGNED TO MAXIMISE AND INTEGRATE THEIR NATURE CONSERVATION, AMENITY, RECREATION AND ECONOMIC POTENTIAL.

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

ENV 22
 THE BOROUGH COUNCIL WILL PROMOTE AND ACTIVELY PURSUE THE PLANTING OF NEW WOODLANDS OF PREDOMINANTLY INDIGENOUS SPECIES THROUGH:

- a) MAJOR PLANTING PROGRAMMES ON COUNCIL-OWNED LAND INCLUDING DERELICT LAND SITES.
- b) ACTIVE SUPPORT FOR THE INITIATIVES OF PRIVATE LANDOWNERS, AMENITY/CONSERVATION GROUPS, PARISH / TOWN COUNCILS AND OTHERS, PARTICULARLY IN AREAS WHICH IN TERMS OF LANDSCAPE AND AGRICULTURAL LANDQUALITY ARE MOST SUITED TO EXTENSIVE TREE PLANTING.
- c) REQUIREMENTS FOR NEW WOODLAND PLANTING AND SUBSEQUENT MANAGEMENT ATTACHED TO PLANNING PERMISSIONS FOR SIGNIFICANT DEVELOPMENTS INCLUDING LARGE HOUSING SITES, MIXED USE REGENERATION PROJECTS, GOLF COURSES AND OTHER DEVELOPMENTS INVOLVING LARGE LAND TAKES.
- d) RESTORATION SCHEMES INVOLVING WOODLAND PLANTING (WHERE APPROPRIATE) ON MINERALS, WASTE DISPOSAL AND DERELICT LAND SITES.

~~**ENV 23**
 THE BOROUGH COUNCIL WILL SEEK TO INCREASE AND ENHANCE THE PUBLIC ACCESSIBILITY OF THE BOROUGH'S WOODLANDS THROUGH:~~

- ~~a) MANAGING ITS OWN WOODLANDS FOR ENHANCED RECREATION AND ACCESSIBILITY AND CLOSELY INVOLVING THE LOCAL COMMUNITY IN THE CONSERVATION AND ENHANCEMENT OF THESE WOODLANDS.~~
- ~~b) BUYING PRIVATE WOODLANDS WHERE OPPORTUNITIES AND RESOURCES ALLOW AND OPENING THEM UP FOR PUBLIC ACCESS.~~
- ~~c) PURSUING ACCESS, MAINTENANCE AND ENHANCEMENT AGREEMENTS WITH LANDOWNERS INCLUDING AGREEMENTS VIA PLANNING CONSENTS.~~
- ~~d) CONCENTRATING ITS OWN WOODLAND PLANTING CLOSE TO TOWNS AND VILLAGES IN AREAS DEFICIENT IN PUBLICLY ACCESSIBLE WOODLANDS AND WHERE IT WOULD COMPLEMENT EXISTING RECREATION FACILITIES.~~

Replaced by Core Strategy Policy 17: Providing Green Infrastructure



5.91 Within the overall objectives of landscape conservation and enhancement provided by Policy ENV 18 the conservation of existing trees and woodland and the provision of new planting is particularly important. The once heavily wooded landscape of the Doncaster Borough has, within the last century, become an area poor in terms of both the quantity and quality of its woodlands. Industrialisation and agricultural intensification have denuded many parts of the Borough of formerly richly afforested landscapes and have led to a marked reduction in the number of small woodlands and copses once so characteristic of much of the Borough.

5.92 Trees and woodlands play a vital role in creating and maintaining attractive environments in urban areas and villages as well as in the countryside. They have numerous invaluable ecological, social and economic benefits providing important wildlife habitats and recreational areas, screening and absorbing developments, enhancing areas of degraded land, and offering opportunities for rural diversification through timber production on former agricultural land. Designated Ancient Woodlands are also of archaeological importance as they are woodlands that have been managed by humans in the past. Many local woodlands also contain sites of archaeological interest, of prehistoric or Roman-British date and / or earthwork features relating to their management in the medieval and post-medieval periods. Any management of these woodlands should therefore take account of the archaeological remains they may contain. Anyone proposing tree planting is advised to check the Sites and Monuments record first.

5.93 The Borough Council has undertaken new tree planting on a considerable scale, particularly in areas where the environment needed upgrading and as part of specific environmental improvement schemes and it will continue to do so - See "Improving the Environment" Section. Grant aid is available to private land owners to plant new areas of woodland notably through the Forestry Authority's woodland Grant Scheme and MAFF's Farm Woodland Premium Scheme.

5.94 The Borough Council's own

woodland holdings have become progressively more extensive with a wide variety of sites in town and country often acquired on an opportunistic basis in order to safeguard areas for informal recreation and wildlife conservation. The Borough Council now has over 70 woodland sites covering 475 ha (1174 acres) and is currently developing a Woodland Strategy ("Forests for the Future") which will provide a detailed assessment of the condition and management requirements of each of the Borough Council's woodlands. A management plan for each will then be implemented which will seek to maximise and integrate the amenity, nature conservation, recreation / access and commercial potential of each woodland.

5.95 From time to time Forestry Enterprise and private woodlands come onto the open market for sale. Where resources allow the Borough Council will consider the desirability and possibility of acquiring such woodlands so that they may be opened up for public access and made subject to the Council's management programme.

5.96 The Borough Council has also agreed a strategy with the Forestry Authority in respect of new grant-aided woodland planting. In addition to the Forestry Authority's standard woodland establishment grant a community woodland supplement grant is available in respect of the planting of publicly accessible woodland up to a ratio of one hectare of recreational woodland per 500 residents. At present, only 0.68 ha of accessible woodland exists per 500 head of population (most of which is in the ownership of the Borough Council) and there therefore exists a potential for a further 195 ha of new community woodland which can take advantage of the grant supplement.

5.97 Four key areas have been agreed as the basis for this strategy. These are:-

i) North Eastern Area : Askern, Adwick-Le-Street and Bentley.

ii) Don Valley Area : Conisbrough, Mexborough, Sprotbrough, Cadeby and High Melton.

iii) Hatfield Chase : Thorne,

Moorends, Stainforth, Hatfield, Dunsville.

iv) Eastern Doncaster : Doncaster Central, Cantley, Bessacarr, Rossington, Armthorpe and Edenthorpe.

Within these areas private landowners as well as the Borough Council can take advantage of the Community Woodland supplement to establish publicly accessible woodland. The key areas have been determined by relating population sizes to traveling distances from the settlement edge. The Key Areas are considered to have great potential for Community Woodland development although other areas within the Borough would benefit greatly from local publicly accessible woodland. Towns such as Bawtry, Tickhill, Rossington and Edlington would all benefit from their own woodlands and it is intended that this Community Woodland Strategy will incorporate a level of flexibility in order that woodland sites outside the Key Areas may be considered.

5.98 Doncaster's Community Woodland Strategy identifies the Key Areas for increased woodland recreation or the development of new publicly accessible woodlands. However, the Borough's unique size and population distribution, with large centres of population spread across the Borough, presents special problems in defining these Key Areas. Doncaster's priorities, therefore, focus on areas where realistic and highly desirable opportunities for Community Woodlands are evident, but where further resources are needed to realise these opportunities. Priority has not been afforded through this mechanism to areas of the Borough where new development may be associated with woodland planting but where there may be alternative means of securing the creation of such woodlands. In applying the Strategy, the Council will, however, accept the need to consider eligibility for Community Woodland Supplement outside the Key Areas in certain, special circumstances. These special circumstances will relate to unforeseen, which meet 'gaps' in woodland recreation in a unique way and where such opportunities would not otherwise be realised.

5.99 In general terms the Council wishes to encourage community

involvement in the conservation and enhancement of many of its local woodlands. All of the Council's existing woodlands are already open to public access and the same will be true of any new areas of woodland establishment. The scope for new woodlands within Doncaster Borough is vast with over 250 ha of reclamation sites available for woodland after-use. If woodland establishment is to be successful then it is vital that the local community are involved at all levels of planning and establishment.

5.100 The scope for securing new woodland planting as part of large new development sites and restoration schemes on minerals and waste disposal sites is very significant in Doncaster and will be required as part of planning permissions wherever appropriate. The larger residential allocations and mixed use regeneration projects contained in the UDP will in particular be required to provide significant areas of new woodland planting. Policies IMR1 and IMR2 also refer. New woodland can screen and break up new developments, assist

their successful assimilation into the local environment and at the same time secure environmental and recreation benefits to local communities. The Borough Council's landscape strategy (see Policy ENV 19) will provide the context for the detailed treatment of individual sites. It will also provide the context for assessing the suitability of new private woodland planting schemes.

5.101 With regard to land in private ownership the Borough Council and its predecessor authorities have secured the protection of many important trees and woodlands throughout the Borough by means of Tree Preservation Orders (a full list of them can be inspected at the Planning Directorate) and will continue to declare new orders particularly where trees are under threat. The protection of trees and other vegetation on development sites and the requirements for new planting on such sites are covered by Policies ENV 59 and ENV 60.

5.102 The quality of private

woodlands is however largely dependent upon the landowners and the effectiveness of their management. The Borough Council will where appropriate therefore enter into management agreements under section 39 of the Wildlife and Countryside Act 1981 and where possible through agreements attached to planning permissions to secure the future of the Borough's woodlands and encourage private owners to enter into Management agreements with the Forestry Authority via Woodland Grant Scheme applications.

5.103 Tree Preservation Orders (TPOs) will be made where trees make an important contribution to environmental quality particularly where they are under threat. There will be a presumption against works to trees subject to TPOs unless the works are shown to be necessary in the interests of good arboricultural practice. Permission will not normally be given for development that would destroy or adversely affect trees subject to TPOs.

Countryside Management

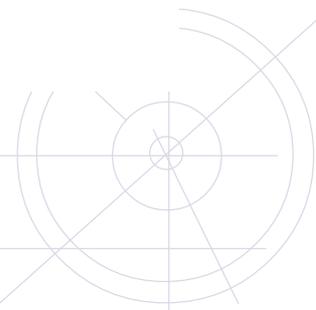
ENV 24
~~THE BOROUGH COUNCIL WILL INVESTIGATE THE SETTING UP OF A COUNTRYSIDE MANAGEMENT PROJECT, INITIALLY IN THE HATFIELD CHASE AREA.~~

This was not saved in 2007



5.104 Countryside Management provides a local countryside service through the appointment of a Countryside Project Officer, who works "on the ground" resolving local conflicts of interest and pursuing a range of countryside objectives in relation to landscape and wildlife conservation, education/interpretation and improvements to access and informal recreation. It is envisaged that the project will elicit the help of land owners, volunteer groups and organisations such as the Yorkshire Wildlife Trust, the local community and national organisations such as the Countryside Commission, generate a number of small scale improvement and conservation projects and raise general awareness of the area.

5.105 The establishment of the project will depend upon available resources. The area identified is bounded to the north, east and south -east by the Borough boundary and includes in the west the settlements of Sykehouse, Fishlake, Stainforth, Hatfield, Dunscroft and Dunville as well as Thorne and Moorends and includes Thorne and Hatfield Moors. It is of acknowledged landscape and wildlife value with tremendous potential for informal recreation and is under threat from proposed drainage schemes, intensification of agricultural practices and sensitive to development generally. Depending upon the success of this project, other projects may be established in other areas, for example in the Don Valley.



Key Fact

TREE PRESERVATION ORDERS

A Tree Preservation order in general makes it an offence to top, lop or fell a tree without the Council's permission and enables the District Planning Authority to ensure that a suitable replacement tree is planted where necessary. Fines up to £20,000 can be levied for ignoring this protection, including replacement planting. Anyone wishing to fell or lop a protected tree needs the prior consent of the Council. It is therefore, always best to check whether or not a tree is protected before undertaking any work.

Trees are protected by means of a Tree Preservation Order on amenity grounds whether they are situated in urban or rural areas, and ideally need to be visible to a large number of people. Orders are not placed on trees which are considered to be dead, dying or in a dangerous condition.

Hedgerows cannot normally be protected by such orders under present legislation, however, trees situated within hedgerows can be given separate statutory protection.

Trees in Conservation Areas must not be topped, lopped or felled without giving the District Planning Authority six weeks notice in writing before the work is carried out. There are exceptions to the above facts and, on enquiry, owners will be advised accordingly.

Similar penalties are in force to those for contraventions of a Tree Preservation Order, including replacement planting requirements.

HEDGEROWS

Many hedgerows are now protected under The Hedgerows Regulations 1997 (section 97 of the Environment Act 1995).

The new regulations make provision for the protection of hedgerows which are 20 metres or more in length which have existed for 30 years or more. However, certain criteria must be met to classify the hedgerow as important. Such criteria includes: hedgerows which form the boundary of an historic parish or township, being an integral part of a field system pre-dating the Enclosures Acts and containing important flora and fauna.

Under the new legislation the Planning Authority must be notified in writing via (a Hedgerow Removal Notice) before a hedgerow is removed. The Planning Authority then has 42 days to consider the application. If the authority decides to serve a Hedgerow Retention Notice, the hedgerow cannot be removed. The applicant has a right of appeal within 28 days. Should a hedgerow be removed without consent, the offender may be liable on summary conviction to a maximum fine of £5000, or an unlimited fine on indictment. Replacement planting may also apply.

In addition to the Hedgerows Regulations many hedgerows are still protected by statute law under the Inclosure Acts. As with protected trees, (either by a Tree Preservation Order or by Conservation Area Legislation), it is advisable to seek advice from the Planning Authority when contemplating the removal of a hedgerow.

CONSERVING THE BUILT HERITAGE

~~SEN4~~

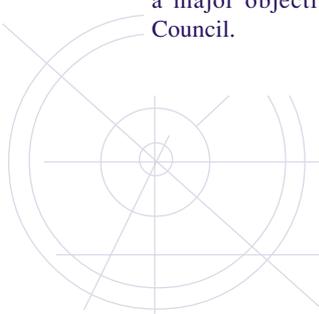
~~THE BOROUGH COUNCIL WILL SEEK TO PROTECT AND ENHANCE THE BOROUGH'S BUILT HERITAGE INCLUDING CONSERVATION AREAS, LISTED BUILDINGS AND SITES OF ARCHAEOLOGICAL IMPORTANCE.~~

Replaced by Core Strategy Policy 15: Valuing Our Historic Environment

5.106 Doncaster has a very significant built heritage. Its Conservation Areas, archaeological sites and buildings of special architectural and historic interest make a vital contribution to the environment and quality of life in the Borough and are important for their education, recreation and tourism value; their conservation is therefore a major objective of the Borough Council.

5.107 It is important to understand that conservation allows for change as well as protection. The built heritage is the product of centuries of evolution and buildings, sites and areas will continue to evolve. Whilst there will be many circumstances where it will be right to "conserve as found" there will be circumstances too where the built heritage has to be able to accommodate changes of use, sensitive alterations

and new building nearby. The Policies of this section provide guidance on the many factors which the Borough Council will assess in determining planning applications affecting the built heritage and set out the positive measures for its enhancement.



Conservation Areas

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

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 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.

5.108 Conservation Areas are particularly sensitive to new developments, their character and importance usually being the result of a harmonious but often delicate arrangement of elements. Special care and control therefore needs to be exercised to ensure that new development is designed not as a separate entity but as part of a larger whole.

5.109 The emphasis of this and the other UDP conservation policies however is on control rather than prevention, to allow each area to remain alive and prosperous to encourage the preservation and enhancement of features which contribute to the area's character and appearance and ensure that any new development accords with its special architectural and visual qualities.

5.110 New buildings will not normally be permitted which are significantly lower or higher than adjacent frontage property as this affects the perceived scale of the street and produces visual jumps or gaps. As most of the traditional buildings have pitched roofs the perceived height is related to the facade height and not the ridge line. High buildings (i.e. above four storeys which is the usual maximum for the historic building stock) will not be permitted if they are visually destructive to the frontage quality of the Conservation Areas or visually compromise townscape vistas.

5.111 The building lines to which the

frontages of existing buildings are constructed are often extremely important to the character of Conservation Areas and any new development or modification to existing development will be required to accord with the existing building lines, except where there is a good and clear aesthetic justification for not doing so.

5.112 The design and materials of new buildings and alterations and extensions to existing buildings should, in form, colour and texture, be in harmony with traditional buildings in the Conservation Area. The proportion of window and door sizes and various detailing elements are also important.

5.113 Applications for new uses or changes of use will be granted permission only if it is considered that the proposed use will not detract from the appearance or character of the Conservation Area. For example, the change of use of a dwelling to a shop in a predominantly residential part of a Conservation Area could lead to: upper storeys being left vacant or underused; construction of fire escapes and illuminated signs thus altering the appearance of the building; and increases in traffic generation and parking requirements. Such alterations are generally inconsistent with the aims of conservation although a balance needs to be struck between opportunities for commercial investment and retaining older houses in occupation which is socially and



environmentally desirable.

5.114 In Conservation Areas the detailed aspects of a proposal are so important that the Borough Council will normally require a full application to be submitted indicating the siting, design and materials of construction of any proposed building works; an outline application would usually provide insufficient information on which to base a decision. A similar degree of care and attention to detail will be expected in the design and materials of construction of new road schemes, including highway improvements, to avoid or minimise impacts on listed buildings and Conservation Areas and their settings. The highway and planning authorities will set common objectives wherever possible. They will consult each other about transport proposals affecting historic areas and will seek the advice of English Heritage where there may be an impact.

ENV 26

WITHIN CONSERVATION AREAS THE DEMOLITION OF EXISTING BUILDINGS WILL NOT NORMALLY BE PERMITTED. CONSENT WILL ONLY BE GRANTED FOR DEMOLITION OF A BUILDING IF:

- a) THE BUILDING IS CURRENTLY DERELICT AND IS INCAPABLE OF REHABILITATION OR THE BUILDING DOES NOT MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA; OR
- b) THE REMOVAL OF THE BUILDING, AND/OR THE PROPOSED REDEVELOPMENT OF THE SITE, WOULD RESULT IN THE PRESERVATION OR ENHANCEMENT OF THE CONSERVATION AREA. REDEVELOPMENT SCHEMES WILL REQUIRE APPROVAL PRIOR TO CONSENT FOR DEMOLITION AND WILL BE REQUIRED TO BE IMPLEMENTED IMMEDIATELY FOLLOWING DEMOLITION.

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

5.115 There will be a general presumption in favour of retaining existing buildings in Conservation Areas because of the important role each building plays in contributing to the whole. Demolition can affect the setting of adjacent buildings or result in the loss of a sense of enclosure.

beyond repair and serious efforts have been made to find a use which would bring about its repair then it would be unreasonable to withhold consent. The Borough Council also recognises that in some cases there are some existing modern buildings which detract from the appearance of Conservation Areas and that there would be positive benefits if they were to be demolished

and the site redeveloped in accordance with Policy ENV 25. A condition will normally be attached requiring a contract for the redevelopment works to have been let before demolition commences.

5.116 However, where a building is

ENV 27

THE BOROUGH COUNCIL WILL SEEK TO ENHANCE THE CHARACTER OF CONSERVATION AREAS THROUGH A VARIETY OF MEASURES, AS NECESSARY, INCLUDING:

- a) ENCOURAGING AND PROMOTING RESTORATION SCHEMES FOR BUILDINGS IN CONSERVATION AREAS - SEE POLICY ENV25
- b) DECLARING ARTICLE 4 DIRECTIONS INCLUDING LOCALLY DETERMINED ARTICLE 4 DIRECTIONS
- c) OFFERING ADVICE AND PREPARING SUPPLEMENTARY PLANNING GUIDANCE
- d) ENCOURAGING THE REMOVAL OR IMPROVEMENT OF THOSE FEATURES WHICH DETRACT FROM THE CHARACTER OF CONSERVATION AREAS.

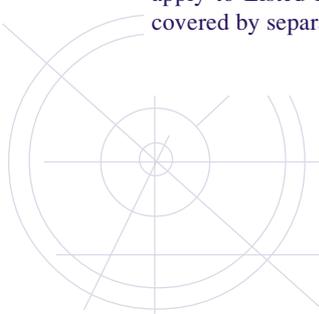
Replaced by Core Strategy Policy 15: Valuing Our Historic Environment

5.117 The Town and Country Planning (General Permitted Development) Order 1995 sets out several cases of development involving dwelling houses which may be carried out without the need to seek planning permission. These works, referred to as “permitted development”, include such matters as minor extensions, painting, the installation of new windows and doors, the placing of shutters alongside windows and the rendering of walls, and other minor works. (These rights do not always apply to Listed Buildings which are covered by separate legislation).

5.118 Despite being generally small-scale, such works can have a dramatic and adverse effect on the character of a building and an area generally. However, it is possible to control certain specified types of permitted development such as those outlined above, if the Borough Council makes a Direction under Article 4 of the above Order. An Article 4 Direction has the effect of removing from the category of permitted development any development specified in the Direction. It can be made by the Secretary of State for the Environment or by the Borough Council; if by the

latter it requires confirmation by the Secretary of State. A large measure of public support is also generally required. There are no existing Article 4 Directions in the Borough pertaining to Conservation Areas, but the Borough Council will continue to monitor the effects of permitted development in Conservation Areas.

5.119 The Borough Council would prefer for it to be unnecessary to seek Article 4 Directions and recognises that the success of Conservation Areas in any case is largely dependent upon the willingness of the general



public, particularly those living and working within the Conservation Areas, to participate with the Borough Council in furthering the aims of conservation. Since 1995 a new power (under Article 4 (2) of the above Order) enables Local Planning Authorities to make locally determined Article 4 Directions withdrawing permitted development rights for a prescribed range of development materially affecting some aspects of the external

appearance of dwelling houses such as doors, windows, roofs, and frontages. There is no requirement to obtain the Secretary of State's approval for such Directions but the LPA would have to publicise their proposals in advance and have regard to the views of the local people. The withdrawal of permitted development rights outside these categories will continue to require Article 4 Directions for which the Secretary of State's approval is generally needed before they can

Key Fact

CONSERVATION AREAS

The Borough Council has a duty to determine which parts of the Borough are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and to designate such areas as Conservation Areas. Within Conservation Areas the Borough Council has certain additional protective powers. For example, certain extensions to dwellings which are normally classed as permitted development require planning permission in a Conservation area. The Borough Council is required to publish a notice of all applications for planning permission for development which affects the character or appearance of the Conservation Area. Trees in Conservation Areas which are not covered by Tree Preservation Orders have special protection. Anyone intending to cut down or do certain specified work on a tree(s) is required to give six weeks notice of their intention to do so, giving the Borough Council the opportunity to make a Tree Preservation Order. The demolition of any building or part of a building within a Conservation Area also requires the consent of the Borough Council. However it is the successful application of development control policies and the cooperation of the public which will largely determine the success of the Borough's Conservation Areas.

There are currently 41 Conservation Areas in the Borough (a list is contained in Appendix 5.2)

Doncaster's Conservation Areas include commercial, residential and mixed use areas, individual streets, village centres and areas of town centres. Each has a unique character reflecting its individual geographical setting and historic development but in general terms, it is the particular importance and attractiveness of the following elements and their inter-relationship, which has made these areas worthy of Conservation Area status:

1. A significant number of unaltered buildings of local character and importance and perhaps also some listed buildings.
2. Attractive spaces around the buildings sometimes including an historic street pattern as well as other areas of formal and informal open space.
3. Well established mature trees standing individually, in groups and in woodland.
4. Other distinctive and attractive landscape features such as walls, hedges and ground surface material.

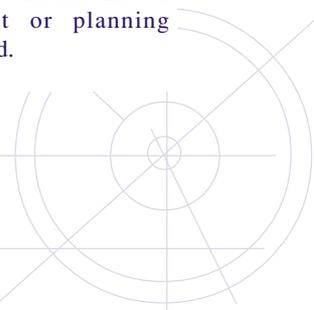


become effective. The LPA will consider using the new power once priority areas have been identified through preparation of supplementary planning guidance on conservation area character assessments.

5.120 Overhead wires can have a harmful impact on the character of certain Conservation Areas. Undergrounding wires can produce important improvements in sensitive areas but can also have significant resource implications. The Borough Council will in appropriate circumstances work with British Telecom, the Electricity Board, Parish Councils and other appropriate bodies to consider the potential for undergrounding wires.

5.121 Supplementary Planning Guidance in the form of leaflets on individual Conservation Areas are currently in preparation. These will provide detailed information on their character and appearance and set down guidelines for works, permitted or otherwise, necessary to ensure their preservation and enhancement.

5.122 The Borough Council will also produce Supplementary Planning Guidance relating to minor alterations and maintenance which the Borough Council would wish to see followed within and outside Conservation Areas and regardless of whether Listed Building Consent or planning permission is needed.



ENV 28

~~THE BOROUGH COUNCIL WILL ENCOURAGE AND PROMOTE RESTORATION SCHEMES FOR BUILDINGS IN CONSERVATION AREAS.~~

5.123 Section 71 of the Planning (Listed Buildings and Conservation Areas Act) 1990 Act places a duty on LPAs to formulate and publish proposals for the preservation and enhancement of Conservation Areas. PPG15 (Planning and the Historic Environment) also urges LPAs to promote carefully targeted grant schemes. This is the positive side of conservation and can act as a catalyst for further conservation work by individuals and groups.

5.124 Doncaster Town Centre has some of the finest buildings in South Yorkshire but this substantial built heritage has slowly deteriorated as economic pressures have resulted in neglect. The changing needs of modern shopping and commerce have also led to a loss of many traditional shop fronts and the architectural details which gave so much character to the streets of Doncaster. To combat this decline the Borough Council has joined with English Heritage, the

Single Regeneration Budget Challenge Fund and the European Community to launch the Doncaster Conservation Area Partnership. Under this scheme grant assistance is available to all historic properties within the Town Centre with the focus set on the historic core of High Street, Hall Gate and Priory Place. The Town Centre also contains a number of targeted buildings which are eligible for higher levels of grant assistance. Within the Town Centre any listed building in need of repair or enhancement work is eligible but there are a great many non-listed buildings which would also qualify for grant assistance. Many of the town centre's properties built before 1940 would be considered for assistance but priority will be historic properties and those in greatest need of repair and enhancement. Further information is available from the Council's Conservation Officer.

5.125 Many of Doncaster's

Conservation Areas are economically buoyant or too small to generate sufficient repairs for the usual three year programme and therefore ineligible for Town Scheme status. A Town Scheme was set up however in Thorne Conservation Area (commenced April 1990) and agreed sums of money for grant aid set aside by the Borough Council and English Heritage. Other areas may be eligible in future. It is hoped that the concentration of financial assistance in such areas will maximise immediate benefits, encourage the use of empty or underused buildings and encourage further conservation work.

5.126 The Borough Council will also give priority to Conservation Areas or parts of Conservation Areas in need of environmental improvement. Through this combination of direct action and the application of control policies, the quality of the Borough's Conservation Areas will hopefully be conserved and enhanced.

ENV 29

~~THE BOROUGH COUNCIL WILL KEEP UNDER REVIEW EXISTING CONSERVATION AREAS AND WILL CONSIDER DESIGNATING OTHER AREAS OF ARCHITECTURAL OR HISTORIC INTEREST AS CONSERVATION AREAS.~~

5.127 The existing designated Conservation Areas represent the best examples of areas of architectural or historic interest in the Borough. However, there are many other attractive and historic areas which are worthy of conservation and which the Borough Council will investigate with a view to possible Conservation Area status including:

Cadeby, Hampole

These two settlements represent the best two remaining villages on the magnesian limestone whose character and appearance is worthy of preservation and enhancement.

Almholme, Cantley, Fishlake, Kirk Bramwith, Old Rossington

These settlements represent the best non-Conservation Area largely brick-built villages in eastern Doncaster whose character and appearance

are worthy of preservation and enhancement.

Pickburn

This is the largely unaltered estate village built for the Brodsworth Estate workers. Conservation Area status would not only preserve and enhance the village, but would complement the successful and nationally important adjoining Conservation Area at Brodsworth Hall.

Thorne Waterside

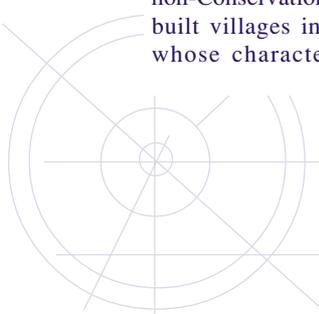
This is the nineteenth century port area of Thorne fronting the Don to the north-west of the town. Although subject to much recent infill development, it is worthy of investigation on historic grounds.

Lower Wheatley

An area of working class housing in Glyn Avenue, Vaughan Avenue,

Broxholme Lane, Christ Church Road and Netherhall Road which was designed and built by F. W. Masters, architect and Mayor of Doncaster in 1872 / 1874. They were very much in advance of their time, at least in Doncaster, both in terms of local amenities, external environment and appearance. The area is under considerable development pressure. Conservation Area status may well safeguard their local importance.

5.128 Policies for the protection of listed and other important buildings, open spaces, and trees, together with policies for the re-use of important and redundant buildings and environmental improvement and policies for the design and location of new development are all applicable in these areas. The Borough Council will continue to keep these areas under review and if justifiable will designate



new Conservation Areas. Existing Conservation Areas will also be kept under review and boundaries will be altered if necessary.

5.129 Fourteen of the existing forty-one Conservation Areas were designated before the Council was

formed in 1974. The boundary of the Thorne Conservation Area, originally the first such designation in Doncaster in 1968, was canceled and re-designated on revised boundaries in January 1993. Many of the other earlier designations similarly need to be reviewed and enlarged or reduced

so that areas worthy of Conservation Area status are safeguarded. In addition the boundary of the Market Place Conservation Area which was designated in October 1974 will need to be amended to take account of land take by the proposed North Bridge Relief Road.

Listed Buildings

Replaced by Core Strategy Policy 17: Providing Green Infrastructure

ENV 30
 LISTED BUILDING CONSENT WILL NOT BE GRANTED FOR DEMOLITION OF BUILDINGS OR STRUCTURES CONTAINED WITHIN THE STATUTORY LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST UNLESS:

- a) THE BUILDING IS IN A STRUCTURALLY DANGEROUS CONDITION AND CANNOT REASONABLY BE REPAIRED; AND
- b) THE BOROUGH COUNCIL IS SATISFIED THAT EVERY EFFORT HAS BEEN MADE TO SECURE REPAIR, REUSE OR ALTERNATIVE USE THROUGH MAINTENANCE, GRANT ASSISTANCE, OR OFFER FOR SALE OR LEASE; AND
- c) A SATISFACTORY SCHEME FOR REDEVELOPMENT IS PUT FORWARD; OR
- d) IN THE CASE OF PARTIAL DEMOLITION, THE PART TO BE DEMOLISHED IS NOT OF ARCHITECTURAL OR HISTORIC INTEREST AND ITS REMOVAL WOULD NOT ADVERSELY AFFECT THE PRINCIPAL LISTED BUILDING; OR
- e) IN THE CASE OF A CURTILAGE BUILDING THIS IS NOT OF ARCHITECTURAL OR HISTORIC INTEREST AND ITS REMOVAL WOULD NOT ADVERSELY AFFECT THE PRINCIPAL LISTED BUILDING.

Replaced by Core Strategy Policy 15: Valuing Our Historic Environment

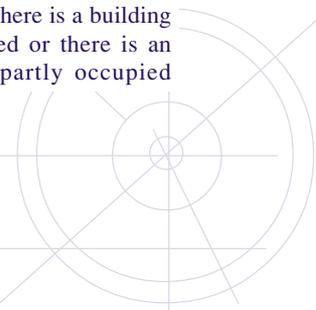
ENV 31
 THE BOROUGH COUNCIL WILL ENCOURAGE THE REPAIR AND RESTORATION OF LISTED BUILDINGS, PARTICULARLY WHERE THEY ARE AT RISK, THROUGH A VARIETY OF MEASURES INCLUDING OFFERING ADVICE, GRANT AID AND, IN EXCEPTIONAL CASES OF PROLONGED NEGLECT BY THE OWNER, BY ISSUING REPAIRS NOTICES, CARRYING OUT EMERGENCY REPAIRS OR COMPULSORY PURCHASE.

5.130 Listed Buildings and structures are an important part of the national and local heritage. Consent for demolition will not be granted until all means of saving the building have been fully explored. The Borough Council cannot in fact grant consent until the Secretary of State has been notified and has stated that he does not require the application to be referred to him for a decision.

5.131 The Borough Council will expect an independent technical assessment of alleged structural failure to be provided by the applicant before consent to demolish can be given. In

appropriate cases the Borough Council will obtain its own technical assessment. Any scheme for redevelopment will be expected to be sensitively designed and contribute positively to the local environment. Proposals for partial demolition will be assessed on their individual merits, factors to be considered by the Borough Council including the value of the part proposed for demolition in architectural and historic terms; whether the partial demolition will improve the chances of retention and re-use of the remaining building, and evidence of structural failure and the feasibility of repair.

5.132 Regular maintenance and repair are the key to the preservation of historic buildings. If the Borough Council considers that a Listed Building is not being properly preserved it can serve a Repairs Notice under Section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990 on the owner specifying the works necessary for its proper preservation. In the event of non compliance with a Notice the Borough Council can make a compulsory purchase order under Section 47. Where there is a building which is unoccupied or there is an unused part of a partly occupied



building, Section 54 enables a Local Authority to carry out urgent works for the preservation of a Listed Building and recover the cost from the owner under Section 55.

5.133 More than 10% of the Borough's Listed Buildings are considered to be at risk; a register of these buildings will be compiled. Buildings on this register will attract priority for grant

assistance from the Borough Council - see Policy ENV 30.

Key Fact

LISTED BUILDINGS

The Secretary of State for National Heritage prepares lists of buildings that are of special architectural or historic interest, known as Listed Buildings. Most of the Borough has been recently surveyed and there are now approximately 800 listed items throughout the Borough. An item may be a single structure or a terrace of several buildings. From time to time new items are added and existing items occasionally deleted.

Any works, other than a like-for-like repair, require an application for listed building consent. This covers work which, on an unlisted building, would be classed as permitted development. The consent procedures are similar to those for obtaining planning permission and ensure that the case for preservation is fully considered in each case. All such applications are subject to publicity both on site and in the local press. The Borough Council also consults national amenity societies. It is an offence to alter or demolish a listed building without listed building consent and heavy fines may be imposed. However, as with Conservation Areas, successful conservation of listed buildings depends upon the application of development control policies designed, not to keep the buildings unaltered forever in all circumstances but to ensure that any alterations preserve the character of the buildings.

The criteria for listings are complex but, generally, the list include:

1. All buildings built before 1700 which survive in anything like their original condition.
2. Most buildings built between 1700 and 1840 with some selection.
3. Buildings of definite quality built between 1840 and 1914.
4. Selected high-quality buildings built since 1945.

Listed buildings are classified as follows:

Grade I

These buildings are of exceptional interest and include Doncaster's Mansion House, Brodsworth Hall, Campsall Old Vicarage, Consibrough Castle, Cusworth Hall, Hatfield Manor, and Wadworth Hall. In addition, the list includes 12 Grade I churches.

Grade II*

These are particularly important buildings and include Bawtry Hall, Cantley Hall, Doncaster Corn Exchange, Hickleton Hall, Hooton Pagnell Hall, Owston Hall, Tickhill Castle House and Warmsworth Hall. The list also includes 12 Grade II* churches.

Grade II

The vast majority of listed buildings come into Grade II and include a full range of buildings of all kinds. The complete list can be inspected by the public in the Development and Transport Directorate.

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

ENV 32

LISTED BUILDING CONSENT AND APPLICATIONS FOR PLANNING PERMISSION WILL NOT BE GRANTED FOR ALTERATIONS OR ADDITIONS TO A LISTED BUILDING WHICH WOULD ADVERSELY AFFECT ITS ARCHITECTURAL OR HISTORIC FEATURES OR DETRACT FROM ITS OVERALL CHARACTER OR APPEARANCE. WHERE UNSUITABLE ALTERATIONS HAVE ALREADY TAKEN PLACE THE BOROUGH COUNCIL WILL ENCOURAGE REINSTATEMENT, OR A MORE SATISFACTORY SOLUTION AS AND WHEN THE OPPORTUNITY ARISES.

5.134 Buildings and structures of many ages, types, styles and functions are listed but generally they are each considered to be a good example of the type and period and are usually in, or similar to, their original condition. Insensitive alterations and extensions can easily destroy the very character which made the building listable. The Borough Council will therefore expect high standards of building work and

use of materials which are in keeping with the form and detailing of the building.

5.135 As far as possible all original features should be retained and, where this is not possible, careful attention must be given to the details of any replacements. In general the most appropriate use for a Listed Building will be the use for which it was

originally built. However, where this is no longer possible, the Borough Council will support new uses for redundant Listed Buildings, which are acceptable in planning terms and which safeguard the architectural and historic character of the building. The Borough Council has produced supplementary planning guidance on alterations to listed barns.

ENV 33
 THE BOROUGH COUNCIL WILL SEEK THE PRESERVATION AND ENHANCEMENT OF ALL BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST THROUGH ENCOURAGING THEIR RETENTION AND PROPER MAINTENANCE AND, IN THE CASE OF LISTED BUILDINGS, THROUGH THE PROVISION OF GRANT AID SUBJECT TO THE AVAILABILITY OF RESOURCES.

Replaced by Core Strategy Policy 15: Valuing Our Historic Environment

5.136 This policy is intended to apply to all buildings of architectural and historic interest, whether listed or not. Whilst the Borough Council's Listed Buildings enjoy special protection under existing legislation, there are many other buildings, perhaps as many again, which are of local interest and a valuable element in the Borough's heritage but which do not meet the requirements for statutory listing. Inevitably such buildings are more prone to threat from demolition and adverse alterations. Most demolition work has to be notified to the Borough Council but it cannot be prevented other than for reasons of safety. Changes of use, alterations and extensions do of course require planning permission and the Borough Council will reject obviously poor designs but it cannot reasonably insist on, or enforce, the same standards of work as for Listed Buildings.

Areas can encompass some of these buildings of local interest and provide protection through that means. Most of Doncaster's Conservation Areas do include such buildings. Supplementary Planning Guidance for Conservation Areas (see Policy ENV 24) will include information and guidance relating to these buildings.

5.138 As with Conservation Areas successful conservation of buildings of architectural or historic interest depends largely upon the property owners and their willingness to maintain their buildings in a good state of repair and only carry out necessary alterations which are sympathetic in nature. The Borough Council will encourage the maintenance and active use of all buildings of architectural or historic interest.

5.139 The Borough Council has wide discretionary powers to contribute towards expenses incurred in the repair

or maintenance of Listed and local interest buildings. At present its grant aid scheme is available only for Listed Buildings although it is possible that in future the scheme will be extended. The scheme is dependent upon available financial resources and successful applications must satisfy a number of conditions. Further information is available from the Conservation Officer.

5.140 The Borough Council will consider compiling a register of buildings and structures of local interest, the value and significance of each being established by reference to local criteria and to national criteria used by English Heritage. Where such a building is considered to be of particular interest and especially where it is under threat of demolition the Borough Council will seek the advice of the Secretary of State with regard to Listed Building designation.

5.137 The designation of Conservation

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

ENV 34
 PLANNING PERMISSION WILL NOT NORMALLY BE GRANTED FOR DEVELOPMENT WHICH WOULD ADVERSELY AFFECT THE SETTING OF A LISTED BUILDING BY VIRTUE OF ITS NATURE, HEIGHT, 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 LIKELY TO AFFECT THE SETTING OF A LISTED BUILDING. DEVELOPMENT PROPOSALS WITHIN THE GROUNDS OF A LISTED BUILDING MUST DEMONSTRATE THAT THE LAND TO BE DEVELOPED IS SURPLUS TO THE REQUIREMENTS TO THE LISTED BUILDING.



5.141 The setting of a listed building is often an essential feature of its character especially if a garden or grounds have been laid out as an integral part of the design and layout of the building. The visual satisfaction

afforded by Listed Buildings is often partly the result of the positions they occupy in the town, village or countryside scene. The juxtaposition of other buildings, the proximity of trees and other landscape features and

the various views of the building can all be extremely important. Developments which close off important views of the building or which detract from its immediate environment will therefore be resisted.

Sites of Archaeological Importance

ENV 35
~~THE BOROUGH COUNCIL WILL SEEK TO PROTECT, ENHANCE AND PROMOTE THE BOROUGH'S ARCHAEOLOGICAL HERITAGE.~~

Replaced by Core Strategy Policy 15: Valuing Our Historic Environment

5.142 The Borough contains a rich archaeological and historical heritage reflecting its long history of settlement. In some cases the historic town centres have been continuously occupied since the Roman period and are a major archaeological resource whilst evidence is growing of the extensive early settlement in the rural areas of the Borough. The Borough also contains nationally important industrial archaeological sites.

archaeological interest. Appendix 5.4 provides a list of the Borough's Scheduled Ancient Monuments. SAMs have statutory protection under the Ancient Monuments and Archaeological Areas Act 1979; certain defined works require specific consent from the Secretary of State for the Environment. It is expected that many more sites in the Borough will be scheduled in the near future (and the boundaries of some existing ones altered) as part of English Heritage's Monuments Protection Programme. The vast majority of the Borough's archaeological sites however including some sites of national importance (which may or may not all eventually be scheduled) rely for protection upon appropriate management by the owner/occupier of the land and, in the case of development proposals, on planning control.

between the preservation of archaeological remains and other land uses.

5.146 The Borough Council will, along with the South Yorkshire Archaeology Service and English Heritage as appropriate, provide specialist advice to help others protect or preserve by record archaeological remains. Where resources permit the Borough Council will either independently or, in certain circumstances, in conjunction with English Heritage also offer financial assistance for such projects.

5.143 The Government through its Planning Policy Guidance Note PPG16 "Archaeology and Planning", places great importance on archaeological remains for their own sake and for their role in education, leisure and tourism. It stresses their finite nature and the need for protection and good management to ensure they are not needlessly or thoughtlessly destroyed.

5.147 The Borough Council will work with the South Yorkshire Archaeology Service, local organisations, land owners and communities to promote the protection and understanding of archaeological remains in the Borough. It will also endeavor to encourage and develop the educational, recreational and tourism potential of archaeological monuments by management and interpretation as appropriate.

5.144 Of the Borough's known sites, 42 are Scheduled Ancient Monuments (SAMs) which are of national importance by virtue of their historic, architectural, traditional or

5.145 The Borough Council will manage its own operations and land in a way which provides a good example to other owners of archaeological or historic sites and it will endeavor to resolve conflicts

ENV 36
 WHERE THE INFORMATION ABOUT THE ARCHAEOLOGY OF A SITE IS INSUFFICIENT TO DETERMINE A PLANNING APPLICATION, THE APPLICANT WILL BE REQUIRED TO PROVIDE AN ARCHAEOLOGICAL EVALUATION OF THE SITE TO THE SATISFACTION OF THE BOROUGH COUNCIL.

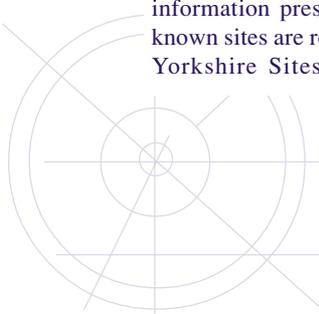
Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

5.148 Only Scheduled Ancient Monuments are shown on the Proposals Map. There are in fact about 2000 archaeological sites and finds in the Doncaster Borough but these are too numerous to put on the Proposals Map and it is often difficult to define the extent of a site from the information presently available. All known sites are recorded in the South Yorkshire Sites and Monuments

Record (SMR) which is held by the South Yorkshire Archaeology Service. The SMR is constantly being updated as new information is provided through research and chance finds and new sites are discovered. Developers are strongly advised to consult the SMR at the earliest possible stage, usually prior to the submission of a planning application. It should also be noted that where SAMS are shown

on the Proposals Map this represents only the area with statutory protection. Archaeological evidence may be found outside this boundary. Accordingly great care must be exercised with proposals which affect the setting of a Scheduled Ancient Monument.

5.149 Where consultations on planning applications reveal that



important archaeological remains could exist and would be affected by the development the Borough Council will request the developer to arrange for an archaeological evaluation to be undertaken before any decision on the planning application is taken. There are certain parts of the Borough notably the historical cores of Doncaster, Thorne, Bawtry, Conisbrough and Tickhill which are of

special archaeological interest where virtually any site coming forward for development will require evaluation although in many cases it will be sufficient to investigate and record them rather than preserve them.

5.150 The archaeological evaluation will determine whether:

1. the importance of the archaeology

is such that planning permission should be refused, or if possible, the application amended to remove the threat; or

2. arrangements should be made for the preservation of the remains in situ; or
3. the site should be recorded prior to its destruction; or
4. no further action is necessary.

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.

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

5.151 Given the varied, often competing demands of modern society and the many development pressures it is not always feasible to preserve in situ all archaeological remains. However Planning Policy Guidance (PPG 16-“Archaeology And Planning”) recognises that where nationally important archaeological remains, whether scheduled or not, and their settings are affected by proposed development, there should be a presumption in favour of their physical preservation.

5.152 Apart from the 42 SAMs which are shown on the Proposals Map it is not possible at this stage to say how many nationally important sites there may be in the Borough. English Heritage’s Monuments Protection Programme is expected to add considerably to the number of scheduled sites in the near future but there are always likely to be nationally important sites which remain unscheduled (sites for example, the true value of which is only established as the result of an evaluation following a development proposal).

5.153 With regard to sites which are deemed to be of local importance the Borough Council will weigh the relative importance of the archaeology against other factors including the need for the proposed development. There may well be sites of particular local importance which the Borough Council would wish to preserve in situ.

Key Fact

ARCHAEOLOGY IN DONCASTER

Archaeological sites in the Borough take many forms from those identified by chance finds, to buried deposits only visible as ‘cropmarks’ from aerial photographs to earthwork remains and the more conspicuous stone structures such as churches. All sites have something to tell us of the past human settlement of the Doncaster region.

Evidence of human activity from the earliest palaeolithic and mesolithic periods to the remains of our recent industrial past exist within the district. The Roman settlements of the area is perhaps very well known with its forts, Roman road, villas and large concentrations of pottery kilns: evidence of a vast Roman industry. However, evidence of earlier native settlements and field systems have also been found.

In the Anglo - Saxon period, place-name evidence strongly suggests settlement, but often all that has been discovered are finds, burials and the remains of Anglo - Saxon work within a number of churches. Evidence of medieval settlement exists in virtually every town or village within Doncaster today. This takes the form of castles, religious sites such as churches and priories, market crosses found in many villages, earthwork remains such as moated sites, as well as surviving fabric within domestic dwellings. Any developments within the core of the historic villages and towns of the Borough such as Doncaster, Thorne, Tickhill, Conisbrough and Bawtry could reveal evidence of medieval or in some cases earlier settlement. The farm buildings and industrial structures of later periods are now much under threat with pressure for demolition and conversion.



ENV 38
 WHERE DEVELOPMENT IS TO BE ALLOWED WHICH WOULD IMPINGE ON AN ARCHAEOLOGICAL SITE, PLANNING PERMISSION WILL, DEPENDING UPON 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.

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

5.154 There will exceptionally be pressing cases for development involving important archaeological sites where preservation of the remains in situ within the development site is acceptable. Certain developments, depending on their scale and nature may also offer particular opportunities for preservation in situ of archaeological sites of lesser importance.

commencing and would be achieved through conditions attached to the planning permission or a Section 106 Agreement.

will be attached to the planning permission requiring access and funding for a Watching Brief i.e. the observation by an archaeologist of any ground disturbance/excavation carried out during construction or development.

5.156 If a development is thought to have an archaeological impact but excavation is not required, a condition

5.155 If physical preservation in situ is not feasible however an archaeological excavation for the purposes of preservation by record may be an acceptable alternative. Planning permission will not be granted however until it has been demonstrated that the developer can satisfactorily provide for the excavation and recording of the remains and the publication of the results. Excavation would be undertaken prior to the development



CONSERVING THE WILDLIFE RESOURCE

~~**SENV 5**
 THE BOROUGH COUNCIL WILL SEEK TO PROTECT, ENHANCE, INCREASE AND PROMOTE THE WILDLIFE RESOURCES OF THE BOROUGH, INCLUDING SITES OF IMPORTANCE FOR NATURE CONSERVATION AND OTHER NATURAL AND SEMI NATURAL HABITATS.~~

Replaced by Core Strategy Policy 16: Valuing Our Natural Environment

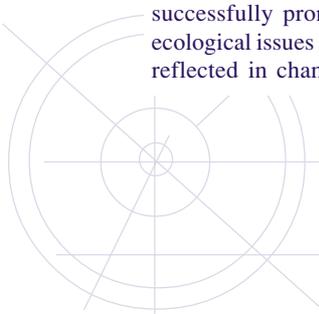
5.157 Recent years have seen a dramatic increase in appreciation of the importance of nature conservation in the context of not only local environmental quality but also the future health of the planet. Whilst the destruction of wildlife habitats has continued apace, a growing body of people and organisations have carried out a considerable amount of positive nature conservation work and successfully promoted awareness of ecological issues and this is now being reflected in changes to national and

international policies and practices.

Nature Conservation Strategy, as a landowner, as an initiator and contributor to schemes involving others and through promoting awareness and understanding of local nature conservation issues.

5.158 The basis for a healthier ecological environment however, is at the local level with the protection, enhancement and indeed creation of wildlife habitats, the promotion of the educational and recreational value of nature conservation, and recognition of its value to the physical and mental well being of the local population. The Borough Council has a major role to play here through the policies and proposals of the UDP and emerging

5.159 The Borough of Doncaster has an extremely rich natural history heritage, a reflection of its geographical position, varied geology and the presence of several meandering river systems. There are 15 Sites of Special Scientific Interest



(SSSIs), nationally important sites designated by English Nature ; a National Nature Reserve (Thorne Moors) which forms part of a huge internationally important area of peat moors and bogs; three local Nature Reserves and a number of reserves managed by the Yorkshire Wildlife Trust, notably Potteric Carr, a nationally important complex of open water, fenland and other important habitats.

5.160 The wildlife resource is not however, confined to these sites; the Borough's countryside contains many important indigenous habitats which provide valuable wildlife refuges. The importance of many of these sites and areas is acknowledged by the designation by the Borough Council of approximately 300 Sites of Scientific Interest (SSIs), that is sites of regional/local nature conservation importance. Many of these sites were first identified in various Nature Conservancy Council (now English Nature) inventories; others have been identified by the Borough Council's Museum Service in consultation with the English Nature. Many of the sites are important for their education, social, recreational and amenity value as well as their ecological value.

5.161 Woodlands, hedgerows, roadside verges, railway embankments, river banks, grasslands, water areas and other natural and semi natural habitats are important for wildlife generally and particularly where they facilitate linkages between sites of nature conservation importance. Within urban areas the network of formal and informal open spaces is an important wildlife refuge, and one that is readily accessible to large numbers of people although there is undoubtedly scope for enhancing its ecological value.

5.162 Central Government Guidance for Nature Conservation is set out in Planning Policy Guidance Note PPG9 on Nature Conservation issued in October 1994 which comprehensively reasserts government policy on nature conservation issues and sets down the framework for safeguarding the natural heritage under domestic and international law and the important role for development plans and development control. It embodies the various international obligations and agreements - the EC Habitats and

Species Directive and the Bio Diversity Convention and Agenda 21, both arising from the Rio Summit in June 1992. PPG9 follows the UK strategy on sustainable development and the UK bio-diversity action plan and is underpinned by these two concepts. The guidance identifies a formal hierarchy of sites from internationally important designations through nationally important sites to Sites of Regional/Local Importance (see Key Fact box). It recognises, however, the importance of local sites of substantive nature conservation value and that nature conservation is not simply confined to sites designated either nationally or locally but can occur throughout the countryside. Countryside features provide wildlife corridors, links or stepping stones from one habitat to another helping to form

a network necessary to ensure the maintenance of the current range and diversity of our flora, fauna, geological and land form features and the survival of important species. It also recognises the social importance of wildlife for local communities especially in urban areas.

5.163 Policies contained elsewhere in the UDP, for the protection of the countryside, the conservation of the landscape and for the protection and enhancement of open space for example, provide a basis for the consideration of the nature conservation resource. It is important however in assessing applications for development that full account is taken of the impact on wildlife and the opportunities to extend and create new resources are maximised.

Key Fact

DONCASTER'S NATURAL HABITATS

The gently undulating countryside in the west of the Borough with its broad river valleys of the Don and Dearne, contains many indigenous habitat types (notably river valley marshes) despite the effects of intensive farming and extensive coal mining. The magnesian limestone plateau which forms the backbone of the Borough running from Wentbridge to Tickhill, is a botanically rich geological feature; whilst much of its natural vegetation has been removed through agriculture and quarrying, important select habitat still survive such as old limestone grassland and limestone woodland particularly in the Don and Went gorges which dissect the limestone. In the east of the Borough the land is low lying, dissected by the rivers Don, Torne and Went and a vast network of drains, ditches and dykes and is notable for its sandy heaths (such as Doncaster Common), acid soil woodlands (such as Sandall Beat) and particularly for the surviving examples of the one extensive marsh, bog and fenland areas, now fragmented and localised due to land drainage and flood prevention schemes and intensive arable farming, but still extremely important wildlife refuges. Large old hedgerows, broad roadside verges and small old pastures linked by winding roads and lush green lanes characterise the Moss, Sykehouse, Fishlake triangle in the north of the Borough, an historically and ecologically important area, probably unique in Yorkshire. The Report "Re Survey of Sites of Scientific Interest in Doncaster on behalf of Doncaster Metropolitan Borough Council in Association with English Nature" (1998) provides a detailed description and assessment of each of Doncaster's 300 plus Sites of Scientific Interest (SSIs) as defined on the Proposals Map. It also provides an overview of the bio-diversity of Doncaster. Details of Doncaster's 15 Sites of Special Scientific Interest (SSSIs) are contained in Appendix 5.5.

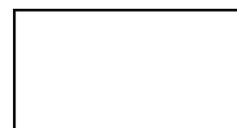
Sites of International Importance for Nature Conservation

ENV 39
 SITES WHICH ARE DESIGNATED AS (OR POTENTIAL) RAMSAR SITES, SPECIAL PROTECTION AREAS OR SPECIAL AREAS OF CONSERVATION WILL BE GIVEN THE PROTECTION AFFORDED TO SITES OF SPECIAL SCIENTIFIC INTEREST (SEE POLICY ENV 40 BELOW). IN ADDITION, DEVELOPMENT PROPOSALS LIKELY TO HAVE A SIGNIFICANT EFFECT ON SUCH SITES WILL ONLY BE ALLOWED IF THERE IS NO ALTERNATIVE SOLUTION AND IF THERE ARE IMPERATIVE REASONS OF OVERRIDING PUBLIC INTEREST FOR THE DEVELOPMENT WHERE SUCH SITES HOST A PRIORITY HABITAT OR SPECIES (AS LISTED IN THE EC HABITATS DIRECTIVE) DEVELOPMENT WILL NOT BE PERMITTED UNLESS IT IS NECESSARY FOR REASONS OF HUMAN HEALTH OR PUBLIC SAFETY OR FOR BENEFICIAL CONSEQUENCES OF PRIMARY IMPORTANCE FOR NATURE CONSERVATION.



Sites of National Importance for Nature Conservation

ENV 40
 DEVELOPMENT LIKELY TO HAVE AN ADVERSE EFFECT EITHER DIRECTLY OR INDIRECTLY, ON THE CONSERVATION VALUE OF A SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI) WILL NOT BE PERMITTED UNLESS IT CAN BE CLEARLY DEMONSTRATED THAT OTHER MATERIAL CONSIDERATIONS OUTWEIGH THE SPECIAL INTEREST OF THE SITE AND THE NATIONAL POLICY TO SAFEGUARD THE INTRINSIC NATURE CONSERVATION VALUE OF THE NATIONAL NETWORK OF SUCH SITES. WHERE THE SITE CONCERNED IS A NATIONAL NATURE RESERVE, OR IS IDENTIFIED UNDER THE NATURE CONSERVATION REVIEW OR GEOLOGICAL CONSERVATION REVIEW, PARTICULAR REGARD WILL BE PAID TO THE SITE'S NATIONAL IMPORTANCE.



Sites of Regional/Local Importance for Nature Conservation

ENV 41
 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 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.

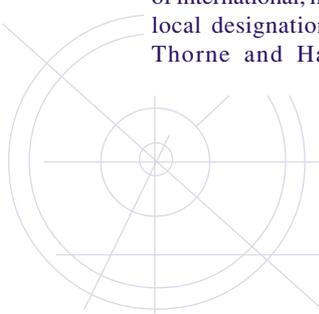
Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

5.164 Many important sites for nature conservation have been designated under a variety of statutes and international conventions (see Key Fact box) and represent the most important element of the Borough's wildlife resource, extreme valuable and irreplaceable parts of the natural history heritage. Not all sites are of equal value and the three policies above reflect the relative significance of international, national and regional/local designations. However, only Thorne and Hatfield Moors are

currently potential international designations and there are only 15 SSSIs including Thorne Moors part of which is also the only National Nature Reserve in the Borough. Sites of Regional/Local Importance are therefore an extremely important part of the Borough's wildlife resource; all are of substantive nature conservation value whilst many are also important in the context of the local community because of their accessibility, amenity, educational or recreational value. Most have been designated and

protected from development for many years.. Proposals for minerals development affecting sites of importance for nature conservation need also to be considered in the context of the relevant minerals policies _see Minerals Chapter

5.165 All protected sites are shown on the Proposals Map although it is possible that during the life of the UDP amendments to boundaries and new sites (particularly local sites) may come forward whilst new national and



international designations may raise the status of certain sites. The Proposals Map should not therefore be regarded as a complete or final record of the Borough’s protected sites and the appropriate UDP policies will be applied to new/amended sites or new designations. Some sites have more than one designation (see Key Fact box, for examples); the Proposals Map shows the highest tier policy applicable.

5.166 As part of the development of its Nature Conservation Strategy the Borough Council will undertake a review of its schedule of SSIs with

assistance from English Nature. This review may well result in new sites being identified or in alterations to site boundaries and re-evaluations of existing sites.

5.167 These policies are intended to cover developments which would indirectly cause significant damage as well as those affecting sites directly. Development for educational or recreational purposes which is compatible with the nature conservation interest of the site and which is linked to the better management of the site will normally be permitted.

5.168 Where appropriate the Borough Council will consult with English Nature and local wildlife organisations in order to establish the importance of an area of natural history interest and/or the likely effect of the proposed development on such an area.

5.169 Whilst the relevant policies of this section do apply to Thorne and Hatfield Moors, the particular issues raised by extant planning permissions for peat extraction on these very important areas require specific policy consideration - see Minerals Chapter.

~~ENV 42
WHERE DEVELOPMENT IS TO BE PERMITTED WHICH WOULD ADVERSELY AFFECT A DESIGNATED CONSERVATION SITE, EITHER DIRECTLY OR INDIRECTLY, THE BOROUGH COUNCIL WILL REQUIRE THE REDUCTION IN NATURE CONSERVATION VALUE TO BE KEPT TO A MINIMUM AND WILL, WHERE APPROPRIATE, SEEK (THROUGH CONDITIONS AND/OR PLANNING OBLIGATIONS) COMPENSATORY MEASURES TO SECURE THE PROTECTION AND ENHANCEMENT OF THE SITE'S NATURE CONSERVATION INTEREST AND/OR HABITAT CREATION/ ENHANCEMENT ELSEWHERE.~~

Replaced by Core Strategy Policy 16: Valuing Our Natural Environment

5.170 Depending on the size and nature of the proposed development there may be opportunities for retaining wildlife resources within the site or indeed creating new ones. Conditions will be imposed where appropriate to retain, enhance, extend, create or restore habitats during or after development. Where appropriate, provision should be made for the site to be surveyed or recorded

as necessary. Agreement on landscaping plans will usually stipulate the use of locally native species and promote imaginative habitat creation. Development outside a designated site can also have adverse effects on the site through, for example, pollution, loss of amenity, loss of adjoining land with intrinsic wildlife value and/or buffer value and increased people pressure on the

protected site. In accordance with Policies IMR1 and IMR2 the Borough Council will in such circumstances (where appropriate) seek development contributions to compensate for any loss resulting from the development in respect of provision, enhancement and management of nature conservation areas.

New Development and Nature Conservation

Replaced by Core Strategy Policy 16: Valuing Our Natural Environment

~~ENV 43
DEVELOPMENT PROPOSALS IN RESPECT OF NON DESIGNATED SITES CONTAINING NATURAL FEATURES AND SUPPORTING WILDLIFE WILL BE EXPECTED TO CONSERVE AND ENHANCE EXISTING FEATURES OF NATURE CONSERVATION INTEREST AND TO MAXIMISE OPPORTUNITIES FOR CREATING NEW SEMI NATURAL HABITATS WHERE SUCH REQUIREMENTS CAN REASONABLY BE INCLUDED AS PART OF SITE LAYOUTS AND LANDSCAPING WORKS.~~

5.171 In assessing development proposals special attention will be paid to the following elements in site layouts:

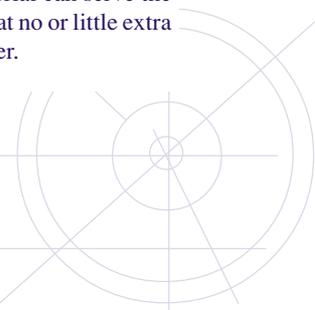
- The need for open areas for planting and permeable surfacing to assist vegetation growth by natural drainage.
- The use of mass planting in site

layouts to provide environmental filters against noise, dust, pollution and visual intrusion.

- The protection, maintenance and enhancement of wildlife and landscaping resources by appropriate building design and site layouts, landscaping techniques and choice of plant species and through the provision

of commuted sums for future maintenance.

5.172 There will often be opportunities to conserve wildlife in the context of development schemes; sensitive designs of site layout and appropriate choice of plant material can serve the interests of wildlife at no or little extra cost to the developer.



Key Fact

NATURE CONSERVATION SITE DESIGNATIONS		
IMPORTANCE	SITE DESIGNATION AND EXPLANATION	UK STATUTORY DESIGNATION
Sites of International Importance	Ramsar Sites listed under the Convention on Wetlands of International Importance. Thorne and Hatfield Moors are a potential Ramsar site.	SSSI
	Special Protection Areas classified under the EC Directive on the Conservation of Wild Birds. Thorne and Hatfield Moors are potential SPA.	SSSI; SPA
	Special Areas of Conservation (SACs) to be designated under the EC Directive on the conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive) A list of such sites has yet to be produced.	SSSI; SAC
Sites of National Importance	National Nature Reserves (NNRs) declared under Section 19 of the National Parks and Access to the Countryside Act 1949 or Section 35 of the Wildlife and Countryside Act 1981. Part of Thorne Moors is an NNR. All NNRs are also SSSIs.	SSSI
	Sites of Special Scientific Interest (SSSIs) notified under Section 28 of the Wildlife and Countryside Act 1981. There are 15 of these in Doncaster. See Appendix 5.5 for details. Biological SSSIs collectively form a national series of sites; those SSSIs identified under the Nature Conservation Review (NCR) (eg. Thorne Moors) and Geological Conservation Review (GCR) criteria are key sites of national importance.	SSSI
Sites of Regional / Local Importance	Local Nature Reserves (LNRs) designated by local authorities under section 21 of the National Parks and Access to the Countryside Act 1949. Some are also either in whole or part, SSSIs eg. Sandall Beat. Non - statutory Nature Reserves established and managed by a variety of public and private bodies, notably in Doncaste the Yorkshire Wildlife Trust. Some are also either in whole or part SSSIs, eg. Potteric Carr.	LNR
	Sites of Scientific Interest (SSIs) sometimes referred to as Sites of Importance for Nature Conservation (SINC). These are designated by the Borough Council, usually following consultation with English Nature. They represent the most numerous (300+) type of protected site in the Borough. A recent survey of these sites has been published as SPG.	
Adapted from Planning Policy Guidance Note PPG9 - "Nature Conservation" which provides further background information on the various designations.		

5.173 The protection of trees, hedgerows, water areas, wetlands, grasslands and other valuable habitats

is dealt with in the “Landscape” section of this chapter and, in the context of new development

proposals, in the “New Development” section.

Wildlife Corridors

Replaced by Core Strategy Policy 16: Valuing Our Natural Environment

~~ENV 44
THE BOROUGH COUNCIL WILL SEEK TO PROTECT AND ENHANCE NETWORKS OF WILDLIFE CORRIDORS AND WHERE POSSIBLE, REINSTATE / CREATE NEW WILDLIFE CORRIDORS; PLANNING PERMISSION WILL NOT NORMALLY BE GRANTED FOR DEVELOPMENT WHICH WOULD HAVE A SIGNIFICANT ADVERSE EFFECT ON THE FUNCTIONING OF SUCH A CORRIDOR. ACCEPTABLE DEVELOPMENT WITHIN OR ADJACENT TO IDENTIFIED CORRIDORS SHOULD CONTRIBUTE TO THEIR OPERATION THROUGH APPROPRIATE DESIGN, SITING AND LANDSCAPING.~~

5.174 It is being increasingly recognised that wildlife cannot survive in isolated sites separated by hard or hostile development but needs an inter-connecting network of countryside or open space usually referred to as wildlife corridors. Linear features such as river or canal banks, railway lines and walkways usually provide excellent ready made corridors. Continuous areas of open space connecting countryside to urban areas are particularly valuable. It is the intention to identify wildlife corridors as part of the proposed Nature

Conservation Strategy, with a view to defining them on the Proposals Map at a subsequent review of the UDP. An example is the corridor of land from Loversall and Potteric Carr through Doncaster Airport/Leisure Park, Doncaster Common to Sandall Beat Wood, Wheatley Golf Course and Shaw Wood. Areas of informal space around buildings can also be important however in providing inter-linkages between sites of nature conservation importance. The protection, enhancement or creation of these corridors will also benefit the urban

population by making wildlife more accessible to urban populations.

5.175 The Open Space and Green Belt/ Countryside Policy Area policies provide the main basis for considering development proposals. Where a proposal, which is acceptable in principle, is likely to affect a corridor it should in most cases be possible to design the scheme, and particularly its open space and landscaping elements, in Such a way that natural links are maintained and indeed enhanced.

Local Nature Reserves

~~ENV 45
THE BOROUGH COUNCIL WILL SEEK TO DECLARE FURTHER LOCAL NATURE RESERVES AND TO MANAGE AND PROMOTE THEM FOR THEIR NATURAL HISTORY, RECREATIONAL AND EDUCATIONAL VALUE~~

This was not saved in 2007

5.176 The Borough Council has the power (under Section 21 of the National Parks and Access to the Countryside Act 1949) to establish Local Nature Reserves (LNRs) in consultation with English Nature. This is a particularly important designation for sites which do not justify designation as National Nature Reserves or SSSIs. They may be of local importance for the study or preservation of flora, fauna or geological or other features of special interest. Designation can afford greater protection to the habitat concerned and yield other benefits through increased public recognition of the value of such areas. LNRs can also attract grant aid from English Nature for works which form part of an agreed management plan.



5.177 There are three existing local nature reserves in the Borough, at Sandall Beat, Northcliffe Quarry, Conisborough and Hatchell Wood, Bessacarr. The Borough Council has

identified a number of sites which would benefit from LNR designation and will pursue other designations as and when appropriate.



Special Scientific Interest (SSSIs)

~~**ENV 46**
THE BOROUGH COUNCIL SUPPORTS THE DESIGNATION OF EXISTING AND NEW SITES OF SPECIAL SCIENTIFIC INTEREST AND WILL CONSULT ENGLISH NATURE ON PLANNING APPLICATIONS LIKELY TO AFFECT SUCH SITES.~~

This was not saved in 2007

5.178 The Nature Conservancy Council for England - “English Nature” - is responsible for advising national and local government on nature conservation matters, and for designating a national network of Sites of Special Scientific Interest (SSSIs). A site may be of special interest by reason of the flora, fauna, geological

or physiographical feature. There are presently 15 Sites of Special Scientific Interest in the Borough (See Appendix 5.5); it is possible that others will be designated during the plan period. English Nature has certain powers in respect of SSSIs and can enter agreements with owners/ occupiers of SSSIs to ensure they are properly

managed for their nature and conservation value. The Borough Council supports English Nature in its work and will consult them on any planning application likely to affect land in an SSSI. Development proposals affecting SSSIs will be subject to Policy ENV40.

New Wildlife Resources

Replaced by Core Strategy Policy 20: Minerals

~~**ENV 47**
THE BOROUGH COUNCIL WILL WHERE APPROPRIATE SECURE THE PROVISION OF NEW NATURE CONSERVATION RESOURCES THROUGH THE RESTORATION OF MINERAL WORKINGS AND WASTE DISPOSAL SITES.~~

5.179 The restoration of these sites, because of their size and the lessening emphasis on the need to return all land

to agricultural use, offers great potential for the creation of new wildlife habitats. This is also dealt

with in the Minerals and Waste Disposal Chapters.

~~**ENV 48**
IN CONSIDERING THE RECLAMATION OR MANAGEMENT OF DERELICT OR NEGLECTED LAND THE BOROUGH COUNCIL WILL TAKE INTO ACCOUNT ANY EXISTING OR POTENTIAL NATURE CONSERVATION INTEREST IN DETERMINING AFTERUSES AND THE DESIGN AND IMPLEMENTATION OF THE SCHEME.~~

Replaced by Core Strategy Policy 16: Valuing Our Natural Environment

5.180 The natural colonisation of derelict and neglected land often creates valuable wildlife habitats and often in reasonably accessible locations. Such areas are sometimes perceived as ugly and there will in

many cases be strong arguments for complete redevelopment for hard and soft uses (See “Improving the Environment” Section of this Chapter). The Borough Council, however, acknowledges the wildlife

value of such areas and where possible will seek imaginative reclamation/ redevelopment schemes which incorporate important wildlife habitats and/or make alternative provision.

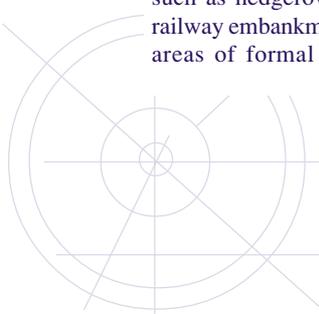
~~**ENV 49**
THE BOROUGH COUNCIL WILL ENCOURAGE THE SENSITIVE MANAGEMENT OF EXISTING WILDLIFE HABITATS, AND THE CREATION OF NEW HABITATS THROUGH, FOR EXAMPLE, THE PLANTING OF TREES AND HEDGEROWS USING PREDOMINANTLY INDIGENOUS SPECIES. WHEREVER POSSIBLE IT WILL MANAGE SITES IN ITS OWNERSHIP TO ENHANCE THEIR WILDLIFE VALUE.~~

Replaced by Core Strategy Policy 16: Valuing Our Natural Environment

5.181 This policy is intended to apply not just to designated sites but also to other areas of land and water with existing or potential wildlife value such as hedgerows, roadside verges, railway embankments, parks and other areas of formal and informal open

space. The Borough Council will use its powers and influence to ensure that wherever possible the management of such areas takes account of the needs of wildlife. In particular it will where appropriate endeavor to introduce “wild” areas into its open spaces.

5.182 The Borough Council will also consider entering into management agreements (under Section 38 of the Wildlife and Countryside Act 1981) where agricultural activities, for example, threaten to damage SSIs, other wildlife habitats or special



landscape features such as hedgerows.

5.183 The Borough Council will also promote the creation of new habitats particularly where they can create or reinforce links or wildlife corridors between existing habitats.

Species Protection

~~**ENV 50**
THE IMPORTANCE OF SPECIES PROTECTED BY LAW WILL BE TAKEN INTO ACCOUNT WHEN CONSIDERING DEVELOPMENT PROPOSALS THAT WOULD HAVE AN ADVERSE EFFECT UPON ANY SITE SUPPORTING THEM.~~

This was not saved in 2007

5.184 Part 2 of the Wildlife and Countryside Act 1981 sets out the protection which is afforded to certain plant and animal species including all wild birds. Some other animals (e.g. badgers and bats) are protected under their own legislation. The protection offered by this legislation is additional

to that offered by the planning system. The presence of a protected species is a material consideration in considering a development proposal which, if carried out, would be likely to result in harm to the species or its habitat. The Borough Council will consult English Nature before granting

planning permission and will consider attaching appropriate planning conditions or entering into planning obligations under which the developer would take steps to secure the protection of the species.

Nature Conservation Strategy

~~**ENV 51**
THE BOROUGH COUNCIL WILL DEVELOP A NATURE CONSERVATION STRATEGY TO PROVIDE A CO-ORDINATED APPROACH TO CONSERVING AND PROMOTING THE WILDLIFE RESOURCES OF THE BOROUGH.~~

This was not saved in 2007

5.185 Work has already commenced on the development of a Nature Conservation Strategy which will develop in more detail the policies of the UDP. It will be based partly on what can be achieved through statutory planning powers but will also examine how formal and informal partnerships

can be developed between the Borough Council and others - landowners, local communities, conservation organisations such as the Yorkshire Wildlife Trust, statutory undertakers and so on - to best serve the needs of wildlife in the Borough. It will assess the existing resource, the

potential for increasing it and identify priorities for action. It will also focus on the educational and recreation value of nature conservation and identify programmes of action for promoting improved access to wildlife and increasing awareness of local nature conservation issues.

ENSURING THE QUALITY OF NEW DEVELOPMENT

~~**SEN 6**
THE BOROUGH COUNCIL WILL SEEK TO ENSURE A HIGH STANDARD OF DESIGN IN ALL NEW DEVELOPMENTS AND REDEVELOPMENTS THROUGH THE ADOPTION AND APPLICATION OF DETAILED DEVELOPMENT CONTROL POLICIES AND STANDARDS, SUPPLEMENTARY PLANNING GUIDANCE, AND THROUGH THE ENCOURAGEMENT OF GOOD DESIGN.~~

Replaced by Core Strategy Policy 14: Design & Sustainable Construction

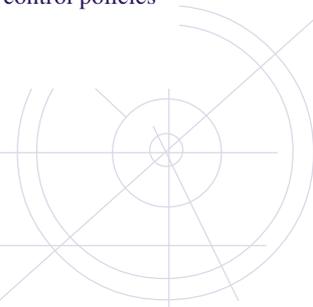
5.186 A major factor determining the character of an area is the quality of its new development. New development creates important opportunities for environmental improvement- redevelopment of areas of waste land and buildings, provision of new areas of public open space and

landscaping, and the creation of high quality built forms.

5.187 The UDP identifies a large number of sites across the Borough where large scale new development could occur in the plan period. In addition there will be many other

developments on unidentified sites both within the urban areas and within the countryside. It is important therefore that the UDP establishes design and other planning principles to guide new development.

5.188 Development control policies



are of course contained throughout the UDP and there are areas where more stringent quality control is necessary and justified and where special policies apply notably the Green Belt, the Countryside Policy Area, Areas of Special Landscape Value, Conservation Areas and Listed Buildings. This section deals with a general level of design guidance for the Borough as a whole and includes aspects of new development not dealt with specifically elsewhere.

5.189 Since 1988 the Planning

Directorate has organised a bi-annual Design Award Competition aimed at projects which improve or add to the quality of the environment. Awards are given in recognition of good practice to encourage others to do the same and are made under three main category headings - new buildings, refurbishments and landscaping. Entries are judged by an independent panel of assessors. The award scheme complements the Civic Trust's National Scheme for which Doncaster has received a succession of commendations. Further information

on both schemes is available from the Conservation and Minerals Group of the Planning and Design Services Directorate.

5.190 The Borough Council will also continue to prepare planning briefs to guide the detailed layout and other development principles on particularly important or complex development sites such as the mixed use Regeneration Project sites and from time to time will produce supplementary planning guidance on various aspects of development.

Design of New Buildings

ENV 52
~~NEW BUILDINGS SHOULD RESPECT THEIR TOWNSCAPE AND LANDSCAPE SETTING WITH LAYOUT, SITING, FORM, SCALE, DETAILING AND MATERIALS BEING APPROPRIATE TO THE CHARACTER OF THE SURROUNDING AREA AND ANY ADJOINING PROPERTIES. THE BOROUGH COUNCIL WILL REJECT OBVIOUSLY POOR DESIGNS WHICH ARE OUT OF SCALE OR CHARACTER WITH THEIR SURROUNDINGS.~~

~~ALL BUILDINGS SHOULD BE DESIGNED AND LOCATED TO ENSURE ADEQUATE STANDARDS OF PRIVACY, DAYLIGHT, SUNLIGHT, ENERGY CONSERVATION AND NOISE ATTENUATION FOR OCCUPIERS OF NEARBY PROPERTIES AND FOR OCCUPIERS OF THE PROPOSED DEVELOPMENT. WHERE APPROPRIATE, THE BOROUGH COUNCIL WILL PREPARE PLANNING BRIEFS FOR PARTICULAR SITES.~~

Replaced by Core Strategy Policy 14: Design & Sustainable Construction

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:

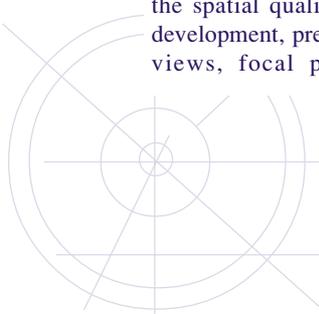
- a) VIEWS FROM MAJOR TRANSPORTATION ROUTES; OR
- b) VIEWS ACROSS OPEN COUNTRYSIDE; OR
- c) VIEWS OF IMPORTANT LANDMARKS.

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

5.191 Good design of a new building, or an extension, is essential in maintaining and improving the appearance of an area, and is a major factor taken into account by the Borough Council in dealing with planning applications. It is appreciated that the question of design is to a large extent subjective and that personal taste plays a large part in the selection of materials, and in the appearance of a new building or extension, but it is important that certain general principles are adhered to. In general terms, new buildings should reinforce the spatial qualities of the existing development, preserving the existing views, focal points and vistas,

particularly important ones. St. George's, St. James' and Christ Church for example are important landmarks in Doncaster, which new development should have regard to. New buildings should maintain the continuity, scale, proportion and harmony of adjacent buildings and, particularly in areas of visual importance, reflect the traditional building materials in the area. The geology of the Borough in fact gives rise to three broad yet distinct areas in respect of traditional building materials: sandstone and slate in the west; limestone and clay pantiles in the central area; and brick and clay pantiles in the east.

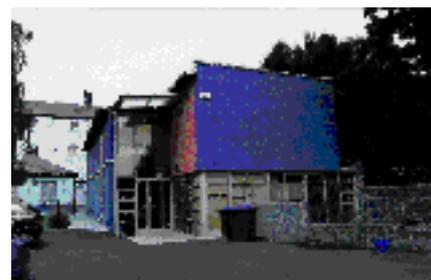
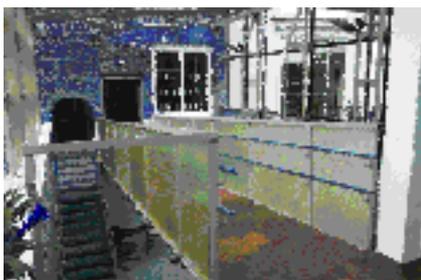
5.192 The idea of good design that is in keeping with an area does not simply mean that every new building must always be a copy of its neighbours. One of the most attractive characteristics of the town centres and many of the other settlements in the Borough which have had a long history of development, is the contribution that different architectural styles from successive periods of development have made to their architectural and townscape quality. The Borough Council will therefore seek to promote designs of quality and variety in sympathy with this tradition.



Key Fact

DONCASTER MBC DESIGN AWARDS

1987/88		
Award	-	Rose Hill Court, Bessacarr - housing development
Commendation	-	British Rail Electricification Fixed Equipment Maintenance Building, Doncaster Queen Elizabeth Court, Thorne - sheltered housing scheme Moorends Childrens Playground The Barn, Main Street, Sprotbrough - renovation scheme
1988/89		
Award	-	Office Development, Kings Mews, East Laith Gate, Doncaster
Commendation	-	Refurbishment of Tarran Bungalows, Woodfield Estate, Doncaster Refurbishment of Railway Station, Mexborough Renovation of Nos 1-11 Doncaster Road, Bawtry Renovation of cottage 17 Castlegate, Tickhill New dwellinghouse, Bawtry Nurseries, Doncaster Road, Bawtry
1989/90		
Award	-	The Dome Leisure Centre, Bawtry Road, Doncaster Doncaster Crown Court
Commendation	-	New Church Hall, St. Mary's Church, St. Mary's Road, Doncaster Gatesbridge Park Housing Development, Wroot Road, Finningley Refurbishment of Manor Farmhouse, Clayton
1990/91/92		
Award	-	Distribution Depot, BMW, Paddock Lane, Thorne
Commendation	-	Office Development, Kvaerner Boving Ltd, White Rose Way / Ten Pound Walk, Doncaster Carr Home Covert, home for the elderly mentally infirm, The Avenue, Bentley Offices for English Estates, Horsefair Green, Thorne.
1992/94		
Award	-	Doncaster Fish Market, St. Mary's Court, Tickhill Housing Development
Commendation	-	Sainsbury's Supermarket, Edenthorpe Entrance Gates & Gatepiers, St. Anne's Rest Home Burghwallis The Dovecote, West End Cottage, Sykehouse Repaving & Pedestrianisation, Baxtergate, Doncaster
Special Mention		Hatfield Grange & Associated Courtyard, Business Link
1994/96		
Award	-	Conservation of Brodsworth Hall & Gardens Armthorpe Community Centre, Stainforth Estate Action Phase III
Commendation	-	Abbey National Shop Fronts, Doncaster York Rd (A638) Landscaping, Doncaster Morrisons Superstore, Doncaster Stenson Court, Balby
Special Mention		Creation of Lady Chapel, St. Aiden's Church, Wheatley Hills Learning Resources Centre, High Melton, Housing Refurbishment, Craqq's Rd, Denaby



Alterations and Extensions

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 THE CHARACTER OF THE BUILDING OR SURROUNDING AREA SHOULD BE RETAINED.

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

5.193 Whilst planning permission will not be granted for alterations and extensions which are unsympathetic in character to the existing building, much of this work can be carried out under permitted development rights without the need for planning

permission. Many residential properties in particular have had such work carried out which is unsympathetic and detrimental to the original design of the property. Where necessary the Borough Council will produce design guidance to cover

individual settlements, Conservation Areas or specific items such as materials, roof finish, fenestration, sills and lintels, architectural features, brick/stonework/render and walls.

Shop Fronts

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.

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

ENV 56

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.

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

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

5.194 Shop fronts and the ground floors of certain other properties such as banks, public houses and churches dominate the appearance of shopping centres of whatever size and are particularly important features in the commercial areas of the Borough's town centres notably Doncaster, Bawtry, Tickhill and Thorne where they lie partly within Conservation Areas. Close attention to shop fronts is therefore essential in the interests of the environment and particularly in Conservation Areas.

detailing or adverse alterations to upper stories;

b) construction of fascias above the level of first floor window sills;

c) the construction of fascias of a common depth linking two or more buildings that have separate identities.

5.195 New shops fronts, or alterations to existing ground floor frontages will not be considered acceptable if they involve:

a) removal of existing glazing bars

5.196 Due to standardisation of shop front design and the rise of the corporate image, three materials tend to predominate the fascias: satin anodised aluminium, acrylic sheeting and granite/polished marble. This has had a harmful effect on the appearance of the Conservation Areas. The Borough Council will discourage the use of unsuitable materials or designs employing a large variety of materials.



Acceptable materials include; painted timber fascias and painted lettering and graphics, wooden or acrylic letters applied directly to masonry, or painted letters applied directly to glass areas. Commercial firms who have a corporate image will be expected to use discretion with regard to standardised designs and use of corporate colours. This discretion must especially be exercised in Conservation Areas on buildings of

Architectural or Historic Interest and always on Listed Buildings.

5.197 The installation of security shutters can have a dramatic affect on certain buildings and the street scene generally. As with other shop front developments, UDP Conservation Area and Listed Building policies will be applicable in many cases. Internally mounted security will always be preferred particularly in areas affecting

listed buildings or visual quality of the street scene. In Conservation Areas where externally mounted security shutters are unavailable, the mounting boxes should be integrated physically or visually into the shop front fascia. The Borough Council has produced and adopted Supplementary Planning Guidance on shop front security shutters.

Advertisements

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.

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

5.198 The Borough Council considers each application for advertisements on its merits in accordance with the Advertisements Regulations but will

produce supplementary planning guidance setting down general guidelines which the Borough Council will follow in considering the

suitability of advertisements whether existing or proposed.

Protection of Trees

ENV 59
IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT THE BOROUGH 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.

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

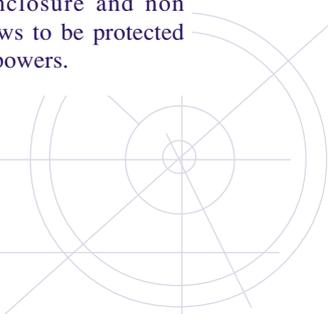
5.199 The protection and integration of such features into development proposals can make a significant contribution to the success of the development as well as having wider environmental benefits. There will be a presumption against proposals which cause unacceptable loss of trees or other important landscape features, or which do not allow for the successful retention of existing trees or which do not make adequate provisions for replacement planting to compensate for the likely loss of trees as the result of development. Conditions and/or Section 106 Agreements will be imposed to secure the necessary protection of such features, where appropriate. The Borough Council has produced supplementary planning guidance for developers on the protection of trees on development sites. Tree Preservation Orders will also be declared where necessary (See



“Conserving the Landscape” Section in this Chapter).

5.200 Many miles of hedgerow in Doncaster are covered by more than 30 Inclosure Award Acts and therefore have statutory protection under this historic legislation. The information about the ecological and historic significance of such hedgerows has been used by the local Planning

Authority in planning decisions. It is of course possible for the Borough Council and others to use the powers available under this legislation to protect such hedgerows from activities not constituting development. The 1995 Environment Act and the Hedgerow Regulations 1997 will enable certain Inclosure and non Inclosure hedgerows to be protected through planning powers.



Landscaping in New Developments

Replaced by Core Strategy Policy 16: Valuing Our Natural Environment

~~**ENV 60**
NEW DEVELOPMENTS INVOLVING SIGNIFICANT CONSTRUCTION WORK WILL NORMALLY BE REQUIRED TO PROVIDE A COMPREHENSIVE SCHEME OF HARD AND/OR SOFT LANDSCAPING (INCLUDING TREE AND SHRUB PLANTING) TO THE SATISFACTION OF THE BOROUGH COUNCIL IN TERMS OF SCOPE AND DESIGN, QUALITY OF MATERIALS, PLANTING TECHNIQUES AND ARRANGEMENTS FOR MAINTENANCE.~~

5.201 Most developments of any significance will benefit from, and will normally be required to provide, areas of landscaping (including new tree and shrub planting) within areas of newly created open space or as incidental planting or screening to soften the impact of new buildings, car parks, open storage areas and so on and to enhance the local environment. In accordance with Policy ENV 43 landscaping should, wherever possible, include areas suitable for wildlife. Developments of any significance will be required to provide a landscape plan. Large developments should offer scope for the creation of special landscape elements such as water features. New planting will be particularly important on development sites which abut the

Green Belt or Countryside Policy Area (See Policy ENV 15); within new areas of public open space; on roads and other public frontages; and in areas lacking in existing tree cover or with generally poor environments.

5.202 Landscaping is a significant aspect of many new developments and should be integral to the layout design and not simply applied as a cosmetic after other aspects of the layout have been determined. To assist developers/contractors in producing acceptable schemes the Borough Council has produced a standard landscape specification covering such aspects as design considerations, quality of plant material, ground preparation, planting techniques, replacement requirements and maintenance arrangements.

Conditions attached to planning permissions will relate to this standard specification.

5.203 Conditions will be imposed or Section 106 Agreements sought to secure necessary landscaping and ensure that its future maintenance is provided for. Development layouts should be designed to accommodate adequate space for tree planting and other vegetation including proper provision for healthy growth through use of appropriate surface materials, attention to site drainage and other matters of landscape design, and protection from accidental damage. Applications may be refused where the site layout does not allow for reasonable provision of new trees.

Disabled Access

~~**ENV 61**
DEVELOPMENTS TO WHICH THE PUBLIC ARE LIKELY TO HAVE ACCESS OR IN WHICH DISABLED PEOPLE MAY BE EMPLOYED WILL BE EXPECTED TO MAKE ADEQUATE PROVISIONS FOR THE DISABLED AND LESS MOBILE IN TERMS OF FACILITIES, ACCESS AND CAR PARKING.~~

This was not saved in 2007

5.204 The Borough Council is concerned that physically handicapped and disabled people and the less mobile should not encounter unnecessary difficulties when

traveling about the area or entering buildings used by the general public such as shops or places of employment. Disabled persons access and parking facilities should be

included at the design and layout stage of development scheme. The Borough Council will produce supplementary planning guidance for developers on this subject.

Environmental Assessment

~~**ENV 62**
THE PREPARATION AND SUBMISSION OF ENVIRONMENTAL STATEMENTS WILL BE REQUIRED FOR PROJECTS WHICH ARE LIKELY TO HAVE SIGNIFICANT EFFECTS ON THE ENVIRONMENT~~

This was not saved in 2007

5.205 As a result of EEC initiatives the government has introduced regulations concerning the need for environmental

assessments for large scale developments. Impact assessments are obligatory for certain types of

development but, at the Borough Council's discretion, for other types of development.



Public Art

ENV 63
 THE BOROUGH COUNCIL WILL ENCOURAGE THE PROVISION OF WORKS OF ART IN PUBLIC PLACES AND AS PART OF NEW DEVELOPMENTS.

Replaced by Core Strategy Policy 1: Quality of Life

5.206 The Borough Council is currently involved in promoting a number of environmental/public arts projects throughout the Borough, in town centre and other locations, both as part of new developments and as schemes to improve existing environments. The provision of environmental/public art can create

stimulating quality environments, generating community interest and pride in local areas, and attract business and visitors.

5.207 The Borough Council will continue to develop its own schemes working closely with local communities and wherever possible in

partnership with the private sector thereby using a combination of public resources and private sponsorship. It will also encourage the private sector to recognise the very real benefits of providing an element of public art as part of new developments.

Public Safety

ENV 64
 THE BOROUGH COUNCIL WILL, WHERE APPROPRIATE, REQUIRE NEW DEVELOPMENT TO PAY PARTICULAR ATTENTION TO SAFETY AND SECURITY, IN RESPECT OF THE DESIGN OF STREETS, ENVIRONMENTAL CONDITIONS, PEDESTRIAN ROUTES AND AREAS, CYCLEWAYS AND PUBLIC SPACES.

Replaced by Core Strategy Policy 14: Design & Sustainable Construction

5.208 The Borough Council is determined to ensure that the built environment is, and is perceived to be, safe and convenient to use. This is particularly important in respect of people with disabilities, the elderly,

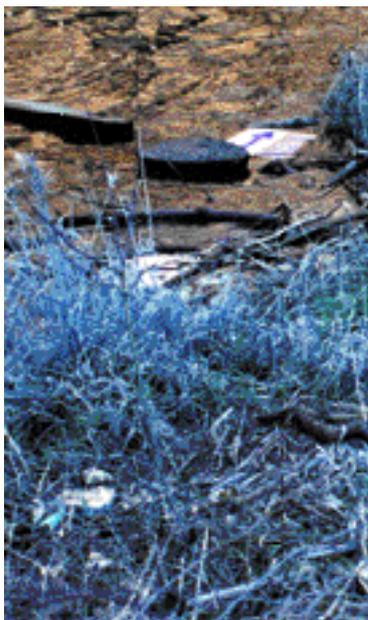
people with young children, pedestrians (especially women) at night and so on. The Borough Council will itself carry out schemes to improve safety and security such as pedestrianisation, enhanced street

lighting and improvements to town centre subways (See Town Centre Chapter) and expect new developments to have regard to these matters.

Pollution

ENV 65
 DEVELOPMENT WHICH WOULD RESULT IN UNACCEPTABLE LEVELS OF NOISE, AIR, SURFACE WATER, UNDERGROUND WATER, OR OTHER POLLUTION OR NUISANCE WILL NOT BE PERMITTED.

Replaced by Core Strategy Policy 1: Quality of Life

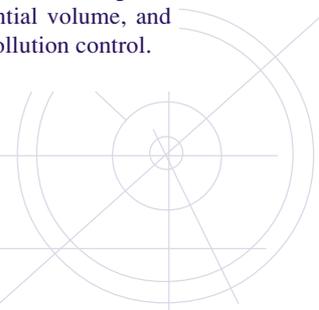


5.209 There are a number of agencies which have responsibilities for the regulation and control of pollution. The Borough Council as Environmental Health Authority for example has an important role to play in monitoring and enforcing standards of environmental control; the UDP however, is concerned here with the role of the Borough Council as Local Planning Authority and the control it can exercise over pollution and nuisance through the development control process.

5.210 The Borough Council will consult with the Environment Agency and any other appropriate body on all applications which it considers may have implications for pollution and will refuse applications which are likely to give rise to unacceptable

levels of pollution or nuisance. Where development is to be permitted, the Borough Council will, where appropriate, through conditions or legally binding agreements, control operations in respect of levels and methods of emissions, hours of operation, the routing of traffic and physical measures to attenuate levels of pollution.

5.211 A number of other UDP policies have implications for the control of pollution including those relating to waste disposal, derelict and contaminated land, hazardous industries, residential policy areas, sites of importance for nature conservation, the road haulage of materials of substantial volume, and River quality and pollution control.



Light Pollution

ENV 66
 THE BOROUGH COUNCIL WILL SEEK TO MINIMISE LIGHT POLLUTION. DETAILS OF ANY EXTERNAL LIGHTING SCHEME REQUIRED AS PART OF ANY NEW DEVELOPMENT SHOULD BE SUBMITTED AS PART OF THE PLANNING APPLICATION. APPLICANTS WILL BE EXPECTED TO DEMONSTRATE TO THE LOCAL PLANNING AUTHORITY THAT THE SCHEME PROPOSED IS THE MINIMUM NEEDED FOR SECURITY AND WORKING PURPOSES AND THAT IT MINIMISES POTENTIAL POLLUTION FROM GLARE AND SPILLAGE, PARTICULARLY TO RESIDENTIAL AND COMMERCIAL AREAS, AREAS OF NATURE CONSERVATION IMPORTANCE, AND AREAS WHOSE OPEN AND REMOTE LANDSCAPE QUALITIES WOULD BE AFFECTED.

Replaced by
 Core Strategy
 Policy 1:
 Quality of
 Life

5.212 There is growing concern about the impact on the environment and on amenity of excessive, unnecessary and badly designed lighting. Recent years have seen a significant increase in light pollution, due to poorly designed and misdirected lighting (often pointing up

instead of down), resulting in wasted energy, obscuring of the night sky and visual intrusion. Poorly devised lighting schemes can also increase hazards by creating dazzle or pools of darkness which can even compromise security. The impact on residential

amenity can be particularly intrusive. There will of course continue to be a genuine need for external lighting; the aim of this Policy is to keep it to the minimum required and to ensure that such lighting as is necessary is well devised.

IMPROVING THE ENVIRONMENT

SENV 7
 RECLAMATION OF THE BOROUGH'S DERELICT AND DEGRADED LAND TO BENEFICIAL AFTER USES WILL BE MAXIMISED AND THE CREATION OF FURTHER DERELICT LAND KEPT TO A MINIMUM. OTHER UNTIDY AND NEGLECTED SITES WILL BE IDENTIFIED AND TIDYING AND LANDSCAPING MEASURES PROPOSED WHERE APPROPRIATE. PRIORITY FOR THIS WORK WILL BE GIVEN TO THE REGENERATION PRIORITY AREAS AND THE MAIN TRANSPORTATION CORRIDORS.

Replaced by Core
 Strategy Policy 18:
 Air, Water
 and Agricultural Land

5.213 Doncaster is a district of great environmental contrasts, from high quality and scenic rural landscapes to derelict coal mining areas and from attractive towns and villages to degraded urban areas. The council has consistently sought to improve the whole environment of the Borough and in this respect has promoted and executed a number of practical initiatives to ensure a high degree of continuity in this sensitive field. The Urban Programme and Derelict Land Grant funding mechanisms have been utilised to deal with a range of problems from derelict industrial land to untidy sites in residential neighbourhoods. It is recognised that derelict sites and combinations of small untidy sites in sensitive locations, such as along or close to major transportation corridors creates a negative image of the Borough from both outside and within which can

destroy the essential confidence required to achieve economic regeneration.

5.214 Sites requiring environmental improvement and restoration will be dealt with through various programmes and mechanisms. For example, degraded sites in Priority Residential Policy Areas will be

improved in programmes dealing with whole residential environments. Similarly sites in Priority Employment Policy areas will receive treatment. The Council's Land Reclamation Programme will continue to be the main vehicle for restoration of major derelict sites. Appropriate policies for environmental improvements are therefore proposed as follows.

Public Attitude Survey

Nearly two thirds of residents felt that the Borough's streets suffered from problems of litter and rubbish, while the same proportion considered that houses and gardens are clean and well maintained.



Replaced by Core Strategy Policy 18: Air, Water and Agricultural Land

ENV 67
 THE BOROUGH COUNCIL WILL SEEK THE RECLAMATION OF DERELICT LAND FOR BENEFICIAL AFTER-USES WITHIN THE PLAN PERIOD AND WILL GIVE PRIORITY TO RECLAMATION SCHEMES WHICH,

- a) RECYCLE FORMER INDUSTRIAL LAND FOR USES INCLUDING INDUSTRY, HOUSING, TOURISM, RECREATION, COMMERCE AND NATURE CONSERVATION;
- b) INCREASE THE ATTRACTIVENESS OF THE AREA AS A LOCATION FOR NEW INVESTMENT;
- c) ARE ADJACENT TO OR VISIBLE FROM MAJOR TRANSPORTATION CORRIDORS;
- d) ENHANCE THE MAJOR NATURAL ASSETS OF VALLEYS, RIVERS AND CANALS

5.215 The Borough Council has identified a number of derelict sites in the 1988 Derelict Land Survey many of which it considers are of high priority for reclamation. The Survey was updated as part of the UDP preparation process and other sites have been added to this list. The Council will seek to reclaim these sites through the use of available external funds and grants to appropriate and beneficial uses. Wherever possible and within the context of other Council policies such reclaimed land will be used for development purposes but where this is not considered appropriate, alternative 'green' or public open space uses will be proposed. Re-use of derelict sites for development purposes will have the benefit of reducing the demand for greenfield sites.

5.216 In Doncaster, dereliction associated with the coal industry is a particular problem. Planning restoration conditions have been imposed on new coalfield tipping, colliery developments and quarrying operations. The re-use of colliery buildings has been allowed. Where possible, sites have been sold for redevelopment or partnership schemes with the private sector explored. As a result, the land which was released by British Coal often had little or no redevelopment potential. The Council has therefore in the past had to deal with a problem of residual derelict land left after more profitable areas have been disposed of to the private sector. British Coal agreed to reclaim collieries where mining started before 1 July 1948 and which closed within a four year period from 1 April 1990. The

Borough Council will work closely with the successor owners of former colliery sites to ensure that reclamation and re-use of all closed collieries will be achieved. Many colliery spoil heaps have restoration conditions but where no such conditions exist, the sites will be identified in appendix 5.6. In certain cases, some form spoil removal and/or coal recovery operation, with the coordinated disposal of waste materials, may be considered appropriate as part of the reclamation process, subject to relevant Environmental, Waste and minerals policies.

5.217 Derelict sites are listed in appendix 5.6 and their preferred after-uses are specified.

ENV 68
 THE BOROUGH COUNCIL WILL SEEK THE IMPROVEMENT OF ENVIRONMENTALLY DEGRADED SITES BY:

- a) CARRYING OUT LANDSCAPING AND PLANTING AS NECESSARY AND AS SPEEDILY AS POSSIBLE
- b) ENCOURAGING THE DEVELOPMENT OF SITES WHICH HAVE SUCH POTENTIAL
- c) PROMOTING AND ENCOURAGING THE IMPROVEMENT OF PRIVATE LAND AND BUILDINGS

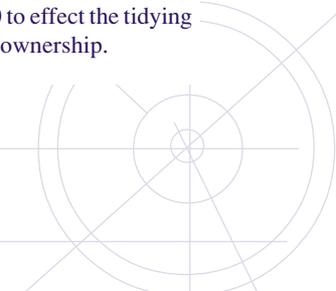
Replaced by Core Strategy Policy 18: Air, Water and Agricultural Land

5.218 For many years the Borough Council has identified and improved environmentally degraded sites to good affect. However, the survey carried out for preparation of the Unitary Development Plan has identified sites which still require treatment. Some of the sites are suitable for development and are

subject to specific proposals in the plan. The large majority of sites though are unsuitable for development for a number of reasons and in these cases, tidying up and landscaping will bring about a marked improvement in their appearance and considerably enhance the overall environment of the Borough. Sites which are in need of

environmental improvement are listed in Appendix.5.7 and their individual preferred after-use is specified.

5.219 The Borough Council will continue to exercise its powers under section 215 of the Town and Country Planning Act 1990 to effect the tidying of land in private ownership.



ENV 69
 WHERE DEVELOPMENT IS PROPOSED ON LAND IDENTIFIED AS CONTAMINATED AS A RESULT OF PREVIOUS LAND USES, DEVELOPERS WILL NEED TO MEET THE FOLLOWING REQUIREMENTS: a) PLANNING APPLICATIONS SHOULD BE ACCOMPANIED BY DETAILED GROUND CONDITION REPORTS INDICATING, WHERE APPROPRIATE, RECOMMENDATIONS FOR REMEDIAL TREATMENT; b) A NEED TO DEMONSTRATE THAT THEIR PROPOSALS WILL NOT CAUSE OR INCREASE POLLUTION OF WATERCOURSES AND GROUNDWATER RESOURCES; c) GIVE A COMMITMENT THAT SPECIFIED REMEDIAL TREATMENT SHALL BE UNDERTAKEN PRIOR TO COMMENCEMENT OR OCCUPATION AS APPROPRIATE.

Replaced by Core Strategy Policy 18: Air, Water and Agricultural Land

5.220 Redevelopment of such land can have major impacts on both surface and ground waters through the remobilisation of contaminants. It is important that these sites are thoroughly investigated in order that appropriate remedial measures and methods of working can be devised and implemented.

Public Attitude Survey

A quarter of the population felt waste and spoiled land was a serious problem.

ENV 78
 THE BOROUGH COUNCIL WILL ENCOURAGE AND PROMOTE ENVIRONMENTAL AND LANDSCAPE IMPROVEMENTS ALONG MAJOR ROAD AND RAIL ROUTES, PARTICULARLY WHERE THEY PASS THROUGH BUILT UP AREAS.

Replaced by Core Strategy Policy 17: Providing Green Infrastructure

5.221 The appearance of the Borough, for the traveller, is reflected in the environmental quality of major transportation corridors both in rural and urban areas. The A1 for example passes through attractive countryside which the Council will seek to retain and even enhance. Other major transport routes pass through or close to towns, villages and industrial areas. In such locations the image of the Borough can be enhanced by ensuring that new development is attractively designed and that established built areas are improved through landscaping and other general improvements. Particular attention will be paid to areas where existing development has turned its back on railways (the Policy will have special regard to the likely affect such environmental improvements may have on the safe operating of railways). The Council will identify 'zones of influence' along major road and rail routes which will set the framework for the implementation of this policy. This policy will be implemented with reference to relevant policies in Chapter 7.

5.222 The transportation routes are as follows:-

- Rail:**
- London - Edinburgh
 - Doncaster - Leeds
 - Sheffield - Hull/Cleethorpes
 - Doncaster - Gainsborough
- Road:**
- A1/A1(M)
 - M18/M180
 - A631 Rotherham - Gainsborough
 - A638 Worksop - Doncaster
 - A614 Goole - Bawtry
 - A60 Doncaster-Worksop
 - A630 Rotherham - Doncaster
 - A18/A1146 Doncaster - Grimsby
 - A19 Doncaster - Selby
 - A6023 Conisbrough - Wath - on - Dearne
 - A635 Doncaster - Barnsley
 - A6182 Doncaster - M18 link
 - B1220 A1-A19 - Carcroft Link

This list will be reviewed during the Plan period to incorporate new routes eg. Rossington - M18 link and mineral railways if developed for passenger traffic.

