

Chapter 14



Public Utilities





Public Utilities

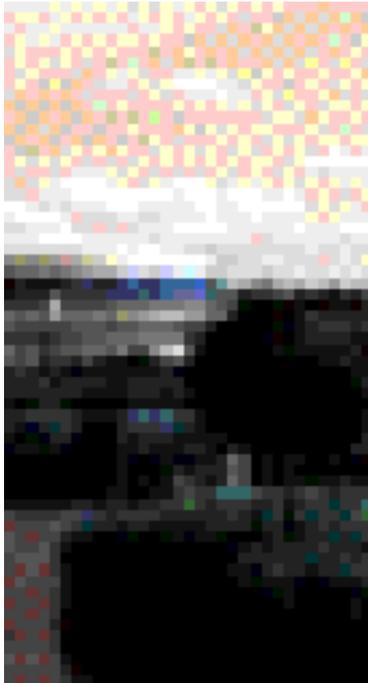
INTRODUCTION

14.1 Public Utilities are clearly important services and it is essential therefore that any existing deficiencies be remedied and that extra capacity be provided to cater for new demands in the future.

14.2 Public utilities include the

provision of Gas, Telecommunications, Electricity, Water Supply, Sewerage and Sewage Disposal. In the context of the UDP, Drainage and Water Resources are also covered. The provision of public utilities is not usually the specific responsibility of the Borough Council, but of a number

of statutory bodies and private companies who operate in and around the Borough. Utilities which impact on main rivers, groundwaters and aquifers of the Borough are subject to the further regulation of the Environment Agency (EA)



Key Fact

Public Utilities in the Doncaster MBC area are provided by:

Electricity - Yorkshire Electricity Group Plc.
East Midlands Electricity Plc.

Gas - British Gas North Eastern Region
British Gas East Midlands Region

Water Supply - Yorkshire Water Plc
Severn Trent Water Plc

Sewage & Sewage Disposal
Land Drainage - Tickhill, Finningley, Dearne & Dove, Dun, Went and Potteric Carr Internal Drainage Boards

The Environment Agency North East and Midland Regions as 'Guardian of the Water Environment' is responsible for water resources, water pollution, flood defence, fisheries, conservation, water recreation and navigation.

Replaced by Core Strategy Policy 2: Growth and Regeneration Strategy

SPU 1
DEVELOPMENT PROPOSALS WILL BE REQUIRED TO HAVE REGARD TO THE NEED TO SECURE THE EFFICIENT PROVISION OF PUBLIC UTILITY SERVICES SUCH AS GAS, TELECOMMUNICATIONS, ELECTRICITY, WATER SUPPLY, SEWERAGE AND SEWAGE DISPOSAL.

14.3 It is important that any new development takes into account the need to provide a satisfactory level of public utilities, so that existing facilities are not overburdened and that new development is adequately

serviced. The services often need to be provided before development can take place.

14.4 The Borough Council is required to consult with the statutory bodies and

private companies who provide public utilities and with the EA which regulates pollution and river quality, and their requirements will be incorporated into development proposals.

ELECTRICITY

Thorpe Marsh Power Station

PU 1

WITHIN THE SITE OF THE REDUNDANT THORPE MARSH POWER STATION AS DEFINED ON THE PROPOSALS MAP, PROPOSALS FOR THE REDEVELOPMENT OF THE SITE, IN WHOLE OR PART, WILL BE CONSIDERED IN THE FOLLOWING CONTEXT:

- A. THE POLICIES AND PROPOSALS OF THE UDP; AND
- B. THE RELATIONSHIP OF THE SITE TO SURROUNDING LAND USES; AND
- C. ACCESS AND TRAFFIC CONSIDERATIONS; AND
- D. OTHER AMENITY AND ENVIRONMENTAL CONSIDERATIONS.

REDEVELOPMENT PROPOSALS WILL BE EXPECTED TO PROVIDE FOR MAJOR ENVIRONMENTAL IMPROVEMENT TO THE AREA THROUGH:

- REMOVAL OF EXISTING STRUCTURES AND
- SIGNIFICANTLY REDUCED LEVELS OF ROAD TRAFFIC GENERATION AND
- HIGH QUALITY LANDSCAPING PROPOSALS AND
- THE DEVELOPMENT OF NEW USES AND STRUCTURES WHICH RESPECT AND ENHANCE THE COUNTRYSIDE SETTING.

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

14.5. Following the closure of Thorpe Marsh Power Station in March 1994 the plant has been decommissioned. The two substations and various underground cables and overhead lines are an integral part of the National Grid, owned by NGC plc, and will remain for the foreseeable future.

14.6 The buildings are of such scale that this major existing developed site has a marked impact on a wide area of the countryside as it has since the 1960s. The Borough Council recognises the opportunity to derive significant environmental and visual benefit through positive redevelopment proposals, particularly ensuring the demolition of the existing structures. This would significantly reduce the impact of the site on the openness of the countryside.

14.7 The former owners of the power station, National Power plc, have sold the main buildings and tall structures. The Council anticipates working with all the site owners of the whole former power station complex to explore such significant opportunities.

14.8 The Council wishes to ensure that any development of the defined core

of the site fully recognises the rural location of the site. Whilst clearly aware that PPG2, published in January 1995, addresses Green Belts, the Council is nevertheless of the view that much of the guidance set out in Annex C is helpful and suitably applicable to any assessment of this singular site.

14.9 Policy PU1 provides the necessary context for consideration of any proposals for Thorpe Marsh power station. Although this site is washed over by the Countryside Policy Area notation, the Council fully recognises that redevelopment proposals can nevertheless be assessed on their own merits, given the exceptional circumstances associated with the existing major developed site.

14.10 It is for this reason that the Council has identified this site and has set out the above policy. A planning brief will be prepared in due course which will deal, among other things, with the fact that any redevelopment proposals should:

a) have far less impact than the existing power station complex on the openness of the countryside. Securing the removal of the tall

structures prior to the re-use of the site will be a major positive gain in this respect;

b) make a positive contribution to the scope for securing environmental enhancement, increasing public access to the countryside, and for pursuing broader recreational, landscape and nature conservation objectives;

c) not occupy a larger area of the site than the existing buildings. For clarity, the relevant area is the aggregate ground floor area of the existing buildings, described as their "footprint", but excluding temporary buildings, open spaces with direct external access between wings of a building and areas of hardstanding;

d) achieve reductions from the traffic impact generated by the power station during its operating life, particularly in respect of Barnby Dun.

14.11 In considering any such proposals, the Council will carefully examine the character and dispersal of the proposed redevelopment, as well as its scale, with a view to ensuring that significant visual benefits are secured.



14.12 The Council also anticipates working together with the owners of the site in order to explore the potential for recreational, landscape and nature conservation benefits, together with increased public access within the broader ‘power station estate’.

14.13 The ‘core area’ of the overall site is defined on the Proposals Map and is held to be that portion of the complex where the scope for new built form is considered to be acceptable.

14.14 In pursuing this particular

policy, the Council also places emphasis upon the traffic and travel implications of redevelopment. Whilst there are clear benefits to be gained from immediately adjacent access to the canal network and from the potential of existing rail connections (for both passengers and freight), there are concerns regarding the local highway network. Before development is considered to be acceptable, a full Traffic Impact Assessment (TIA) will be required to demonstrate that future traffic levels will be acceptable in highway terms

and in respect of their impact on the amenity of surrounding settlements. Clearly, this may regulate the scale and extent of new built development within the identified ‘core area’.

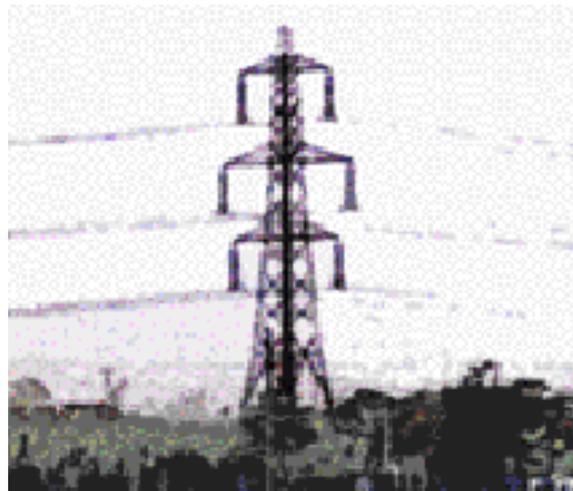
14.15 Proposals for the disposal of waste materials from the Power Station will be considered in relation to the policies set out in Chapter 13 - Waste Disposal.

Overhead Transmission Lines

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

PU 2
 THE BOROUGH COUNCIL WILL ENDEAVOUR TO SECURE THE UNDERGROUNDING OR RE-ROUTING OF LOW -VOLTAGE TRANSMISSION LINES SO AS TO AVOID NEW DEVELOPMENT.

14.16 It is not considered desirable to site new development underneath or in close proximity to these lines, nor is it desirable that they be included within areas of open space. Many of these lines were originally routed to avoid residential areas, but proposals for new housing extend the built-up area to include several of these lines, for example, Woodfield Plantation. See also Policy PH 13 (a). This policy is intended to refer to lines of 66kv and under which are considered to be capable of economical diversion. The policy is particularly geared to existing lines, although the principle remains the same with respect to new lines



Renewable Energy

~~**SPU2**
 THE DEVELOPMENT OF RENEWABLE ENERGY SOURCES WILL BE SUPPORTED PROVIDED THEY DO NOT HAVE A SIGNIFICANTLY ADVERSE IMPACT ON THE ENVIRONMENT.~~

Replaced by Core Strategy Policy 19: Renewable Energy

14.17 The Council is committed to an environmentally considerate approach to all aspects of its policies and activities, wherever possible. Traditional energy industries are important to the economy of the Doncaster Borough, yet the Council recognises the long-term environmental benefits of renewable energy sources. As technology

improves in this field, more proposals may come forward in the Doncaster area; the principle of such development is welcomed but each application must be considered with regard to its environmental impact on the locality. Special attention will be paid to proposals which have an impact on residential areas, Areas of Special Landscape Value and other

protected areas including Conservation Areas, Listed Buildings, Historic Gardens and Parklands and sites of archaeological and natural history importance. In some cases, Environmental Assessment will be required. See also policy WD 2 for the treatment of landfill gases as a renewable energy resource.



PU 3
 PROPOSALS FOR WIND TURBINES WILL BE VIEWED FAVOURABLY PROVIDED THAT;

- a) THE LOCATION CREATES NO UNACCEPTABLE HIGHWAY SAFETY PROBLEMS;
- b) THE LOCATION CREATES NO UNACCEPTABLE AMENITY OR NOISE PROBLEMS FOR LOCAL RESIDENTS;
- c) THE LOCATION MAKES THE BEST USE OF TOPOGRAPHY IN AMELIORATING THE VISUAL IMPACT OF THE TURBINES;
- d) THE DESIGN AND COLOUR OF THE TOWER AND BLADES OF THE TURBINE MINIMISE THEIR VISUAL IMPACT
- e) FOLLOWING THE PERMANENT DECOMMISSIONING OF THE TURBINES, ALL STRUCTURES SHALL BE REMOVED AND THE SITE SHALL BE RESORED TO ITS FORMER STATE;
- f) NO PERMANENT ACCESS ROADS SHALL BE BUILT TO THE TURBINES;
- g) SPECIAL REGARD IS PAID TO THE VISUAL RELATIONSHIP OF THE TURBINES TO OTHERS IN THE AREA AND IN ADJACENT LOCAL AUTHORITY AREAS;
- h) WHERE SPECIAL CIRCUMSTANCES APPLY, LIMITED LENGTHS OF POWER LINES ARE LAID UNDERGROUND FROM THE WIND FARM SUB-STATION TO THE NATIONAL GRID OR OTHER OUTLETS;
- i) THE LOCATION WOULD CAUSE NO SERIOUS HARM TO EITHER:
 - i) THE SETTING OF A LISTED BUILDING;
 - ii) THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA;
 - iii) AN AREA DESIGNATED AS OF ECOLOGICAL IMPORTANCE;
 - iv) THE VISUAL QUALITY OR CHARACTER OF THE LANDSCAPE;
 - v) THE LOCAL ENVIRONMENT; OR
 - vi) THE RECREATIONAL USE OF LAND.

Replaced by
 Core Strategy
 Policy 19:
 Renewable
 Energy

14.18 Harnessing wind energy through turbines is presently the most economically viable of renewable energy schemes; at a small scale for individual projects, or at a larger scale contributing to the regional electricity network in the form of a wind farm - a collection of large turbines. The topography and climate of Doncaster Borough may limit suitable sites, and

these are likely to be in exposed areas where the development is highly visible. Visual intrusion will be a major factor in deciding applications; sites should be considered across the whole Borough so that those within or affecting Areas of Special Landscape Value or other protected areas can be avoided. Developments must also be located away from residential or other

sensitive areas to reduce the effects of noise, shadow flicker, the need for associated overhead transmission lines, and other constructional or operational nuisances. Applications for wind turbines may be required to be accompanied by an Environmental Assessment where they are sizeable or may affect sensitive locations.

WATER SUPPLY

Groundwater

PU 4
 THE BOROUGH COUNCIL WILL HAVE REGARD TO THE ENVIRONMENT AGENCY'S GROUND WATER PROTECTION POLICY WHERE DEVELOPMENT IS LIKELY TO AFFECT WATER SUPPLIES. THE AREAS TO WHICH THIS POLICY WILL BE APPLIED ARE ILLUSTRATED ON THE MAP AT APPENDIX 12.1.

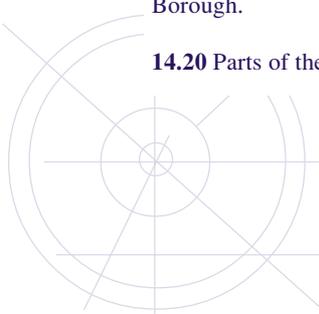
Replaced by Core
 Strategy Policy 18:
 Air, Water
 and Agricultural
 Land

14.19 This policy is primarily necessary to protect and maintain drinking water quality, as well as create an improved water environment along the watercourses of the Borough.

important sources of drinking water, and this policy is considered necessary to ensure that an adequate protection is given to water supply areas and boreholes. Consultation with the Environment Agency will be carried out in order to achieve this, and where necessary, constrain development.

This is particularly important when considering proposals for mineral extraction and land filling as there is a risk of groundwater pollution. The Borough Council will prepare Supplementary Planning Guidance to deal with this issue.

14.20 Parts of the Borough contain



Land Drainage

Replaced by Core Strategy Policy 4: Flooding and Drainage

SPU 3
~~DEVELOPMENT PROPOSALS WILL BE REQUIRED TO TAKE ACCOUNT OF THE NEED TO SECURE EFFECTIVE LAND DRAINAGE MEASURES.~~

14.21 Land-drainage provision within the Borough is important as there is a need to protect the groundwater supply from pollution; to ensure that development does not adversely affect flood drainage; and, in general, to ensure that any development does not create land drainage problems.

Key Fact

The last major flood of the River Don was in 1947, covering much of Bentley.

Washlands have now been created on both the Don and Dearne which reduce the risk of a serious flood from 1 in 38 years to 1 in 150 years.

Replaced by Core Strategy Policy 4: Flooding and Drainage

PU 5
~~NEW DEVELOPMENT WILL NORMALLY ONLY BE GIVEN PLANNING PERMISSION WHERE ADEQUATE MEANS OF DISPOSAL OF FOUL SEWAGE AND SURFACE WATER ARE DEMONSTRATED. WHERE SUCH MEANS DO NOT EXIST, THE DEVELOPER MAY BE REQUIRED TO CONTRIBUTE TO THE PROVISION OF THIS IN ASSOCIATION WITH THE RELEVANT WATER COMPANY.~~

14.22 This policy is required to ensure that new development is adequately serviced in terms of foul or surface water sewers, and that where appropriate, provision is made by the developer to upgrade existing services where they are likely to be overburdened.

14.23 In determining applications, the Council will have regard to the forward planning documents of the statutory undertakers (see policy PU 12). It is the responsibility of the developer to contact the relevant body and arrange adequate utility provision. This may require some contribution to

the funding of any work required.

14.24 In most of the Borough, this means connection to the existing foul and surface water sewers, but where no sewers exist, the provision of cess pits or septic tanks will be acceptable.

Replaced by Core Strategy Policy 4: Flooding and Drainage

PU 6
~~DEVELOPMENT WILL NOT BE ACCEPTABLE WHERE THERE IS LIKELY TO BE A DETRIMENTAL EFFECT ON A WATERCOURSE OR RIVER CORRIDOR.~~

14.25 The creation of new flooding problems by permitting development in flood risk areas is not acceptable. In addition, new development can result in the loss of floodplain and/or increased run-off which could cause flooding problems for existing developments.

14.26 The effects of large scale developments on watercourses are often apparent. Small scale

developments may have a marginal impact on the overall capacity of the river system, however, the cumulative effect of numerous small developments could be significant. There is a need to control development because of the risk to property from flooding and that development may lead to increased flooding elsewhere. In addition to seeking financial contributions to major off-site surface water drainage improvements the

Planning Authority must be satisfied that on-site and local off-site watercourses are either adequate to cater for additional flows resulting from any proposed development or, alternatively, that the developer has the means to improve such watercourses to the appropriate standard. This will be of particular importance on land outside the developer's control. In all cases the relevant Internal Drainage Board should be consulted.



Replaced by
Core Strategy
Policy 4:
Flooding
and Drainage

PU 7
THE BOROUGH COUNCIL WILL OPPOSE THE USE OF OPEN FLOW
BALANCING FACILITIES FOR INDIVIDUAL SITES, AND WILL ONLY
CONSIDER SUCH FACILITIES ON A CATCHMENT WIDE BASIS.

14.27 In certain circumstances, open flow balancing may be an appropriate alternative to watercourse improvements. However small scale

open flow balancing is not considered acceptable because this leads to a piecemeal approach to the problem and can lead to problems of

maintenance, safety and visual intrusion. Consideration will only be given to open flow balancing schemes on a catchment wide basis.

Washlands

PU 8
DEVELOPMENT WILL NOT BE PERMITTED IN DESIGNATED WASHLANDS WHERE IT WOULD ADVERSELY AFFECT THE FUNCTION OF THE WASHLAND, AND WHERE THERE WAS A SERIOUS RISK TO THE DEVELOPMENT FROM FLOOD DEBRIS OR POLLUTION.

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

14.28 The Borough is drained by 6 principal main rivers, the Don, Went, Torne, Idle, Dearne and Ea Beck. There are significant areas of the Borough affected by these main rivers which have problems with flooding and drainage.

development, because if a river is deprived of its washland (for example, by development which raises the height of land or creates a barrier to floodwater) then this can lead to more serious flooding problems elsewhere, perhaps affecting built-up areas.

agricultural use, open space, allotments etc. The appropriate use will depend on the frequency of flooding, and development proposals will be the subject of consultations with the Environment Agency.

14.29 The Environment Agency is responsible for designating, managing and controlling these Main Rivers and has indicated the areas of land around them which provides essential storage for floodwater (washlands). These areas are designated as washlands and are mostly part of the natural river floodplains.

14.31 Although the designated washlands are mainly within the Green Belt, giving protection from most development, this alone is not considered sufficient. For instance, mineral and tipping activities may be acceptable under Green Belt policies. The above policy provides the greater protection from development considered necessary and uses which are envisaged as being acceptable. These include playing fields,

14.32 There are many other areas of land within the Borough that are subject to flooding on which development may be possible subject to appropriate compensatory works and/or flood protection, especially to north and east of the town centre. Such development will be the subject of consultations with the Environment Agency and is dealt with in Policy PU 9.

14.30 It is important that these washlands are protected from

PU 9
DEVELOPMENT PROPOSED WITHIN AREAS VULNERABLE TO FLOODING SHOWN ON THE PROPOSALS MAP WILL BE REQUIRED TO COMPLY WITH SPECIAL CONDITIONS RELATING TO FLOOR LEVELS AND LAYOUT.

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

14.33 Some areas of the Borough are low lying and the drainage pattern has in places been affected adversely by subsidence. Whilst the river channel through Doncaster is unable to cater for a flood in excess of a 1 in 38 year event, substantial flood defence measures have been taken with large volumes of washlands introduced. The washland system installed upstream of

Doncaster is able to reduce flood flows from 1 in 150 years down to 1 in 38 year event through the town. If a flood of a greater magnitude than a 1 in 150 year event is experienced or flood defences breached, then the areas shown as PU9 on the proposals maps will flood to varying depths, dependent on the intensity of prevailing conditions. Floor levels of

new buildings constructed in the areas vulnerable to flooding should be raised to no lower than 500mm above frontage road level or 600mm above existing site levels or the 5.0 metre AOD contour whichever is the higher. All such development proposals will be the subject of consultation with the Environment Agency.



River Quality and Pollution Control

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

PU 10

THE BOROUGH COUNCIL WILL SEEK TO PREVENT POLLUTION OF, AND IMPROVE THE QUALITY OF, RIVERS AND STREAMS TO THE HIGHEST POSSIBLE STANDARD, AND WILL CONTINUE TO SUPPORT THE ENVIRONMENT AGENCY AND URGE OTHERS TO ACHIEVE AND MAINTAIN A SATISFACTORY STANDARD.

14.34 This policy is necessary to protect and maintain wildlife habitats and to create an improved water environment along the watercourses of the Borough.

14.35 It seeks to maintain the standards of classified watercourses which are already Class 2⁽¹⁾, with particular priority given to the Rivers

Don, Went, Dearne, Torne, Idle, Ea Beck and their tributaries; open watercourses in housing areas and waterways where the public have access to the banks.

14.36 This will be achieved by liaising with the Environment Agency and Yorkshire Water Services Ltd and/or Severn Trent Water Ltd when deciding

planning applications. Where necessary, appropriate conditions will be attached to planning permissions designed to prevent or minimise pollution.

14.37 Where the likely levels of pollution are considered unacceptable, planning permission will be refused.

Replaced by Core Strategy Policy 4: Flooding and Drainage

PU 11

THE BOROUGH COUNCIL WILL SUPPORT THE MANAGEMENT AND IMPROVEMENT OF THE DRAINAGE NETWORK ONLY AS A MEANS OF PROTECTING BUILDINGS FROM FLOODING. SUPPORT FOR SUCH WORKS WILL ONLY BE GIVEN WHERE IT CAN BE DEMONSTRATED THAT EVERY OPPORTUNITY HAS BEEN TAKEN TO ENHANCE NATURE CONSERVATION AND WHERE APPROPRIATE, PUBLIC ACCESS AND RECREATION.

14.38 Rivers and streams in urban areas are important visual features which help to define different areas of the districts, and form important wildlife habitats. In common with ENV18, this policy promotes the importance of water features as part of the landscape, and will seek, for instance, to discourage culverting of watercourses and encourage the re-opening of culverted watercourses. Normally the layout of residential development will be required to take into account watercourses, and allow for maintenance. In exceptional circumstances, the culverting of minor watercourses will be necessary to safeguard them for drainage purposes. Watercourses also form links between habitats (see ENV44) and should be maintained to a standard to safeguard and enhance this function. The Land Drainage Act 1991 requires statutory undertakers i.e. EA, IDB's and local authorities where there is no IDB, to have regard to conservation interests in dealing with land drainage issues.



14.39 The recreational use of watercourses and the accessing of their banks will be encouraged, where this does not conflict with nature conservation interests or endanger public safety.

14.40 In order to maintain waterways, it is necessary that all new development be set back 'an

appropriate distance'⁽²⁾ and that appropriate landscaping and access can be provided.

14.41 The Environment Agency's Byelaws require their consent to be obtained for any proposed development within 8 metres of a Main River or a Main River floodbank.

(1) National River classification by the Environment Agency.

(2) 'Appropriate distance' - normally between 7-9m, as determined by the byelaws of the appropriate Internal Drainage Board or the Environment Agency, in the case of main rivers.

New Public Utilities

PU 12
~~NEW PUBLIC UTILITIES REQUIRED TO FACILITATE NEW DEVELOPMENT, OR TO UPGRADE EXISTING SERVICES, WILL BE ACCOMMODATED WHERE THEY DO NOT CONFLICT WITH OTHER UDP POLICIES~~

Replaced by Core Strategy Policy 2: Growth and Regeneration Strategy

14.42 In accordance with SPU1, the Council will work with statutory undertakers to ensure adequate utilities for existing and proposed developments. The UDP is an important consideration in the forward planning documents of utilities providers. Where these identify future land requirements the Council will accommodate these where acceptable to the local environment. Particular regard must be had to residential amenity (see also PH12, PH13), and visual impact (ENV 3).

14.43 A new foul sewer will be required through land adjoining St. Catherine's Hospital and improvements to the existing sewerage system will be required in the Burns Road/Keats Road/Suffolk Road area.

14.44 All surface water from the Woodfield Plantation Development will go to the Division Drain land drainage system. It is anticipated that increased provision of storage in the ditch system will be required to reduce peak flows and some increased pumping capacity will be required from Division Drain into the Balby Carr storage areas.

Key Fact

Water Quality in the Don and Dearne rivers, 1990
 This table shows the quality classification of rivers and canals within the Don and Dearne catchment areas for 1990. Although both rivers are Grade 1 at their source west of Sheffield, minewater, sewage and industrial pollution all contribute to their decline downstream. The trend in water quality is generally improving though, and it is anticipated that the River Don will be upgraded to Class 2 between Rotherham and Doncaster. The lower stretches of both rivers sustain coarse fisheries and a variety of wildlife.

Quality	Class	River Don		River Dearne	
		km	%	km	%
1A	Good	32.2	51	0	0
1B	Good	129.6	20.8	19.9	12.3
2	Fair	143.5	23.0	52.2	32.4
3	Poor	221.5	35.5	73.5	45.6
4	Bad	97.4	15.6	15.6	9.7
Total		624.2	100	161.2	100

Source: Environment Agency.

PU 13
~~PUBLIC UTILITIES DEVELOPMENTS WILL BE REQUIRED TO BE DESIGNED, SCREENED AND LANDSCAPED IN SUCH A WAY AS NOT TO DETRACT FROM THEIR PROPOSED SETTINGS.~~

Replaced by Core Strategy Policy 16: Valuing Our Natural Environment

14.45 Many public utilities developments such as gas governors and electricity sub-stations are beyond the scope of planning control by virtue of the General Permitted Development Order. However, in some cases, where

the development is over 29 cubic metres in volume, statutory undertakers will be required to ensure the development is sensitively designed and screened depending on its location. In situations where no

permission is required, statutory undertakers will be encouraged to conform to the aims of this policy on a voluntary basis. (see Policy PU 12)



TELECOMMUNICATIONS

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

PU 14

PLANNING PERMISSION WILL NORMALLY BE GRANTED FOR TELECOMMUNICATIONS DEVELOPMENT WHERE:-

- a) THERE IS A NEED FOR THE DEVELOPMENT;
- b) THERE ARE NO SATISFACTORY ALTERNATIVE SITES FOR TELECOMMUNICATIONS AVAILABLE;
- c) THERE IS NO REASONABLE POSSIBILITY OF SHARING EXISTING FACILITIES;
- d) IN THE CASE OF RADIO MASTS, THERE IS NO REASONABLE POSSIBILITY OF ERECTING ANTENNAE ON AN EXISTING BUILDING OR OTHER STRUCTURE.

ANY DEVELOPMENT SHOULD BE SITED AND DESIGNED SO AS TO MINIMISE ITS VISUAL IMPACT SUBJECT TO TECHNICAL AND OPERATIONAL CONSIDERATIONS. ADDITIONAL CARE WILL BE TAKEN WHERE SUCH DEVELOPMENT IS PROPOSED ON, WITHIN AND WHERE VISIBLE FROM GREEN BELT, AREAS OF SPECIAL LANDSCAPE VALUE, LISTED BUILDINGS AND CONSERVATION AREAS.

14.46 It is considered that telecommunication is a significant component of economic regeneration in Doncaster and is likely to be increasingly significant as new

communications mediums are introduced to Doncaster Borough. However such technology brings with it an array of technical equipment that can affect the visual appearance of the

environment and therefore care needs to be taken over the impact that such equipment has on the environment.



