

# Stainforth Neighbourhood Development Plan (NDP)

## Basic Conditions Statement

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## Document Management.

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O2	18/12/23	MP	MG	



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# 1. Introduction

- 1.1. Planning Practice Guidance (Paragraph: O65 Reference ID: 41-O65-20140306)<sup>1</sup> sets out that only a draft neighbourhood Plan that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:
  - a) having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).*
  - b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.*
  - c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.*
  - d) the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.*
  - e) the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).*
  - f) the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.*
  - g) prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).*
- 1.2. In December 2018 a further Basic Condition was added relating to the Conservation of Habitats and Species Regulations 2017. The NDP must not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017 (d).
- 1.3. This Basic Conditions Statement sets out how the Stainforth NDP has been prepared to meet the basic conditions. It has been prepared as a supporting document for consideration by the NDP independent Examiner.

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

## 2. Legal Requirements

### 2.1. **The Submission Plan is being submitted by a qualifying body**

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

### 2.2. **What is being proposed is a neighbourhood development plan**

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

### 2.3. **The proposed NDP states the period for which it is to have effect**

The proposed NDP states the period for which it is to have effect. That period is up to 2035 – the same period as the Doncaster Local Plan, adopted 23<sup>rd</sup> September 2021, which covers the period 2015 – 2035.

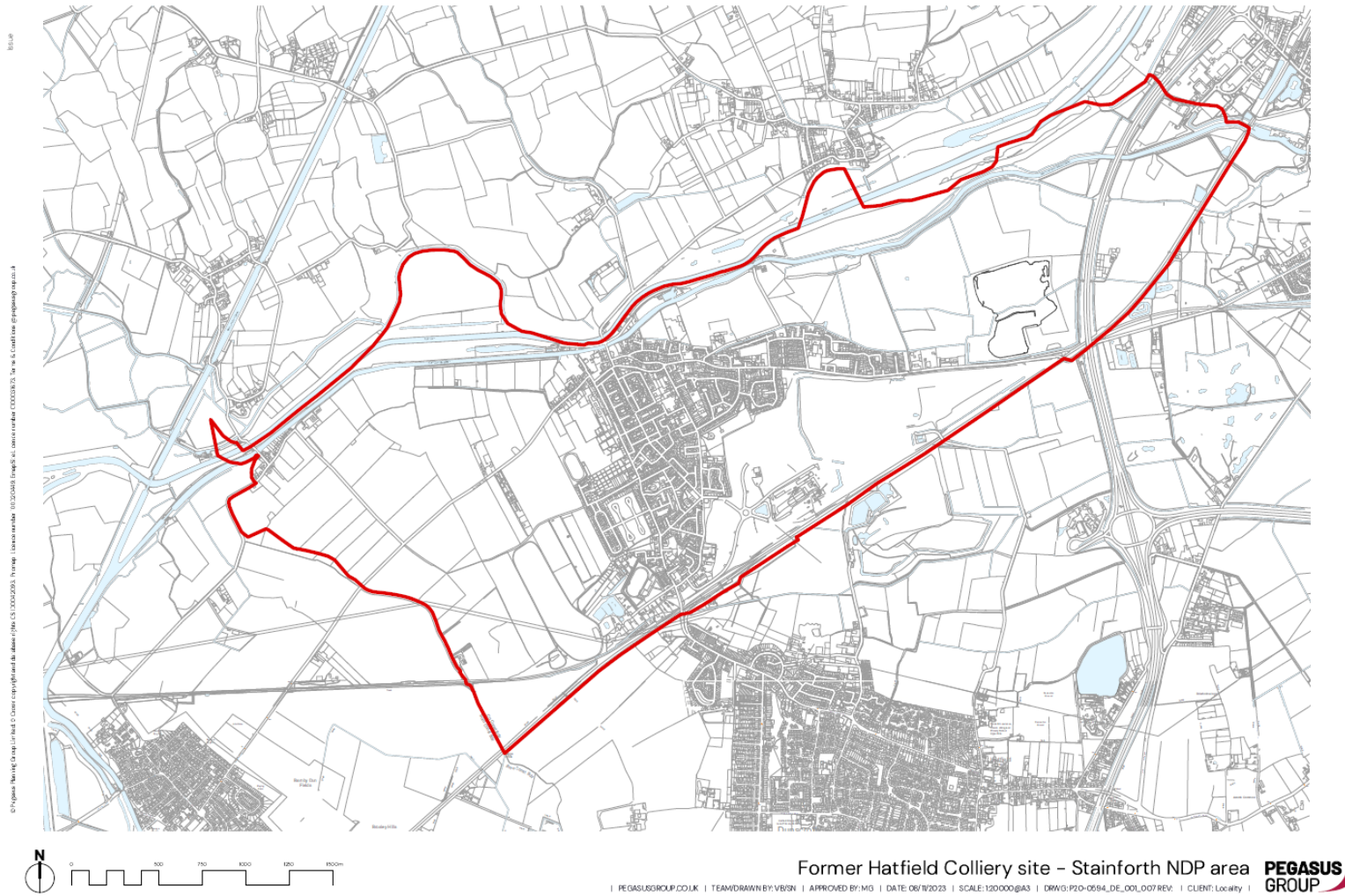
### 2.4. **The policies do not relate to excluded development**

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

### 2.6. **The proposed NDP does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.**

The NDP proposal relates to the designated Stainforth Neighbourhood Area and to no other area. There are no other NDP's relating to that neighbourhood area. The designated neighbourhood area is shown on Map 1 in the NDP.

Map 1 Stainforth Valley Neighbourhood Area



### 3. Basic Conditions

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

The Stainforth Neighbourhood Development Plan has been prepared having appropriate regard to the policies set out in the revised National Planning Policy Framework (NPPF, December 2023).

#### 3.2. B. Achieving Sustainable Development

Paragraph 1 of the NPPF explains that '*The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied.*' Paragraph 7 sets out that '*The purpose of the planning system is to contribute to the achievement of sustainable development.*' The planning system has 3 overarching objectives to achieve sustainable development (paragraph 8): an economic objective, a social objective and an environmental objective. These should be delivered through the preparation and implementation of plans (paragraph 9).

#### 3.3. Table 1 sets out how the Stainforth NDP delivers the 3 overarching Objectives:

Table 1 Delivering Sustainable Development

NPPF Overarching Objectives	Stainforth DNP Policies and Proposals
<i>a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;</i>	<p>Stainforth NDP recognises the need to support suitable economic investment and growth, taking into account the area's location and constraints such as distinctive landscape character as a former mining settlement, heritage assets and poor transport infrastructure.</p> <p>The NDP expects that new housing proposals should contribute to the future economic prosperity and social sustainability of the town, providing a mix of housing to include larger units for local families and those wishing to move into the town to support shops and services as set out in Policy S2 of the Stainforth NDP.</p> <p>The Town Council considers that there are significant opportunities for the development of the Old Pithead site to provide improved local facilities and employment. The plan for the site includes various workshops, business incubation, conference centre, and a local mining heritage museum. New employment space for start-ups and SMEs will be provided next to the headstocks. This will help generate job creation and support new enterprise. This is particularly</p>

	<p>important due to the high rates of economic inactivity within Stainforth.</p> <p>The inclusion of employment and leisure uses on this element of the former colliery is in conformity with Policy 69 of the Doncaster Local Plan.</p> <p>The Stainforth NDP recognises that there are accessibility issues, and seeks to improve this. Objective 3 sets out that there will be provision of a new footbridge which will link residential areas to Hatfield and Stainforth Station, as well as a new network of walking and cycling routes throughout the area. Additionally, Policy S3 aims to improve accessibility for all and that new development should be designed to support walking and cycling, and Policy S4 supports proposals for a new station gateway.</p> <p>Policy SNPO3 sets out requirements for an employment allocation at land between Kirton Lane and railway line.</p> <p>Doncaster Local Plan Policy 3 identifies employment allocations within the borough and Local Plan Policy 5 sets out their housing allocations requirements. The former Hatfield colliery site is allocated for mixed use development.</p>
<p><i>b) <b>a social objective</b> –to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</i></p>	<p>Stainforth NDP recognises the importance of contributing to the social sustainability of the local community.</p> <p>The vision for Stainforth is that in 2035 Stainforth will be a vibrant and sustainable community. Residents will enjoy a high quality of life with good access to attractive open spaces, waterways, and recreational areas, as well as community facilities and local employment opportunities.</p> <p>Policy S2 seeks to improve housing choice and all proposals for new housing development should demonstrate how they contribute to providing a wider housing choice taking into account the current mix of tenure, types and sizes of dwelling in the NDP area.</p> <p>NDP Policy S7 restricts hot food takeaways to within the network of centres, as identified by the Doncaster Local Plan Proposals Map and proposals outside of these areas will be resisted.</p>
<p><i>c) <b>an environmental objective</b> - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to</i></p>	<p>Stainforth NDP has a strong emphasis on environmental sustainability. The NDP recognises that planning policies can make a positive contribution to supporting healthy environments and promoting healthy lifestyles through promoting walking and cycling, protecting valued green spaces and identifying new areas suitable for recreational activities, and protecting local community facilities.</p>



<p><i>climate change, including moving to a low carbon economy.</i></p>	<p>NDP Policy S3 requires major development to promote a road hierarchy that prioritises pedestrians, cyclists and those with mobility impairments ahead of vehicular traffic.</p> <p>NDP Policy S5 seeks to protect and enhance open spaces and recreational facilities. The aim is to protect and enhance both formal and informal open spaces. Doncaster Local Plan Policy 27 also seeks to protect open space for formal and informal recreation as well as those which provide a social, cultural and ecological role.</p> <p>Policy SNPO1 seeks to regenerate part of the former colliery through the provision of a country park, providing opportunities for environmental enhancement as well as physical exercise.</p>
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### 3.4. 3. Plan Making

In Section 3 Paragraph 13 explains that the application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.

Table 2 Plan Making

NPPF Plan Making	Stainforth DNP
a) be prepared with the objective of contributing to the achievement of sustainable development;	Stainforth NDP has been prepared to contribute to sustainable development; Table 1 above sets out how the Plan's objectives, policies and proposals address economic, social and environmental objectives.
b) be prepared positively, in a way that is aspirational but deliverable;	<p>The NDP has been prepared positively to support new housing development in the neighbourhood area as set out in the adopted Doncaster Local Plan. The NDP notes the different site allocations in the neighbourhood area, including the mixed-use site (DN7 Initiative/Unity Regeneration Project) which is by far the largest allocation. The NDP provides a more detailed, locally appropriate policy to guide development decisions on allocation DN7.</p> <p>The Town Council, through the Steering Group, has worked hard to ensure policies are positively worded to 'support' and 'encourage' suitable and appropriate development. Policy</p>

	<p>criteria have been prepared through a thorough approach to community engagement and reflect local aspirations for high quality design which considers local context and character, and housing types and size which meet local needs.</p>
<p>c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;</p>	<p>Effective community engagement and public consultation have been the key priorities of the NDP Steering Group members from the very start of the NDP process. The Group has worked extremely hard to ensure the vision, objectives and planning policies reflect the aspirations and priorities of local stakeholders and residents, whilst balancing the requirements of Doncaster Council and other consultation bodies.</p> <p>The accompanying Consultation Statement sets out the details of the extensive, wide ranging and multiple community consultation and engagement activities which have been undertaken since 2017 at all stages of the Plan's preparation.</p> <p>Briefly this has included:</p> <ul style="list-style-type: none"> <li>• 2017 – Steering Group established comprising town councillors, business representatives and community representatives.</li> <li>• December 2017 – July 2018 – Household questionnaire survey conducted by local residents in public spaces, predominantly at the 3 local primary schools, Stainforth Library and ASDA supermarket in the central business district, ensuring the capture of a wide array of people's age, gender and ethnicity. There have been 702 completed surveys, representing approximately 10% of Stainforth's population. The survey addressed the 13 key issues raised by the neighbourhood plan committee. There has been largely favourable responses, backing almost all with the exception of car parking, which received only 61%.</li> <li>• 27<sup>th</sup> October 2018 – Issues and Options Stakeholder Focus Event held. Representatives of local stakeholder groups were invited to attend a short focus event to consider the results of the household questionnaire survey and agree the key themes and priorities for the NDP. The event included a brief introduction and background to the NDP, an update on the new Local Plan for Doncaster Council, headline results of the questionnaire and workshops considering the key planning issues in more detail.</li> <li>• 22<sup>nd</sup> March 2019 – 30<sup>th</sup> April 2019 – Issues and Options Public Consultation. An Issues and Options document was published for informal public consultation in Spring 2019. The document was placed on the NDP website and the consultation was promoted in the local newsletter Stainforth Voice. Residents and</li> </ul>

	<p>stakeholders were invited to respond to the consultation by downloading the response form from our NDP website or completing a paper copy of the response form which were available at the offices of Stainforth4ALL and Stainforth Town Council Office. Everyone was also invited to attend one of the public events which took place on Tuesday 16th April 11.00am – 2.00pm at the Library and Monday 22nd April 11.00am – 3.00pm at the Resource Centre. Stainforth councillors have had numerous one to one consultations with members of the public. A lot of feedback from multiple members of the public has been favouring having a pedestrian bridge over the railway at the train station on Stainforth side, as well as a bus interchange and a larger car park. There has also been a lot of feedback in favour of the link road joining Emerson Avenue near the Colliery Club. Overall, the vast majority of the public feedback for the plan has been very positive and several have quoted saying “it is fantastic”. Since the responses to the Issues and Options demonstrated that local people and stakeholders supported the proposed approach in the NDP, the Town Council progressed work on the Draft Plan.</p> <ul style="list-style-type: none"> <li>• A ‘Call for Sites’ consultation was undertaken from 26th July to 3rd September 2021. The aim of this consultation was to identify if any further sites within Stainforth should be considered as allocations in the NDP. The ‘Call for Sites’ consultation was advertised via the Town Council’s Neighbourhood Plan website, on the Town Council’s Facebook page as well as through meetings of the Town Council. In addition, it was also included on the Doncaster Council website neighbourhood development plan page. Only one site was submitted through this process. This site was considered alongside those already identified in the previous consultation exercises and those submitted to Doncaster Council as part of their plan making.</li> <li>• The statutory 6-week consultation upon the NDP (Regulation 14) took place between 28th March 2022 and 9th May 2022. The consultation elicited 172 responses. Using just written responses there is 99.7% support for both the NDP and the NDO subject to modifications. The responses are summarised within the accompanying consultation statement. Despite this overwhelming support a number of key issues were raised by landowners / developers and the Council in relation to the NDO. Upon further consideration this led the Town Council at its meeting on 28th February 2023 to vote to withdraw the NDO. However, they reaffirmed their backing for the NDP and requested that it move to referendum</li> </ul>
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	<p>as soon as possible.</p> <ul style="list-style-type: none"> <li>Following on from this consultation further engagement was undertaken with the City of Doncaster Council to ensure the NDP was in conformity with the adopted Doncaster Local Plan.</li> </ul> <p>At each consultation stage representations have been considered carefully and appropriate amendments to the NDP made.</p>
d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;	<p>The NDP policies and proposals have been prepared by a Steering Group on behalf of the Town Council, with support from Pegasus Group and planning officers at Doncaster Council.</p> <p>Amendments have been made to policies at key stages to improve the clarity and reduce ambiguity.</p>
e) be accessible through the use of digital tools to assist public involvement and policy presentation; and	<p>Updates and documents have been provided on the NDP website at all stages of plan preparation.</p> <p>Groups and individuals have been kept informed about the process through various methods including email.</p>
f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).	<p>The NDP has been amended and updated to reduce duplication with policies in the Doncaster Local Plan and duplication with national policies.</p>

## 1. The Plan Making Framework

NPPF paragraph 18 sets out that policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or NDP's that contain just non-strategic policies. The Stainforth NDP contains non-strategic planning policies and proposals that add local detail and value to strategic policies in the Doncaster Local Plan. The supporting text refers to the strategic policies where relevant.

## 2. Non-strategic policies

Paragraph 29 advises that neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies. Stainforth NDP aims to provide locally detailed policies to ensure that growth proposals set out in the Doncaster Local Plan are supported provided they address locally relevant criteria set out in NDP policies.

Paragraph 30 goes on to say that once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

### **3. Delivering a sufficient supply of homes**

Paragraph 67 sets out that strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.

Stainforth NDP notes the proposed site allocations in the neighbourhood area which are identified in the Local Plan to support the need to meet housing need in Doncaster. The NDP refers to the Local Plan which sets out that 1,968 dwellings are allocated across the Main Towns of Hatfield, Dunscroft and Dunsville of which Stainforth sits within. Local Plan Policy 69 indicates that Unity Regeneration Project (site DN7) is capable of accommodating 3,100 dwellings as part of a mixed-use scheme. The site allocations identified within the NDP provide greater detail upon the interpretation of Policy 69 of the Doncaster Local Plan, subject to criteria.

### **4. Building a strong, competitive economy**

Paragraph 88 advises that in rural areas planning policies should enable a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside; and d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship. The Stainforth NDP seeks to protect and enhance local community facilities through Policy S6. The change of use of existing facilities to other uses will not be permitted unless certain criteria can be demonstrated. The NDP also supports proposals that contribute to and strengthen the visitor and tourist economy subject to Policy SNPO2 Old Pithead site which requires that all schemes should aim to provide an attractive, accessible, and welcoming visitor experience for all.

### **5. Promoting healthy and safe communities**

Paragraph 92 sets out that planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which promote social interaction, are safe and accessible and enable and support healthy lifestyles. The NDP includes policies

which protect and encourage investment in local community facilities and open spaces and seeks to provide a safer environment for pedestrians, cyclists and those with mobility impairments (Policies S3 and S6).

## **6. Promoting sustainable transport**

Paragraph 108 advises that opportunities to promote walking, cycling and public transport use should be identified and pursued. Policy S3 seeks to improve accessibility within the Neighbourhood Plan Area.

## **7. Making effective use of land**

Paragraph 124 advises that planning policies should a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside; and b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production. Local Plan Policies 26 and 30, and the Stainforth NDP support improvements in Green Infrastructure and Biodiversity through individual allocations.

## **8. Achieving well-designed places**

Paragraph 131 explains that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 132 goes on to say that design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. The Stainforth NDP includes several detailed policies which together promote high quality design which responds to existing character, context and heritage. All policies have been prepared with the close involvement of the local community.

## **9. Meeting the challenge of climate change, flooding and coastal change**

Paragraph 157 advises that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. Paragraph 160 goes on to set out that to help increase the use and supply of renewable and low carbon energy and heat, plans should c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers and in paragraph 161, local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning. Stainforth NDP includes Policy S1 which supports schemes which incorporate principles of sustainable design, promoting resource, water and energy efficiency, and incorporating low carbon energy technologies where possible.

## 10. Planning and flood risk

Paragraph 167 sets out that plans should avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by various measures including c) using opportunities provided by new development and improvements in green infrastructure and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management)). Under NDP Policy S1, new housing is not to be at risk of flooding and schemes should demonstrate they will not increase the risk of flooding elsewhere. The NDP leaves detailed flood risk policies to the Doncaster Local Plan to reduce duplication.

## 11. Conserving and enhancing the natural environment

Paragraph 1804 advises that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and sites of biodiversity and recognising the intrinsic character and beauty of the countryside. Individual allocations set out landscape and biodiversity considerations.

### 3.5. **C. Having Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest**

The NDP notes that Stainforth has 13 Listed Buildings, all Grade II. This includes the headstocks within the former colliery site. The NDP seeks to ensure that these important structures are maintained and enhanced through sympathetic regeneration of the colliery site.

### 3.6. **D. Having Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area.**

There are no conservation areas within the NDP area.

### 3.7. **E. Contributes to the Achievement of Sustainable Development**

The Neighbourhood Development Plan contributes strongly to the achievement of sustainable development. This is set out in more detail in Table 1 above in relation to the economic, social and environmental objectives of the NPPF.

### 3.8. **F. In general conformity with Strategic Local Planning Policy**

### 3.9. **The Submission NDP is in general conformity with strategic Local Plan policies contained in the adopted Doncaster Local Plan. Table 3A sets out the way that the NDP conforms to the relevant strategic planning policies in the Doncaster Local Plan.**

Table 3A General Conformity with Strategic Planning Policies in the Doncaster Local Plan, Adopted 23 September 2021

Stainforth NDP Policies	Doncaster Local Plan Policies (full policies can be found at Appendix 1)	General Conformity
<p><b>Policy S1 New Housing Development</b></p> <p><i>Residential development will be supported within the Residential Policy Area<sup>2</sup> and on residential Allocations<sup>3</sup> providing the following criteria are met:</i></p> <ol style="list-style-type: none"> <li><i>1. Contamination and pollution issues have been fully addressed to ensure the site is suitable for residential use. This will include taking account of ground conditions and any risks arising from land instability and contamination arising from mining activity, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);</i></li> <li><i>2. New housing is of a high-quality design, with scale, height, massing and use of materials which reference the existing local character of housing in Stainforth and the distinct industrial heritage of the area;</i></li> <li><i>3. Schemes incorporate principles of sustainable design, promoting resource, water and energy efficiency, and incorporating low carbon energy technologies where possible;</i></li> <li><i>4. Houses are fully accessible to all and capable of adaptation over time to meet the changing needs of occupiers;</i></li> <li><i>5. Suitable and sufficient car parking is provided;</i></li> <li><i>6. Local residential amenity is protected and new development does not have an unacceptable impact on neighbouring properties</i></li> </ol>	<p>Policy 1: Settlement Hierarchy</p> <p>Policy 2: Level of Growth</p> <p>Policy 5: Housing Allocations</p> <p>Policy 7: Delivering the Necessary Range of Housing</p> <p>Policy 10: Residential Policy Areas</p> <p>Policy 44: Residential Design</p> <p>Policy 45: Housing Design Standards</p> <p>Policy 69: Unity Regeneration Project</p>	<p>NDP Policy 1 sets out how residential development will be supported within the Residential Policy Area and on Residential Allocations as long as certain criteria is met.</p> <p>There is general conformity with Local Plan Policy 1 where as a 'Main Town', Stainforth is expected to maintain and enhance a high number of services for their own needs and their wider catchment areas and will be the focus for substantial housing growth, supported by appropriate levels of employment and retail growth and wider service provision.</p> <p>The NDP Policy is also in general conformity with Local Plan Policy 2 which requires the delivery of 481 hectares of employment land and a minimum of 15,640 new homes over the plan period, and new retail, leisure, office, cultural and tourist developments in accordance with the</p>

<sup>2</sup> As defined by the Doncaster Local Plan

<sup>3</sup> As defined by the Neighbourhood Plan and Doncaster Local Plan



<p><i>through disturbance from traffic, noise, overlooking etc.; and</i></p> <p>7. <i>New housing is not at risk of flooding and schemes can demonstrate they will not increase the risk of flooding elsewhere in accordance with national policy and Doncaster Local Plan policies</i></p> <p><i>Housing Proposals outside of these locations will not generally be supported.</i></p>		<p>defined Network of Centres.</p> <p>The NDP is also in general conformity with Local Plan Policies 5, 7, 10, 44, and 45, which sets out housing allocations, range of housing being delivered, residential policy areas, residential design, and housing design standards.</p> <p>Local Plan Policy 69 sets out the overarching requirements for the Unity Regeneration Project. The NDP sets out specific details in relation to the allocation in conformity with the criteria set out in Doncaster Local Plan.</p>
<p><b>Policy S2 Improving Housing Choice</b></p> <p><i>All proposals for new housing development must demonstrate how they contribute to providing a wider housing choice in Stainforth, taking into account the current mix of tenures, types and sizes of dwelling in the neighbourhood plan area.</i></p> <p><i>Particular support will be given to appropriately located proposals comprising aspirational bungalows and/or larger detached and family style housing (of 3-,4-bedrooms or more). This is to improve local choice and to help maintain and support local services.</i></p>	<p>Policy 7: Delivering the Necessary Range of Housing</p>	<p>NDP Policy S2 requires proposals for new housing development to demonstrate how they contribute to providing a wider choice of housing in Stainforth taking into account the current mix of tenures, types and sizes of dwellings in the neighbourhood plan area. This is general conformity with Local Plan Policy 7 which outlines the range and mix of housing types, sizes and tenures that are supported.</p>

<p><b>Policy S3 Improving Accessibility for All</b></p> <p><i>New development should be designed to prioritise walking and cycling. Development sites should provide clear walking and cycling links both through the development and to existing and proposed local pedestrian and cycle networks as identified on the proposals map. Suitable provision should be made for safe and secure cycle storage in all schemes.</i></p> <p><i>Major development schemes should promote a road hierarchy that prioritises pedestrians, cyclists and those with mobility impairments ahead of vehicular traffic and includes communal spaces which promote opportunities for social interaction, rest and enjoyment.</i></p>	<p>Policy 13: Promoting Sustainable Transport in New Developments</p> <p>Policy 16: Cycling in Doncaster</p> <p>Policy 17: Walking in Doncaster</p>	<p>NDP Policy S3 seeks to improve accessibility for all and encourages new development to be designed to support walking and cycling and major development schemes should promote a road hierarchy that prioritises pedestrians, cyclists and those with mobility impairments ahead of vehicular traffic.</p> <p>This is in general conformity with Local Plan Policy 13 which promotes sustainable transport in new development and a street hierarchy that promotes road safety for all. It also requires new development to make appropriate provision for access by a wide choice of sustainable modes of transport.</p> <p>The NDP is also in general conformity with Local Plan Policy 16 which will see developments contribute towards the implementation of a programme of cycle routes and facilities improving accessibility to town, district and local centres, major employment area and tourist attractions. Cycling will also be encouraged as a means of travel and supported.</p> <p>The NDP is also in general conformity with Local Plan Policy 17 which promotes walking within the borough through supporting new or improved routes, the prioritisation of pedestrians within new developments, and requiring developments to maximise opportunities for walking through</p>
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		their design.
<p><b>Policy S4 Station Gateway</b></p> <p><i>The following station gateway proposals at Hatfield &amp; Stainforth station will be supported:</i></p> <ol style="list-style-type: none"> <li>1. A new accessible footbridge which spans the whole rail line from 'Waggons Way' to Station Approach;</li> <li>2. Public realm improvements to the north of the station;</li> <li>3. Bus interchange located off Wagons Way;</li> <li>4. New car parking, located off Wagons Way;</li> <li>5. Cycle and pedestrian linkages to the town and other local destinations, including the country park;</li> <li>6. Appropriate lighting to discourage anti-social behaviour; and</li> <li>7. Other improvements would be considered on their merits.</li> </ol>	<p>Policy 13: Promoting Sustainable Transport in New Developments</p> <p>Policy 16: Cycling in Doncaster</p> <p>Policy 17: Walking in Doncaster</p>	<p>Policy S4 seeks to improve the attractiveness of Hatfield and Stainforth railway station to encourage greater use of this sustainable transport mode. The policy also seeks to link the station to other forms of sustainable transport through the provision of a bus interchange and new walking and cycling routes.</p>
<p><b>Policy S5 Protecting and Enhancing Open Spaces and Recreational Facilities</b></p> <p><i>The Town Council will seek to protect and enhance both formal and informal open spaces in the following manner:</i></p> <ol style="list-style-type: none"> <li>1) Open spaces and recreational facilities as identified on the Doncaster Local Plan Proposals Map are protected from non-open space development. Proposals involving the loss of any open space identified will only be supported where: <ol style="list-style-type: none"> <li>a) Enhanced provision can be made within the immediate area, and</li> <li>b) Where community support can be demonstrated via public consultation</li> </ol> </li> <li>2) To address local needs new major residential development will provide or improve open space provision within Stainforth. The</li> </ol>	<p>Policy 26: Green Infrastructure</p> <p>Policy 27: Protecting Open Space and Non-Designated Open Space</p> <p>Policy 28: Open Space Provision in New Developments</p>	<p>NDP Policy S5 seeks to protect and enhance both formal and informal open spaces through protecting open space and recreational facilities as identified on the Doncaster Local Plan Proposals Map from development. New major residential development is also required to provide or improve open space provision within Stainforth and proposals for new and improved outdoor sport provision and recreation facilities will be supported.</p> <p>This is in general conformity with Local Plan Policy 26 which seeks to protect, maintain, enhance and, where possible, extend or create Doncaster's green infrastructure.</p> <p>Local Plan Policy 27 notes the importance of protecting open</p>

<p><i>quantum of open space will be provided in accordance with Policy 28 of the Doncaster Local Plan.</i></p> <p>3) <i>Proposals for new and improved outdoor sport provision and recreation facilities, including informal, formal and public provision and children's play areas, will be supported provided that they:</i></p> <ul style="list-style-type: none"> <li><i>a) Are designed to be accessible to all;</i></li> <li><i>b) Will serve needs of different user groups; and</i></li> <li><i>c) Ensure impacts on residential amenity are minimised</i></li> </ul> <p><i>New development proposals should provide safe walking and cycle routes to new onsite, and existing adjacent open spaces</i></p>		<p>spaces which provide important opportunities for formal and informal recreation as well as those which provide a social, cultural and ecological role. This is replicated in the NDP.</p> <p>Policy S5 is also in general conformity with Local Plan Policy 28 which requires development proposals of 20 family dwellings or more to contribute 10% to 20% of the site as on-site open space, of between 10 and 20 family dwellings to provide for a commuted sum of 10% to 15% of the market land value to improve open spaces within the vicinity of the development.</p>
<p><b><i>Policy S6 Protecting and Enhancing Local Community Facilities</i></b></p> <p><u><i>Protected Local Facilities</i></u></p> <p><i>The following local community and health facilities and amenities, as shown on map 3 and the proposals map, are of recognised importance and should be retained in their current use:</i></p> <ul style="list-style-type: none"> <li><i>• CF1: Doctors Surgery,</i></li> <li><i>• CF2: Library Building,</i></li> <li><i>• CF3: Youth Club,</i></li> <li><i>• CF4: Resource Centre,</i></li> <li><i>• CF5: Pavilion</i></li> </ul> <p><i>The loss of other community facilities as identified within the Loss of Community Facilities and Open Space SDP will be assessed in line with</i></p>	<p>Policy 50: Health</p> <p>Policy 51: Protection of Education, Community and Leisure Facilities</p>	<p>NDP Policy S6 seeks to protect and enhance existing local community facilities and the change of use of these facilities will not be permitted unless certain criteria can be demonstrated. This is in general accordance with Local Plan Policy 50 where the Council will improve and promote strong, vibrant and healthy communities by ensuring a high-quality environment is provided.</p> <p>The NPD is also in general conformity with Local Plan Policy 51 which seeks to protect education, community and leisure facilities.</p>

<p><i>policy 51 of the Local Plan.</i></p> <p><i>The change of use of these existing facilities to other uses will not be permitted unless the following can be demonstrated:</i></p> <ul style="list-style-type: none"> <li><i>a) The proposal includes alternative provision, on a suitable site within the town of Stainforth, of equivalent or enhanced facilities which are accessible by walking and cycling and have adequate car and cycle parking;</i></li> <li><i>b) Developers can provide clear evidence of local community support for any loss and subsequent re-provision of facilities, including through community consultation; and</i></li> <li><i>c) The existing use has been discontinued and there is no longer an identified need or demand for the facility, in line with the requirements of Policy 51 of the Local Plan.</i></li> </ul> <p><u><i>New Facilities</i></u></p> <p><i>The enhancement of existing, or provision of new recreational, community and education facilities by new development proposals will be supported.</i></p>		
<p><b>Policy S7 Hot Food Takeaways</b></p> <p><i>Proposals for Hot Food Takeaways will only be supported where they are located within the network of centres, as identified by the Doncaster Local Plan Proposals Map, and they meet the conditions identified by Policy 24 of the Doncaster Local Plan.</i></p> <p><i>Proposals outside of these areas will be resisted.</i></p>	<p>Policy 24: Food and Drink Uses</p> <p>Policy 50: Health</p>	<p>NDP Policy S7 requires hot food takeaways to only be located within the network of centres, as identified by the Doncaster Local Plan Proposals Map and meet the conditions identified by Policy 24 of the Doncaster Local Plan.</p> <p>This is also in general conformity with Local Plan Policy 50 which sets out to improve and promote strong, vibrant and healthy communities by ensuring a high quality environment is provided.</p>
<p><b>Policy S8 Development Opportunity Sites</b></p>	<p>Policy 10: Residential Policy</p>	<p>NDP Policy S8 aims to return derelict or degraded land and buildings into</p>

<p>Proposals to return the derelict or degraded land and buildings identified on the proposals map, or other derelict or degraded land and buildings sites, into productive use will be supported subject to:</p> <ul style="list-style-type: none"><li>• The use being appropriate to the location;</li><li>• The development making a positive contribution to local amenity; and</li><li>• Meeting other policies in the Neighbourhood Plan and Doncaster Local Plan</li></ul> <p><i>Potential appropriate end uses for the sites identified on the proposals map are identified below subject to meeting all other relevant Neighbourhood Plan and Doncaster Local Plan policies. The development of these sites for other uses will be considered dependent upon all the above criteria being met.</i></p>	<p>Areas</p> <p>Policy 23: Development within Town, District and Local Centres</p> <p>Policy 24: Food and Drink Uses</p>	<p>productive uses. This policy supports Local Plan Policies 10, 23 and 24.</p> <p>Local Plan Policy 10 sets out that new residential development will be supported as long as it meets required criteria. Local Plan Policy 23 identifies new development within Town, District and Local Centres, and Local Plan Policy 24 sets out required criteria for food and drink uses to be supported.</p>														
<table><tr><td>Site Name</td><td>Doncaster Local Plan Allocation / Designation</td><td>Appropriate Use(s)</td></tr><tr><td>OS1: Pumping Station, Thorne Road</td><td>Unity Regeneration Project</td><td>Mixed-use in association with Unity Scheme</td></tr><tr><td>OS2: Area off East Lane / Kenneth Avenue</td><td rowspan="3">Residential Policy Area</td><td rowspan="3">Open Space, Community garden, Residential</td></tr><tr><td>OS3: Hall Road Crook Barn</td></tr><tr><td>OS4: Site adjacent to New Inn</td></tr><tr><td>OS5: East Lane House</td><td>Housing Allocation</td><td>Residential</td></tr></table>	Site Name	Doncaster Local Plan Allocation / Designation	Appropriate Use(s)	OS1: Pumping Station, Thorne Road	Unity Regeneration Project	Mixed-use in association with Unity Scheme	OS2: Area off East Lane / Kenneth Avenue	Residential Policy Area	Open Space, Community garden, Residential	OS3: Hall Road Crook Barn	OS4: Site adjacent to New Inn	OS5: East Lane House	Housing Allocation	Residential		
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OS6: Station Road shops	Local Centre	Main Town Centre Uses		
OS7: Land adjacent to Asda	Local Centre / Residential Policy Area	Open Space, Community garden, Residential, Main Town Centre Uses		
<b>Policy S9: Former Hatfield Colliery Holistic Approach to Development</b>  <i>The former Hatfield Main Colliery site, as shown on the policies map, is allocated for the redevelopment to include the allocation for the development of a new country park, mixed use community area, housing and employment spaces.</i>  <i>In the interests of ensuring a holistic approach to development, mitigating potential impacts and achieving a high quality, well designed and sustainable place, development proposals must be informed by comprehensive area-wide masterplanning (henceforth known as the 'masterplan exercise'). The masterplan exercise must be prepared in collaboration with the Council, landowners, Town Council, with the wider engagement of stakeholders and the local community.</i>  <i>Further details about the component parts of the redevelopment area are provided in policies SNPO1, SNPO2, SNPO3, SNPO4.</i>			Policy 69: Unity Regeneration Project	NPD Policy S9 sets out requirements for the masterplan for the former Hatfield Colliery site. The policy is in general conformity with Local Plan Policy 69 which outlines general uses for the site. NDP Policy S9 provides more specific details relating to the site.
<b>Policy SNPO1: Stainforth Country Park</b>  <i>Site SNPO1, as shown on the policies map, is allocated for the development of a new country park.</i>  <i>To deliver a successful open space, the following elements will be necessary:</i>  A. <i>Provision of a network of footpaths and cycle routes providing access around the country park, as well as connecting to adjacent development and Stainforth to the railway station, headstocks, employment allocation and recreational opportunities in the park;</i>			Policy 69: Unity Regeneration Project Policy 26: Green Infrastructure Policy 50: Health	<p>The policy is in general conformity with the Policy 69 of the Local Plan which outlines general uses for the site.</p> <p>The provision of new Green Infrastructure and meeting deficits in open space provision are supported by Local Plan policy 26.</p> <p>The country park will also provide opportunities for healthier lifestyles. This is in general accordance with Local Plan Policy 50 where the</p>

<ul style="list-style-type: none"> <li>B. <i>Appropriate interpretation of the mining history of the area;</i></li> <li>C. <i>A community area sited near the headstocks;</i></li> <li>D. <i>A delivery and management &amp; maintenance plan to identify how the park will be developed and provide continued maintenance of the park; and</i></li> <li>E. <i>Appropriate car parking</i></li> <li>F. <i>The provision of a specific ecological enhancement area to provide a range of new native habitats focused on a new pond at the heart of the area.</i></li> <li>G. <i>Provision of a new landmark feature which will be situated at the highest point of the park as a key focal point and linked to a historical trail and trim trail routes</i></li> <li>H. <i>The provision of accessible public toilets</i></li> </ul>		<p>Council will improve and promote strong, vibrant and healthy communities by ensuring a high quality environment is provided.</p>
<p><b>Policy SNPO2: Community use re-development of the former pithead site</b></p> <p>Site SNPO2, as shown on the policies map, is allocated for a mix of community uses. The redevelopment of the site must be heritage-led and linked to the area's former mining and industrial heritage. As part of the mix uses, the following types of use are supported:</p> <ul style="list-style-type: none"> <li>a) Small scale businesses;</li> <li>b) Social;</li> <li>c) Community;</li> <li>d) Recreational;</li> <li>e) Heritage;</li> <li>f) Other uses as appropriate to the setting, location, and heritage of the area.</li> </ul> <p><i>New development and conversions of existing buildings and structures, including the winding house, should protect and enhance the setting of the heritage assets on the site. Schemes will be required to demonstrate, via a heritage statement how their height, form, scale, and</i></p>	<p>Policy 34: Valuing our Historic Environment</p> <p>Policy 69: Unity Regeneration Project</p>	<p>NDP Policy SNPO2 sets out criteria for the redevelopment of the Old Pithead site. The importance of the redevelopment being heritage-led and linked to the area's former mining and industrial heritage. This is a reflection of Local Plan Policy 34 which values the historic environment and requires the conservation of Doncaster's historic environment.</p> <p>The policy is in general conformity with the Policy 69 of the Local Plan which outlines general uses for the site.</p>



<p><i>materials have been chosen to complement the industrial heritage of the area and in particular the landmark structure of the headstocks and winding houses which are a dominant feature in the surrounding low-lying landscape.</i></p> <p><i>An ecological assessment and mitigation plan will be required prior to development commencing.</i></p> <p><i>Contemporary designs of exceptional quality using sustainable, and resource efficient materials will be supported.</i></p> <p><i>All schemes should aim to provide an attractive, accessible, and welcoming visitor experience for all.</i></p>						
<p><b>Policy SNPO3: Employment Allocation – Land between Kirton Lane and Railway Line</b></p> <p>Site SNPO3, as identified, as identified on the proposals map, is allocated for employment use in accordance with the following principles</p> <p>A. Only research and development, light industrial, general industry and storage and distribution uses will be permitted on the site unless the proposal is ancillary to the employment use.</p> <p>B. The employment site is developed in accordance with the development requirements set out below.</p> <p>C. A local labour agreement to be agreed with Doncaster Council will be required for the development of this site.</p> <p><b>Development Requirements</b></p> <table><tr><td>Archaeology</td><td><i>Investigations to be undertaken</i></td></tr><tr><td>Biodiversity</td><td><i>Habitat losses should be accounted for, and appropriate compensation provided. Biodiversity enhancements should be focused upon extending the country park into the allocation</i></td></tr></table>	Archaeology	<i>Investigations to be undertaken</i>	Biodiversity	<i>Habitat losses should be accounted for, and appropriate compensation provided. Biodiversity enhancements should be focused upon extending the country park into the allocation</i>	<p>Policy 69: Unity Regeneration Project</p>	<p>The policy is in general conformity with the Policy 69 of the Local Plan which outlines general uses for the site.</p>
Archaeology	<i>Investigations to be undertaken</i>					
Biodiversity	<i>Habitat losses should be accounted for, and appropriate compensation provided. Biodiversity enhancements should be focused upon extending the country park into the allocation</i>					

Conservation & Heritage	<i>The site is near the grade II listed headstocks. Development should respect the setting of the headstocks and important views from gateway locations.</i>		
Design	<i>The scheme should develop pedestrian and cycle connectivity with the adjoining country park allocation and destinations beyond. Landscaped buffers to the country park and headstocks should be provided.</i>		
Education	<i>A contribution towards skills training for local people will be required</i>		
Flood Risk	<i>A detailed site specific Flood Risk Assessment is required for the development of this site. A sequential approach towards the layout of the development will be required also and submission of ET will be required if necessary</i>		
Infrastructure	<i>Contributions will be sought to meet other policies in the Neighbourhood Plan and Doncaster Local Plan. This will include contributions towards the headstocks, country park and access road.</i>		
Transport	<i>Seek to minimise HGV movement through Stainforth.</i>		
<p><b>Policy SNPO4 Housing Allocation – Land off Waggon's Way</b></p> <p><i>Residential development will be supported on the site identified on the proposals map for approximately 210 dwellings. Other uses will only be permitted on this site where they:</i></p> <ul style="list-style-type: none"> <li><i>a) Are small scale and ancillary to the housing;</i></li> <li><i>b) Provide a service or community facility mainly for local residents; and</i></li> <li><i>c) Would not harm residential amenity or undermine the delivery of housing.</i></li> </ul>		<p>Policy 7: Delivering the Necessary Range of Housing</p> <p>Policy 69: Unity Regeneration Project</p>	<p>NDP Policy SNPO4 supports residential development at housing allocation Land off Waggon's Way subject to certain criteria. This is in general conformity with Local Plan 7 which sets out an appropriate range and mix of housing types, sizes and tenures.</p> <p>The policy is in general conformity with the Policy 69 of the Local Plan which outlines general uses for the site.</p>

<p><i>The site will be developed having regard to the indicative capacity provided above and the development requirements set out below. Proposals for a lower or higher number of dwellings will be supported where this would assist in the delivery of a better design solution.</i></p> <p><i>Development Requirements:</i></p>			
Archaeology	Investigations to be undertaken		
Biodiversity	Habitat losses should be accounted for, and appropriate compensation and biodiversity net gain provided. Mature trees on site should be retained where possible, subject to an appropriate tree survey.		
Conservation & Heritage	The site is near the grade II listed headstocks. Development should respect the setting of the headstocks and important views from gateway locations.		
Contamination	Contamination and pollution issues need to have been fully addressed to ensure the site is suitable for residential use. This will include taking account of ground conditions and any risks arising from land instability and contamination arising from mining activity, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation).		
Design	New development should be suburban character at a density which is appropriate to its location. New housing should be of a high-quality design, with scale, height, massing and use of materials which reference the existing local character of housing in Stainforth and the distinct industrial heritage of the area. New housing should also comprise of aspirational larger detached and family style housing (of 3-,4-bedrooms or more) and bungalows. Properties must front toward Waggons		

	<i>Way, create a gateway and attractive arrival point at roundabout, must have ped / cycle routes that are well overlooked and integrate with existing community. Appropriate screening should be provided to the railway line.</i>		
<i>Education</i>	<i>A contribution towards education may be required</i>		
<i>Flood risk</i>	<i>A detailed site specific Flood Risk Assessment is required for the development of this site. A sequential approach towards the layout of the development will be required also and submission of ET will be required if necessary</i>		
<i>Housing</i>	<i>A statement identifying how the proposals meet the requirements set out within Policies S1 and S2 of the Neighbourhood Plan should be submitted.</i>		
<i>Infrastructure</i>	<i>Contributions will be sought to meet other policies in the Neighbourhood Plan and Doncaster Local Plan. This will include contributions towards the headstocks and country park.</i>		
<i>Public Open Space</i>	<i>On site public open space is required. However, this may be partially offset by contributions to enhancements to the neighbouring country park.</i>		
<i>Transport</i>	<i>Suitable access will be taken from Waggon's Way. Clear walking and cycling routes should be provided through the site to the train station and adjacent country park and pithead sites.</i>		

3.77. The NDP must not breach the requirements of Chapter 8 of the Conservation of Habitats and Species Regulations 2017 9 (d)

The NDP does not include any new site allocations for development, rather its allocations add detail to existing policies and allocations, including Policy 69, of the Local Plan and as set out in the conclusion of the Sustainability Appraisal the Stainforth NDP 2019–2035 will not give rise to likely significant effects on European sites, either alone or in-combination with other plans or projects and therefore further appropriate assessment is not required.

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

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

# Appendix 1 – Full Doncaster Local Plan Policies

## **Policy 1: Settlement Hierarchy**

*Decisions on the location and scale of development should be informed by Doncaster's Settlement Hierarchy as set out below which should be read in conjunction with Policy 2: Level of Growth. At least 45% of new homes will go to the 'Main Urban Area', approximately 40% to the 'Main Towns' and about 15% to the 'Service Towns and Villages'. Major new employment sites will be focused in locations accessible from the 'Main Urban Area' and 'Main Towns' at locations attractive to the market with good access to the Strategic Transport Network as well as to Doncaster Sheffield Airport. Such sites should also be accessible via a range of transport modes. Development limits have been drawn around the Doncaster 'Main Urban Area', 'Main Towns', 'Service Towns and Villages' and the 'Defined Villages'. Within development limits, proposals for new development will be supported provided it accords with both the Settlement Hierarchy and other policies in the Local Plan.*

*2) Main Towns To maintain and enhance their roles as main towns, which each provide a high number of services for their own needs and their wider catchment areas, and in order to aid economic growth and regeneration, these settlements will be the focus for substantial housing growth, supported by appropriate levels of employment and retail growth and wider service provision. After Doncaster Town Centre (see 1 above), priority will be given to improving the quality and diversity of Town Centre uses and facilities within the defined 'Town Centres' of Mexborough and Thorne; with the defined 'District and Local Centres' serving more day-to-day needs. Additional growth on non-allocated sites within the Development Limits of the Main Towns will also be considered favourably.*

*The Main Towns include 7 large coalfield or market towns comprising Adwick – Woodlands; Armthorpe; Conisbrough & Denaby; Dunscroft, Dunsville, Hatfield & Stainforth; Mexborough; Rossington; and Thorne & Moorends.*

## **Policy 2: Level of Growth**

*The Local Plan's strategic aim is to facilitate the delivery of :*

- at least 481 hectares of employment land over the plan period (2015–2035) to help grow and diversify the Sheffield City Region economy, increase productivity, meet regeneration needs, and widen access to learning and training opportunities. The identified land will accommodate business, light industry and manufacturing and distribution and warehouse uses to meet future employment needs on sites with good access to the Strategic Transport Network which are attractive to market investment and which can be accessed via a range of transport modes.*
- a minimum of 15,640 net new homes in the remainder of the plan period 2018 – 2035 (920 per annum).*
- new retail, leisure, office, cultural and tourist developments in accordance with the defined Network of Centres. Doncaster Town Centre will be the main location for offices and commercial uses, further education, regional retailing centre, transport hub, civic uses and range of leisure uses.*

### **Policy 5: Housing Allocations**

Housing Allocations to deliver the housing requirement and distribution set out in Policy 2 are shown on the Policies Map and set out in Tables H1(A–O) and Tables H2 (A–Q). Tables H1(A–O) of Chapter 16 identify sites with planning permission (as at 1/4/2018) as Housing (or Mixed-use including housing) Allocations that will help deliver the housing requirement. Tables H2(A–Q) of Chapter 16 identify sites without planning permission (as at 1/4/2018) as Housing (or Mixed-use including housing) Allocations that will help deliver the housing requirement. They will be developed having regard to both the specified developer requirements set out at Appendix 2 and the indicative number of homes specified in Tables H2(A–Q) and at Appendix 2. Proposals for lower or higher densities will be supported where this would assist in the delivery of a better design solution. Housing and Mixed-use Allocations will be developed primarily for residential uses (or in the case of mixed-use, the uses specified). Other uses will only be permitted on these sites where they: A) are small scale and ancillary to the housing; B) provide a service or other facility mainly for local residents; and C) would not harm residential amenity or undermine the delivery of housing. Tables H3 (A–E) of Chapter 16 identify sites, shown on the Policies Map, as designated Potential Development Sites. They are suitable for housing (or mixed-use including housing) development but are not currently considered developable in the plan period. Housing (or mixed-use including housing) development will be supported in accordance with the policies of the Local Plan and will be additional to the allocated land supply. Proposals that would remove the anticipated housing potential will not normally be supported unless it is demonstrated that housing is unlikely to be viable.

### **Policy 7: Delivering the Necessary Range of Housing**

The delivery of a wider range and mix of housing types, sizes and tenures will be supported through:

- Requirement to deliver an appropriate mix of house size, type and tenure to address housing needs and market demand
- Housing sites of 15 or more homes or 0.5ha or above will normally be expected to include 23% affordable homes in the Borough's high value housing market area, or a lower requirement of 15% elsewhere in the Borough
- Commuted sums in lieu of on-site affordable housing provision will only be accepted where this is robustly justified
- New developments should include the provision of homes which are adaptable, accessible, and suitable for people with a wide range of needs.

### **Policy 10: Residential Policy Areas**

Within Residential Policy Areas, as defined on the Policies Map:

A) New residential development will be supported provided:

1. the development would provide for an acceptable level of residential amenity for both new and existing residents; and

2. the development would help protect and enhance the qualities of the existing area and contribute to a safe, healthy and prosperous neighbourhood; and
3. the development would meet other development plan policies including those relating to flood risk, open space, design and sustainable construction. The establishment or increase of non-residential uses of appropriate scale will be permitted provided they would not cause unacceptable loss of residential amenity through, for example, excessive traffic, noise, fumes, smells or unsightliness.

### **Policy 13: Promoting Sustainable Transport in New Developments**

Proposals are required to meet the following requirements:

A) New development shall make appropriate provision for access by sustainable modes of transport to protect the highway network from residual vehicular impact. The Council will work with developers to ensure that:

1. access to the development can be made by a wide choice of transport modes, including walking, cycling, and the private car, and public transport where appropriate;
2. site layouts and the street environment are designed to control traffic speed through an appropriate network and street hierarchy that promotes road safety for all;
3. walking and cycling are encouraged within the development and beyond, through the design of facilities and infrastructure within the site and provision of linkages to the wider network;
4. appropriate levels of parking provision are made in accordance with the standards contained within Appendix 6. A departure from these standards may be justified on a case by case basis, for example reduced parking levels for Town Centre residential developments where accessibility to public transport is more prevalent. Developments should also include provision for electric vehicle charging points, with fast charging infrastructure provided for use by short stay users where appropriate;
5. residential developments should provide dedicated cycle storage for each property. For houses, this could be in adequately sized garages or bike sheds. For flats or apartments, this may be shared dedicated secure facilities. Non-residential developments are required to provide cycle parking spaces to the equivalent of at least 10% of car parking spaces as set out in Appendix 6. Any departure from the standards for car parking provision should not be reflected in the reduction of cycle parking provision and, where appropriate, this should be increased in locations where cycling infrastructure encourages higher levels of cycling; and
6. development does not result in unacceptable impact on highway safety, or severe residual cumulative impacts on the road network. Developers must consider the impact of new development on the existing highway and transport infrastructure. Where necessary, developers will be required to mitigate (or contribute towards) any predicted adverse effects on the highway and the wider transport network.

B) New developments will need to provide, as appropriate, Transport Statements, Transport Assessments and Travel Plans to ensure the delivery of travel choice and sustainable opportunities for travel in line with the latest government guidance and best practice. Thresholds for when these documents are required are set out in Appendix 7. New developments that are predicted to have an adverse impact on the transport network will



*be expected to contribute towards capacity and mitigation measures. Proposals that require new projects will be required to make a proportionate financial contribution. In addition, proposals should include details of post-development monitoring of traffic and mitigation measures in the event that traffic levels agreed through the original permission are later exceeded.*

#### **Policy 16: Cycling in Doncaster**

*Cycling provision in Doncaster (including new routes and improved links to existing networks and to existing and new development) will be sought in line with the following principles:*

*A) The Council will seek to implement a programme of cycle routes and facilities (including cycle parking) improving accessibility to town, district and local centres, major employment area and tourist attractions. Developments will be expected to provide or contribute towards enhancements and/or links to these routes. Development proposals should identify, and seek to remedy, areas of deficiency, particularly in access to services.*

*B) The needs of cyclists will be supported in relation to new developments and in the design of highways and traffic management schemes to ensure safety, accessibility and convenience. The Council will seek to:*

- 1. protect, maintain and improve existing cycling infrastructure;*
  - 2. improve signing to encourage the use of safer routes;*
  - 3. encourage the provision of supporting facilities along principle cycle routes including the Trans Pennine Trail and Sustrans routes;*
  - 4. make information available on safe routes and other facilities; and*
  - 5. make provision for secure cycle parking facilities in new developments and in town, district and local centres across the Borough.*
- C) To encourage cycling as a means of travel, proposals for new development will be supported where they:*
- 1. demonstrate that they will have a positive impact on the cycling network and its users;*
  - 2. are designed to encourage cycling and enhance cycling connectivity to the existing cycle network and to key destinations such as to local services and town, district and local centres;*
  - 3. provide appropriate cycle access and sufficient secure cycle parking facilities in accordance with the latest Council standards and, for new development for employment uses, provide changing and showering facilities; and*
  - 4. ensure the provision of appropriate signposting and way-finding to encourage the use of the network.*

#### **Policy 17: Walking in Doncaster**

*Walking will be promoted as a means of active travel as well as for recreation. Improvements will be sought to walking connectivity throughout the Borough in line with the following principles:*

*A) Proposals will be supported which provide new or improved routes which enhance the existing network and address identified gaps within that network.*

*B) The needs of pedestrians will be supported and prioritised in relation to new developments, in public realm improvements and in the design of highways and traffic management schemes.*

*C) Development should maximise opportunities for walking through their design. Proposals will be supported where they:*

- 1. protect, maintain and improve existing pedestrian infrastructure;*
- 2. provide high quality attractive pedestrian routes that are direct, legible and pleasant and are integrated into the wider network;*
- 3. ensure the provision of appropriate signposting and way-finding to encourage the use of the network.*
- 4. enhance pedestrian safety and security through considered design;*
- 5. ensure pedestrian accessibility and permeability in line with the relevant Supplementary Planning Documents; and 6. consider the needs of all users through inclusive design.*

### **Policy 23: Development within Town, District and Local Centres**

*Part 1 : 'Primary Shopping Areas' 'Primary shopping areas' are the priority locations for new and existing shopping facilities. In Doncaster Borough, 'primary shopping areas' have been defined within the town centres of Doncaster, Mexborough and Thorne. Main town centre uses will be supported for the following uses at ground floor level in the Primary Shopping Areas:*

- Shops and food and drink outlets*
- Financial and professional services; and*
- Other uses to which pedestrians may be expected to visit in the course of a shopping, leisure, entertainment or tourist trip, provided that:*

*A) the proposal retains an active frontage and entrance; or where the proposal relates to a premises with an existing shop front, the shop windows will continue to be used for display purposes; B) the proposal is compatible with adjoining uses; and*

*C) proposals for food and drink uses also comply with Policy 24. Proposals for new development will be supported on the upper floors of buildings within the 'primary shopping area' except where their presence would be seriously detrimental to the amenity of neighbouring activities and/or would have a negative impact upon the successful running of the ground floor commercial unit and/or the living conditions of future users/occupiers.*

*Part 2 : Other Centres Proposals for development in town, district and local centres, outside of any defined 'primary shopping area', will be acceptable in principle for a wider range of Main Town Centres Uses, such as restaurants, pubs, hotels and cinemas and financial and professional services. Non-town centre uses will be resisted unless it can be demonstrated that they will not negatively impact upon the vitality and viability of the town centre, with particular regard to the amenity of existing businesses and residents. Part 3 : Betting Shops, Amusement Arcades, Pay Day Loan Units and Pawnbrokers Subject to the above criteria, proposals to change the use to a betting shop, amusement arcade, pay day loan unit and pawnbroker will only be supported where it can be demonstrated that:*

*A) the property is vacant and/or has been marketed unsuccessfully for at least one year and the rent value has been set at a realistic rate;*

*B) the new use would generate footfall within the shopping frontage; and*

*C) there is no clustering or cumulative impact resulting from an over concentration of such uses in an area. Clustering will occur where more than 10% of units, in a parade of Main Town Centre Uses, will be used (in any combination) for betting shops, amusement arcades, pay day loan units and/or pawnbrokers.*

#### **Policy 24: Food and Drink Uses**

*Food and Drink Uses such as restaurants, cafes, pubs, bars and hot food takeaways will be directed towards town, district and local centres (as identified on the Policies Map). Food and Drink Uses will be supported so long as they:*

*A) satisfy the requirements of the sequential approach set out in Policy 22 above;*

*B) do not have a negative impact upon the amenity and safety of residents and other businesses in the area; to include highway safety and parking, hours of operation, control of odours and cooking smells and litter and waste disposal; and*

*C) do not undermine the vitality and viability of the centre, in particular where there would be an over concentration of inactive units within a parade of Main Town Centre Uses. Subject to first meeting the above criteria, where the proposal is solely for a hot food takeaway, development will only be supported where:*

*D) there is no clustering or cumulative impact resulting from an over concentration of hot food takeaways in an area. Clustering will occur where more than 10% of units, in a parade of Main Town Centre Uses, will be used as a hot food takeaway; and*

*E) the number of approved hot food takeaways within the ward is less than the UK national average of hot food takeaways per 1,000 population; Proposals solely for a hot food takeaway, which are located within 400 metres of a school, sixth form college, community centre or playground will not be supported unless the opening hours are restricted until after 1700 during weekdays and there are no over the counter sales before that time.*

## **Policy 26: Green Infrastructure**

The Council will protect, maintain, enhance and, where possible, extend or create Doncaster's green infrastructure (GI), including landscapes, ecological networks, natural environment, open spaces, public rights of way, geodiversity, biodiversity, navigable river and waterway assets, through the following principles: A) Proposals will be supported which contribute toward green infrastructure and have regard to the latest Council GI audits and strategies. The green infrastructure should principally benefit the development but also connect to the wider network. All major development proposals of 1 hectare or more (see also Policy 42 Part C) will be required to demonstrate how the development:

1. contributes toward delivering identified opportunities, priorities and address local need;
2. creates or enhances green corridors, including rights of way;
3. provides specific and dedicated spaces for wildlife to encourage a more robust and connected network of habitats;
4. considers tranquillity and provide for generous biodiversity rich open spaces;
5. provides well designed and accessible, sport, recreation and children's play space and food growing opportunities;
6. avoids loss or damage or deterioration to green infrastructure assets;
7. defines and softens the edges of settlements to provide a high quality transition between urban and rural areas particularly at urban greenfield extensions;
8. meets the Council's requirements in terms of type, detailed siting, size, shape and design; 9. helps people and wildlife adapt to the impacts of climate change by including naturalised forms of flood storage and/or incorporating additional tree planting within developments; and
10. provides for long term protection and climate change resilience through smart developments, management and maintenance.

## **Policy 27: Protecting Open Space and Non-Designated Open Space**

The Council will protect open spaces which provide important opportunities for formal and informal recreation as well as those which provide a social, cultural and ecological role. Development on open spaces will only be acceptable which accord to the following principles:

- A) Within the open space policy areas, as defined on the Policies Map, proposals for the creation and enhancement of sports and recreation facilities will be supported, where: 1. there is no loss of open space such as playing fields or sports pitches;
2. visual amenity is retained and enhanced; and 3. the environmental and ecological value is retained and enhanced.
- B) Within non-designated open space, development proposals will only be supported where:

1. casual playing space is unaffected;
2. buffers between incompatible uses are unaffected;
3. visual amenity is retained and enhanced;
4. nature conservation improvements are the key driver;
5. green infrastructure connections are retained; and
6. the space does not contribute to the character of a Conservation Area or the setting of a designated heritage asset.

*C) Development proposals on 'Local Green Space', defined on the Policies Map, will be considered in accordance with national policy and guidance.*

*D) Proposals involving the loss of open space policy areas, recreational buildings and nondesignated open space, such as playing fields, will only be supported:*

1. in accordance with national policy, and
2. where community support can be demonstrated through public consultation.

#### **Policy 28: Open Space Provision in New Developments**

*To address local green (open) space needs development proposals:*

*A) of 20 family dwellings or more will be supported which contribute 10% to 15% of the site as on-site open space to benefit the development itself – the nature and type of which will be determined by having regard to the Council's Green Space Audit and Playing Pitch Strategy.*

*B) of 20 family dwellings or more, adjacent or close to a large open space (such as a public park or recreation area) alternatively may be asked to provide a commuted sum of 10% to 15% of the market land value of the development site. The open space / GI requirements will be determined by having regard to the Council's Green Space audits and strategies.*

*C) of between 10 and 20 family dwellings will be supported which provide for a commuted sum of 10% to 15% of the market land value of the development site to improve existing open spaces within the vicinity of the development.*

*D) for retirement living schemes and / or aftercare facilities will be required to provide good quality on-site amenity spaces equating to 16m<sup>2</sup> of open space per person.*

*E) providing on-site open space will be required to provide for sustainable open space management and maintenance to be determined in discussion with the planning authority.*

#### **Policy 44: Residential Design**

*New houses will be supported where they respond positively to the context and character of existing areas, and create high quality residential environments through good design. Proposals are required to protect existing amenity and not significantly impact on the living conditions or privacy of neighbours or be over-bearing. Housing will be supported where they meet a number of key design objectives.*

#### **Policy 45: Housing Design Standards**

*New housing proposals will be supported where they are designed to include sufficient space for the intended number of occupants, and are designed and constructed in a way that enables them to be easily adapted to meet existing and changing needs of residents in Doncaster over their lifetime. New housing should meet the Nationally Described Space Standard as a minimum, at least 65% of all new homes on housing developments over 0.5 hectares or 10 or more units should meet Building Regulation requirements M4(2) 'accessible and adaptable dwellings' and N4(3) 'wheelchair adaptable dwellings.'*

#### **Policy 50: Health**

*The Council will improve and promote strong, vibrant and healthy communities by ensuring a high quality environment is provided with local services to support health, social and cultural wellbeing. In order to help achieve this the Council will require:*

- A) development to positively contribute to creating high quality places that support and promote healthy communities and lifestyles, such as maximising access by walking and cycling;*
- B) provision of good access to leisure facilities, greenspace and the countryside;*
- C) developments designed to encourage and support healthy lifestyles;*
- D) that the healthcare infrastructure implications of any relevant proposed development have been considered and addressed when and where necessary;*
- E) controlling the location of, and access to, Food and Drink Uses, and*
- F) that proposals for development or change of use will be assessed against the Health Impact Assessment Screening Tool and, when determined if required, the developer will demonstrate they have undertaken, and responded to the findings of, a Health Impact Assessment (HIA).*

### **Policy 51: Protection of Education, Community and Leisure Facilities**

Areas defined on the Policies Map, or land and buildings currently used or last used for education (including school playing fields), community and leisure facilities, will be retained or developed for such purposes. Development resulting in the loss of an existing education, community or leisure facility, or land allocated for such purpose, will be assessed on merit and only be permitted where:

- A) the buildings or land are no longer fit for the purpose which they were being used due to size, layout, design and condition and that no alternative community use can be found;
- B) there is no longer a need or demand for the facility;
- C) alternative provision can be made on another site to the same or higher standard in terms of quantity, quality and community benefit; or
- D) the current use will be retained and enhanced by the development of a small part of the site.

### **Policy 69: Unity Regeneration Project**

New mixed-use development, between Stainforth, Dunsville, Dunscroft and Hatfield, known as Unity will be supported requiring a co-ordinated, master planned approach to guide the delivery of new development and supporting infrastructure in accordance with the requirements set out below:

- A) The on-going development of the Unity project will be in accordance with its planning permission and the requirements set out below to provide:
  1. a minimum of 1,015 new homes over the plan period, and up to 3,100 homes over the life of the development, with a minimum of 0.4 hectares of land made available for self-build homes\*;
  2. a minimum of 33.6 hectares over the plan period, and approximately 66 hectares over the life of the development, of land for business, general industrial and storage and distribution uses, a training centre and energy related developments and associated education, technological and research facilities;
  3. a new local centre next to the railway station within which retail, education, commercial, healthcare/retirement uses, and community facilities will be supported;
  4. a new 2 form entry primary school on a 2.9 hectare sized site;

5. green infrastructure delivering over 80 hectares of green space, retaining all existing watercourses and public rights of way and providing enhanced connections to the wider green space and rights of way network where practical;
  6. a landscape and biodiversity strategy that retains and enhances most existing landscape features and provides net gain for impacts on habitats;
  7. a new marina on the Stainforth and Keadby Canal with ancillary development;
  8. continued protection for, and enhancement of, the Hopyard Hay Meadow local wildlife site with appropriate landscape buffers connecting it to the wider countryside and with developments in its vicinity;
  9. a link road from junction 5 of the M18 motorway to serve the development and provide wider connectivity, its development coordinated with the delivery of new homes and employment; and
  10. improvements to Hatfield and Stainforth railway station through contributions facilitating the delivery of improvements to passenger facilities, transport links and pedestrian facilities.
- B) The visual openness of the Bootham Lane landfill site and surrounding area will be safeguarded and promoted; proposals that would enhance its landscape, amenity, countryside recreation, and biodiversity will be supported.
- C) The lay-down area (as shown on Figure 18) will be a source of spoil to create development platforms (subject to satisfactory contamination investigations) and will then be subject to a restoration and after care scheme.
- D) To secure regeneration of the former Hatfield Colliery site (as shown on Figure 18) the site is potentially suitable for:
1. employment/industrial uses such as business, light industry and distribution/ warehousing;
  2. technological, manufacturing or research uses;
  3. ancillary uses including local facilities provided that they are of a scale that is needed to serve the occupiers of the former Hatfield Colliery site;
  4. other uses, including leisure. All uses will need to relate well to the emerging surrounding master plan for the Unity project and meet other relevant policies and requirements as set out in the plan.
- E) No development shall take place that will prevent occupation of the gypsy and traveller sites located to the north of Station Road, Dunscroft before an appropriate site of similar size, proportion and equivalent standard has been laid out and serviced to accommodate 20 gypsy and traveller pitches, and transferred to the Council or its nominee.
- F) Development of the site should help to secure the long-term conservation of the Grade II Listed headstocks. Detailed Masterplanning should seek to maximise the potential of the headstocks as a focal point for the development and place-shaping. \*The submission of the Reserved Matters application that includes the 500th home shall be accompanied by a proposal which identifies a site of at least 0.4 hectares suitable for the development of self-build houses and a design guide for the development of such plots.



Town & Country Planning Act 1990 (as amended)  
Planning and Compulsory Purchase Act 2004

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