



Doncaster Metropolitan Borough Council

Bawtry Neighbourhood Plan Decision Statement

1. Summary

1.1 Following an independent examination, Doncaster Metropolitan Borough Council confirms that the Bawtry Neighbourhood Plan will proceed to a Neighbourhood Planning referendum.

2. Background

2.1 On, 20th September 2016, Doncaster Metropolitan Borough Council designated the Bawtry area for the purpose of preparing a Neighbourhood Plan in accordance with Part Two of the Town and Country Planning (England), Neighbourhood Planning (General) Regulations 2012.

2.2 Following the submission of the Bawtry Neighbourhood Development Plan to the Council on the 16th November 2018, the plan was publicised and representations were invited. The publicity period ended on 11th January 2019.

2.3 The Council appointed an independent examiner, Robert Bryan BA Hons MRTPI, in April 2019, to undertake an examination of the Plan, to review whether the Plan should proceed to referendum.

2.4 The examiner's report concludes that, subject to a number of modifications, the Plan meets the basic conditions set out in legislation and should proceed to a Neighbourhood Plan referendum.

2.5 Therefore to meet the requirements of the Localism Act 2011 a referendum, which poses the question 'Do you want Doncaster Metropolitan Borough Council to use the Neighbourhood Plan for Bawtry to help it decide planning applications in the neighbourhood area?' will be held in Bawtry?

2.6 The date on which the referendum will take place is agreed as 12th September 2019.

3. Decision and Reasons

3.1 Having considered the recommendations made by the examiner and the reasons for them, the Council has decided to make the modifications to the draft plan as set out in Table 1 below:

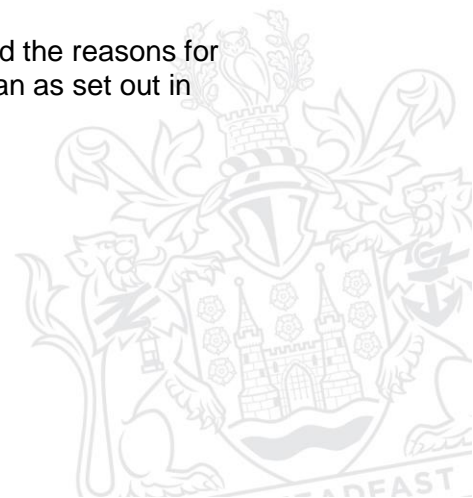


Table 1 – Schedule of Modifications and Action Taken/Reasons for Change

Section/Policy	Examiner’s proposed modification	Action Taken / Reason for Change
Policy TC1 Town Centre Development and Protecting the Quality of the Environment	In policy TC1 introduce a new first paragraph; “This policy relates to the town centre as defined on Map 4 Policies Map in this Plan.	Modifications made as set out in the recommendation.
Policy TC1 Town Centre Development and Protecting the Quality of the Environment	Amend the second sentence in the fourth paragraph of the policy by the addition of “where possible” at the end of the sentence.	Modifications made as set out in the recommendation.
Policy T2 Public Car Parking and Cycle Facilities	In the first sentence of the policy delete “Although opportunities are likely to be very limited”.	Modifications made as set out in the recommendation.
Policy T2 Public Car Parking and Cycle Facilities	At the end of the first sentence add “subject to compliance with other statutory policies.”	Modifications made as set out in the recommendation.
Policy TC3 Supporting Improvements to Market Hill	In the third paragraph of policy TC3 delete “regular specialist/farmers/continental style”.	Modifications made as set out in the recommendation.
Policy TC4 Enhancing Vitality and Viability	Delete policy TC4 i.e. text in the policy and map 6 and also delete the primary shopping area from Map 4.	Policy and Map have been deleted.
Policy TC4 Enhancing Vitality and Viability	<p>Adjust supporting text to delete the references to a planning policy but relate to the Town Centre Actions. Consider reference to the role of the emerging Local Plan in managing town centre uses.</p> <p>Inserted a new Town Centre Action for the Town Council. See number 7 (page 36). “Bawtry Town Council will respond to consultations on the emerging new Local Plan for Doncaster and promote town centre policies which maintain and enhance a good range of uses in Bawtry Town Centre.”</p> <p>Additional text included at the end of para 3.1.63 - “The Town Council will continue to be engaged in the consultation process for the new Local Plan and seek to ensure that the Local Plan’s town centre policies will help to protect the vitality and viability of Bawtry town centre.”</p>	Modifications made as set out in the recommendation.
Policy TC5 The Night Time Economy	Delete Policy TC5, and map 7.	Policy and Map have been deleted.

<p>Policy TC5 The Night Time Economy</p>	<p>Adjust supporting text to delete the references to a planning policy but relate to the Town Centre Actions.</p> <p>Inserted a new Town Centre Action for the Town Council. See number 9 (page 37). “Bawtry Town Council will respond to any consultations on planning applications or other public consultations to the effect that proposals for change of use to Class A4 use (pubs and bars) should not normally be approved, unless they also include A3 (food and drink) use.”</p> <p>Additional text included at the end of para 3.1.68 - “The Town Council will respond to any future consultations accordingly.”</p>	<p>Modifications made as set out in the recommendation.</p>
<p>Policy TC6 New Shopfronts and Security</p>	<p>In point 8ii of policy TC6 delete the first sentence and replace it with the following;</p> <p>“In the conservation area internally Illuminated adverts will be resisted but adverts illuminated indirectly by external illumination may be acceptable subject to no excessive light pollution, visual intrusion and impact on the character of the conservation area or impact on public safety.”</p>	<p>Modifications made as set out in the recommendation.</p>
<p>Policy TC7 Corner Garage and Car Auction 49 Market Place</p>	<p>Alter the first sentence of policy TC7; “ The site shown on Map 8 is considered suitable for a mix of uses including shops (A1), financial and professional services (A2), Food and Drink (restaurant and cafes, A3), drinking establishments (A4), business (B1), residential (C1, C2, C3 and C4), non-residential institutions (D1) and Assembly and Leisure (D2). Other uses may be determined on their merits but all proposals must conform to other statutory planning policies.”</p>	<p>Modifications made as set out in the recommendation.</p> <p>Changed the map numbering to correspond with the map deletions elsewhere in the Plan.</p>
<p>Policy TC7 Corner Garage and Car Auction 49 Market Place</p>	<p>Delete the second paragraph of the text of policy TC7 and replace with; “The mix of development should ensure that main town centre uses are the predominant use. Residential use would be considered appropriate to provide a more sustainable mixed-use development, provided residential amenity is protected.”</p>	<p>Modifications made as set out in the recommendation.</p>
<p>Policy TC7 Corner Garage and Car Auction 49 Market Place</p>	<p>Insert footnote to reference the definition of main town centre uses in the NPPF.</p>	<p>Modifications made as set out in the recommendation.</p>

Policy HER1 Protecting Heritage Assets	Delete the text of policy HER1.	Policy has been deleted.
Policy HER1 Protecting Heritage Assets	Insert a new paragraph after 3.2.38: “Development which affects these designated and non-designated heritage assets will be considered in relation to policies in the NPPF and Core Strategy Policy CS15: Valuing Our Historic Environment.”	Modifications made as set out in the recommendation.
Policy HER2 Design Guidance for development in the Conservation Area	In point 9 delete “take account of significant views” and insert ‘to avoid a significant intrusive impact on any significant views’.	Modifications made as set out in the recommendation.
Policy H1 New Housing in Bawtry outside the Conservation Area	In policy H1 remove “outside the Conservation Area” from the title of the policy.	Modifications made as set out in the recommendation.
Policy H1 New Housing in Bawtry outside the Conservation Area	Reword point 1 of the policy as follows; “New development is on previously developed sites or on infill sites within the settlement limits and where there is conformity with other statutory national and local planning policies. In particular, there should be no detrimental impact on local character, access is in accordance with Doncaster MBC guidelines and residential amenity is protected through consideration of overlooking, overshadowing, privacy and outlook.”	Modifications made as set out in the recommendation.
Policy H1 New Housing in Bawtry outside the Conservation Area	In point 2 delete the last sentence and replace with; “In cases where a noise assessment indicates unacceptable noise for a living environment, noise insulation and/or other mitigation measures may be an acceptable solution.”	Modifications made as set out in the recommendation.
Policy H1 New Housing in Bawtry outside the Conservation Area	Reword the first sentence in point 4; “Development should not result in the loss of the whole or parts of garden areas or burgage plots which make a contribution to Bawtry’s historic and townscape character.”	Modifications made as set out in the recommendation.
Policy H1 New Housing in Bawtry outside the Conservation Area	Delete point 5.	Modifications made as set out in the recommendation.
Policy H1 New Housing in Bawtry outside the Conservation Area	Delete point 6.	Modifications made as set out in the recommendation.

Policy H1 New Housing in Bawtry outside the Conservation Area	Alter paragraph 3.3.14; “There are a range of policies in the Core Strategy and saved UDP which relate to housing proposals and their design. In addition there are design policies in the following adopted supplementary planning documents; DMBC Supplementary Planning Documents Development Guidance and Requirements, July 2015, Residential Backland and Infill Development, November 2010, and Development, Flood Risk and Drainage, October 2010. The South Yorkshire Residential Design Guide, July 2015”	Modifications made as set out in the recommendation.
Policy H1 New Housing in Bawtry outside the Conservation Area	Delete point 7.	Modifications made as set out in the recommendation.
Policy H2 Housing Mix	Change the title of policy H2 to “Provision and Integration of Affordable Housing”	Modifications made as set out in the recommendation.
Policy H2 Housing Mix	In policy H2 delete the first two paragraphs.	Modifications made as set out in the recommendation.
Policy H2 Housing Mix	Add the following as a last sentence to paragraph 3.3.11; “DMBC will apply guidance in the NPPF requiring a mix of housing to achieve inclusive and balance communities based on the local technical evidence on current and future demographic trends, market trends and the needs of different groups in the community.”	Modifications made as set out in the recommendation.
Policy COM 1 protecting and Enhancing Local Community Facilities	Alter the sentence in the policy text beginning ‘The change of use of these facilities...’, as follows; “The change of use of these existing facilities to other uses will not be permitted unless either of the following applies:”	Modifications made as set out in the recommendation.
Policy COM 1 protecting and Enhancing Local Community Facilities	Delete “and” at the end of point 1.	Modifications made as set out in the recommendation.
Policy COM 1 protecting and Enhancing Local Community Facilities	Delete point 2	Modifications made as set out in the recommendation.
Policy COM 1 protecting and Enhancing Local Community Facilities	Renumber point 3 to 2 and alter the text as follows;	Modifications made as set out in the recommendation.

	<p>“2. The existing use has been discontinued or it is not viable and it can be demonstrated there is no demand for the facility or use of the building or site as an alternative community facility. If necessary, documentary evidence should be submitted by a chartered surveyor (or similar professional person) to demonstrate that the building has been marketed for community use purposes at a fair price for a minimum period of 6 months with no reasonable offers”</p>	
Policy COM 1 protecting and Enhancing Local Community Facilities	Delete the sentence beginning “Otherwise developers should demonstrate...”	Modifications made as set out in the recommendation.
Policy COM 1 protecting and Enhancing Local Community Facilities	At the end of the sentence beginning “Development which contributes...”, insert “subject to conformity with national guidance and local statutory planning policies”.	Modifications made as set out in the recommendation.
Policy NE1 Protecting Local Landscape Character	In point 1 delete “Development should be located within the existing built up area of Bawtry”.	Modifications made as set out in the recommendation.
Policy NE1 Protecting Local Landscape Character	Delete point 4.	Modifications made as set out in the recommendation.
Policy NE1 Protecting Local Landscape Character	In point 2 at the end of the first sentence add “whenever possible”.	Modifications made as set out in the recommendation.
Policy NE1 Protecting Local Landscape Character	Alter point 3 as follows; “Where possible development should be sited and designed in relation to public rights of way to reduce enclosure and loss of views to create attractive routes and mitigate against crime by maintaining surveillance.	Modifications made as set out in the recommendation.
Policy NE2 Protecting and Enhancing Local Biodiversity	In the second sentence in the first paragraph of policy NE2, after ‘new habitats’, insert “commensurate with the impacts of the development”.	Modifications made as set out in the recommendation.
Policy NE3 Protecting and Enhancing Open Spaces and Recreational Facilities	Delete the first paragraph of the policy NE3 and replace with; “The open space and recreational facilities identified on map13 shall be retained for their current use and protected from any form of development which reduces their amenity value or function for recreational purposes unless:	Modifications made as set out in the recommendation.

	<p>1. an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or</p> <p>2. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</p> <p>3. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.</p>	
Policy NE3 Protecting and Enhancing Open Spaces and Recreational Facilities	Delete the sites at Hermes Close and Blenheim Rise from the map 13 and reference to them in the supporting text.	Modifications and the mapping amendments made as set out in the recommendation.
Policy NE3 Protecting and Enhancing Open Spaces and Recreational Facilities	<p>Alter the second paragraph of policy NE3 as follows;</p> <p>“ There will be a presumption in favour of the incorporation of small and incidental green areas and open spaces into new development unless it can be demonstrated</p> <p>1. they have limited current or potential amenity or nature conservation value, or</p> <p>2. it can be demonstrated it is not viable or functional in design terms to incorporate them into the development.</p>	Modifications made as set out in the recommendation.
Policy NE3 Protecting and Enhancing Open Spaces and Recreational Facilities	In the third paragraph of the policy delete “and actively pursued where there is evidence of local need”.	Modifications made as set out in the recommendation.
Policy NE4 Green Infrastructure	Delete the Gally Hills area as open space on map 14.	Map amendments made as set out in the recommendation.
Policy NE4 Green Infrastructure	Include the woodland sites at Hermes Close and Blenheim Rise on map 14.	Map amendments made as set out in the recommendation.
Policy NE5 Improving Accessibility for Walkers, Cyclists and Horse Riders	In policy NE5 in the first sentence after “Development proposals” insert “when possible”.	Modifications made as set out in the recommendation.
Policy NE5 Improving Accessibility for Walkers, Cyclists and Horse Riders	In the second sentence in the first paragraph delete “high quality” and after “facilities” insert “in accordance with guidelines” after guidelines include a footnote reference to the “South Yorkshire Design Guide”.	<p>Modifications made as set out in the recommendation.</p> <p>Other than to refer to the correct document title to “South Yorkshire</p>

		Residential Design Guide.”
Policy NE5 Improving Accessibility for Walkers, Cyclists and Horse Riders	In paragraph 3.5.33 alter the text so that it is not in bold script. Replace the second and third sentence in the paragraph as follows; “When there is evidence in traffic impact studies development shall be designed to improve connectivity to the town centre and existing infrastructure either by cycling or walking.”	Modifications made as set out in the recommendation.
Policy NE6 Reducing Carbon Emissions and Encouraging Sustainable Design	Delete the first sentence of the third paragraph in policy NE6.	Modifications made as set out in the recommendation.
Policy T1 Supporting measures to Improve Traffic Management through the Town Centre	Replace the first paragraph of policy T1, as follows; “If there is adequate evidence of traffic impacts from development proposals planning conditions or obligations may be imposed in accordance with national guidance.”	Modifications made as set out in the recommendation.
Policy T1 Supporting measures to Improve Traffic Management through the Town Centre	In paragraph 3.6.12 in the second sentence alter 45% to 23%.	Modifications made as set out in the recommendation.
Policy T1 Supporting measures to Improve Traffic Management through the Town Centre	In paragraph 3.6.19 in the first sentence after “and”, insert “there is a perception that it”	Modifications made as set out in the recommendation.
NEXT STEPS	Delete this Section from the final version of the Plan	Modifications made as set out in the recommendation.

All policies, maps and paragraphs contained within the “Modified Plan” have been renumbered to take account of the modifications made.