



Tickhill
Neighbourhood
Plan
2013 - 2028

Basic Conditions Statement

May 2014

Table of Contents

Conditions	3
Legal requirements	3
National policies and advice	4
Contribution to the achievement of sustainable development	6
General conformity with the strategic policies for the development of the area	7
EU obligations	8

BASIC CONDITIONS STATEMENT

CONDITIONS

The Neighbourhood Plan (NP) is required to meet the following conditions:

- (1) The examiner must consider the following –
 - (a) whether the draft neighbourhood development plan meets the basic conditions,
 - (b) whether the draft neighbourhood development plan complies with the provision made by or under sections 61E(2) , 61J and 61L,
 - (c) whether the area for any referendum should extend beyond the neighbourhood to which the draft neighbourhood development relates, and
 - (d) such other matters as may be prescribed.

- (2) A draft neighbourhood development plan meets the basic conditions if –
 - (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
 - (b) the making of the neighbourhood development plan contributes to sustainable development,
 - (c) the making of the neighbourhood development 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),
 - (d) the making of the neighbourhood development plan does not breach and is otherwise compatible with EU obligations, and
 - (e) prescribed obligations are met in relation to the neighbourhood development plan and prescribed matters have been dealt with in connection with the proposal for the neighbourhood development plan.

LEGAL REQUIREMENTS

The draft plan is being submitted by a qualifying body

Tickhill Town Council is a qualifying body and entitled to submit a Neighbourhood Plan (NP) for its own parish. The Tickhill NP sets out policies relating to the development and use of land within the whole civil and ecclesiastical parish. It relates only to Tickhill Parish and there are no other neighbourhood plans within the neighbourhood area.

What is being proposed is a neighbourhood development plan

The plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Neighbourhood Planning Regulations 2012.

The proposed neighbourhood plan states the period for which it is to have effect. The period of the Tickhill NP is up to 2028, in order to align it with the dates of the Doncaster Metropolitan Borough Core Strategy.

The policies do not relate to excluded development. The NP does not include any policies relating to excluded development such as minerals or nationally significant infrastructure projects, nor does it affect any European Sites (habitats).

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

The plan relates only to Tickhill Parish and there are no other neighbourhood plans within the neighbourhood area.

NATIONAL POLICIES AND ADVICE

The National Planning Policy Framework (NPPF) in sections 183-185 refers to Neighbourhood Plans and seeks that they have regard to the policies in the NPPF. The following section aims to show how the Tickhill NP has regard to relevant policies within the NPPF in relation to:

- building a strong, competitive economy
- ensuring the vitality of town centres
- supporting a prosperous rural economy
- promoting sustainable transport
- requiring good design
- promoting healthy communities
- protecting Green Belt land
- meeting the challenge of climate change and flooding
- conserving and enhancing the natural environment
- conserving and enhancing the historic environment

Building strong, competitive economy

The NP has responded to popular support for local shops and employment through policies MP2 (Town Centre uses), MP7 (Enterprises which promote the production and distribution of local produce) and CL1 (Local employment). Policies demonstrate our concern to encourage all local business, including farming (Policy C5). Tourism has the potential to be a growing contributor to the local economy, which has led to the positive policies which comprise the section 'Conserving and Enhancing the Historic Environment'.

Ensuring the vitality of town centres

That it is the first of our policy themes reflects the importance of the town centre to the vitality and sustainability of the community and the prosperity of the local economy. The short-term parking issues (see Policy MP6) and security (see Policy MP5) address particular concerns raised by the business community.

Supporting a prosperous rural economy

Although now substantially a dormitory town for major centres nearby, Tickhill still has a large area of farmed land. Concern to promote local produce and support the enterprise of local farmers is reflected in Policy C5. The NP also recognises the varied activities which potentially bring economic activity as well as recreation to the countryside.

Promoting sustainable transport

Traffic has been a key issue raised by the public during the consultations, with conflicting interests inevitably being raised. The NP seeks to reconcile the need for car parking to support local shops with improved safety for other road users, especially pedestrians. There is a growing proportion of older people in the local population, besides some with serious mobility problems. The NP seeks to improve accessibility for them, through such policies as the promotion of pedestrian safety (T3 – Pedestrian safety), improved bus stops (T4 – Accessibility for all) and taking advantage of opportunities to make shops easier of access (D5 – Accessibility and adaptations).

Requiring good design

Consultation demonstrated strong support for good design within the community. Policies D1 (New building) and D4 (Sustainability in buildings) seek to reinforce and apply locally the existing Doncaster MBC design policies.

Promoting healthy communities

A wide range of policies, in particular within the section 'Supporting and Developing Community Life', seek to promote and encourage active participation in community life and healthy activities. Policies C2 (Opportunities for walking, cycling and horse-riding) and C6 (Recreation in the countryside) are concerned with the promotion of outdoor recreation in the wider parish. Improvements will be promoted to the recreation field (CL2 - Recreation ground), while Policy CL3 (Recreational opportunities for young people) is particularly aimed at the needs of young people.

Protecting Green Belt land

Consultation revealed a strong public commitment to maintaining the Green Belt in its present boundaries. However, the NP recognises that there are varied appropriate uses for Green Belt land and has policies to control these in the interests of the community and the natural environment. The NP seeks to balance appropriate agricultural and recreational uses with opportunities to enhance the natural environment.

Meeting the challenge of flooding and climate change

Flooding is a live issue in Tickhill, especially as a result of the serious inundation in 2007, from both the overflowing Mill Stream and the inability of storm drains to cope with exceptional downpours which lead to greater surface run-off. Policies FD1-FD6 (Flooding and drainage) seek to minimise future risk as far as possible.

Conserving and enhancing the natural environment

Various policies in the section 'The Natural Environment', which deals principally with the urban area, and 'Countryside', which looks at the wider parish, together seek to achieve this objective. In the latter section policies C1 (Sites of local nature interest) and C3 (Creation of wildlife corridors) particularly apply.

Conserving and enhancing the historic environment

This is an area of importance to a town proud of its history. Policies HE1 (Tickhill Castle), HE2 (Heritage assets) and HE3 (Awareness of heritage) seek to preserve and enhance the historic environment. The value of doing so will be demonstrated in educational, recreational and economic benefits.

CONTRIBUTION TO THE ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

The Neighbourhood Plan is required to contribute to the delivery of sustainable development, which in essence means catering for the needs of the present generation in a fashion which does not create problems for or diminish the quality of life of future generations. Thus sustainable development has to be a 'golden thread' running through all elements of the NP.

Below are some of the specific ways in which the NP seeks to achieve sustainable development, with examples of relevant policies in the Draft NP:

- It encourages accessible public transport and safe and convenient routes for pedestrians and cyclists. (See policies MP1 Traffic volume and speed, T2 Residential traffic, T3 Pedestrian safety, T6 Public transport, T8 Cycling)
- It aims to sustain and develop a wide range of community facilities which, for most residents, are within walking distance from home. (See policies in 'Supporting and Developing Community Life'.)
- It seeks to conserve and enhance the town's historic buildings and Conservation Area. ('Conserving and Enhancing the Historic Environment', also Policy D3 Protection of limestone walls)
- It requires good quality design in any new or altered buildings and is concerned for their future sustainability. (See policies D1 New building, D4 Sustainability in building, D5 Accessibility and adaptations, D6 Extensions and alterations)
- It seeks to protect and promote local employment, in the process increasing prosperity and reducing the need to travel. (See policies MP2 Town centre uses, CL1 Local employment)
- It protects wildlife areas and seeks to promote biodiversity. (See policies C1 Sites of local nature interest, C3 Creation of wildlife corridors, C4 Highway verges)
- It supports measures for energy economy and increased use of renewable energy. (See policies E1 Energy economy, D4 Sustainability in building, FD7 Water power)

GENERAL CONFORMITY WITH THE STRATEGIC POLICIES FOR THE DEVELOPMENT OF THE AREA

General conformity with Doncaster Metropolitan Council's Local Development Framework Core Strategy (adopted on 18 April 2013) can be demonstrated.

The Core Strategy (paragraph 2.20) states that *'Tickhill will see only modest development within existing settlement limits including quality urban infill, environmental improvements and an enhanced district centre. An improved rights of way network around Tickhill will help to maintain a high quality of life. The distinctive historic character of the town, which makes it a desirable place to live and work in, will be preserved and enhanced.'*

Later in the Core Strategy (paragraph 3.32), Tickhill is defined as one of the borough's conservation towns, where there are *'low benefits from change. (Tickhill is) an attractive market town with high quality historic (conservation area) centre containing a good range of services that serve a wide catchment, however also surrounded by extensive suburban development and constrained from further outward growth by Green Belt. New development on the edge would further erode the historic character, increase car journeys into the centre and increase outward commuting; the town is relatively poor in terms of public transport accessibility. New housing will therefore be limited to quality infill within existing settlement boundaries.'*

The Core Strategy therefore accords well with the views expressed in the local consultation exercises for the Tickhill Neighbourhood Plan. In this respect it has been straightforward for the NP to operate within the broad parameter created by the Core Strategy and to apply its broad principles to specific local issues. Particular links are made in the sections concerned with 'Design' and 'Countryside'.

Doncaster's Core Strategy has been examined with particular reference both in its detailed objectives and to the following specific policies to ensure that the Tickhill Neighbourhood Plan is in accord with the Borough's approved policies:-

- CS1 Quality of Life
- CS3 Countryside
- CS4 Flooding and Drainage
- CS7 Retail and Town Centres
- CS9 Providing Travel Choices
- CS14 Design and Sustainable Construction
- CS15 Valuing Our Historic Environment
- CS16 Valuing Our Natural Environment

It is our conclusion that the Tickhill NP is in general conformity with the strategic policies of the Borough's Core Strategy.

The Draft NP was submitted to the local planning authority which came to the conclusion that it did not require a Strategic Environmental Assessment. The

statement explaining the reasons for this determination is to be found in the Consultation Document (paragraph 8.10 and appendices 8.10a and 8.10b).

EU OBLIGATIONS

There are no European sites which would be affected by the Tickhill NP.
The NP is considered to be compatible with EU obligations.