

Auckley Neighbourhood Plan Examination

Examiner's Clarifying Questions and Information Requests

Doncaster Metropolitan Borough Council Questions

DMBC 1:

Given the statement re the airport in DMBC's Reg 16 representations and that closure might remove the rationale for allocations there, does this jeopardise the ability of the parish to meet the housing requirement expected of Auckley Parish?

DMBC 2:

Does DMBC agree with Hadrian Residential in their Reg 16 representation that Policy 2 of the ANP is not in general conformity with DLP Policy 1 and does DMBC consider that ANP Policy 2 is trying to deal with strategic matters?

Does DMBC consider that there should be a caveat in Policy 2 to allow development outside development limits in the circumstances set out in Policy 1 of the DLP?

DMBC 3:

Does DMBC agree with Hadrian Residential that ANP Policy 10 is seeking to deal with a strategic matter and in seeking to safeguard countryside areas is undermining Policy 1 of the DLP?

DMBC 4:

Presumably at present DMBC can demonstrate a greater than 5 year supply of housing land? I note the most recent Housing Delivery results show delivery is well ahead of target.

DMBC 5

Is all of allocated site DSA01 about to commence construction? I noticed on site that work seemed to be underway at least on part of the site.

What is the position with DSA02 - is permission still live? Notwithstanding the airport closure, is development on DSA02 due to commence?

DMBC 6

What is the correct date for designation of the neighbourhood area? The Basic Conditions Statement refers to 21/12/20 15 but the DMBC web page on the ANP states it is 11/6/2018.

Parish Council Questions

APC1:

It is normal practice in preparing consultation statements to set out the consultation that took place at the start of the plan and in the lead up to publication of the draft plan and not just focus on the Regulation 14 consultation. This is so that it is clear to me as the examiner and to users of the plan that the preparation has engaged the community throughout which is a requirement to meet Basic Conditions. In the interests of completeness can the Parish prepare a revised statement with this information included. This need not be overly detailed and could be an introductory paragraph followed by the table on page 12 of the plan, which does not need to be included in the actual plan. Also please note that in preparing a revised consultation statement this should give the correct neighbourhood plan web address which is currently incorrect.

The revised statement should be uploaded to the APC and DMBC websites and the previous version deleted.

The Parish Council are still completing this work.

APC2:

Please confirm how many representations were received at the Reg 14 consultation stage. Counting the responses in the table in the consultation statement there appears to have been 24 resident responses, 6 statutory consultee responses and 3 other responses but I would like that confirmed and also referred to in the revised consultation statement.

The Parish Council can confirm there were 6 responses from statutory consultees, two responses from agents and 24 resident responses. The Parish Council will conform and update these figures within the revised consultation statement.

APC3:

The Basic Conditions Statement is incorrect in stating that no HRA screening was carried out. HRA screening was completed and the Basic Conditions Statement should be corrected to refer to this and summarise the results and then be uploaded to the websites to replace the existing statement.

The Parish Council has now corrected the Basic Conditions Statement.

APC4:

Paragraphs 7.7 and 7.9 of the Plan do not make sense. Should the bracketed section say something like (“within the airport masterplan area or closely related to airport functions”) or similar?

The Parish Council agrees with the proposed revised text to para 7.7 and 7.9: (“within the airport masterplan area or closely related to airport functions”)

APC5:

Last sentence of paragraph 7.22 of the plan doesn't make sense either. Should it say something like “The need for socially provided accommodation remains unmet whilst more private and even luxury accommodation continues to be built”?

The Parish Council agrees with the proposed revised text to para 7.22: “The need for socially provided accommodation remains unmet whilst more private and even luxury accommodation continues to be built”.

APC6:

What is the source of the data in Figure 1 as no source is mentioned?

The information in Figure 1 is the response from the Community Survey undertaken during the preparation of the Plan in 2018. It provides analysis of a particular question around the type of housing needed within the community.

APC7:

In Policy 6b is it just “historic character” of the local area that the policy is concerned with or simply the “existing character” regardless of whether it is historic or not?

The Parish Council can confirm that the terminology within Policy 6(b) should be “existing character”.

APC8:

Why does Auckley map on page 58 not show the development limits - is this simply an oversight?

This is an oversight and a Map is now provided which shows the development limit for Auckley village.

APC9:

Why are some of the Non Designated Heritage Assets referred to in the appendix to the ANP not shown on the map of the assets?

The Parish Council will provide an updated Map 6 to show all non-designated heritage assets as identified within Appendix 2.

Note:

The Parish Council or its Steering Group may wish to respond to Hadrian Residential's Reg 16 Publicity Stage representations in respect of ANP Policies 2 and 10. I will consider a short statement from the Parish setting out its views on the representations in response to the points made when I assess the two policies should it wish to submit one.

In response to Hadrian's residential comments for Policy 2, the Parish Council understand that the majority of the required growth directed to Auckley and Hayfield Green within the Local Plan has already been met. In the case of Hayfield Green, it has been more than met and there is a mechanism to support additional growth via Local Plan Policy 6 which enables a level of flexibility in terms of housing growth within the area.

The Parish Council support additional appropriate development within the development limit of Auckley. The Parish Council understands that growth can be achieved outside this limit in certain circumstances such as through countryside land uses, affordable housing or rural exception sites for affordable housing and first homes development type. The community wishes to focus development within the existing settlements and prevent any further unnecessary urban sprawl.

In response to Hadrian's residential comments for Policy 10, the Parish Council remain concerned that with the wider development at Hayfield Green there could be a further erosion of the separation between Hayfield Green and Auckley. Although the two settlements are within the same neighbourhood area, they are two physically and distinctly separate settlements which the community would like to retain. The Parish Council believe that to maintain this separation between settlements, there should only be limited development outside development limits and housing allocations within the Local Plan.

Peter Biggers
Independent Examiner
14 November 2022