

Auckley Neighbourhood Plan 2021 - 2037

Submission Plan

Report to Doncaster Metropolitan Borough Council of the examination into the Auckley Neighbourhood Plan

by Independent Examiner, Peter Biggers BSc Hons MRTPI

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Summary and overall recommendation

Following my examination of the Auckley Neighbourhood Plan (ANP), including a site visit to the neighbourhood area on 14 November 2022, it is my view that, subject to modifications, the ANP reflects the views of the community and will set out a clear vision and suite of policies for the neighbourhood area.

My report highlights a number of areas where I consider the wording of the Plan as submitted is not in accordance with one or more of the Basic Conditions.

A Regulation 16 representation expressed concern over Policies 2 and 10 of the ANP which I have carefully considered. Whilst I do not agree the policies should be deleted for the reasons set out in the report below, which was the suggested modification, I have recommended alternative modifications to these two policies.

I have also recommended other modifications that should be made to a number of policies before the Plan can proceed to referendum. For the most part, the reason for these is that the policies do not wholly meet the requirement of the National Planning Policy Framework at paragraph 16 where it states that policies should be: *“clearly written and unambiguous so it is evident how a decision maker should react to development proposals”*, and the advice in the Planning Practice Guidance where it states that: *“A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence”*.

All these modifications are intended to ensure that, first and foremost, the Plan can meet the Basic Conditions.

In proposing the modifications, I have tried to ensure that the integrity and value of the ANP and its vision is retained and that the intention of neighbourhood planning, where the community’s wishes should be central to the Plan, is honoured.

By its nature, the examination has to be rigorous. Any criticism is not at all to undermine the significant community effort that has gone into the Plan. Rather, the purpose of the examination is to ensure that the Neighbourhood Plan meets the Basic Conditions and is as robust as possible and that it can better play its part in planning decisions and managing change in Auckley in the future in an effective way.

In addition to the recommended modifications, it should also be noted that there may be a number of consequential changes, for example to referencing and numbering, that will inevitably be needed as a result of making the modifications. I have identified a number of these, but not necessarily highlighted all these consequential changes and these amendments need to be made in finalising the Plan for referendum.

Subject to the recommended modifications in the report being completed, I am satisfied that:

- having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
- the making of the neighbourhood plan contributes to the achievement of sustainable development;
- the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority;
- the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations;
- prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the plan.

The ANP also complies with the legal requirements set out in paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990.

With the modifications in place, the ANP will meet the Basic Conditions and can proceed to a referendum.

When that referendum takes place, I also recommend that the Auckley Neighbourhood Area, which covers the administrative area of the Council, is taken as the area for the referendum.

Peter Biggers BSc Hons MRTPI

Independent Examiner

20 January 2023

1. Introduction

Background context

- 1.1. This report provides the findings of the examination into the Auckley Neighbourhood Plan (referred to as the ANP throughout this report).
- 1.2. The ANP was produced by Auckley Parish Council (APC) and its Steering Group in consultation with the local planning authority for the neighbourhood area – Doncaster Metropolitan Borough Council (DMBC). The local community, interested parties and local stakeholders were also consulted as set out in Section 3 below.
- 1.3. Auckley Parish Council's administrative area comprises the village of Auckley – the older settlement in the parish - and the village of Hayfield Green originally developed as aircrew and officer housing for the adjacent RAF Finningley. In combination the two settlements offer a good range of community facilities including secondary school and Doncaster sixth form college at Hayfield Green.
- 1.4. The Parish is well connected and has easy access to the strategic road network (the A1, M1 and M18) and good rail links via Doncaster and close proximity to the Doncaster/Rotherham/Sheffield conurbation. Doncaster Sheffield Airport on the site of RAF Finningley and operating since 2005 has recently closed to passenger traffic and its future is uncertain.
- 1.5. The Parish has a sizeable and flexible workforce and a good range of potential employment sites and housing sites in association with planned expansion around the airport.
- 1.6. Auckley Neighbourhood Area equates to an area of approximately 850 hectares covering all of the administrative area of the Parish Council and with a population of 4,000 on the electoral roll living in 1,482 dwellings (2011).
- 1.7. This examiner's report provides a recommendation as to whether or not the ANP should go forward to a referendum. Were it to go to referendum and achieve more than 50% of votes cast in favour of it, then the ANP would be 'made' by DMBC. In the event of a successful referendum result, the ANP would immediately carry full weight in the determination of planning applications in the neighbourhood area.

Appointment of the independent examiner

- 1.8. I was appointed as an independent examiner by DMBC, with the consent of APC, following a competitive procurement process, to conduct the examination and provide this report as an independent examiner. I am independent of the qualifying body and the Local Planning Authority. I do not have any interest in any land that may be affected by the ANP, nor do I have any professional commissions in the area

currently. I hold appropriate qualifications and experience and have planning and development experience, gained over 40 years across the public and private planning sectors. I am a Member of the Royal Town Planning Institute.

Role of the independent examiner

- 1.9. It is the role of the independent examiner to consider whether a neighbourhood plan meets the 'Basic Conditions'. The Basic Conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (TCPA) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004 (PCPA). They are that *:
- a) Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
 - d) The making of the neighbourhood plan contributes to the achievement of sustainable development;
 - e) The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority;
 - f) The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations;
 - g) Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the plan.

* NB Basic Conditions b) and c), relating to listed buildings and conservation areas, are also included in the Basic Conditions but as these only concern neighbourhood development orders they are not included in this report.

- 1.10. Pursuant to Basic Condition g) above, Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended by the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018, effective from 28 December 2018, prescribes the following additional Basic Condition for the purpose of paragraph 8(2)(g) of Schedule 4B to the TCPA 1990:

“The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017”.

Regulation 106(1) of Chapter 8 states that : *“a qualifying body which submits a proposal for a neighbourhood development plan must provide such information as the competent authority may reasonably require for the purposes of the assessment under Regulation 105 (that assessment is necessary where the neighbourhood plan is likely to have a significant effect on a European site or a European offshore marine site either alone or in combination with other plans or projects) or to enable it*

to determine whether that assessment is required".

- 1.11. In examining the Plan, I have also considered whether the legislative requirements are met, namely:
- The Neighbourhood Plan has been prepared and submitted for examination by a qualifying body as defined in section 61F of the TCPA as applied to neighbourhood plans by section 38A of the PCPA.
 - The Neighbourhood Plan has been prepared for an area that has been designated under section 61G of the TCPA as applied to neighbourhood plans by section 38A of the PCPA.
 - The Neighbourhood Plan meets the requirements of section 38B of the PCPA (the Plan must specify the period to which it has effect, must not include provisions relating to 'excluded development', and must not relate to more than one neighbourhood area) and
 - The policies relate to the development and use of land for a designated neighbourhood area in line with the requirements of the PCPA section 38A.
- 1.12. I have examined the ANP against the Basic Conditions and legislative requirements above and, as independent examiner, I must make one of the following recommendations:
- a) that the Plan should proceed to referendum, on the basis that it meets all legal requirements;
 - b) that the Plan, once modified to meet all relevant legal requirements, should proceed to referendum;
 - c) that the Plan does not proceed to referendum, on the basis that it does not meet the relevant legal requirements.
- 1.13. If recommending that the Plan should go forward to referendum, I am also then required to consider whether or not the Referendum Area should extend beyond the Auckley Neighbourhood Area to which the Plan relates. I make my recommendation on the Referendum Area at the end of this report (See Section 8).
- 1.14. The role of the independent examiner is not to comment on whether the Plan is sound or how the Plan could be improved, but rather to focus on compliance with the Basic Conditions.

2. The Examination Process

- 2.1. It is a general rule that neighbourhood plan examinations should be held without a public hearing; that is by written representations only. However, according to the legislation, when the examiner considers it necessary to ensure adequate

examination of an issue or to ensure a person has a fair chance to put a case, a public hearing may be held.

- 2.2. I have considered the representations received at the Regulation 16 publicity stage and I am satisfied that there is no need for a public hearing in respect of the ANP and the matters are considered below. I confirm that all Regulation 16 representations on the Plan have been taken into account in undertaking this examination. Where appropriate, I have made specific reference to the person's or organisation's comments in Section 6 of this report.
- 2.3. I undertook an unaccompanied site visit around the neighbourhood area on 14 November 2022, during which I looked at its overall nature, form, character and appearance and at those areas affected by policies in the Plan in particular.
- 2.4. Subsequent to my reading for the examination and the site visit, I asked a number of factual clarifying questions of APC, as qualifying body, and DMBC relating to the context and intent of policies and proposals of the Plan. This exchange was carried out by email and the questions and the responses received from the Councils are set out in Appendix 1 to this report and have been uploaded to the Neighbourhood Plan webpage on the DMBC website. I am grateful to the Councils for responding on these matters.
- 2.5. In undertaking this examination, I have considered each of the following documents in addition to the Submission Version of the ANP:
 - National Planning Policy Framework (Jul 2021)
 - National Planning Practice Guidance 2014 (as amended)
 - Town and Country Planning Act 1990 (as amended)
 - The Planning and Compulsory Purchase Act 2004 (as amended)
 - The Localism Act 2011
 - The Neighbourhood Planning Act 2017
 - The Neighbourhood Planning (General) Regulations (2012) (as amended)
 - Auckley NP Basic Conditions Statement (27/07/2022)
 - Auckley NP Consultation Statement and Appendices (27/07/2022)
 - Auckley NP Strategic Environmental Assessment Screening Determination Statement (12/05/2022)
 - Auckley NP Habitats Regulation Assessment Screening Determination Statement (02/08/2022)
 - Auckley Ecology and Biodiversity Report
 - Auckley NP Housing Needs Assessment AECOM (Mar 2019)
 - Auckley Neighbourhood Area Designation Report – (11/06/2018)
 - Representations received during the Regulation 16 publicity period post submission – (01/08/22 to 26/9/22)

3. Public Consultation

Background

- 3.1. An accessible and comprehensive approach to public consultation is the best way to ensure that a neighbourhood plan reflects the needs, views and priorities of the local community.
- 3.2. APC submitted a Consultation Statement, as required by Regulation 15 of the Neighbourhood Planning (General) Regulations, to DMBC on 27 July 2022.
- 3.3. Public consultation on the ANP commenced with early discussions about a neighbourhood plan in 2018. This early consultation was followed by various consultation stages, including the two formal stages required by the Regulations:
 - The pre-submission consultation under Regulation 14 originally for 8 weeks from 28 June 2021 to 28 August 2021 before being extended to 31 October 2021 in recognition of difficulties in consulting during the ongoing COVID pandemic.
 - The publicity stage, as required by Regulation 16, (the consultation period post submission of the Plan) from 01 August 2022 to 26 September 2022
- 3.4. The Regulation 16 stage resulted in consultation responses from 6 respondents some raising multiple points. The representations raised are considered as necessary within my assessment of the Plan in Section 6 below.

Auckley Neighbourhood Plan Consultation

- 3.5. The ANP Neighbourhood Planning Steering Group was set up in autumn 2017 and has carried out consultation with the community and stakeholders throughout the process of plan preparation. The communication methods used included The Arrow (the local village magazine), leaflet drops, the Parish Council's Neighbourhood Plan website, together with the DMBC website, notice boards and posters, email drops and Facebook, as well as the offer of events, drop-ins and questionnaires. Copies of the Pre-Submission Draft Plan and Submission Plan together with supporting documents were provided locally as well as being uploaded to the websites and links provided via email.
- 3.6. Evidence gathering for the plan commenced in 2018 with a survey of the local community to help identify issues and concerns. The results of the survey were publicised and discussed in a workshop event in July 2018. The Auckley Show was used in both 2018 and 2019 to engage local people with the issues and the policy ideas in response and to develop the vision and objectives. Evidence gathering to inform the preparation of the Plan continued through 2019/20 with the completion of a housing needs assessment and other specialist assessments before the draft plan

was prepared.

- 3.7. Although the ANP itself at pages 12-13 includes the early consultation stages the Consultation Statement itself, as provided to me, does not. Accordingly, APC were asked as part of the Examiner's clarifying questions (see Appendix 1) to provide a revised Consultation Statement. This has been provided and has been uploaded to the websites. It is clear from this revised statement that sufficient opportunities were available to the community to be involved and that the consultations gave a good basis for the preparation of the Plan.
- 3.8. The pre-submission draft of the Plan was signed off by the Parish Council and as required by Regulation 14, the consultation ran for eight weeks initially from 28 June 2021 to 28 August 2021 (with a 2 month extension to the end of October in response to the difficulties imposed on the consultation as a result of the Covid pandemic.
- 3.9. The ANP was made available online on the Parish and LCC websites, and links to the Plan were provided via email to statutory consultees and local stakeholders and hard copies of the plan available locally. The Plan was publicised in The Arrow and by posters on notice boards and on social media. Three drop-in events were arranged in June and October 2021 as well as an event at the Auckley Show in August. A total of about 40 people attended. 26 responses from residents and stakeholders were received and 6 responses from consultees.
- 3.10. Following the pre-submission stage and the analysis of results, the Plan was revised, approved for submission and submitted by the Parish Council to DMBC on 27 July 2022.
- 3.11. The Neighbourhood Planning Regulations are part and parcel of Basic Condition a), and Regulation 15 (2) sets out clearly what the Consultation Statement should include. Having reviewed the revised Consultation Statement, in particular the tables setting out the representations at the Regulation 14 stage and how these were answered, as well as the appendices to the statement, I am satisfied that the revised Consultation Statement is compliant with Regulation 15.

4. Preparation of the Plan and legislative requirements

- 4.1. In terms of the procedural tests set out above my findings are:

Qualifying body

- 4.2. Auckley Parish Council (APC), as the duly elected lower-tier council, is the qualifying body for preparation of the Plan.
- 4.3. I am satisfied that the requirements set out in the Localism Act (2011) and in section 61F(1) and (2) of the TCPA (as applied to neighbourhood plans by section 38A of the PCPA) have been met.

Plan Area

- 4.4. An application was made by APC on 11 December 2017 to designate the Auckley Neighbourhood Area. The area sought covered the whole administrative area of the Parish. This neighbourhood area was approved by DMBC on 11 June 2018.
- 4.5. This satisfies the requirement under section 61G (1) (2) and (3) of the TCPA (as applied to neighbourhood plans by section 38A of the PCPA) and Regulations 5, 6 and 7 of the Neighbourhood Planning (General) Regulations as amended.

Plan period

- 4.6. A neighbourhood plan must specify the period during which it is to have effect. The ANP clearly states on the title page and in the introduction in section 1 that it covers the period 2021-2037.
- 4.7. The plan period extends slightly beyond the end point of the Doncaster Local Plan (2035), which sets out the strategic policies for the neighbourhood area. The intended time period satisfies the requirements of section 38B of the PCPA as amended.

Excluded development

- 4.8. The Plan does not include policies or proposals that directly relate to any of the categories of excluded development: county matters (mineral extraction and waste development), nationally significant infrastructure, or any matters set out in Section 61K of the TCPA 1990. The ANP, as proposed to be modified in Section 6 below, relates solely to the neighbourhood area and no other neighbourhood area, and there are no other neighbourhood development plans in place within the neighbourhood area. This satisfies the requirements of section 38B of the PCPA, as amended.

Development and use of land

- 4.9. The Neighbourhood Plan should only contain policies relating to the development and use of land. Subject to any modifications proposed below in Section 6, the ANP policies would be compliant with this requirement of section 38B of the PCPA, as amended.

Plan publication following submission

- 4.10. DMBC undertook a validation check of the ANP following its submission in 27 July 2022. The Council was satisfied that the Plan could proceed to be publicised under Regulation 16 and proceed to this independent examination.

5. The Basic Conditions

National policy and advice

- 5.1. The main document that sets out national policy is the National Planning Policy Framework (the NPPF). A revised version of the NPPF was published in July 2021. Although preparatory work for the ANP commenced under the previous 2019 version of the NPPF in preparing the ANP for submission, references to the NPPF were updated to reflect the new 2021 NPPF. I have based my consideration of the extent to which the ANP meets Basic Condition a) against NPPF 2021, along with legislation and regulations.
- 5.2. The NPPF explains that neighbourhood plans should support the delivery of strategic policies and set out non-strategic policies and plan positively to shape, direct and help to deliver sustainable development that is outside the strategic elements of the Local Plan.
- 5.3. The NPPF also makes it clear that neighbourhood plans should be aligned with the strategic needs and priorities of the wider local area. In other words, neighbourhood plans must be in general conformity with the strategic policies of the development plan. They should not promote less development than that set out in the strategic policies of the development plan or undermine those strategic policies.
- 5.4. The NPPF indicates that plans should contain policies that are clearly written and unambiguous, so that it is clear how a decision maker should react to development proposals. They should serve a clear purpose and avoid unnecessary duplication of policies that apply to a particular area.
- 5.5. National advice on planning is set out in the Planning Practice Guidance (PPG), which includes specific advice regarding neighbourhood plans. I have considered the advice of the PPG as part of assessing the Plan against Basic Condition a).

Sustainable development

- 5.6. A qualifying body must demonstrate how a neighbourhood plan would contribute to the achievement of sustainable development. The NPPF as a whole constitutes the Government's view of what sustainable development means in practice for planning. The NPPF explains that there are three overarching objectives to sustainable development - economic, social and environmental.
- 5.7. There is no legal requirement for a formal Sustainability Appraisal (SA) to be carried out in respect of neighbourhood plans. However, SA is an established method of demonstrating how a neighbourhood plan will contribute to achieving sustainable development.

5.8. In this case, a high level sustainability assessment in tabular form is included in the Basic Conditions report (Table 2) which considers the plan policies against the 3 main sustainability objectives (environmental, social and economic). The table possibly is overly positive in its assessment but includes sufficient information to confirm, at a high level, that the effect of the policies of the Plan would be generally positive in terms of sustainability. I consider the contribution of specific policies to sustainable development below in Section 6.

General conformity with the development plan

5.9 The ANP has been prepared in the context of the Doncaster Local Plan 2015-2035 and the ANP must be in general conformity with the strategic policies.

5.10 The PPG provides the following definition of general conformity:

“When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:

- whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with;
- the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy;
- whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy;
- the rationale for the approach taken in the draft neighbourhood plan or order and the evidence to justify that approach.”

5.11 I consider the extent to which the policies and proposals of the ANP are in general conformity with the strategic policies of the DLP in detail in Section 6 below.

European Union (EU) obligations

5.12 A neighbourhood plan must be compatible with EU obligations, as incorporated into UK law, in order to be legally compliant. Notwithstanding the United Kingdom’s departure from the EU, these obligations continue to apply unless and until repealed or replaced in an Act of Parliament.

Strategic Environmental Assessment and Habitat Regulations Assessment

5.13 Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment has a bearing on neighbourhood plans. This Directive is often referred to as the Strategic Environmental Assessment (SEA)

Directive. Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively) aim to protect and improve Europe's most important habitats and species and can have a bearing on neighbourhood plans.

- 5.14 Regulation 15 of the Neighbourhood Planning Regulations, as amended in 2015, requires either that a SEA is submitted with a neighbourhood plan proposal or a determination obtained from the responsible authority (DMBC) that the Plan is not likely to have 'significant effects.'
- 5.15 A screening opinion and determination report was prepared by DMBC in consultation with the statutory bodies in 2022. The conclusion was that full SEA was not required because the ANP did not allocate land for development. The larger development sites in the Parish at Hayfield Green had already been considered and assessed through the Local Plan SEA and any additional development permissible under the policies of the ANP itself would be small scale. Also because of the plan's environmental focus there was unlikely to be any significant adverse effects. Moreover, it is likely that any impacts from the small scale and local development that might take place directly through the ANP would be offset by the positive benefits of the policies within the Neighbourhood Plan seeking to achieve more sustainable development.
- 5.16 Regarding Habitats Regulations Assessment (HRA), the test in the additional Basic Condition under Regulation 32 now essentially mirrors that in respect of SEA. It requires an Appropriate Assessment to be carried out where a plan is likely to have a significant effect on a European site (either alone or in combination with other plans or projects) or a determination obtained from the responsible authority (DMBC) that the plan is not likely to have a 'significant effect'. A screening opinion was similarly carried out by DMBC in 2022 and a determination prepared.
- 5.17 An HRA Screening Opinion was carried out which confirmed no European sites are located within the Neighbourhood Area and whilst there are European sites at Hatfield Moors SAC, and Thorne and Hatfield Moors SPA and at Thorne Moors SAC north east of Doncaster these are between 5 and 15 kms from Auckley. The conclusion of the Council's determination was that the ANP policies were generally beneficial and there were none falling into categories likely to have adverse effects and could therefore be screened out. As there were no allocated sites in the plan area not already considered in other plans and no European sites within or particularly close to the parish, the ANP policies and proposals, either alone or in combination with other plans or projects, were unlikely to have a significant effect on any European sites. Consequently, the plan is not considered to require Appropriate Assessment under Article 6 or 7 of the Habitats Directive.

5.18 Both the determinations regarding SEA and HRA have been confirmed by Natural England, the Environment Agency and Historic England as statutory consultees. I have no reason to reach a different view to the statutory consultees.

European Convention on Human Rights (ECHR)

5.19 The Human Rights Act 1998 encapsulates the Convention and its articles into UK law.

5.20 An Equalities and Human Rights Impact Assessment has not been specifically carried out for the ANP. Instead, the Basic Conditions Statement simply states the ANP is compatible. In the absence of any assessment this needs to be considered further.

5.21 The potential impacts of the ANP in relation to the relevant Articles of the Convention are as follows:

5.22 In respect of Article 1 of the first protocol - the right of everyone to the peaceful enjoyment of possessions - although the ANP includes policies that would restrict development rights, this does not have a greater impact than the general restrictions on development rights provided for in national law. The restriction of development rights inherent in the UK's statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

5.23 In respect of Article 6 of the Convention's Rights and Freedoms - the right to a fair hearing in determination of an individual's rights and obligations - the process for preparing the ANP is fully compatible with this Article, allowing for consultation on its proposals at various stages, and incorporating this independent examination process.

5.24 In respect of Article 14 of the Convention's Rights and Freedoms - the enjoyment of rights and freedoms without discrimination on any ground - the policies and proposals of the ANP have been developed in consultation with the community and wider stakeholders to produce as inclusive a document as possible.

5.25 I conclude that, given the nature of the plan policies and proposals, it is unlikely there would be any detrimental impact on the 'protected characteristics' set out in the Equality Act and, generally, the Plan would bring positive benefits. Whilst the Plan does not directly address needs in respect of particular protected characteristics within the plan area, the ANP is not prejudicial to any group in its policies.

5.26 No concerns or objections on the grounds of human rights or equalities have been raised during the consultation stages of the Plan. I am satisfied on the basis of the above that, across the Plan as a whole, no sectors of the community are likely to be discriminated against. The policies together would generally have public benefits and encourage the social sustainability of the neighbourhood.

- 5.27 I am satisfied therefore that the Plan does not breach, and is otherwise compatible with, the ECHR.
- 5.28 I am not aware of any other European Directives which apply to this particular neighbourhood plan and no representations at pre- or post-submission stage have drawn any others to my attention. Taking all of the above into account, I am satisfied that the ANP is compatible with EU obligations and therefore with Basic Conditions f) and g).

6 The Neighbourhood Plan – Assessment

- 6.1 The Neighbourhood Plan is considered against the Basic Conditions in this section, following the structure and headings in the Plan. Given the findings in Section 5 above that the Plan as a whole is compliant with Basic Conditions f) (EU obligations) and g) (Other prescribed conditions including that under Regulation 32), this section largely focusses on Basic Conditions a) (Having regard to national policy), d) (Contributing to the achievement of sustainable development) and e) (General conformity with strategic policies of the development plan).
- 6.2 Where modifications are recommended, they are clearly marked as such and set out in bold print.

The general form of the Plan

- 6.3 The structure of the ANP is generally logical and clear with early sections setting the context in respect of the background to the neighbourhood area and the key issues facing the area, before setting out the vision and objectives and the policy sections.
- 6.4 The Plan distinguishes between the policies themselves and their justification by boxing and shading the policies. Each policy is accompanied by supporting text setting out the context, rationale and intent. However in working with the ANP and DLP together in carrying out this examination it is difficult to avoid confusion between policy when both plans use the same policy numbering system. It would be much clearer if the policies of the ANP were renumbered ANP1, ANP2 etc in modifying the plan for the local referendum stage.
- 6.5 The NPPF at paragraph 16 requires the Plan to be “*clearly written and unambiguous so it is evident how a decision maker should react to development proposals*” and to “*serve a clear purpose avoiding unnecessary duplication of policies that apply to a particular area*”.
- 6.6 In order to provide a clear and unambiguous plan this also requires the mapping to be clear. In the printed and digital versions the plans need to be enlarged to be full page plans extending the full extent of the page so that they and their keys are as clear as possible.

Recommendation 1	
1A	Renumber the policies of the ANP throughout as ANP1, ANP2 etc
1B	Enlarge the mapping used within the plan so that it occupies a whole page and is as large as possible within the constraints of the A4 format.

Section 1 - Introduction

- 6.7 This section provides a brief introduction to the Neighbourhood Plan, the basis on which it has been prepared, how it will be used and what it does and does not deal with.
- 6.8 This is largely a factual section and for the most part there is no need for any changes other than a number of typographical changes set out in Appendix 3 to this report. There is however a factual correction to make at paragraph 1.2 where the date of designation of the Neighbourhood Area is set out. This appears to be incorrect and DMBC has confirmed in response to one of the Examiner’s clarifying questions (see Appendix 1) that the date should be 11 June 2018.

Recommendation 2	
2A	In Paragraph 1.2 Line 3 – Delete the date and replace with “11 June 2018”

Section 2 - History of Auckley Parish

- 6.9 Section 2 of the ANP sets out the history of Auckley Parish and again is a largely factual section and other than typographical corrections no changes are needed.

Section 3 - Auckley Parish Today

- 6.10 Section 3 of the Plan sets out the background to Auckley Parish today and identifies some of the issues facing it in particular in respect of housing and employment
- 6.11 The only matter that requires attention is to update the references to the Doncaster / Sheffield Airport at paragraph 3.4 in the light of the airport’s closure. The up to date position should be reflected in the plan before it goes forward to the local referendum.

Recommendation 3	
3A	Replace the text in paragraph 3.4 to set out the up to date position in respect of the Doncaster/Sheffield Airport.

Section 4 - Public Consultation

- 6.12 The fourth section of the plan sets out the public consultation that took place during its preparation.
- 6.13 The section is unnecessarily repetitive of the Consultation Statement and as I have requested that APC produce a revised Consultation Statement that clarifies the early stages of public consultation it is not strictly necessary for the plan to include this at Table 1. Paragraph 4.1 could simply finish by stating that “A list of the key events is set out in the Consultation Statement”. However, in as much as the inclusion of this section does not involve any conflict with the Basic Conditions I make no formal recommendation to modify the section.

Section 5 - Community Vision and Objectives

- 6.14 Being able to demonstrate the ‘thread’ from issues to vision and objectives and from objectives to policies is an important part of evidencing the Neighbourhood Plan as required in the PPG. There is a ‘thread’ from the section on Auckley Parish Today to the vision and objectives and to policies.
- 6.15 The vision looks to ensure that the Parish develops as a vibrant and prosperous place but also in a sustainable way retaining its own character and identity. It aims to ensure new growth is to a high quality of design and provides for local residents and that there is good accessibility to open countryside and the green infrastructure network.
- 6.16 The Plan has regard to the PPG advice that it “*provides the opportunity for communities to set out a positive vision for how they want their community to develop over the next 10, 15, 20 years in ways that meet identified local need and make sense for local people*”.
- 6.17 The vision and objectives also encapsulate and generally reflect the spatial vision and objectives set out in the DLP at Section 3. The impact of pursuing the vision and objectives of the Neighbourhood Plan would contribute to the achievement of sustainable development in the neighbourhood area.
- 6.18 No changes are necessary to meet the Basic Conditions.

Section 6 - The Spatial Strategy for Auckley

- 6.19 Section 6 of the Plan introduces the policy themes of the plan and is entirely factual. No changes are necessary to meet the Basic Conditions.

Section 7 – Housing

- 6.20 Section 7 of the Neighbourhood Plan sets out the approach to housing provision in

Auckley Parish. It is a generally agreed position between the two Councils that the strategic requirement for housing in the DMBC area is met locally by Local Plan allocated sites AHG01 and AHG02.

- 6.21 DMBC in its response to the examiner's clarifying questions (see Appendix 1) states that "*Para 4.44 of the Doncaster Local Plan 2015-2035, with respect to its approach to housing and Neighbourhood Plans, confirms that the Local Plan does not make specific housing requirements for individual areas because the Local Plan identifies sufficient sites overall to meet its housing allocation requirements and does not rely on neighbourhood plans to make additional allocations. They are of course free to allocate additional housing in line with national policy and guidance, but there is no expectation or need for them to do so in terms of housing requirement or land supply for the plan period to 2035*".

Policy 1 – Local Plan Residential Development linked to Doncaster Sheffield Airport.

- 6.22 The Local Plan does however allocate additional land in association with the Doncaster Sheffield Airport and whilst this additional provision will be managed through Policy 6 of the DLP, the ANP at Policy 1 seeks to ensure that this additional provision is carefully designed in collaboration with the local community.
- 6.23 The aspiration of Policy 1 of the ANP in seeking to frontload the development process with careful design and master planning has regard to the NPPF and is in conformity with DLP Policy 6(K) and adds slightly more detail in terms of the consultation with the local community.
- 6.24 However, the requirement of neighbourhood plans is that they relate only to one neighbourhood area and because the sites associated with Doncaster Sheffield Airport, as set out in the DLP, extend beyond the neighbourhood area, Policy 1 is in conflict with Basic Condition a). The policy does not make it clear that it relates only to those parts of site DSA03 within the neighbourhood area.
- 6.25 In addition, the NPPF and PPG as set out above require policies (including their justifying text) to be clear and unambiguous and in two respects this is not the case with Policy 1 and its text. First in the policy itself the reference to 'the Council' in line 4 is ambiguous as to which Council is being referred to. For clarity it should specify DMBC and APC. Secondly, in paragraphs 7.7 and again in 7.9 the first sentence in each paragraph does not make sense. I took the opportunity to ask APC in the examiner's clarifying questions to clarify the intention. APC has confirmed that the bracketed sections within the two sentences should read "*within the airport masterplan area or closely related to airport functions*".
- 6.26 In all other respects the Policy has regard to the NPPF and is in conformity with Policy 6 of the DLP and inasmuch as a high standard of design is likely to result in achieving sustainable development the Policy once modified would meet the Basic Conditions.

Recommendation 4	
4A	Add after the word ‘airport’ in line 1 of Policy 1 the words “<i>within the Neighbourhood Area</i>” and after the word ‘code’ the words “<i>in respect of sites within the Neighbourhood Area</i>”
4B	In Line 4 of Policy 1 add after the words ‘in collaboration with’ the words “<i>the Borough Council and Auckley Parish Council, landowners, airport operator and with the.....</i>”
4C	In paragraphs 7.7 and 7.9 replace the bracketed wording with the following: “<i>or within the airport masterplan area and closely related to airport functions</i>”

Policy 2 – Additional Residential Development

- 6.27 The ANP at Policy 2 sets out the circumstances in which housing additional to the major allocated sites will be supported within the development limits of Auckley and Hayfield Green.
- 6.28 Policy 2 has regard to the NPPF at section 5 particularly paragraph 69 encouraging the use of small and medium sized sites and section 11 of the NPPF encouraging the effective use of land.
- 6.29 However a representation from Spawforths on behalf of Hadrian Residential Ltd at the Regulation 16 stage has objected that this policy is not in general conformity with the DLP and undermines its strategic policy and therefore is in conflict with the NPPF. This is because Policy 1 of the DLP setting out the settlement hierarchy allows for development adjacent to settlements in levels 1-3 of the hierarchy (which would include Auckley) in circumstances where the Council cannot meet a 5 year supply of housing and subject to a number of other criteria. Policy 2 of the neighbourhood plan does not provide for this.
- 6.30 DMBC in its response to the Examiner’s clarifying question on this matter (see Appendix 1) does not agree that there is a general conformity issue in that the principal objective of DLP Policy 1 as it relates to the countryside is to restrict housing development there. DMBC does accept however that the two policies could be better aligned.
- 6.31 Whilst at present DMBC has more than sufficient housing land to provide a 5 year supply and its Housing Delivery Target is being exceeded I accept that during the life of the neighbourhood plan this situation may change and a relaxation of Policy 2 to allow development outside the development limits may become necessary.

Spawforths seek the deletion of Policy 2 or at least its modification to relate only to design but, provided a caveat is added to the end of Policy 2 referring to DLP Policy 1, the Policy of the ANP would not undermine strategic policy of the DLP and, contrary to Spawforth's assertion, would be perfectly clear in the way in which it is worded.

- 6.32 In addition to this major issue in respect of ANP Policy 2 there are two other matters that need to be addressed to meet basic condition a).
- 6.33 Firstly, as with Policy 1, because part of the development limits of Hayfield Green are outside the neighbourhood area, Policy 2 needs to make clear that it only relates to those parts of Hayfield Green's developed area that fall within the neighbourhood area. The ANP has no responsibility outside of that area.
- 6.34 Secondly, in the interests of clear and unambiguous policy and supporting text three changes are necessary. The policy itself at section e) uses the words 'where appropriate'. This is superfluous as the clause is quite clear without these words and adding them simply makes it unclear when landscaping would be required and opens up the possibility of a developer simply arguing that it isn't appropriate!

DMBC has also requested in its Regulation 16 representations that at the start of the supporting text it is made clearer that the policy relates to additional sites over and above those identified in association with the airport. The clarification is helpful and should be made.

Finally, the Policy refers to Maps in Appendix 1 showing the development limits but the development limits for Auckley are not shown. I raised this matter with APC in the examiner's clarifying questions and in response APC has provided a replacement map for Auckley (See Appendix 2 below) which should be substituted when the ANP is modified for the local referendum stage.

Recommendation 5	
5A	Add new clause 3 to Policy 2 to read: <i>"3. Housing development outside the development limits will only be supported in the exceptional circumstances set out in Policy 1 (5) of the Doncaster Local Plan."</i>
5B	Add after the word 'development' in line 1 of Policy 2 the words "<i>falling within the Neighbourhood Area</i>"
5C	Delete the words 'where appropriate' from clause e) of Policy 2
5D	Substitute the revised map of Auckley at Appendix 2 below for the map of Auckley currently in Appendix 1 of the ANP.

5E	<p>Reword the start of Paragraph 10 to read :</p> <p><i>“Aside from proposed housing development at the Airport....”</i></p>
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6.35 With these modifications Basic Conditions a) and e) would be met and as focusing of housing development within the settlements and in association with the airport is likely to contribute significantly to achieving more sustainable development, Basic Condition d) would also be met.

Policy 3: Housing Type and Mix

6.36 Policy 3 seeks to ensure that housing provision meets the requirements for housing in the local area including the provision of smaller homes, affordable homes and specialist homes for the older population. It therefore has regard to the policy objective in section 5 of the NPPF to provide for a range of housing to meet community needs. The policy is expressed flexibly without specific requirements and in that regard is also in line with the NPPF.

6.37 Policy 7 of the DLP covers similar ground at a strategic level and sets out the thresholds for provision of affordable housing in some detail. The ANP does not therefore seek to duplicate policy coverage in respect of affordable housing and instead looks to ensure a mix of housing provision targeted at meeting local housing needs is provided, including that in respect of affordable housing and specialist housing. It is complementary to Policy 7 of the DLP and in general conformity with it. Policy 3 of the ANP will help achieve a sustainable community where housing needs are met.

6.38 DMBC in its Regulation 16 representations raises two matters in respect of the Policy. The Council is concerned that with a known shortage of housing available for social rent that there is an over emphasis in the Policy on affordable housing for sale. This could be addressed in the first part of section 3 to the Policy that developers will be required to supply both social rented and for sale affordable housing. If APC is satisfied there is evidence regarding the need for homes for sale the second part of section 3 can then go on, as it is currently worded, to give particular support to affordable housing for sale. DMBC also raise a concern that starter homes and self-build homes are not recognised as affordable housing and references in section 3 to these should be deleted. However, whilst self-build housing is not included, the definition of affordable housing in the NPPF quite clearly includes starter homes. It also however includes discounted market housing which section 3 of the Policy does not refer to. So there is a need for self-build to be substituted with discounted market housing in section 3 of Policy 3.

6.39 As with some other policies in the plan the requirement for policies to be clear and unambiguous is not fully met by Policy 3. First, section 5 sits under the heading of ‘Affordable Housing’ but is dealing with specialist housing particularly for older or

disabled persons. For clarity therefore a new subheading of “Specialist Housing” should be inserted after section 4 of the policy. Secondly, the wording of part 2 of Policy 3 is not clear as to the intent regarding annexes and that the intention is to create smaller units of accommodation.

- 6.40 Finally, two clarifying changes are necessary to the supporting text. The last sentence of paragraph 7.22 does not make sense. I raised this matter with APC in the examiner’s clarifying questions and asked them to confirm if what was meant was to say “The need for socially provided accommodation remains unmet whilst more private and even luxury accommodation continues to be built”. APC has confirmed (see Appendix 1 below) that this was the intended meaning. Secondly, Figure 1 provides no source for the data. I raised this matter with APC in the examiner’s clarifying questions and it has been confirmed that the source was the Auckley Parish Community Survey in 2018. This should be added at the foot of the table.

Recommendation 6	
6A	Delete the words ‘for accommodation use’ in line 2 in part 2 of Policy 3 and substitute the words: “<i>to provide smaller residential accommodation...</i>”
6B	Insert after the word ‘housing’ in line 1 of Part 3 to Policy 3 the words “<i>for sale and social renting</i>” In Line 3 delete the words ‘self-build’ and replace with the words “<i>discount market housing</i>”
6C	Insert a new sub heading “<i>Specialist Housing</i>” after section 4 of Policy 3
6D	Change the last sentence of paragraph 7.22 of the supporting text to Policy 3 to read: <i>“The need for socially provided accommodation remains unmet whilst more private and even luxury accommodation continues to be built”.</i>
6E	State the source of Figure 1 on Page 24 as “<i>Source - Auckley Parish Community Survey 2018</i>”

- 6.41 With these modifications, Policy 3 would meet the Basic Conditions.

Policy 4: Making Efficient Use of Existing Buildings

- 6.42 Policy 4 of the ANP seeks to ensure that both new development and extensions and alterations to existing buildings demonstrate that they are following a design-led

approach particularly in respect of how they will incorporate low carbon technologies.

- 6.43 The Policy has regard to the NPPF at sections 11 making effective use of land, section 12 on design and 14 on Climate change. It also is in general conformity with DLP Policies 41, 42 and 44. DMBC in its regulation 16 representation considered that reference to the DLP policies could usefully be made more explicitly.
- 6.44 There is some overlap between Policy 4 and the DLP policies but generally I am satisfied that it does not simply repeat higher order plans but sets out the requirements local to Auckley Parish. However, I am not satisfied that the policy is entirely clear at the start as to exactly where it is to apply and there is a need for a wording adjustment to ensure the Policy is clear and unambiguous. Otherwise as modified Policy 4 will contribute to achieving sustainable development and it therefore meets Basic Conditions a), b) and c).

Recommendation 7	
7A	Insert in place of the word ‘new’ in line 1 of Policy 4 the words “<i>new-build development or...</i>”

Section 8 Protection of Key Local Amenities & Neighbourhood Centres

Policy 5: Protection of Key Local Amenities & Neighbourhood Centres

- 6.45 The fifth policy of the ANP seeks to protect local community facilities and neighbourhood centres in the two settlements of the parish
- 6.46 The policy has regard to the policy objectives of the NPPF in section 8 and in particular paragraph 93. Auckley/Hayfield Green as Service Centres in the DLP settlement hierarchy have roles to play in providing essential social infrastructure.
- 6.47 Maintaining strong neighbourhood centres and retaining facilities and services within the settlements is important to the achievement of a sustainable community and in that respect the Policy will assist in the delivery of a sustainable future. The principle of the Policy therefore meets the Basic Conditions a), d) and e).
- 6.48 There are, however, three modifications necessary to the Policy to meet the requirement of the NPPF and PPG that policies should be clear and unambiguous. First, the Policy identifies the local amenities it is seeking to protect. They are mapped in Maps 3 and 4 but there is no reference to these maps in the policy in either part 1 or part 3. To be clear the maps should be cross referenced from the policy in both sections.
- 6.49 Secondly, the structure of Policy 5 is confused with section 2 requiring that proposals must meet at least one of the policy tests. However the first test is that the

development is located within development limits. The Policy can therefore easily be met without the other tests being met. This is clearly not the intention and it is recommended that this requirement is moved into the introductory part of section 2

- 6.50 Thirdly, section 4 of the policy refers to Local Centres which is not the correct terminology for Auckley and Hayfield Green where the centres should be classed as Neighbourhood Centres or as in the DLP 'Neighbourhood Shopping Parades'. This needs to be corrected.

Recommendation 8	
8A	<p>Add in section 1 of Policy 5 Line 1 after the words 'local amenities' the words "<i>in Maps 3 and 4</i>".</p> <p>Add in section 3 of Policy 5 Line 1 after the words 'Neighbourhood Centres' the words "<i>in Maps 3 and 4</i>".</p>
8B	<p>In section 2 of Policy 5 Line 2 insert after the word 'supported' the words "<i>when it is within development limits and...</i>".</p> <p>Delete the test 2a) and renumber the other tests as a) to c)</p>
8C	<p>In section 4 of Policy 5 line 3 delete the word 'Local' and replace with the word "<i>neighbourhood</i>".</p>

- 6.51 With these modifications Policy 5 will be clear and unambiguous and meet the Basic Conditions in full.

Section 9 Design and Character

Policy 6 Design Principles

- 6.52 Policy 6 of the ANP seeks to ensure high quality in a development's design and sets out a suite of design principles.
- 6.53 Given the focus of the NPPF at section 12 seeking a high quality of design, and encouraging the use of design guides and codes, Policy 6 has regard to national policy.
- 6.54 In respect of the relevant strategic policies, Policies 41, 42 and 44 of the DLP set out the key design principles in a fair amount of detail which will apply to development in the district. DMBC in its Regulation 16 representation would like to see more local detail in Policy 6 which currently overlaps to a significant degree with the strategic policies. DMBC suggest this could draw on a local character assessment.
- 6.55 Ideally Policy 6 should be more locally specific in its principles to be genuinely

complementary to DLP policies. However, to attempt to do so now raises two procedural problems – first it would involve potentially significant detailed change to the policy which has not been consulted on and secondly there does not at present appear to be the evidence base to justify the development of more detailed local principles. Notwithstanding this shortcoming, Policy 6 as it stands generally conforms to the strategic policies even though it is somewhat repetitious. I would recommend as a resolution to this that APC either now or at the first review of the plan embark on a character assessment and design coding project that would provide the basis for more locally specific design principles and that Policy 6 is subsequently redrafted as part of a future review of the ANP.

6.56 The outcome of applying Policy 6 will though help to secure more sustainable development. As such the principle of the Policy meets Basic Conditions a), d) and e).

6.57 In order to ensure the policy is clear and unambiguous as required by the NPPF and PPG there are however a number of minor modifications that need to be made.

First, in section 1 the reference to ‘key design principles’ needs to make clear these are what follow in the rest of the policy.

Secondly, as with a number of policies terminology has been used that is not precise. There is no need to say at the end of section 1 ‘where appropriate’. This simply introduces doubt. The policy will be clearer without it.

Thirdly, in section 1 a) reference is made to ensuring features on the site are not compromised by occupants of the site. This is inappropriate. The planning system is about the development and use of land, the occupants of the site are irrelevant. This reference therefore needs to be changed to refer to ‘future use’ rather than ‘future occupants’.

Fourthly, section 1 b) as currently worded refers to respecting the historic character of the area which appeared overly focused on heritage when the intention of the policy is to improve design generally regardless of whether the site involves historic character. APC were asked to clarify the intention as part of the examiner’s clarifying questions and have confirmed that the intention is to respect the existing character of the area and not just the historic character. (See Appendix 1).

Finally, in section 1 h) the wording implies that minimising carbon emissions will apply to Auckley only. It needs to be clarified that what is being referred to here is the whole Parish.

6.58 With these modifications in place Policy 6 will meet the Basic Conditions in full.

Recommendation 9	
9A	In para 1 line 4 of Policy 6 insert the word ‘<i>following</i>’ before the word ‘key’ and delete the words ‘where appropriate’ at the end of the paragraph.
9B	In para 1 a) line 5 delete the word ‘occupants’ and replace with the word ‘<i>use</i>’.
9C	In para 1 b) line 1 delete the word ‘historic’ and replace with the word ‘<i>existing</i>’
9D	In para 1 h) line 2 insert the word ‘<i>Parish</i>’ after the word ‘Auckley’

Policy 7 – Locally Valued Undesignated Heritage Assets and Important Limestone Walls

- 6.59 This section of the ANP and Policy 7 deals with the historic environment and particularly locally valued but undesignated heritage assets. The section acknowledges that there are significant designated heritage assets in the area. The implication of the supporting text is that because these are statutorily protected, covered by detailed policy in the NPPF and DLP, the ANP does not address these further to avoid repetition. However, in paragraph 9.19 there are two factual errors to correct. First the paragraph states these designated assets are listed in the plan when they are not and secondly the paragraph states that Policy 7 covers development affecting the setting of designated assets when it does not. These errors need to be corrected.
- 6.60 The identification of non-designated heritage assets and their protection is an important opportunity for neighbourhood plans and supported by the NPPF. The policy in seeking to do this has regard to the NPPF and to advice in the DLP.
- 6.61 Policy 7 itself, also is in general conformity with the DLP at Policy 40. However, apart from the section regarding limestone walling at section 2, it is virtually identical in its coverage to the NPPF and Policy 40 in particular. The advice of both the NPPF and the PPG is that policy content should not be replicated at different levels of the planning policy hierarchy. Unless there are specific local aspects which APC can identify, paragraphs a) and b) of Policy 7 should be deleted and a cross reference in paragraph 1 made to the principles set out in Policy 40 of the DLP.
- 6.62 In addition to this major concern the context for the policy as set out in the supporting text needs to be clarified in a number of respects for the policy to work in a clear and unambiguous way.

First the terminology at paragraph 9.21 is inexact in that it refers to the level below ‘national significance’. As far as designated assets are concerned those of national significance would be grade 1. The level below that would be grade II*. This is not

what the text is intended to mean. What is actually meant is the level below ‘nationally designated assets’ i.e. the undesignated locally valued heritage assets.

Secondly, in paragraph 9.25 the plan indicates that APC will request DMBC to introduce an Article 4 direction over the removal of the identified limestone walls. This is misleading. What the Article 4 direction would do is remove specified permitted development rights over particular areas. As it is generally not possible to do this for individual properties other than by condition on a planning permission I would recommend that the text at paragraph 9.25 proposes to remove selected Permitted Development in Schedule 2 Part 1 and Schedule 2 Part 2 Class A of the General Permitted Development Order along Main Street, Auckley where the majority of the locally valued undesignated heritage assets and the limestone walls are located.

Recommendation 10	
10A	<p>Delete parts 1a) and 1b) from Policy 7 and amend the first paragraph line 4 to read:</p> <p><i>“...will be assessed against the principles set out in Policy 40 A) and B) of the Doncaster Local Plan.”</i></p>
10B	<p>In Map 6 extend the area to ensure all NDHA in Auckley village are shown and referenced and add the reference numbers from Map 6 to Appendix 2 to help identification.</p>
10C	<p>Add the designated assets to Map 6 as paragraph 9.19 indicates.</p>
10D	<p>Amend paragraph 9.19 line 2 to delete the word ‘lists’ and replace with the words <i>“at Map 6 identifies”</i>.</p> <p>Stop the paragraph text at the word ‘Council’ in line 4 and delete the rest of the sentence as Policy 8 or indeed 7 does not control development in the setting of designated assets.</p>
10E	<p>Delete the words ‘national significance’ at the end of paragraph 9.21 and replace with the words <i>“nationally designated assets.”</i></p>
10F	<p>Amend the text at Paragraph 9.25 Line 2 to read :</p> <p><i>“of an Article 4 Direction removing selected permitted development rights in Schedule 2 Parts 1 and 2 of the General Permitted Development Order along Main Street, Auckley to restrict permitted Development that could otherwise adversely impact on locally valued heritage assets including limestone walling.”</i></p>

6.63 Policy 7 and its supporting text as modified would meet Basic Conditions a), d) and e).

Section 10 The Environment

6.64 Section 10 of the plan focusses on the importance of the environment in supporting physical, mental and social well-being and includes a suite of three policies designed to ensure development in the neighbourhood area protects local green spaces, biodiversity and landscape character.

Policy 8: Local Green Spaces

6.65 The ANP at Policy 8 takes up the opportunity offered in the NPPF to identify and designate Local Green Space (LGS) in accordance with NPPF paragraphs 101-103. Such spaces can only be designated at the time the neighbourhood plan is being prepared and development within them will be treated in the same way as development within the Green Belt i.e. only permitted where very special circumstances apply.

6.66. The sites considered and proposed to be designated as LGS are mapped in Map 8 for Auckley and Map 9 for Hayfield Green and described in Appendix 3 to the ANP together with an assessment in terms of the tests set out in Paragraph 102 of the NPPF. The NPPF tests are:

- Is the green space in reasonably close proximity to the community it serves?
- Is the green space demonstrably special to the local community and of local significance?
- Is the green space local in character and not an extensive tract of land?

6.67 For the most part, having reviewed the LGS in Auckley village, I generally agree that they do meet the 3 tests. However, there is one where I do not think this is the case and that is LGS 19. This is a very small amenity area which although meeting the first and last of the criteria is of little special significance in any of the ways suggested in the NPPF. One of the purposes of LGS is to protect the spaces that might be more vulnerable to development but in respect of LGS19 there is very little likelihood that this could be proposed for development given its position in respect to surrounding housing. I recommend that it is deleted as its inclusion devalues the purpose and intention of LGS.

6.68 The proposed LGS in Hayfield Green, again for the most part can be justified in terms of the Paragraph 102 criteria but there are a number that cannot. LGS 10 and 18, although again potentially meeting the first and last criteria of paragraph 102, are not of demonstrably special significance to the community in any of the ways set out in the NPPF. As roadside amenity strips they have very limited wildlife/ecological value, no historic value, are not tranquil spaces because of their location and of no recreational value as they are too narrow and too close to the road. LGS 17 is similar

but slightly wider and not bounded on both sides by roadways and therefore arguably justifies retention.

- 6.69 The other proposed LGS in Hayfield Green that does not warrant designation is LGS 9. This is a very small area of grassland dominated by car parking along its roadside edge. It has again very limited wildlife/ecological value, no historic value, is not a tranquil space because of its location and of very limited recreational value as it is small and too close to the road and parked vehicles.
- 6.70 LGS 9, 10 and 18 in Hayfield Green should therefore be deleted from the maps and appendix as their inclusion again devalues the purpose and intention of LGS.

Recommendation 11	
11A	Delete proposed designated LGS 9, 10, 18 and 19 from Maps 8 and 9, from the listing in Policy 8 and from Appendix 3 and renumber remaining LGS.

- 6.71 With this modification Policy 8 and the proposed designations will be in accordance with Basic Condition a). Equally, the policy is also in general conformity with DLP Policy 27 seeking to protect local green space but adds more local detail by identifying the LGS. The Policy is likely to make a strongly positive contribution to achieving sustainability. Accordingly, the designations and policy would also meet Basic Conditions d) & e).

Policy 9 Biodiversity and Nature Conservation

- 6.72 The neighbourhood area has a rich and valued natural environment with a number of important natural assets in the form of priority habitats and Local Wildlife Sites. Policy ANP 9 sets out what is expected of development schemes to protect and enhance biodiversity and sets out the requirement for biodiversity net gain (BNG) to be agreed with the Borough Council.
- 6.73 The NPPF at section 15, particularly paragraphs 174 and 179, encourages plans to promote the conservation, restoration and enhancement of priority habitats, to pursue measurable net gains for biodiversity and to prevent development contributing to pollution, which ANP Policy 9 has regard to.
- 6.74 The strategic context in respect of protecting the natural environment is set out in Policy 29 and 30 of the DLP which seeks to protect, maintain and enhance the District's natural environment and biodiversity. Policy 9 does add local context and does not merely replicate the Local Plan policies. Policy 9 is therefore complementary to the strategic policies and in general conformity and Basic Condition e) is met.
- 6.75 Given that the objectives of the policy are to protect and enhance biodiversity, Policy 9 will have a positive effect in achieving sustainable development and in

particular environmental sustainability.

- 6.76 The Basic Conditions are therefore met and other than a minor typographical error (see Appendix 3) there is no need for any modification to the Policy.

Policy 10 Landscape Character

- 6.77 The ANP recognises the locally important landscape character of the neighbourhood area and seeks to protect it. In particular the gaps between Auckley and Hayfield Green within the neighbourhood area and between these and the nearby villages of Branton and Blaxton are deemed important to protect given the significant planned expansions of Hayfield Green.
- 6.78 The NPPF at section 15 looks to secure the conservation and enhancement of the natural environment and, whilst in the main it talks about designated sites, at paragraph 174b) it seeks to ensure the intrinsic character and beauty of the countryside is recognised. Therefore Policy 10 has regard to national policy.
- 6.79 DLP Policy 33 seeks to protect landscape character and whilst the policy does not expressly talk about restricting coalescence it is clearly the intention of Policies 1 and 25 of the DLP to restrict development in the countryside to limited classes of development. In respect of Policy 1(5), allowing more significant development where a 5 year housing supply is not present, there is clearly a requirement in clause (d) that it should not lead to coalescence and the intrinsic character and beauty of the countryside should not be harmed.
- 6.80 Spawforths on behalf of Hadrian Residential in their Regulation 16 representation have objected to Policy 10 on the grounds that it duplicates strategic policies 1 and 25 of the DLP when advice in the NPPF and PPG is specifically that policies should not be repeated at different levels of the planning policy hierarchy. In particular they are concerned that Policy 10 undermines the strategic policies of the DLP and would make it difficult, in circumstances where a 5 year housing supply could not be demonstrated, to bring forward additional sites and they propose the policy is deleted.
- 6.81 Notwithstanding the fact that DLP Policy 1 links Auckley and Hayfield Green as one 'service village', as much as anything this is because they have a shared service base and functionally work together. However, development limits have been identified for both parts separately and therefore, as a matter of fact, the area between Auckley and Hayfield Green for the purposes of DLP Policy 1 is countryside and development would result in the loss of countryside between the two parts of the settlement which the community has determined that it wishes to prevent.
- 6.82 Even if a situation existed where a 5 year housing supply could not be demonstrated (not currently the case) and DLP Policy 1(5) was brought into play, part (c) of Policy 1(5) requires that:

“the site is well related to the existing built form of the settlement and would represent a logical extension to the built up area or is of a scale and nature that is in keeping with the core shape, form and size of the settlement”

and part d) requires that:

“development will not cause significant harm to a settlement’s character, setting and appearance (including partial or total coalescence with another settlement) or to the intrinsic character and beauty of the surrounding countryside”;

- 6.83 In that context, Policy 10 and the reference to retaining local character and distinctiveness and avoiding coalescence does not therefore undermine the strategic intent of the DLP. As regards duplication of policy content, again I do not consider this is correct inasmuch as the Policy is setting out the areas of countryside in which the limitations on development will apply and, specifically, cross refers to the DLP rather than repeating its content. In identifying the specific areas where retaining local character and avoiding coalescence is a matter of concern, the ANP is adding local specificity to the strategic policies of the DLP. I am therefore not persuaded that Policy 10 of itself is dealing with a strategic matter or that it is not in general conformity with the DLP, the issue of restricting development in the countryside and preventing coalescence having already been put in place in DLP Policies 1 and 25.
- 6.84 To confirm my interpretation I included a clarifying question to DMBC on this matter as part of the examiner’s clarifying questions (see Appendix 1 to this report). DMBC replied as follows:
- As Policy 10 is not restrictively worded, we do not believe it undermines Policy 1 of the Local Plan. If Policy 2 of the ANP is amended as per the response to DMBC2, then this would be clear in the ANP. Policy 10 is the Parish Council wishing to retain the countryside for countryside purposes, in the same way Policy 25 of the Local Plan does. Policy 25 does not undermine Policy 1 of the Local Plan, and with the amendment above we believe the ANP is in conformity with the strategic policies of the Local Plan.*
- 6.85 Notwithstanding this opinion, I do consider that having looked at Policy 10 in the light of the Spawforth representation that as with ANP Policy 2 there is a need for clarification if the Policy is to operate in a manner that is clear and unambiguous and therefore avoiding conflict with Basic Condition a). Firstly, as in Policy 2, because the areas of countryside referred to potentially could include land outside the neighbourhood area it needs to be made clear that it will only apply within the neighbourhood area. Secondly, the fact that Auckley and Hayfield Green is a linked settlement needs to be reflected in the policy. Thirdly, the terminology in the last sentence of the policy and a more accurate referencing to DLP policy will overcome the shortcomings of the Policy Spawforths have referred to. The wording in the supporting text at Paragraph 10.19 would have to reflect this policy change.
- 6.86 Finally in the interests of clear and unambiguous policies and supporting text the intention of the second sentence in paragraph 10.15 is not clear. The wording refers to *“This aspect of siting”* when that is not what the text in the first sentence is about.

The intention needs to be clarified.

Recommendation 12	
12A	<p>In Policy 10 line 1 after the word ‘Auckley’ delete the comma and insert a hyphen before ‘Hayfield Green’.</p> <p>In line 2 after the word ‘Branton’ insert the words “<i>and which are within the neighbourhood area</i>”</p>
12B	<p>Amend the last sentence of Policy 10 to read:</p> <p><i>“Development in these areas should be limited to the types of development appropriate in the countryside as set out in Doncaster Local Plan Policy 25 and in exceptional circumstances as set out in Doncaster Local Plan Policy 1(5).”</i></p>
12C	<p>Amend the last line of paragraph 10.19 to read:</p> <p><i>“...only include those types of development deemed appropriate in the countryside as set out in DLP Policy 25 and in exceptional cases as set out in DLP Policy 1(5).”</i></p>
12D	<p>Reword the second sentence of Paragraph 10.15 to read :</p> <p><i>“The matter of careful siting of development within the landscape is a key component in maintaining the character of the villages.....enjoy”</i></p>

6.87 With these modifications, Policy 10 and its supporting text will meet Basic Conditions a), d) and e).

Section 11 – Monitoring and Review.

6.88 Section 11 of the plan sets out APC’s intentions in respect to monitoring the ANP and its review. Although this is a largely factual statement there are two areas that require amendment to ensure the text is accurate.

6.89 First, although paragraph 11.2 implies that the Neighbourhood Planning Act 2017 requires review of neighbourhood plans, I can find nothing to suggest this is a requirement . Indeed the Planning Practice Guidance on Neighbourhood Planning states that “*There is no requirement to review or update a neighbourhood plan*”. Although it does go on to acknowledge that there will be circumstances where it is important for a neighbourhood plan to be reviewed if it is to remain up to date. APC should not therefore impose on itself an obligation to review the plan in 5 years but rather to monitor to determine when a review is needed.

6.90 Secondly paragraph 11.4 rather suggests the only obligation when making amendments to the plan is to consult on them. This is somewhat misleading and the

text should refer to the fact that there are procedures relating to review that will need to be followed.

- 6.91 Making these modifications will ensure this section of the Plan meets Basic Condition a).

Recommendation 13	
13A	Delete current paragraph 11.2 and replace with the following: <i>“In line with Planning Practice Guidance it is good practice to monitor and review the neighbourhood plan as necessary following the making of the plan by DMBC.”</i>
13B	Delete current paragraph 11.4 and replace with the following: <i>“Any review of the Plan will only be ‘made’ following consultation with DMBC, local residents and other statutory stakeholders following the procedures for review set out in legislation, regulations and national guidance.”</i>

7 Other Matters

Other housing proposals put forward in Regulation 16 representations

- 7.1 A representation from Spawforths on behalf of Hadrian Residential Ltd at the Regulation 16 stage raised concerns over Policies 2 and 10 as discussed above. Specifically, Spawforth’s objection was that the policies as drafted would preclude Hadrian Residential bringing forward an additional site for development which lies immediately south of Auckley, north of the railway and between Auckley and Hayfield Green. They propose that the site would be a highly sustainable location for housing and as brownfield land being previously worked for minerals it makes sense for it to come forward.
- 7.2 However, there are a number of reasons why the site’s development would be inappropriate at this time. First the Strategic Policy 6 of the DLP has recently identified the areas for development in association with Doncaster Sheffield Airport and this site was specifically not included. Far from ANP Policies 2 and 10 undermining strategic policy as Spawforths state, the development of this site would seriously undermine the DLP strategic policies.
- 7.3 Secondly, as confirmed by DMBC in its answers to clarifying questions in Appendix 1 there is no housing shortfall in the DMBC area and indeed housing delivery is occurring at a rate substantially above target. There is therefore no need for this

scale of site to be released.

- 7.4 Thirdly, even if there was no longer a 5 year housing supply in the Borough this site would fail the tests for the exceptional release of additional housing land set out in Policy 1(5) of the DLP i.e. the development of the site would not be well related to the existing built form of the settlement and not of a scale and nature that is in keeping with the core shape, form and size of Auckley. Development would cause significant harm to Auckley's character, setting and appearance and result in the loss of countryside between the development limits of Auckley and Hayfield Green.
- 7.5 Finally, even if it was the ultimate intention of Hadrian Residential to see this site brought forward through the ANP it would be procedurally impossible at this stage to recommend the allocation of additional sites without the current ANP being withdrawn and revised proposals, (as well as probably a Strategic Environmental Assessment Report and Appropriate Assessment given the scale of site), being taken back through pre-submission consultation. As there is no other reason to warrant this course of action it would be entirely unjustified.
- 7.6 I have recommended above a number of modifications to both Policies 2 and 10 to ensure there is no issue of general conformity with the strategic policies of the DLP and no other change in response to Hadrian Residential's representations regarding this site are necessary.

Typographical and formatting corrections

- 7.7 There are a significant number of typographical/grammatical errors in the Plan which ought to be corrected. In addition to proposing modifications to ensure the Plan meets the Basic Conditions the only other area of amendment that is open to me as the examiner is to correct such errors. I have identified these in Appendix 3, and, in modifying the Plan as set out above and finalising it for the referendum, these typographical amendments should be made.

Recommendation 14

14A	Make typographical and grammatical corrections as set out in Appendix 3 at the end of this report.
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8. Referendum

- 8.1 Subject to the recommended modifications set out above being completed, it is appropriate that the Auckley Neighbourhood Development Plan should proceed to a referendum.
- 8.2 I am required to consider whether the Referendum Area should be synonymous with the Auckley Neighbourhood Area or extended beyond it.

- 8.3 The neighbourhood area covers the administrative area of Auckley Parish Council. Although there is a significant amount of development allocated in the DLP for the Hayfield Green area that straddles the Parish boundary, the ANP policies and proposals themselves will not affect surrounding areas to any degree and therefore I do not consider that extension of the referendum area would be warranted.
- 8.4 Accordingly, I consider that it is unnecessary to recommend any other Referendum Area than the neighbourhood area and no representations have been submitted seeking an alternative approach.

Recommendation 15	
15A	I recommend to Doncaster Metropolitan Borough Council that the Auckley Neighbourhood Plan, modified as specified above, should proceed to a referendum based on the Auckley Neighbourhood Area as approved by the Borough Council on 11 June 2018.

Peter D Biggers BSc Hons MRTPI - Independent Examiner – 20 January 2023

Appendix 1 - Examiner's Clarifying Questions and Information Requests put to Auckley Parish Council and Doncaster Metropolitan Borough Council

Questions and Information Requests to DMBC

DMBC 1:

Q - 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?

A - *No. The airport policy and any housing that comes forward on the airport housing sites does not contribute to the housing requirement or assumed supply in the Borough, and is entirely additional. Auckley's housing requirement is being met on AHG01 (115 units in the plan period), which is complete, and AHG02 (140 units) which is under construction and has 97 units remaining as at March 2022. Para 4.44 of the Doncaster Local Plan 2015-2035, with respect to its approach to housing and Neighbourhood Plans, confirms that the Local Plan does not make specific housing requirements for individual areas because the Local Plan identifies sufficient sites overall to meet its housing allocation requirements and does not rely on neighbourhood plans to make additional allocations. They are of course free to allocate additional housing in line with national policy and guidance, but there is no expectation or need for them to do so in terms of housing requirement or land supply for the plan period to 2035.*

DMBC 2:

Q - 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?

A - *Disagree that the policy is not in general conformity with Policy 1 of the Local Plan, which seeks to protect the countryside from development. However, we would accept that a caveat related to countryside development being permitted in certain limited circumstances, as set out in Policy 1 of the Local Plan – or a caveat linking to Policy 1 part 5 would better align the two.*

DMBC 3:

Q - 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?

A - *As Policy 10 is not restrictively worded, we do not believe it undermines Policy 1 of the Local Plan. If Policy 2 of the ANP is amended as per the response to DMBC2, then this would be clear in the ANP. Policy 10 is the Parish Council wishing to retain the countryside for countryside purposes, in the same way Policy 25 of the Local Plan does. Policy 25 does not undermine Policy 1 of the Local Plan, and with the amendment above we believe*

the ANP is in conformity with the strategic policies of the Local Plan.

DMBC 4:

Q - 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.

A - We were covered until 31st October 2022 by our 5 year supply being fixed via adoption of the Local Plan in line with NPPF para 74b. We are currently working on a new statement which will cover the 5-year period April 2022 to March 2027 based on our annual monitoring which has just been completed, however we can comfortably demonstrate a greater than 5 year supply of housing and housing delivery is well ahead of the projected 920 dpa overall, despite a slight downturn for a single monitoring year during the early phases of the pandemic for obvious reasons. Likewise, the Council has always maintained a very healthy Housing Delivery Test result as per the Government's own monitoring and reporting each year.

DMBC 5

Q - 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?

A - DSA01 does not yet formally have permission. It was approved at planning committee subject to section 106, but given the closure of the airport, this is now being held in abeyance. DSA02 does not have permission and there is no application for this site either. We do not believe there is justification for development on DSA02 or DSA03 without an airport, and therefore do not see an application coming forward for these sites at present

DMBC 6

Q - 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.

A - We sent notification of the designation of the neighbourhood area on the 11th June 2018

Parish Council Questions

APC 1:

Q - 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.

A -

APC 2:

Q - 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.

A - 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.

APC 3:

Q - 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.

A - The Parish Council has now corrected the Basic Conditions Statement.

APC 4:

Q - 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?

A - 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”)

APC 5:

Q - 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”?

A - 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”.

APC 6:

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

A - 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.

APC 7:

Q - 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?

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

APC 8:

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

A - *This is an oversight and a Map is now provided which shows the development limit for Auckley village. (See Appendix 3 of this report)*

APC 9:

Q - 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?

A - *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

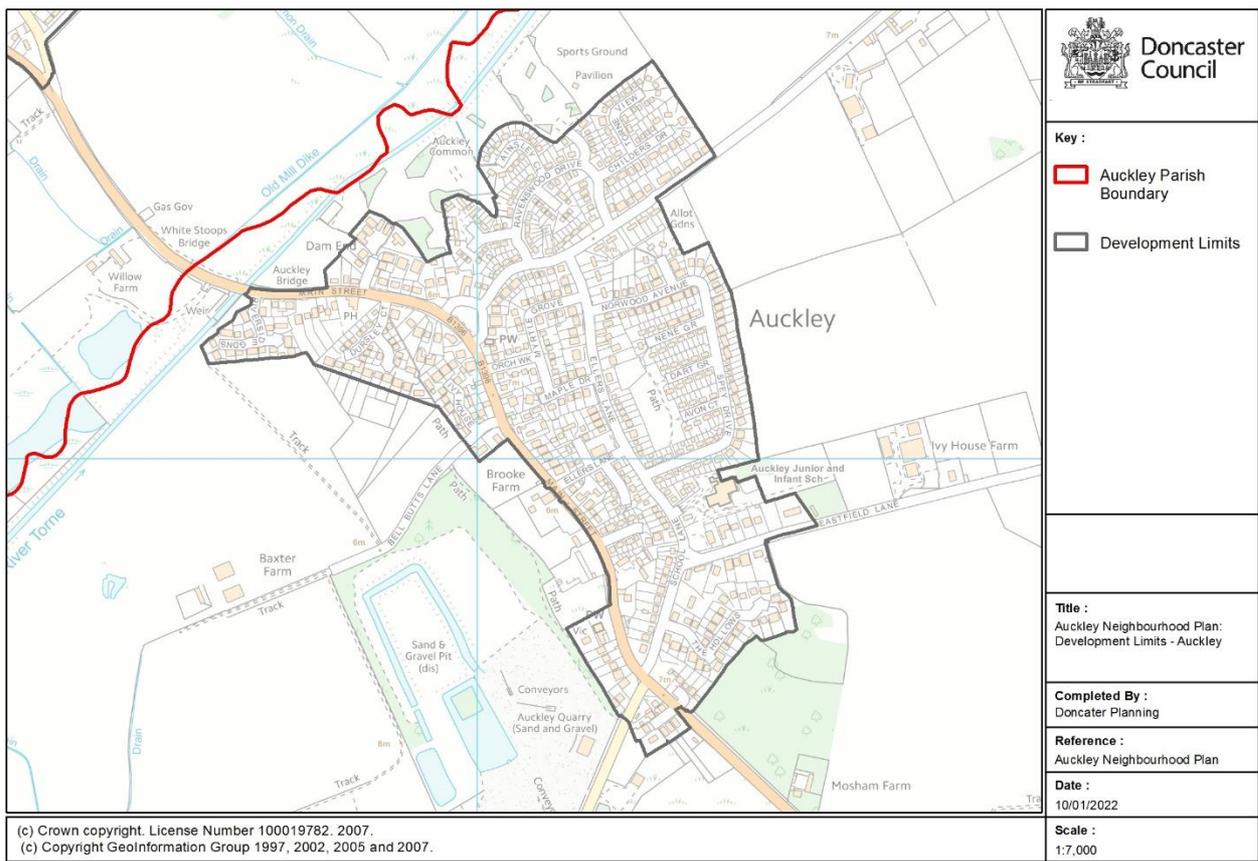
development outside development limits and housing allocations within the Local Plan.

Peter Biggers

Independent Examiner

14 November 2022

Appendix 2 – Completed Map Insert Showing Auckley Development Limits



Appendix 3 - Recommendation 14 - Typographical & Factual Corrections		
Page	Location	Correction
Title Page		The Title Page should indicate the plan version. I.E. at the next stage it should be 'Referendum Version'
2	Foreword – Para 1	Delete the apostrophe in the word Council's (Line 1). Reason - to make grammatical sense Replace the words 'land use planning documents' (Line 1) with the words ' <i>neighbourhood plans</i> '. Reason - for factual clarity.
2	Foreword - Para 2	Delete the word 'sub' (Line 2). Reason - to make grammatical sense. Update the last sentence to paragraph 2 to indicate the stage reached.
2	Foreword	Add signature and title of the person who has written the Foreword and add a date. Reason - for factual clarity.
3	Table of Contents – Entry 12 Appendix 1	Remove the word 'Proposed'. Reason – the development limits are already set by the Doncaster Local Plan.
4	Para 1.1 Line 1	Replace the word 'contains' with the word ' <i>is</i> '. Reason - factual correction.
4	Para 1.2 Line 3	Amend the date to " <i>11 June 2018</i> ". Reason - the stated date is incorrect.
4	Para 1.4 Line 3	Delete the word '2015'. Reason – to ensure plan refers to the regulations generally 'as amended'.
4	Para 1.7 Line 1 Subtitle to para 1.8	Replace the first sentence to read: <i>"Cover strategic matters, these are dealt with through the adopted DLP" ...</i> Reason – to make grammatical sense with the subtitle to the paragraph. Replace the word 'will' with the word ' <i>does</i> '. Reason – to correct the tense to match 1.7.
6	Para 2.5 Line 2	Correct the spelling of 'Doomsday' to ' <i>Domesday</i> '. Reason – incorrect spelling used.
6	Para 2.6 Line 1 Line 4	Insert the word ' <i>to</i> ' after the word 'referred'. Reason – to make grammatical sense. Correct the spelling of 'principle' to ' <i>principal</i> '. (Note there are other similar corrections to make at para 2.9 line 3.)
7	Para 2.8 Line 3 and Para 2.9 Line 2	Correct the spelling of Rd. to whatever the name should be. Reason – factual clarification.

8	Para 2.10 Line 3 Line 4 Line 7	Correct the spelling – should be ' <i>erection</i> '. Insert a full stop after the word 'lane'. Insert a full stop after the date '1974'. Reason – to make grammatical sense.
9	Para 3.1 Line 2 Line 3 Line 8	Delete the word 'availability' Add the letter 'd' to the word 'increase'. Add a full stop after the word 'Airport') and insert after the full stop the words ' <i>The Parish also has...</i> ' Reason – to make grammatical sense.
9	Para 3.2 Line 5	Delete the figure '5' at the end of the word 'scale'. Reason - to make grammatical sense.
9	Para 3.3 Line 1	Insert the word ' <i>slow</i> ' or ' <i>low</i> ' before the word 'growth'. Reason - to make grammatical sense.
11	Para 4.1 Line 5	Change the words 'are planned' to the words ' <i>took place</i> '. Reason – Factual correction - these events have happened..
15	Objective 4 Line 2 Objective 5 Line 1	Replace the word 'it' with the word ' <i>them</i> '. Insert the word ' <i>and</i> ' after the word 'heritage'. Reason – to make grammatical sense.
19	Para 7.9 Line 4	Replace the word 'are' with the word ' <i>is</i> '. Reason - to make grammatical sense.
21	Para 7.10 Line 2	Replace the word 'are' with the words ' <i>will be</i> '. Reason – to make grammatical sense
21	Para 7.11 Line 3	Insert an apostrophe in the word 'sites'. Reason - to make grammatical sense.
21	Policy 2 Line 1	Delete the word 'if'. Reason - to make grammatical sense.
22	Para 7.13 Line 4	Replace the word 'of' with ' <i>in</i> '. Reason - to make grammatical sense.
22	Para 7.14 Second sentence	Reword the start of the sentence to read ' <i>The policy highlights...</i> '. Reason – to make grammatical sense.
23	Para 7.23 Line 1	Reword the start of the sentence to read – ' <i>A summary of residents' survey results shows that...</i> '. Reason – to make grammatical sense.
25	Policy 3 Section 5 Line 3	Delete the comma after the word 'distance'. Reason - to make grammatical sense.
26	Para 7.26 Line 2	Add an apostrophe after the word 'schemes'. Reason - to make grammatical sense.
29	Para 8.2 Line 3	Replace the word 'designed' with the word ' <i>designated</i> '. Reason - to correct a spelling mistake.

32	Policy 5 Section 4 Line 3	Insert a comma after the word 'development'. Reason - to make grammatical sense.
34	Para 9.2 Line 2 Line 3	Insert the word ' <i>and</i> ' after the word context. Insert the word ' <i>the</i> ' before the word 'area'. Reason – to make grammatical sense.
34	Para 9.5 Line 2	Delete the word 'that' at the end of the line. Reason - to make grammatical sense.
36	Para 9.10 Line 1	Insert the word ' <i>means</i> ' after the word 'hub'. Reason – to make grammatical sense.
39	Policy 6 Section e Line 3	After the words 'development site' delete the words 'is adjoin' and replace with the word ' <i>adjoins</i> '. Reason - to make grammatical sense.
39	Policy 6 Section f Line 6	Insert the words ' <i>and from</i> ' before the words 'leaf litter'. Reason - to make grammatical sense.
39	Policy 6 Section g Line 4	Insert the word ' <i>and</i> ' after the word 'walkways'. Reason – to make grammatical sense.
41	Para 9.22 Line 5	Replace the word 'this' with the word ' <i>these</i> '. Reason - to make grammatical sense.
44	Policy 7 Section 1 Line 1 Line 4	Replace the word 'affected' with the word ' <i>affecting</i> ' Replace the word 'assed' with the word ' <i>assessed</i> '. Reason – to make grammatical sense and correct incorrect spelling.
47	Para 10.6	Replace the references to 'maps 7 and 8' with references to ' <i>maps 8 and 9</i> '. Reason – incorrect references given.
51	Para 10.8 Line 6	Insert the word ' <i>and</i> ' before the word 'stipulates'. Reason - to make grammatical sense.
51	Para 10.10 Line 5 Line 6	Replace the word 'emphases ' with the word ' <i>emphasises</i> ' Insert the word ' <i>and</i> ' after the word 'landscapes'. Reason - To correct spelling and make grammatical sense.
53	Policy 9 (2) Line 1	Insert the word " <i>on</i> " after the word 'locating' Reason – to make grammatical sense.
54	Para 10.13 Line 2	Insert capital 'P' in the word 'practice' and change the word 'identifies' to ' <i>identify</i> '. Reason – to make grammatical sense.

54	Para 10.14 Line 2	Insert a comma after Hayfield Green and correct the spelling of the word 'principle' to ' <i>principal</i> '. Reason - to correct spelling errors and make grammatical sense.
54	Para 10.15 Last sentence	The last sentence is not a sentence. Insert the word " <i>and</i> " after the word 'biodiversity' and add at the end the words " <i>is a matter of concern</i> ". Reason - to make grammatical sense.
55	Policy 10 Line 1	Delete the reference '1' as there is only one clause in the policy and the use of the figure 1 suggests there are other sections.
59-79	Appendices 2 and 3	There are a number of minor spelling errors in the text of these appendices which should be corrected to enable full and easy understanding of the text.