



**City of Doncaster Council**

**Auckley Neighbourhood Plan Decision Statement**

**1. Summary**

1.1 Following an independent examination, the City of Doncaster Council confirms that the Auckley Neighbourhood Plan will proceed to a Neighbourhood Planning referendum.

**2. Background**

2.1 On 11<sup>th</sup> June 2018, the City of Doncaster Council (then Doncaster Metropolitan Borough Council) designated the Auckley area for the purpose of preparing a Neighbourhood Plan in accordance with Part Two of the Town and Country Planning (England), Neighbourhood Planning (General) Regulations 2012.

2.2 Following the submission of the Auckley Neighbourhood Development Plan to the Council in July 2022, the plan was publicised and representations invited. The publicity period ended on 26<sup>th</sup> September 2022.

2.3 The Council appointed an independent examiner, Peter Biggers BSc Hons MRTPI, in November 2022, to undertake an examination of the Plan, to review whether the Plan meets the basic conditions and should proceed to referendum.

2.4 The examiner's report, received January 2023, concludes that, subject to a number of modifications specified in the report, that the Plan meets the basic conditions set out in legislation and should proceed to a Neighbourhood Plan referendum.

2.5 Therefore to meet the requirements of the Localism Act 2011 a referendum, which poses the question 'Do you want the City of Doncaster Council to use the Neighbourhood Plan for Auckley to help it decide planning applications in the neighbourhood area?' will be held in the Auckley Parish boundary, as designated.

2.6 The date on which the referendum will take place is agreed as Thursday 20<sup>th</sup> April 2023.

**3. Decision and Reasons**

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

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

<b>Section / Policy</b>	<b>Examiner's proposed modification</b>	<b>Action Taken / Reason for Change</b>
General form of the Plan	Renumber the policies of the ANP throughout as ANP1, ANP2 etc	Modifications made as set out in the recommendation.
General form of the Plan	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.	Modifications made as set out in the recommendation.
Introduction	In Paragraph 1.2 Line 3 – Delete the date and replace with “11 June 2018”	Modifications made as set out in the recommendation.
Section 3: ‘Auckley Parish Today’	Replace the text in paragraph 3.4 to set out the up to date position in respect of the Doncaster/Sheffield Airport.	Modifications made as set out in the recommendation.
Policy 1: ‘Local Plan Residential Development linked to Doncaster Sheffield Airport’	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> ”	Modifications made as set out in the recommendation.
Policy 1: ‘Local Plan Residential Development linked to Doncaster Sheffield Airport’	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> ”	Modifications made as set out in the recommendation.
Policy 1: ‘Local Plan Residential Development linked to Doncaster Sheffield Airport’ – supporting text	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> ”	Modifications made as set out in the recommendation.
Policy 2: ‘Additional Residential Development’	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> ”	Modifications made as set out in the recommendation.
Policy 2: ‘Additional Residential Development’	Add after the word ‘development’ in line 1 of Policy 2 the words “ <i>falling within the Neighbourhood Area</i> ”	Modifications made as set out in the recommendation.
Policy 2: ‘Additional Residential Development’	Delete the words ‘where appropriate’ from clause e) of Policy 2	Modifications made as set out in the recommendation.
Policy 2: ‘Additional Residential Development’	Substitute the revised map of Auckley at Appendix 2 below for the map of Auckley currently in Appendix 1 of the ANP.	Modifications made as set out in the recommendation.
Policy 2: ‘Additional Residential Development’ – supporting text	Reword the start of Paragraph 10 to read : “ <i>Aside from proposed housing development at the Airport....</i> ”	Modifications made as set out in the recommendation.

Policy 3: 'Housing Type and Mix' – supporting text	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> "	Modifications made as set out in the recommendation.
Policy 3: 'Housing Type and Mix' – supporting text	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> "	Modifications made as set out in the recommendation.
Policy 3: 'Housing Type and Mix' – supporting text	Insert a new sub heading " <i>Specialist Housing</i> " after section 4 of Policy 3	Modifications made as set out in the recommendation.
Policy 3: 'Housing Type and Mix' – supporting text	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> ".	Modifications made as set out in the recommendation.
Policy 3: 'Housing Type and Mix' – supporting text / figure	State the source of Figure 1 on Page 24 as " <i>Source - Auckland Parish Community Survey 2018</i> "	Modifications made as set out in the recommendation.
Policy 4: 'Making Efficient Use of New and Existing Buildings'	Insert in place of the word 'new' in line 1 of Policy 4 the words " <i>new-build development or...</i> "	Modifications made as set out in the recommendation.
Policy 5: 'The Protection of Key Local Amenities and Neighbourhood Centres'	Add in section 1 of Policy 5 Line 1 after the words 'local amenities' the words " <i>in Maps 3 and 4</i> ".  Add in section 3 of Policy 5 Line 1 after the words 'Neighbourhood Centres' the words " <i>in Maps 3 and 4</i> ".	Modifications made as set out in the recommendation.
Policy 5: 'The Protection of Key Local Amenities and Neighbourhood Centres'	In section 2 of Policy 5 Line 2 insert after the word 'supported' the words " <i>when it is within development limits and...</i> ".  Delete the test 2a) and renumber the other tests as a) to c)	Modifications made as set out in the recommendation.
Policy 5: 'The Protection of Key Local Amenities and Neighbourhood Centres'	In section 4 of Policy 5 line 3 delete the word 'Local' and replace with the word " <i>neighbourhood</i> ".	Modifications made as set out in the recommendation.
Policy 6: 'Design Principles'	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.	Modifications made as set out in the recommendation.
Policy 6: Design Principles	In para 1 a) line 5 delete the word 'occupants' and replace with the word ' <i>use</i> '.	Modifications made as set out in the recommendation.
Policy 6: Design Principles	In para 1 b) line 1 delete the word 'historic' and replace with the word ' <i>existing</i> '	Modifications made as set out in the recommendation.
Policy 6: Design Principles	In para 1 h) line 2 insert the word ' <i>Parish</i> ' after the word 'Auckley'	Modifications made as set out in the recommendation.

Policy 7: 'Locally Valued Undesignated Heritage Assets and Important Limestone Walls'	Delete parts 1a) and 1b) from Policy 7 and amend the first paragraph line 4 to read:  " <i>...will be assessed against the principles set out in Policy 40 A) and B) of the Doncaster Local Plan.</i> "	Modifications made as set out in the recommendation.
Policy 7: 'Locally Valued Undesignated Heritage Assets and Important Limestone Walls' – supporting map	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.	Modifications made as set out in the recommendation.
Policy 7: 'Locally Valued Undesignated Heritage Assets and Important Limestone Walls' – supporting map	Add the designated assets to Map 6 as paragraph 9.19 indicates.	Modifications made as set out in the recommendation.
Policy 7: 'Locally Valued Undesignated Heritage Assets and Important Limestone Walls' – supporting text	Amend paragraph 9.19 line 2 to delete the word 'lists' and replace with the words " <i>at Map 6 identifies</i> ".  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.	Modifications made as set out in the recommendation.
Policy 7: 'Locally Valued Undesignated Heritage Assets and Important Limestone Walls' – supporting text	Delete the words 'national significance' at the end of paragraph 9.21 and replace with the words " <i>nationally designated assets.</i> "	Modifications made as set out in the recommendation.
Policy 7: 'Locally Valued Undesignated Heritage Assets and Important Limestone Walls' – supporting text	Amend the text at Paragraph 9.25 Line 2 to read :  " <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> "	Modifications made as set out in the recommendation.
Policy 8: 'Local Green Spaces' policy and maps	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.	Modifications made as set out in the recommendation.
Policy 10: 'Landscape Character'	In Policy 10 line 1 after the word 'Auckley' delete the comma and insert a hyphen before 'Hayfield Green'.  In line 2 after the word 'Branton' insert the words " <i>and which are within the neighbourhood area</i> "	Modifications made as set out in the recommendation.
Policy 10: 'Landscape Character'	Amend the last sentence of Policy 10 to read:  " <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</i>	Modifications made as set out in the recommendation.

	<i>exceptional circumstances as set out in Doncaster Local Plan Policy 1(5)."</i>	
Policy 10: 'Landscape Character' – supporting text	Amend the last line of paragraph 10.19 to read:  <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>	Modifications made as set out in the recommendation.
Policy 10: 'Landscape Character' – supporting text	Reword the second sentence of Paragraph 10.15 to read :  <i>"The matter of careful siting of development within the landscape is a key component in maintaining the character of the villages.....enjoy"</i>	Modifications made as set out in the recommendation.
Monitoring and Review	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>	Modifications made as set out in the recommendation.
Monitoring and Review	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>	Modifications made as set out in the recommendation.
General typographical	Make typographical and grammatical corrections as set out in Appendix 3 at the end of this report.	Modifications made as set out in the recommendation.
Referendum	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.	Modifications made as set out in the recommendation.

All policies, maps and paragraphs contained within the "Modified Plan" have been re-numbered to take account of the modifications made.