

Hurst Lane, Auckley



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Proud to build quality homes for local communities

Albemarle Homes is a family-run housebuilder based in Doncaster, dedicated to creating high-quality homes across South Yorkshire, North Nottinghamshire and North Lincolnshire. With deep roots in the region, we are committed to building thoughtfully designed developments that complement local surroundings and provide lasting value for families and communities.

Our growing portfolio includes a number of successful developments across Doncaster and Bassetlaw, offering a variety of homes to suit different lifestyles and budgets. Each development is carefully planned to provide attractive schemes, green open spaces and strong local connections, creating thriving neighbourhoods where people are proud to live.

From choosing the right locations and designing each home with care, to using professional grade materials and techniques and providing a friendly, personal service, we take pride in every detail. We ensure that every Albemarle home is built to last and designed for life.

Find out more about our homes and developments at:
www.albemarlehomes.co.uk



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Why Auckley, Why Now?

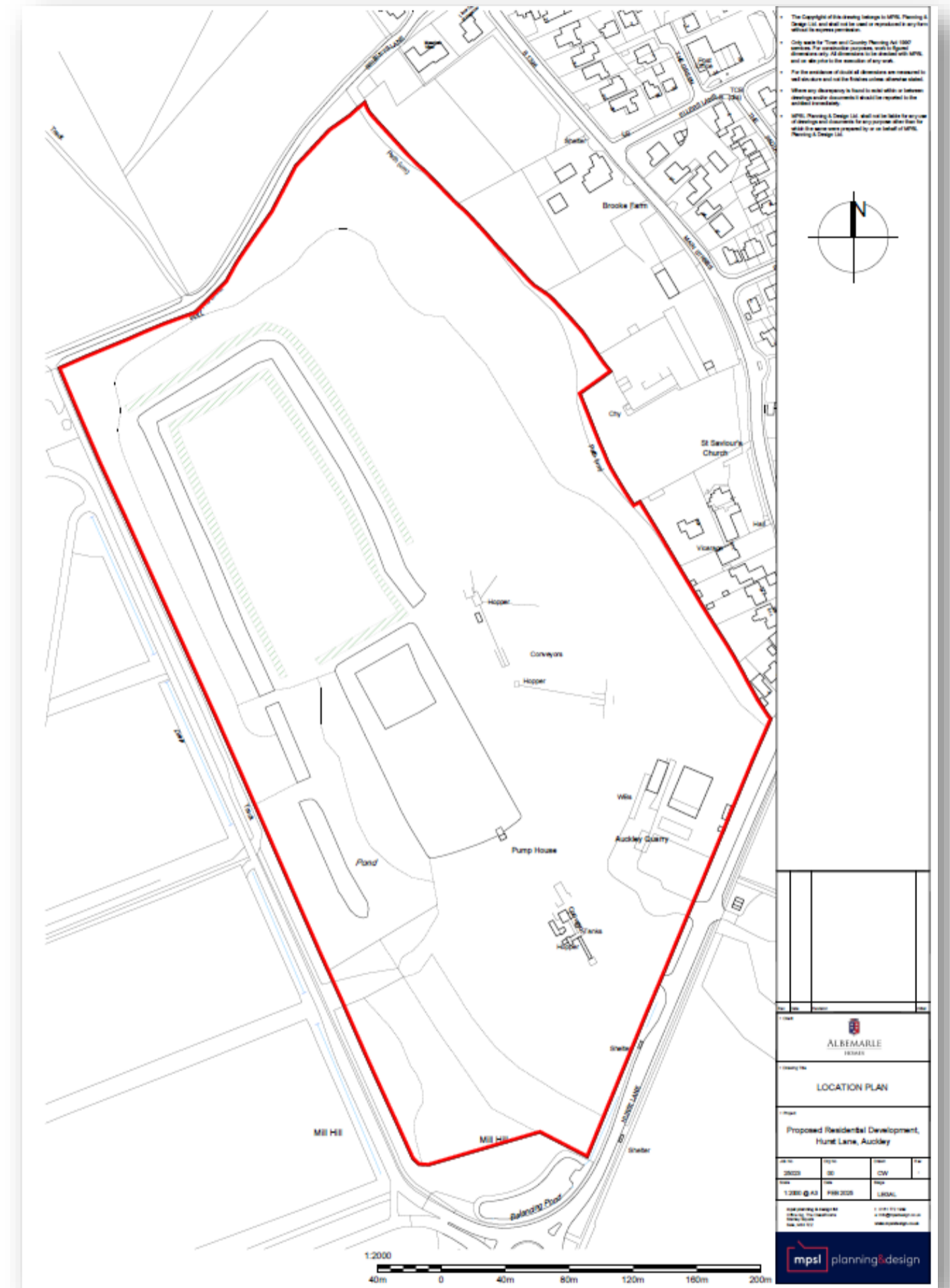
- There is a **national crisis** in the **supply of new homes** with many people not able to access housing due to huge levels of undersupply.
- **Doncaster's new housing targets** from Central Government are due to increase in 2026 as part of the Government's pledge to deliver 1.5million new homes. This equates to an increase in the targets **from 525 to 1198 houses per year** for Doncaster (before any further buffers are then applied on top of this standard method figure).
- **Auckley-Hayfield Green** is a **'Serviced Town & Village'** within the Local Plan, and these currently have a key role in delivering **15% of all new homes** in Doncaster.
- It is our assessment that the confirmed expansion of the **Airport and Gateway East** makes Auckley-Hayfield Green a very sustainable neighbourhood for new housing moving forward. This expansion includes **460,000 sq ft of new retail and amenity** uses and a further **3,250,050 sq ft of employment uses** that are already planning approved.
- Doncaster Council have also announced a **'Call for Sites'** process which is due to close on 10th May. This has led to us bringing this site forward at this moment in time. Our latest assessments show that **Doncaster is currently unlikely to be able demonstrate a 5-year supply of new housing** against both the current and newly emerging targets unless new sites are approved.



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Our intentions for the site

- Albemarle Homes are planning to promote the site and would like to undertake this process in close liaison with Auckley Parish Council
- We are currently in the early stages of preparing a planning application that we intend to submit within 2026
- We know the importance of developing the proposals with the local community in mind and we will be running a full comprehensive public consultation process before submitting any planning application
- We are keen to engage with key stakeholders such as the Parish Council to ensure this is a collaborative process
- As a brownfield site, the land provides an opportunity for redevelopment in a way that aligns with the established planning principle of prioritising previously developed land for housing. The proposals have been brought forward with this policy context in mind.



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KEY

- 1 Proposed church site with associated parking & infrastructure including access.
- 2 Main site access to be tree lined.
- 3 Site of proposed care home with associated parking & garden.
- 4 Tree lined spine street.
- 5 Existing tree groups retained.
- 6 Access streets with footpaths both sides.



- 7 Tertiary streets to be in a contrasting surface.
- 8 Existing ponds retained.
- 9 Existing reed bed retained.
- 10 Existing footpath retained.
- 11 Proposed footpath connections.
- 12 Proposed play area with open space.



Gross site area: 39.97 Ac / 16.17 Ha
 Net site area: 14.7 Ac / 5.96 Ha
 Proposed Care Home Site: 1.4 Ac
 Proposed Church Site : 3.4 Ac



172no. residential dwellings 1, 2, 3 & 4 Bed houses

23% Affordable homes 1, 2 & 3 Bed houses
 40no. Total

66no. Bed carehome

The Proposals

- The proposals have been designed to retain the gap and **avoid coalescence between Hayfield Green and Auckley**. The nearest house on the proposals to Hayfield Green sits circa 0.35km away and the site has a significant stand off to the railway line. The western woodland of the site is proposed to be retained in its entirety which itself creates a natural buffer from Hayfield Green.
- The site is **in close proximity to amenities**. It is within short walking distances to both primary and secondary schools, is well located for bus services / the link road to the M18 . It is our assessment that this site is located in a **very sustainable location** for new housing.
- The site will be providing a play area and large areas of open space with circa **25 acres being made available for public use**.
- It is a **brownfield site**.
- We are proposing **the creation of new pedestrian / cycle routes** within Auckley's walking networks including the retention of existing PROW in the site.
- Our sustainable urban drainage system aims to **retain both bodies of water** within the site for surface water storage. These will be visually enhanced and formalised to create a strong public realm for both the existing / new residents to use as part of the public open space proposals.
- Our assessment is that there is a strong need for a **high-quality new Care Home** within the area alongside the **place of worship** proposed.
- We are a **Doncaster based housebuilder**. Nearly all of our office staff live in Doncaster. A recent onsite survey showed that **75% of our onsite contractors** are Doncaster residents also. The majority of the economic benefits from build related activities would therefore stay in Doncaster's economy. As a guide for the level of investment this represents, the build costs associated with the delivery of this development are in excess of **£50 million**.

Further to the above, the wider economic benefits of the residential element only of the development would (source [HBF Housing Calculator](#)):

- Support the **employment of 597 people**
- Provide jobs for **7 apprentices**, graduates or trainees
- Generate **£7,740,000 towards affordable housing**
- Generate £4.6 million in tax revenue, **including £346,150 alone in Council Tax per year**



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Investing in our communities

Albemarle Homes takes pride in supporting local charities, community groups, young people, and grassroots sport here in Doncaster, ensuring the benefits of our homes stay within the borough.

Supporting Health Services & Charities

We proudly support **Doncaster and Bassetlaw Teaching Hospitals NHS Foundation Trust** through our long-standing £100-per-home initiative, which has raised over **£32,000 so far**.

In 2025, our team also completed the Three Peaks Challenge, **raising £15,000 for Firefly**, the Doncaster charity supporting local people living with cancer.

Investing in Young People & Skills

We're committed to helping the next generation succeed through our work with **apprenticeships**, work experience, placements & **classroom engagement** with **local schools in Doncaster & Bassetlaw**.

Investing in Young People & Skills

We proudly support Doncaster's strong sporting and cultural identity. Our partnerships include:

- Sponsorship of local sports clubs
- Sponsorship of **Doncaster Rovers & Doncaster Knights**
- Supporting **community projects** with **local Parish Councils**

We've also **supported wider initiatives**, such as donations to the **Doncaster Ukrainian Centre**.

Creating Community Benefits

We work with local partners to deliver improvements that benefit existing residents, not just new ones. This includes **green spaces**, **play areas**, **community events**, & **investment in local facilities**. We're committed to continuing this approach at Littleworth Lane.



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Any questions?



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