

MINUTES OF THE EXTRAORDINARY MEETING OF AUCKLEY PARISH COUNCIL

HELD ON FRIDAY 8TH OF MAY 2026, COMMENCING AT 3.30PM

AT AUCKLEY PARISH CENTRE

Councillors Present: V. Dobson (vice chair) M. Caygill, C. Thomson, G. Warrender and J. Worthington

In Attendance: E. Lear (Clerk), two representatives from Albemarle Homes, 1 representative from the Sandford Road Gospel Hall Trust (Plymouth Brethren) and ten members of the public.

1. **Non-Attendance by Councillors**

- a) Apologies were received from Cllrs Staniforth, Slack and Swift.
- b) The reasons for absence were accepted- **AGREED**

2. **Declarations of Other Interests and Any Amendments-** None.

3. **Determination of the Exclusion of the Public and Press-** None.

4. **Presentation from Albemarle Homes relating to a Proposed Development of Housing, a Care Home and Place of Worship on the Former Hanson's Quarry Site off Hurst Lane**

Albemarle Homes introduced themselves as a local builder building primarily in Doncaster and Bassetlaw. Why is the proposal being discussed now- the representatives of Albemarle Homes said this was due to a national crisis in the supply of new homes. National Government are changing the target of 598 new homes per annum for Doncaster to 1198 per annum. The Doncaster Local Plan lists Auckley/Hayfield Green as a Service Town/village, with 15% of the new housing targeted for these types of areas. The area is seen as sustainable due to the Gateway East facilities.

Doncaster Council have produced a 'call for sites' as they need to demonstrate that they have a 5 year land supply (which the representative said they don't currently have). They will need lots of sites (if smaller developments) to reach the target for new homes.

Albemarle Homes are at the early stages of engagement regarding the proposed site and will hold a public consultation in the future. They supplied a sketch plan to the meeting of the rough layout of the proposed area but said this would evolve as the reports and results of public consultation area received.

It was stated that this was a brownfield site which would be seen more preferentially by Planning and remediation would be required on the site.

The proposal is to build 178 residential units, a care home (they have a partner in place for this) and a place of worship. 50% of the 40 acre site would be developed, retaining green space, the existing water features and the existing woodland on the boundary (except where required for drainage). Access would be from Hurst Lane near the current access. There would be extensive footpaths around the site. The site is bound by Auckley village and the Yorkshire Wildlife Park and they intend to maintain the gap between Auckley village and Hayfield Green. The site will deliver affordable homes- the target of Doncaster Council is 23%.

Albemarle are keen to have open discussion with the Parish Council, keeping them informed and mentioned that Armthorpe Parish Council have been involved in the developments in Armthorpe.

Albemarle then took questions from Parish Councillors with the following answers:

- 1. Timescales-The aim is to submit an application before the end of the year with the earliest being at the end of the summer.
- 2. Impact on Schools and Healthcare- CDC inform the house builder how many school places are available so the house builder builds for that number. Hayfield School has secured funds for expansion from 2028/29. It is harder to check healthcare provision and they would check capacities for the public consultation.
- 3. Concern about site access close to the traffic light junction with Mosham Road. Concern was expressed that both the Hayfield Lane and Mosham Road junctions are at capacity and that the access to the Yorkshire Wildlife Park should also be taken into account- they said they would get technical transport impact reports to assess but these were not yet ready.
- 4. Awareness of Neighbourhood Plan and that the location is not listed for infill- they were aware of the plan but were answering the 'call for sites'.

5. Concern about access around the site i.e. for bin lorries and ambulances- as part of the application, they have to assume 1 in 4 dwellings will have visitor parking on the street. They then have to track vehicle movement throughout the site to access if it works due to an existing policy.
6. Supply of garages- Houses of 3 bed or more will have a garage, most of which are detached to the house. Houses with 4 beds or more require 3 parking spaces.
7. Care Home information- a 66 bed home providing primary care i.e. mostly live in residents who are vulnerable and with dementia i.e. it is not a retirement home. The parking will be for visitors and staff.
8. Type of application- Ideally, they would like to submit a full application but market forces may dictate an outline application e.g. ecology surveys are taking up to a year.
9. Existing public footpaths- they wouldn't touch the existing path, they would only connect to it.
10. Is the scout hut part of the title- no, they must have prescriptive rights for the land already.

Albemarle then took questions from members of the public with the following answers:

1. Not aware of existing pond- it was stated that it was a substantial size and that it was originally a washing pond.
2. Current work on site- they stated they had no involvement in the current works on site as they don't own the land and would only take ownership if the planning application was approved.
3. How illustrative are the plans- the care home and place of worship are correct with the housing relatively close. The housing would consist of 2, 3, 4 and maybe 5 bedroom houses. There would be no high rise flats but maybe flats. Bungalows will be included in the scheme if requested via the consultation process. The houses would be detached, semi-detached and mews, no higher than 2 ½ storey i.e. in the attic space. The care home would be 3 storeys. The housing would take 3- 4 years to build.
4. Use of place of worship (answered by representative of the church)- Would be used once on a Saturday, twice on a Sunday and on a Monday/ Wednesday evening. It was stated that cars arrive with a high level of occupancy i.e. 3-4 people per vehicle (further concern was expressed about the traffic in the area). The place of worship would not be open to community use as it has a tiered floor and would be used as a regional hub by the Rapid Response Team.
5. Price point for houses- it was stated that the market dictates and they would look at local house prices to set the price point. As building regulations have changed and due to the introduction of the Future Homes Standard from 2028 (i.e. no gas), houses will become more expensive to build. The affordable housing is also sold at a loss. They don't want to price people out of the market.
6. Suggestion to access site from roundabout (Yorkshire Wildlife Park entrance) as the roundabout allows traffic flow- they would not own the land which has access to the roundabout.
7. Concern that the Brethren place of worship in the next village is under- utilised (answered by representative of the church)- the aim would be to move the church they are currently at to this new location.
8. Suggested considerations for Albemarle Homes: Surface water, electricity supply and sewerage (stated that current system would not be able to cope)- they can't discharge water so they can't worsen the current situation i.e. the ponds on the site would need to be able to cope. With regards to foul water, they would make an application to go into the main sewer.

Following on from questions there was a brief discussion about s106 funding and though money is made available for school places they have no control on how it is spent. In the past they have alerted parish councils to the paying of s106 money.

They will notify both the parish council and the public of the public consultation which they aim to hold towards the end of June. They would like to hold on a mid-week evening, not in the school holidays. They are looking at venues as it may be difficult to access the parish centre.

They agreed that the plan of the site could be shared via the council website.

Chair:

Date: