

# STAINFORTH NEIGHBOURHOOD DEVELOPMENT PLAN 2019–2035

## CONSULTATION STATEMENT

Date: December 2023 | Pegasus Ref: P20-0594

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## Document Management.

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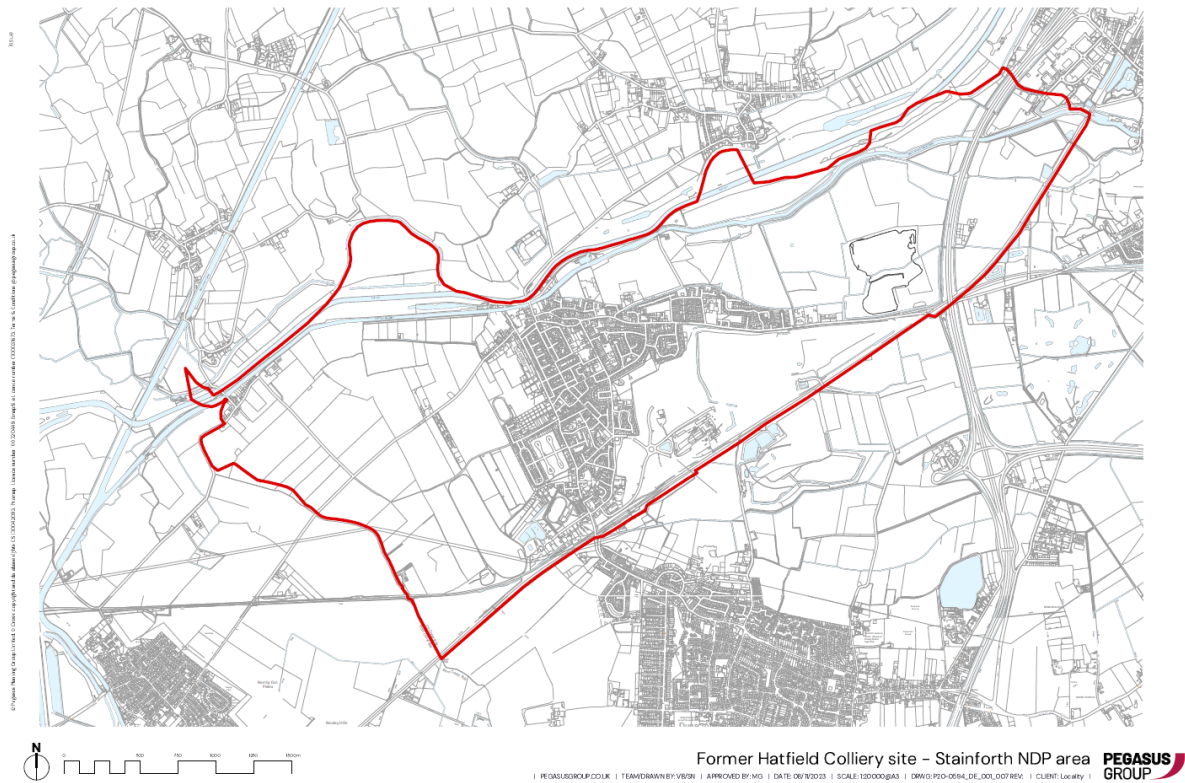
## 1.0 Introduction

- 1.1. This Consultation Statement has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)<sup>1</sup> which defines a “consultation statement” as a document which –
- (a) Contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
  - (b) Explains how they were consulted;*
  - (c) Summarises the main issues and concerns raised by the persons consulted; and*
  - (d) Describes how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.*
- 1.2. Planning Practice Guidance provides further advice:
- "A qualifying body should be inclusive and open in the preparation of its Neighbourhood Plan (or Order) and ensure that the wide community:*
- Is kept fully informed of what is being proposed*
  - Is able to make their views known throughout the process*
  - Has opportunities to be actively involved in shaping the emerging Neighbourhood Plan (or Order)*
  - Is made aware of how their views have informed the draft Neighbourhood Plan (or Order).*
- Reference ID: 41-O47-20140306."
- 1.3. Stainforth Neighbourhood Plan (NDP) has been prepared in response to the Localism Act 2011, which gives town councils and other relevant bodies, powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.
- 1.4. Work began on the Stainforth NDP when the Town Council made the decision to prepare a Plan. Stainforth Town Council applied to Doncaster Council for designation of the neighbourhood area on 9th November 2017. The Stainforth Neighbourhood Plan area covers the whole of the parish of Stainforth and was approved by Doncaster Council on 11th June 2018. The designated neighbourhood area is shown on Map 1.

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<sup>1</sup> <http://www.legislation.gov.uk/ukxi/2012/637/contents/made>

## Map 1 Stainforth Neighbourhood Area



- 1.5. A steering group of town councillors, business and community representatives was set up September 2017 to oversee the preparation of the NDP on behalf of the town council. The group meets approximately monthly and reports back to the town council on progress and for decision making at key stages. A dedicated NDP website was set up in February 2018 and this provides up to date information for all about the progress of the NDP and details of how local people can be involved. The website has been kept up to date throughout the Plan's preparation and has been used to promote and support the various consultation stages.
- 1.6. A household questionnaire survey was carried out between December 2017 and July 2018 (Appendix 1). The survey was conducted by local residents in public spaces, predominantly at the 3 local primary schools, Stainforth Library and ASDA supermarket in the central business district, ensuring the capture of a wide array of people's age, gender and ethnicity. There have been 702 completed surveys, representing approximately 10% of Stainforth's population, the detailed results of which may be found in Appendix 2. The survey addressed the 13 key issues raised by the neighbourhood plan committee. There have been largely favourable responses, backing almost all with the exception of car parking, which received only 61%.
- 1.7. Stainforth Town Council carried out a 'Call for Sites' so that land for potential future development located within the Stainforth Neighbourhood Development Area could be considered, and where suitable, incorporated into the NDP. The Town Council used the information provided to prepare the evidence base that informs the NDP. The deadline to

submit a site was the 3<sup>rd</sup> September 2021. One site was submitted to the 'Call for Sites' consultation.

- 1.8. Between 28th March 2022 and 9th May 2022 the statutory 6-week consultation upon the NDP (Regulation 14) and a complementary NDO took place in which elicited 172 responses.
- 1.9. From the regulation 14 consultation a number of key issues were raised by landowners / developers and the Council in relation to the NDO. Upon further consideration this led the Town Council at its meeting on 28th February 2023 to vote to withdraw the NDO.

## 2.0 Issues and Options Consultation, December 2017 to April 2019

- 2.1. A household questionnaire survey was carried out between December 2017 and July 2018 as previously mentioned. 702 completed surveys were received, representing approximately 10% of Stainforth's population. 100% of the surveys were completed by residents in Stainforth or South Bramwith. The demographics of respondents was collected and analysed. There was a roughly even split of male and female respondents with 57% female and 42% male. There was also a wide variety of ages, with the majority of respondents being between the ages of 20-40 (27%), 40-65 (30%), and 65-79 (18.2%).
- 2.2. 85% of respondents thought more green spaces were needed in Stainforth, and 95% would like to see a Country Park created on part of the slag heaps. 91% of respondents thought that more community and leisure use space in Stainforth was needed.
- 2.3. In terms of highways, 76% of respondents thought that the back lanes of Stainforth are a problem and 61% felt that car parking for shopping is a problem. The majority of respondents (87%) wished to have a link road between Stainforth and M18. The same percentage also thought that un-adopted roads in Stainforth should be included in the Neighbourhood Plan. A footbridge to Hatfield and Stainforth Railway Station from Waggon Way in Stainforth was seen as really important, with 97% of respondents in favour of this.
- 2.4. Regarding heritage, 93% of respondents were supportive of the idea of having a heritage and crafts centre on the old pithead site and 93% would like to see a Miners' Memorial Park at the site of the old pit entrance (next to the Pit Club). Additionally, 91% wish to preserve the old Headgears of Hatfield Main as a monument to mining heritage.
- 2.5. When asked about new development, 86% of respondents would support a housing development on the far end of the old pit head slag heaps (between the railway line and Kirton Lane). 80% thought that derelict buildings and waste land were a problem in Stainforth.
- 2.6. An Issues and Options Stakeholder Focus Event was held on Saturday 27th October 2018. Representatives of local stakeholder groups were invited to attend a short focus event to consider the results of the household questionnaire survey and agree the key themes and priorities for the NDP. The event included a brief introduction and background to the NDP, an update on the new Local Plan for Doncaster Council, headline results of the questionnaire and workshops considering the key planning issues in more detail.
- 2.7. Issues and Options Public Consultation was carried out between Friday 22nd March 2019 until Tuesday 30th April 2019. An Issues and Options document was published for informal public consultation in Spring 2019. The document was placed on the NDP website and the consultation was promoted in the local newsletter Stainforth Voice. Residents and stakeholders were invited to respond to the consultation by downloading the response form from our NDP website or completing a paper copy of the response form which were available at the offices of Stainforth4ALL and Stainforth Town Council Office. Everyone was also invited to attend one of the public events which took place on Tuesday 16th April 11.00am – 2.00pm at the Library and Monday 22nd April 11.00am – 3.00pm at the Resource Centre.
- 2.8. Stainforth councillors have had numerous one to one consultations with members of the public. A lot of feedback from multiple members of the public has been favouring having a

pedestrian bridge over the railway at the train station on Stainforth side, as well as a bus interchange and a larger car park. There has also been a lot of feedback in favour of the link road joining Emerson Avenue near the Colliery Club. Overall, the vast majority of the public feedback for the plan has been very positive and several have quoted saying “it is fantastic”.

- 2.9. Since the responses to the Issues and Options demonstrated that local people and stakeholders supported the proposed approach in the NDP, the Town Council progressed work on the Draft Plan.
- 2.10. The Issues and Options document was available on the NDP website (<https://www.stainforthneighbourhoodplan.org.uk/>) and promoted on social media through the Town Council Facebook site. Comments were invited by email or by post, or by posting them into a box at a drop-in event.
- 2.11. 23 local residents attended a consultation event. The attendees reflected a good range of residents with a roughly even mix of male and female respondents. There were participants from a variety of postcodes, so the feedback captured a wide range of views to supplement the other evidence provided by the Steering Group.
- 2.12. The attendees were split into six focus groups. Each focus group was given a different key planning issue to discuss from the following: Pithead site, supported housing on the Pithead site, footbridge from Waggon Way to Stainforth Station, green spaces and Country Park, tackling derelict buildings and vacant land, and supporting new community and leisure development.
- 2.13. The following are opinions and comments from the focus groups:

#### *Pithead site*

- Suggestions of SME units for new and growing businesses on the site
- Need for Artisan Workshops
- Lights could be put on the Headgears
- A climbing wall could be put on the concrete side of Headgear no. 2
- A great opportunity to make use of a local landmark to bring people in from across the region and teach them about Doncaster’s mining history
- Iconic image for our town

#### *Supporting housing on the Pithead site*

- Need for better quality housing as an option for local residents
- Currently very few four bed or detached properties
- Need to make sure we don’t create a ‘new’ Stainforth area, separate from the existing community
- The new houses need to be connected to the pitgears too

- If the headgears are done up then it will be an attractive venue to live, right next to the country park
- Will add an attractive area in Stainforth to live in
- Armthorpe is a good model of success, having residential next to the country park
- It is important for Stainforth to have good housing so people who do well don't leave, but remain local

#### *Footbridge from Wagons Way to Stainforth Station*

- The current route to the station involves a 15 minute detour across the bridge and through Dunscroft
- Stainforth needs its own access to encourage more train use – Doncaster is just 5 minutes away by rail, but 40 minutes by bus
- Suggestions of a mini-interchange on the site with ticket machine, bus stop and new bridge alongside a car park
- It's about time we had a footbridge on the Stainforth side
- We've needed this for 30 years
- We also need space for car parking and a bus stop at the same place where the footbridge will be
- It'd cut out a lot of walking time and I'd use the train a lot more

#### *Green spaces and Country Park*

- Despite being semi-rural Stainforth is recognised in the Doncaster Unitary Plan as not having enough parkland or green open space available to residents
- Proposal to have a Country park on the pithead site to be 'the green lungs' of Stainforth
- We need many different activities in the Country Park, lake, hills, biking lanes, kids park, outdoor exercise machines
- Something that has been waiting to be done for a long, long time
- The tip is an eyesore and needs something doing
- The Country park will be right in the middle of Stainforth and makes it a desirable place to live... at last!

#### *Tackling derelict buildings and vacant land*

- There are various persistently undeveloped areas in Stainforth, notably opposite ASDA and at Kenneth Avenue

- They are open to abuse by fly tippers etc
- Listed buildings are being left to rot in the hope that they can be knocked down
- It's a disgrace that Stainforth has these derelict buildings and empty spaces in the middle of town
- Can't these land owners be forced to do something with the derelict land – we should force them to sort out the mess they leave in our community
- Compulsory Purchase Orders should be used

*Supporting new community and leisure development*

- Despite having some small community venues for older people, Stainforth has very little for younger inhabitants
- There is nowhere available to book for indoor sports activities such as football, dance and badminton
- There is no hall where we could hold a Christmas panto for example
- We need a Youth Club for the young folk again
- Why don't you put the new community building on the welfare recreation grounds
- A new community building on the welfare would help the whole area and give young people loads to do to keep them out of trouble
- A place for families to do things together
- A building to help local families from birth through their lives
- Somewhere that kids can go that is safe

2.14. Overall, the responses were used to inform the key themes, vision and objectives and draft policies and proposals in the First Draft NDP. Local residents and businesses were kept updated with progress throughout via social media and the NDP website. In addition, members of the steering group updated their networks and attended meetings of community groups across the valley to raise awareness of the Neighbourhood Development Plan and its ongoing development.

2.15. The completed responses as part of the Issues and Options consultation are available upon request.

### **3.0 Call for Sites, 26th July to 3rd September 2021**

- 3.1. A 'Call for Sites' consultation was undertaken from 26th July to 3rd September 2021. The aim of this consultation was to identify if any further sites within Stainforth should be considered as allocations in the NDP. The 'Call for Sites' consultation was advertised via the Town Council's Neighbourhood Plan website<sup>1</sup>, on the Town Council's Facebook page as well as through meetings of the Town Council. In addition, it was also included on the Doncaster Council website neighbourhood development plan page.
- 3.2. Only one site was submitted through this process. This site was considered alongside those already identified in the previous consultation exercises and those submitted to Doncaster Council as part of their plan making.

## 4.0 Regulation 14 Pre-submission consultation, March 2022 to May 2022

- 4.1. The statutory 6-week consultation upon the NDP (Regulation 14) took place between 28th March 2022 and 9th May 2022.
- 4.2. The public consultation on the Stainforth Neighbourhood Plan was carried out in accordance with the Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14. This states that:

*"Before submitting a plan proposal to the local planning authority, a qualifying body busy –*

*(a) Publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area:*

- (i) Details of the proposals for a neighbourhood development plan;*
- (ii) Details of where and when the proposals for a neighbourhood development plan may be inspected;*
- (iii) Details of where and when the proposals for a neighbourhood development plan may be inspected;*
- (iv) Details of how to make representations; and*
- (v) The date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;*

*(b) Consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests these qualifying body considers may be affected by the proposals for a neighbourhood development plan; and*

*(c) Send a copy of the proposals for a neighbourhood development plan to the local planning authority."*

- 4.3. The Plan was published online and made available at Stainforth Library and the Town Council offices.
- 4.4. Consultation leaflets were produced and distributed to advertise the consultation event and how to submit comments. The comments submitted as part of the consultation were collated and analysed to help inform any changes to the NDP.
- 4.5. The consultation elicited 172 responses. Using just written responses there is 99.7% support for both the NDP and the NDO subject to modifications. The responses are summarised within this consultation statement, see appendix 2. Despite this overwhelming support a number of key issues were raised by landowners / developers and the Council in relation to the NDO. Upon further consideration this led the Town Council at its meeting on 28th February 2023 to vote to withdraw the NDO. However, they reaffirmed their backing for the NDP and requested that it move to referendum as soon as possible. From the comments received it was also decided to reduce the size of the Country Park proposals.

- 4.6. Following on from this consultation the Town Council has continued to engage with the City of Doncaster Council. This informal engagement focused upon a revised draft of the NDP following the Regulation 14 consultation. The informal engagement focused upon ensuring that the NDP was in conformity with the adopted Doncaster Local Plan. These comments were received on the 13<sup>th</sup> September 2023 and 20<sup>th</sup> October 2023 and offered recommendations around the NDP's policies and structural matters.

# Appendix 1 – Stainforth Planning Survey

## Stainforth Neighbourhood Plan Community Consultation

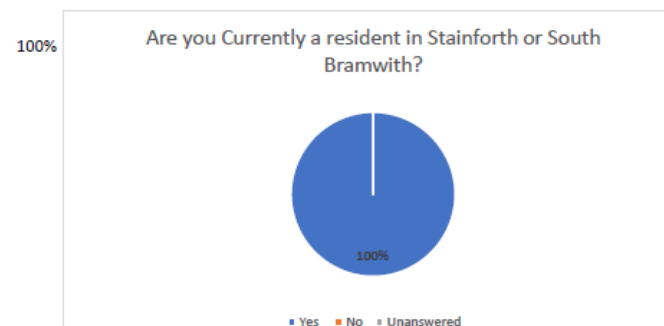
FINAL (702 questionnaires completed)

Q1. Are you currently resident in Stainforth or South Bramwith?

Yes

No

Unanswered

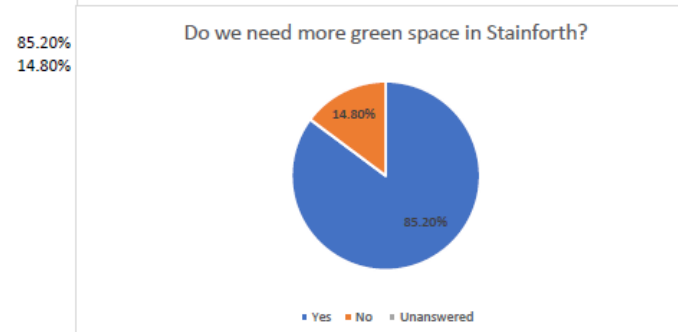


Q2. Do we need more green space in Stainforth?

Yes

No

Unanswered

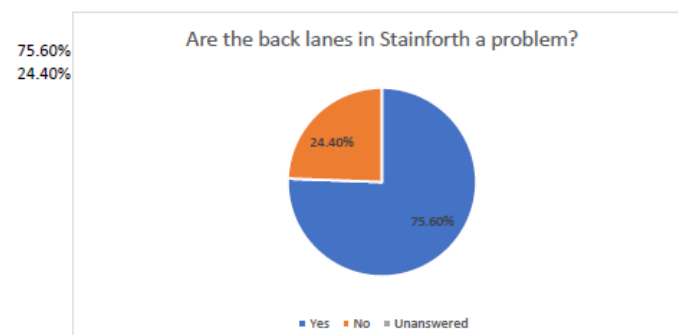


Q3. Are the back lanes in Stainforth a problem?

Yes

No

Unanswered



Q4. Would you like to see a Country Park created on part of the slag heaps?

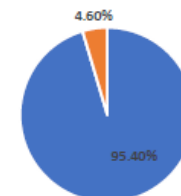
Yes

No

Unanswered

95.40%  
4.60%

Would you like to see a Country Park created on part of the slag heaps?



■ Yes ■ No ■ Unanswered

Q5. Do you support the idea of having a heritage and Crafts Centre on the old pithead site?

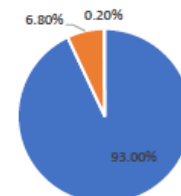
Yes

No

Unanswered

93.00%  
6.80%  
0.20%

Do you support the idea of having a heritage and Crafts Centre on the old pithead site?



■ Yes ■ No ■ Unanswered

Q6. Do you wish to preserve the old Headgears of Hatfield Main as a monument to our mining Heritage?

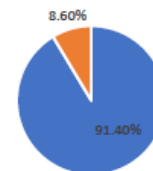
Yes

No

Unanswered

91.40%  
8.60%

Do you wish to preserve the old Headgears of Hatfield Main as a monument to our mining Heritage?



■ Yes ■ No ■ Unanswered

Q7. Would you like to see a Miner's Memorial Park at the site of the old pit entrance (next to the Pit Club)?

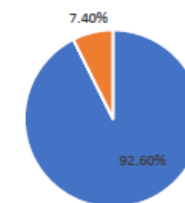
Yes

No

Unanswered

92.60%  
7.40%

Would you like to see a Miner's Memorial Park at the site of the old pit entrance (next to the Pit Club)?



■ Yes ■ No ■ Unanswered

Q8. Is car parking for shopping a problem?

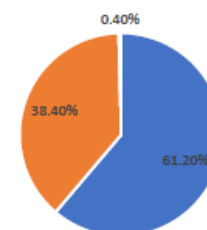
Yes

No

Unanswered

61.20%  
38.40%  
0.40%

Is car parking for shopping a problem?



■ Yes ■ No ■ Unanswered

Q9. Would you support a housing development on the far end of the old pit (between the railway line and Kirton Lane)?

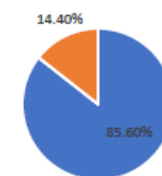
Yes

No

Unanswered

85.60%  
14.40%

Would you support a housing development on the far end of the old pit head slag heaps (between the railway line and Kirton Lane)?



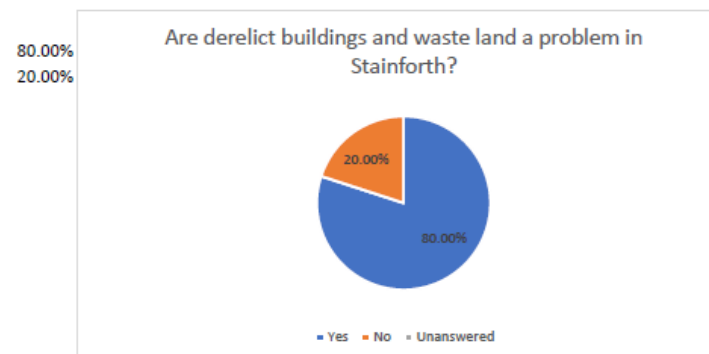
■ Yes ■ No ■ Unanswered

Q10. Are derelict buildings and waste land a problem in Stainforth?

Yes

No

Unanswered

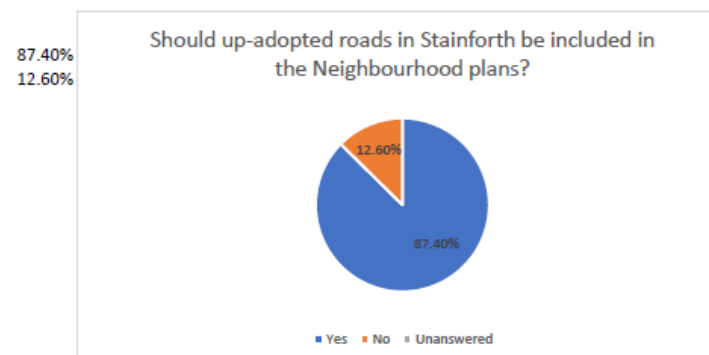


Q11. Should up-adopted roads in Stainforth be included in the Neighbourhood plans?

Yes

No

Unanswered

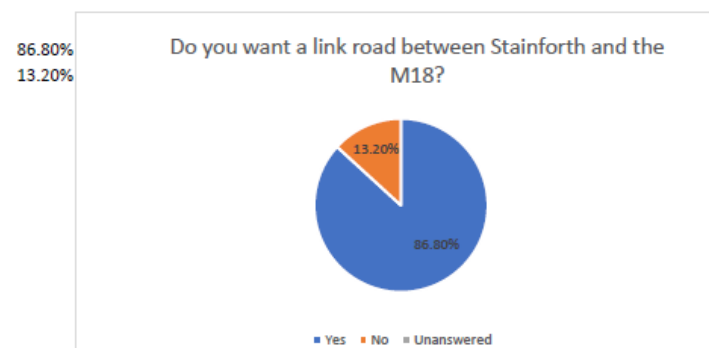


Q12. Do you want a link road between Stainforth and the M18?

Yes

No

Unanswered

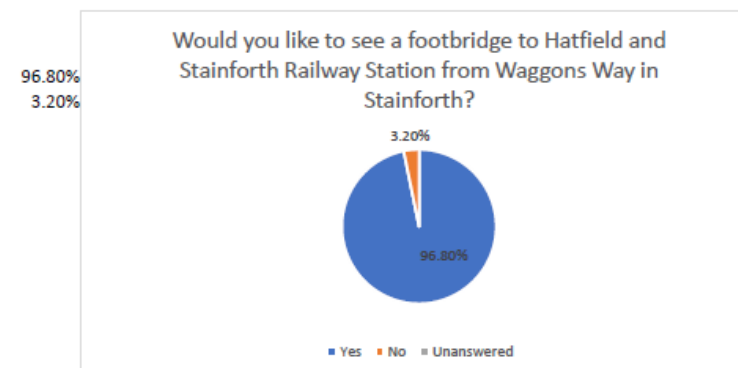


Q13. Would you like to see a footbridge to Hatfield and Stainforth Railway Station from Waggon's Way in Stainforth?

Yes

No

Unanswered

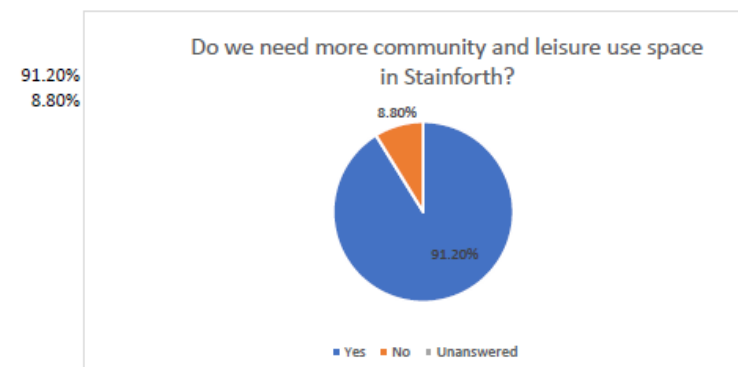


Q14. Do we need more community and leisure use space in Stainforth?

Yes

No

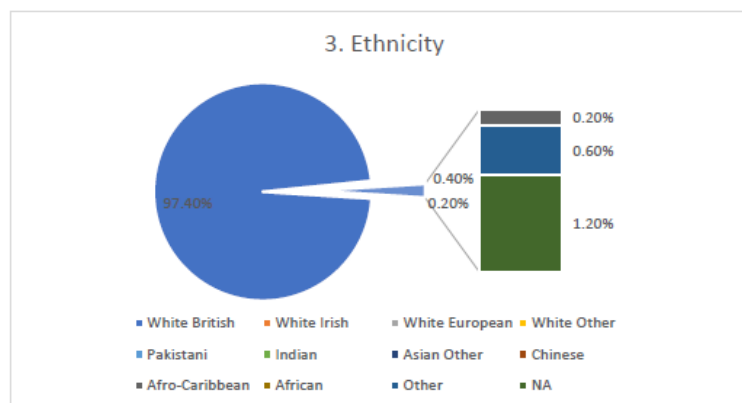
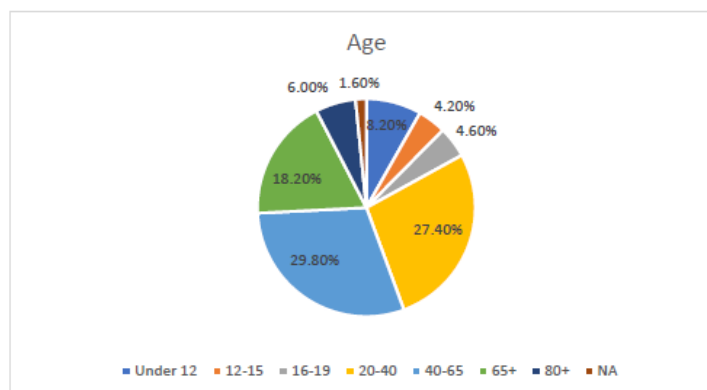
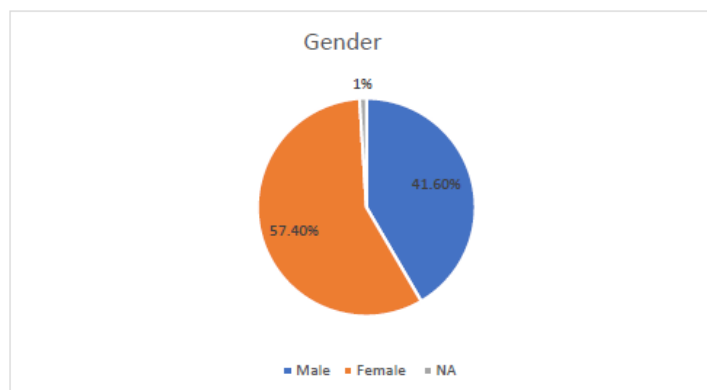
Unanswered



1. Gender	
Male	41.60%
Female	57.40%
NA	1%

2. Age	
Under 12	8.20%
12-15	4.20%
16-19	4.60%
20-40	27.40%
40-65	29.80%
65+	18.20%
80+	6.00%
NA	1.60%

3. Ethnicity	
White British	97.40%
White Irish	
White European	
White Other	0.40%
Pakistani	
Indian	
Asian Other	0.20%
Chinese	
Afro-Caribbean	0.20%
African	
Other	0.60%
NA	1.20%



## Appendix 2 – Results of Stainforth Neighbourhood Plan Community Consultation

### Stainforth NDP and NDO Regulation 14 public responses

1. There were 172 responses from members of the public to the Regulation 14 Consultation. This is in the region 2.8% of the total population resident in the Neighbourhood Area.
2. The overall support for the Neighbourhood Development Plan and the Neighbourhood Development Order are recorded as follows:

		Number	Percentage of Total responses
NDP	Support no modifications	76	28%
	Support with modifications	99	36.4%
	No support	1	0.3%
	No response	96	35.3%
NDO	Support no modifications	99	36.4%
	Support with modifications	67	24.6%
	No support	1	0.3%
	No response	105	38.7%

3. There is 64.4% support for the NDP and 61% support for the NDO. It should be noted that those responses where there was no response in relation to support or not for the NDP or NDO have written responses showing support.
4. Using just written responses there is 99.7% support for both the NDP and the NDO subject to modifications.
5. There is strong support for keeping the Miners Welfare as green open space for sports and recreation (25%) and building the new community hub on the area behind the pit club (23%). This is the modification requested by most respondents, alongside requests for more play space, greater access to open space, environmental enhancements, improvements to biodiversity and additional CCTV cameras in key locations around Stainforth.
6. There is strong support for Country Park and for the restoration of the Headstocks and the idea for them to act as key focal point for Stainforth (36%).
7. There is support for further housing (10%) and for the creation of a transport hub at the railway station (2%).
8. There is a lack of support for a waste recycling plant (36%).

## Stainforth NDP and NDO developer/council/statutory responses

Comment number	Comment (Summary)	Action
<b>Doncaster Council</b>		
1	Country Park requires evidence of viability and deliverability	Viability evidence to be considered prior to submission.
2	Para 3.2 needs updated – access to motorway now improved. Highlight rail station and access to it is poor.	Agreed, amended to reflect this position.
3	Para 5.6 further clarity required. Could explain Mixed use allocation covers area whilst Unity PP does not.	Amended to provide greater clarity.
4	Policy S1 Should it be identified the Residential Policy Area is a Local Plan policy  Cannot see where footnote relates too	Agreed. Re-instate footnotes lost in formatting.
5	Policy S4 check consistent with Towns Fund	This is consistent.
6	Para. 7.2 provide link to report	Disagree: Report clearly referenced – no need.
7	Correct but 15% for Stainforth	Agreed. Amend to read "...or more 10-15% (15% in Stainforth) of the site..."
8	Policy S5 more restrictive than local / national policy.	Noted, however given lack of open space in Stainforth it is considered strong protection is required.
9	Community Facilities: Does the policy / text align with Towns Fund	Amended to reflect public comment and more recent discussions.
10	Policy S6 – Policy weaker than local plan policy 51.  Part c is very loose	Re-word to more closely align with policy 51.  Amend part c to read: there is no longer a need or demand for the facility

	Map 4 not labelled – greater clarity required additional areas identified.	Labelling of identified facilities is provided. Remove additional facilities not identified. Zoom in to sites via pull-out map.
11	Policy S7: should new/improved play facilities not be included given policy S5?	Policy to be deleted due to change of location to former colliery site.
12	Policy S8:  Proposals for Hot Food Takeaways will only be supported where they are located within the <b>network of centres</b> <del>Neighbourhood Shopping Parades</del> , as identified by the Doncaster Local Plan Proposals Map, and they meet the conditions identified by Policy 24 of the Doncaster Local Plan.	Agree change as suggested.
13	Para 7.19: amendments required to reflect hierarchy of centres to read:  “...The Town Council agrees with this policy and as such does not seek to alter these requirements. However, for the purposes of the Stainforth NDP the relevant parades of Main Town Centre uses <b>should be located in</b> <del>are the Town Centres and Secondary Centre as</del> identified on the proposals map.”	Agree text amended.
14	Map not labelled and hard to read.	Map relates directly to policy S9 – Better map.
15	Para. 8.4: East Lane House now site ref: DDHSO3 (allocations with permission at 2018). Please note this application lapsed in 2018 / 19.	Noted. No change required.

16	<p>Policy S10: For the avoidance of doubt this needs to be clearer. Should refer to the map where the boundary can be found, and then state in the policies Hatfield Colliery site “as defined on map x” etc.</p> <p>Issue surrounding complexity due to multiple landowners.</p>	<p>Agreed. Amend policy to reflect this.</p> <p>Whilst there are issues to overcome this shouldn't detract from the need to masterplan the site. It would be up to all parties to work together.</p>
17	<p>Para. 9.16 not all of country park is within lay-down area.</p> <p>Re: restoration, a number of things would be suitable according to the waste / minerals officer, including the proposed use.</p>	<p>Noted. Remove reference to laydown area.</p> <p>Noted, no change required.</p>
18	Policy S11: Refers back to viability / deliverability.	Refer to point 1
19	Para 9.24: Formatting error	Rectify formatting
20	Para 9.26 Is it fully aligned with towns fund proposals?	Aligns with towns fund
21	Policy S13 and para 9.30 Local Labour Agreement – only for Local Plan allocations	Include a requirement for Local Labour Agreement in Policy S13. (see policy 3 of Local Plan)
22	<p>Policy S14: Opportunity to cross reference with policies S1 and S2</p> <p>Design: really edge of settlement given future proposals? Unclear on what it is asking to be considered.</p> <p>Biodiversity – reference net gain</p> <p>Housing – remove need for Housing Needs Assessment and replace with housing statement of how meets Policies S1 and S2</p>	<p>Include reference in Development requirements</p> <p>Amend to read: New development should be suburban in character at a density appropriate to its location.</p> <p>Agreed, include reference.</p> <p>This is the intention. Reference removed plan to be read as a whole and this issue is covered by S2.</p>

23	Allocations: should they be referenced rather than by policy number	Noted, but not required. No change required.
24	Proposals Map: Formatting error	Improved formatting
25	Ecology – lack of ecological section	NDP not intended to include, but additional wording added to green space elements and cross-reference to Local Plan
26	<p>Heritage – could say more about Listed Buildings in 3.9.</p> <p>Many NDP sought to identify local important buildings / structures.</p> <p>Underplayed potential of canal</p> <p>Cruck Barn (OS3) neglected site – support any town centre use compatible with its listed status.</p> <p>Support S10</p> <p>S11 supported but liaison with site owners essential. S12 support retention of headstocks</p> <p>S13 and S14 provide appropriate policy safeguards for headstocks</p>	<p>Noted. But no change to local plan policy suggested. No change required.</p> <p>Noted, plan does not seek to do this. No change required.</p> <p>This is outside development limits but further consideration given in response to Canal and Rivers Trust comments.</p> <p>Agreed amend and include in Policy S9 table.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted</p>
27	<p>Public Health general feedback to support plan.</p> <p>Include reference to employment opportunities in objectives</p> <p>Include affordable housing in S2</p> <p>Support objective 4</p>	<p>Noted</p> <p>Agreed amend objectives</p> <p>This is covered by Local Plan. No need to include in policy but should cross reference in supporting text at 5.6.</p> <p>Noted</p>

	Additional text suggested for section 6  Welcome Policy S8	Agreed include commentary  Noted.
28	Transport policies in line with Local Plan – no comments	Noted.
<b>Statutory Consultees</b>		
<b>Natural England</b>		
29	No specific comments	Noted
<b>Canal &amp; River Trust</b>		
30	NDP could explore and encourage opportunities for improvement to the canal towpath. Help compliment vision which seeks to promote Health and Wellbeing.  Policy S3 could include local need for improvements to be made to existing walking and cycling routes, which could be identified on the proposals map. Canal towpath could be included as such a route on the Proposals Map.	Agreed. Amendment made to Policy S3.
<b>Historic England</b>		
31	Do not wish to comment but consider the planning and conservation staff at the Doncaster Council are best placed to assist you in the development of your Neighbourhood Plan and, in particular how the strategy might address the area's heritage assets.	Noted.
<b>Waystone Hargreaves Land LLP</b>		
32	Town Council has failed to serve adequate notice WHL as primary landowners and master-developers.	The Town Council has engaged with the developer during the appropriate consultation stages.
33	No consultation statements issued in relation to the NDO.	Disagree: There is a consultation statement, and it detailed the timeframe of a consultation period whereby people who live, work or carry on business in the

		<p>neighbourhood area can comment. This Public Consultation ran from 28<sup>th</sup> March to 9<sup>th</sup> May 2022 and applied to WHL as primary landowners.</p> <p>NDO no longer being progressed.</p>
34	NDO makes no reference to WHL's latest proposals for delivery across the Unity Regeneration Project as a whole.	NDO no longer being progressed.
35	WHL cite lack of involvement with the Stainforth Town Deal Board and that the NPD and NDO are at odds with a previously prepared spatial masterplan about how funding from the Towns Fund would be distributed.	<p>Noted.</p> <p>NDO no longer being progressed. Amendments made to NDP to ensure consistency.</p>
36	Key areas of the NDO are subject to existing planning permissions – this affects the Country Park and employment allocations.	<p>Disagree: Extant planning permission 10/O1175/REMM can be superseded by subsequent planning permission.</p> <p>10/O1175/REM cannot be occupied until a Traffic Routing Agreement has been approved by Doncaster Council.</p> <p>NDO no longer being progressed.</p> <p>The NDP now excludes some areas with extant permissions</p>
39	Physical deliverability of some contents of the NDO are in question, including the country park and the employment allocations. Unsure how the Town Council has reached the outline cost figures. WHL are also concerned that the viability of the uses conflicts with the context of the current market.	NDO no longer being progressed.
40	Lack of reference to any restrictive title covenants eg. Network Rail and Coal Authority.	Noted, whilst this is a recognised issue no need for the NDP to include. The NDO is no longer being progressed,
41	Proposals from NDP and NDO undermine the Strategic Policies of the Development Plan.	NDO no longer being progressed , and further engagement with the council has ensured proposals from NDP do not undermine the Development Plan.

42	Restriction of height to 15m where within 150m of Grade II listed headstocks in employment allocation is arbitrary.	NDO no longer being progressed. NDP does not state 15m reference to height, form, scale, and materials added to SNPO2.
<b>Rula Developments Ltd</b>		
43	Country Park allocation within NDP and NDO would prevent the delivery of employment development within Plot 1 of Unity Energy area identified in Doncaster Local Plan.	NDO no longer being progressed. Country Park scale has been reduced.
44	Regulation 14 and Regulation 21 are at odds with Doncaster Local Plan's Strategic Policy (Policy 69) for the Unity Regeneration Project.	Not enough detail in this objection to action on it. However, further engagement has taken place with Doncaster Council to ensure conformity.
44	Allocation of Country Park on Unity Energy site will cause fragmentation of the green space allocated by Policy 69 of the Local Plan.	Disagree: the allocation of a Country Park is in line with Doncaster Council's Policy 69 on delivering at least 80 hectares of green space. The scale of the Country Park has been reduced.

## Appendix 3 – City of Doncaster Council Additional Comments

### General comments:

Ref	Comment
General	Some policies repeat LP policies and requirements and therefore not strictly necessary as LP covers them. This is not uncommon in NPs especially being so close to the LP being adopted. The NP should build on the LP policies and show how they are interpreted in Stainforth, based on the settlements specific requirements etc.
Summary	An executive summary would be useful, highlighting on what practical additionality the NP will add to the LP
5.4. – 5.6.	What is meant by aspirational and quality housing this could be more clearly defined so we know what it is we are aiming for- there is a bit of a definition at 5.10 is that sufficient? There seems to be some suggestion bungalows are desirable but not clear.
Policy S1	A lot of the policy seems to repeat LP policy
Policy S1	Point 2 there is a bit of a conflict as the earlier sections say the character is largely terraced and semis but then there is this aspiration for larger 2 detached and bungalows which might not therefore be in 'character'.
Policy S1	What does "reference...the distinct industrial heritage of the area" mean in practice? What is the intention or how should it be interpreted
Policy S1	Opportunity to be more specific / detailed on design - what are the key existing characteristics and architectural features the community would like to see reflected in new developments? Wording a little vague / unclear. Can be more detailed.
Policy S1 part 3	Good aspirations, but "where possible" means it probably won't happen. We don't require anything over building regs in the local plan so this is asking for more. Given viability challenges unlikely ever to happen unless it is a clear MUST and related to deliverable / realistic and clear requirements.
Policy S2	(in addition / response to comment CH previously made) – encouraged is ok in the context but could use "particular support will be given to..."
6.6.	Is the junction mentioned as being "extremely hazardous" perceived as being such, or is it a hotspot according to CDC safer roads?
6.11.	Disagree with CH that such paragraphs aren't needed – they are useful to unfamiliar readers
6.12.	Could make the link to station gateway / Policy S4 when mentioning the 'improvements'
Policy S3	Not sure this adds to the LP policies
Policy S3	"support reflects LP policy 16; 17 is promote / support / prioritise
Policy S3	Careful using the term 'shared spaces' as in urban design/highways terms it means streets with no footways which the Local Plan now does not encourage, do you mean communal spaces and / or community focal points- e.g. nodes in the street and / or POS areas?
Para 7.2	Public report was updated in 2021: <a href="#">Local Health - Office for Health Improvement and Disparities - Reports: get a dashboard on a custom area</a>
Para 7.20	Takeaway evidence updated 2022 - <a href="#">Health Impact Assessments (HIAs) for Planning and Development - City of Doncaster Council</a>
Policy S7	agree that Policy 24 of the LP will resist proposals outside of these areas and Policy S7 supports this notion. SNDP may wish to add to this with other limits if

	they feel necessary ? (ie less/more than 10% ?) or be more specific in number in “parade” (will need evidence).
8.2.	Include map of facilities here.
Policy S8	Suggest replacing 3 <sup>rd</sup> bullet “there being no conflict with...” with “Meeting other policies” ... will almost inevitably be some conflict – need to read all together and take decision in the round. Also replace “fulfilling all” with “meeting all other”
Policy S8	Potential opportunity to set out developer requirements for these sites similar to Policy 11? Or establish some key markers / expectations (could be an appendix).
9.8.	Re: CH comment – is there a need for a ‘masterplan policy’ - i.e. to put the emphasis on the landowner to help create a masterplan- this could be for example subject to next major planning application, reserved matters application etc? So it is clear who is responsible in producing masterplan working with the community? See Local Plan Policy 6 / Airport policy which has a masterplanning element to deliver holistic development between the component parts.
Policy S10	Could reword 3 <sup>rd</sup> sentence to “As part of the mix of uses, the following types of use...”
Policy S11	Order as drafted reflects Local Plan Policy 3 so is actually ok in that regard. Re: suggestion to be more use class specific, again the SNP policy reflects LP policy 3 so ok in that regard – if reflecting Policy 3 order was the intention.
Policy S11	Re: parts A, B & C - superfluous “and”? or move to end of B, is all criteria are to be met. Be careful with use of semi-colons.
Policy S11	Re-check/update/amend with Gov.maps for flood risk – some of the land lies in Flood zone 1, 2 and 3. Therefore will need sequential test, and if necessary, exception test and Site specific FRA.
Policy S11	Developer requirements – only include what is necessary to say, some covered by policy anyway.
Policy S11	Developer requirements – transport – could this be done via a planning condition / HGV routing agreement / restricted movements?
Para 9.38	The sequential test for housing would also be needed for the employment site.
Policy S12	Location close to railway station and a future bus interchange mean the site could actually be suitable for higher density housing around these features (although accept that market / viability may make this unlikely).
Policy S12	There are no urban design principles in the design section e.g. properties must front toward Waggon Way, create a gateway and attractive arrival point at roundabout, must have ped / cycle routes that are well overlooked and integrate with existing community- currently very generic and open to interpretation – could go further and be more specific.
Policy S12	Transport – remove reference to SY resi design guide and say “suitable access...”
Policy S12	Developer requirements for flood risk - May wish to add like Doncaster LP in that a sequential approach towards the layout of the development will be required and submission of ET will be required if necessary. Or direct to NPPF/LP Policy 57.
Policy S12	“A detailed <b>site specific</b> Flood Risk...”

#### Typos, references etc.

Ref	Comment
Map	A map of the neighbourhood area earlier in the document would be helpful
1.4.	NPPF latest version is now September 2023
Figure 1	Shows ‘referendum’ twice

3.9.	Delete word “bid” (repeated)
3.9.	Could explain towns fund in a footnote or provide a link so people know what it is
3.10.	Maybe elaborate that Main Towns are large settlements outside of the Main Urban Area, for context.
4.3.	Should read “consideration of any <u>relevant</u> planning applications
4.3.	Strictly speaking the NDP has a ‘policies map’, not ‘proposals’ (repeated comment i.e. para. 8.2)
5.3.	Sheffield City Region now ‘South Yorkshire Mayoral Combined Authority’ (SYMCA) – amend in any other places too.
5.3.	Should be ‘masterplanning’ not ‘master planning’
Chapter 6	Could mention LP Policy 12 link
Policy S4	Wagons Way should be ‘Waggons Way’
Table 4	Should say ‘Doncaster City Council’ in the header
7.5.	Refers to ‘map below’, should provide the map here / in this section
7.21	Town centre survey referred to will need to be submitted as supporting evidence.
Policy S8	Delete “unidentified”
9.2.	Area is not part of permission but is mentioned in Policy 69c of the Local Plan, so arguably is part of plans.
9.11.	Clarify area in question not part of the unity PP
9.15	Suggest “ <b>complement or</b> conform with Policy 69...”
9.22.	Headsticks should be ‘headstocks’
9.22.	Last sentence – needs comma after “Doncaster Council”?
9.34.	End of 3 <sup>rd</sup> line – “than” not “that”
9.35.	Clarify who Hargreaves are
9.38.	“A sequential <b>flood risk</b> assessment”
General	Some blank page gaps – check and remove
General	Caption text of figures is small

Town & Country Planning Act 1990 (as amended)  
Planning and Compulsory Purchase Act 2004

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