



Strategic Environmental Assessment for the Stainforth Neighbourhood Plan

Environmental Report to accompany Regulation 14
consultation on the Neighbourhood Plan

Stainforth Town Council

January 2024

Quality information

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Acronyms

AQMA	Air Quality Management Area
ALC	Agricultural Land Classification
CO2	Carbon Dioxide
DBEIS	Department for Business, Energy and Industrial Strategy
DLUCH	Department for Levelling Up, Communities and Housing
DPA	Dwellings per Annum
DPD	Development Plan Document
EA	Environment Agency
GCN	Great Crested Newt
GHG	Greenhouse Gas
IMD	Index of Multiple Deprivation
LNR	Local Nature Reserves
LSOA	Lower Layer Super Output Area (Census statistical output area)
MSOA	Middle Layer Super Output Area (Census statistical output area)
NCA	National Character Area
NDO	Neighbourhood Development Order
NNR	National Nature Reserve
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
TPO	Tree Preservation Order
UNESCO	United Nations Educational, Scientific and Cultural Organisation
WHS	World Heritage Site

Non-Technical Summary

What is a Strategic Environmental Assessment?

A strategic environmental assessment (SEA) has been undertaken to inform the Stainforth Neighbourhood Plan (NP). This process is required by the SEA Regulations.

NP groups use SEA to assess Neighbourhood Plans against a set of sustainability / environmental objectives developed in consultation with interested parties. The purpose of the assessment is to avoid adverse environmental and socio-economic effects through the NP and identify opportunities to improve the environmental quality of the area covered by the NP and the quality of life of residents.

What is the Stainforth Neighbourhood Plan?

The Stainforth NP presents a plan for the Stainforth Parish, Doncaster for the Plan period of 2019 to 2035. The Plan has been prepared in the context of the Doncaster Local Plan (2021) and sets out a vision and range of policies for the Neighbourhood Area; these relate to the high-level planning themes, including improving housing choice, improving accessibility for all, supporting health and wellbeing, local development opportunities and the former Hatfield Main Colliery.

Purpose of the Environmental Report

The Environmental Report, which accompanies the current consultation on the Stainforth NP, is the second document to be produced as part of the SEA process. The first document was the SEA Scoping Report (January 2022), which includes information about the Neighbourhood Area's environment and community.

The purpose of the Environmental Report is to:

- Identify, describe and evaluate the likely significant effects of the Stainforth NP and any alternatives deemed reasonable; and
- Provide an opportunity for consultees to offer views on any aspect of the SEA process which has been carried out to date.

The Environmental Report contains:

- An outline of the contents and main objectives of the Stainforth NP and their relationship with other relevant policies, plans and programmes;
- Relevant aspects of the current and future state of the environment and key sustainability / environmental issues;
- The SEA Framework of objectives against which the Stainforth NP have been assessed;
- The justification for determining that there were not any reasonable alternative approaches for the Stainforth NP;
- The likely significant environmental effects of the Stainforth NP;

- The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects as a result of the Stainforth NP; and
- Potential monitoring measures.

Scoping

The scoping stage involves the collection of information relating to:

- the state of the environment in the plan area; *and*
- relevant objectives and targets set out within plans, policies and programmes.

This information allowed for a range of key issues to be identified, and to establish what topics should be the focus of the SEA. The scoping process led to the following topics being scoped in or out of the SEA. These topics then formed the basis of an SEA Framework, which underpins the process of appraising the Plan (and reasonable alternatives).

- | | |
|-------------------------------|-----------------|
| – Air Quality | Scoped out |
| – Biodiversity | Scoped in |
| – Climatic Change Resilience | Scoped in |
| – Climate Change Mitigation | Scoped in |
| – Health and Wellbeing | Scoped in |
| – Historic Environment | Scoped in |
| – Landscape | Scoped out |
| – Natural Resources | Scoped in / out |
| – Population and Housing | Scoped in |
| – Transport and Accessibility | Scoped in |

Assessment of Alternative Approaches for the Stainforth NP

The SEA of the Stainforth NP worked to establish whether there were any reasonable alternative approaches to delivering growth allocations. Considering factors including historic development patterns, existing land use constraints and alignment with the NP objectives and community concerns, it was established that there were no reasonable alternative approaches identified. Nonetheless, discounted alternative approaches included not widening the range of ‘appropriate uses’ for ‘development opportunity’ sites. The Environmental report sets out in more detail the reason for these approaches not being considered to be reasonable.

Assessment of the Current Version of the Stainforth NP

The draft to the Stainforth NP have been appraised against each of the environmental objectives in the SEA Framework. In undertaking the appraisal, each of the policies in the NP has been considered individually and collectively. A summary of the findings is presented in the table on the next page.

Significant Negative	Minor Negative	Negligible Negative	Neutral	Negligible Positive	Minor Positive	Significantly Positive
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Summary of policy and plan effects

Policy	Biodiversity	Climate Change Resilience	Climate Change Mitigation	Health and Wellbeing	Historic Environment	Land and Soil	Population and Housing	Transport and Accessibility
Policy S1 New Housing Development								
Policy S2 Improving Housing Choice								
Policy S3 Improving Accessibility for All								
Policy S4 Station Gateway								
Policy S5 Protecting and Enhancing Open Spaces and Recreational Facilities	?							
Policy S6 Protecting and Enhancing Local Community Facilities								
Policy S7 Hot Food Takeaways								
Policy S8 Development Opportunity Sites	?	?		?		?		?
Policy S9: Former Hatfield Main Colliery Holistic Approach to Development								
Policy SNP01: Stainforth Country Park	?							
Policy SNP02: Community use re-development of the former pithead site								
Policy SNP03: Employment Allocation – Land between Kirton Lane and Railway Line		?						
Policy SNP04 Housing Allocation – Land off Waggons Way		?						
Overall effects		?						

As shown above, the Plan policies are likely to have mostly positive effects of minor or moderate significance when considered individually. However, in combination, positive effects of major significance are predicted in relation to Biodiversity, Health and Wellbeing, Historic Environment, Population and Housing, and Transport and Accessibility.

These themes tie in well with the NP's objectives and these significant positive effects provide positive links to issues discussed through community consultation.

Some negative effects in terms of flood risk and the historic environment could be seen as a result of the NP. However, these are of minor significance and have the potential to be mitigated.

Mitigation

A number of recommendations were made to the Plan prior to Regulation 14 Consultation. These are set out below and were intended to enhance the positive effects of the draft plan and mitigate any negatives.

- Policy S1 New Housing Development: This policy could provide more targeted wording to ensure a specific proportion of parking associated with any new development delivers electric vehicle charging infrastructure.
- Policy S5 Protecting and Enhancing Open Spaces and Recreational Facilities: This policy could include wording to support proposals which would help to connect the Parish's walking and cycling routes to green and open spaces, especially where this would help to provide segregated active travel routes, away from road traffic.
- Policy SNP02: Community use re-development of the former pithead site : This policy could remove a degree of uncertainty related to biodiversity outcomes by ensuring that any development is supported by an ecological assessment and mitigation plan prior to commencement of any works.
- General: A policy relating to tree planting and protections afforded for existing trees, especially where mature, may help to boost carbon sequestration efforts within the Parish.
- General: Buildings or structures of local historical importance should be identified, mapped and protected with appropriate policy wording.

The above mitigation measures were considered by the Neighbourhood Plan group and the appraisal set out in this report has taken account of any changes made. At this stage, no mitigation measures were deemed necessary.

Monitoring

There is a requirement to present measures that could be used to monitor the effects of the Plan identified through the SEA. It is particularly important to monitor effects that are predicted to be significant, whether this be positive or negative. Monitoring helps to track whether the effects turn-out as expected, and to identify any unexpected effects.

The following policies have been predicted to lead to significant effects in relation to the mentioned sustainability topics. The recommendations on potential monitoring techniques are detailed in the table below:

Suggested monitoring of significant effects.

SA Theme	Policy with potential significant effects	Monitoring
Health and wellbeing	Policy S6 Protecting and Enhancing Local Community Facilities Policy SNP01 Stainforth Country Park	<ul style="list-style-type: none"> - Community surveys - Monitoring use of country park - Health surveys
Historic environment	Policy SNP02 Community use re-development of the former pithead site	<ul style="list-style-type: none"> - Monitoring the condition of and visitor numbers at the historic site and associated buildings
Population and housing	Policy S1 New Housing Development Policy S2 Improving Housing Choice Policy SNP04 Housing Allocation – Land off Waggon Way	<ul style="list-style-type: none"> - Housing delivery numbers and quality surveys
Transport and accessibility	Policy S3 Improving Accessibility for All Policy S4 Station Gateway Policy SNP03 Employment Allocation – Land between Kirton Lane and Railway Line Policy SNP04 Housing Allocation – Land off Waggon Way	<ul style="list-style-type: none"> - Transport surveys - Census data on commuting patterns

Introduction

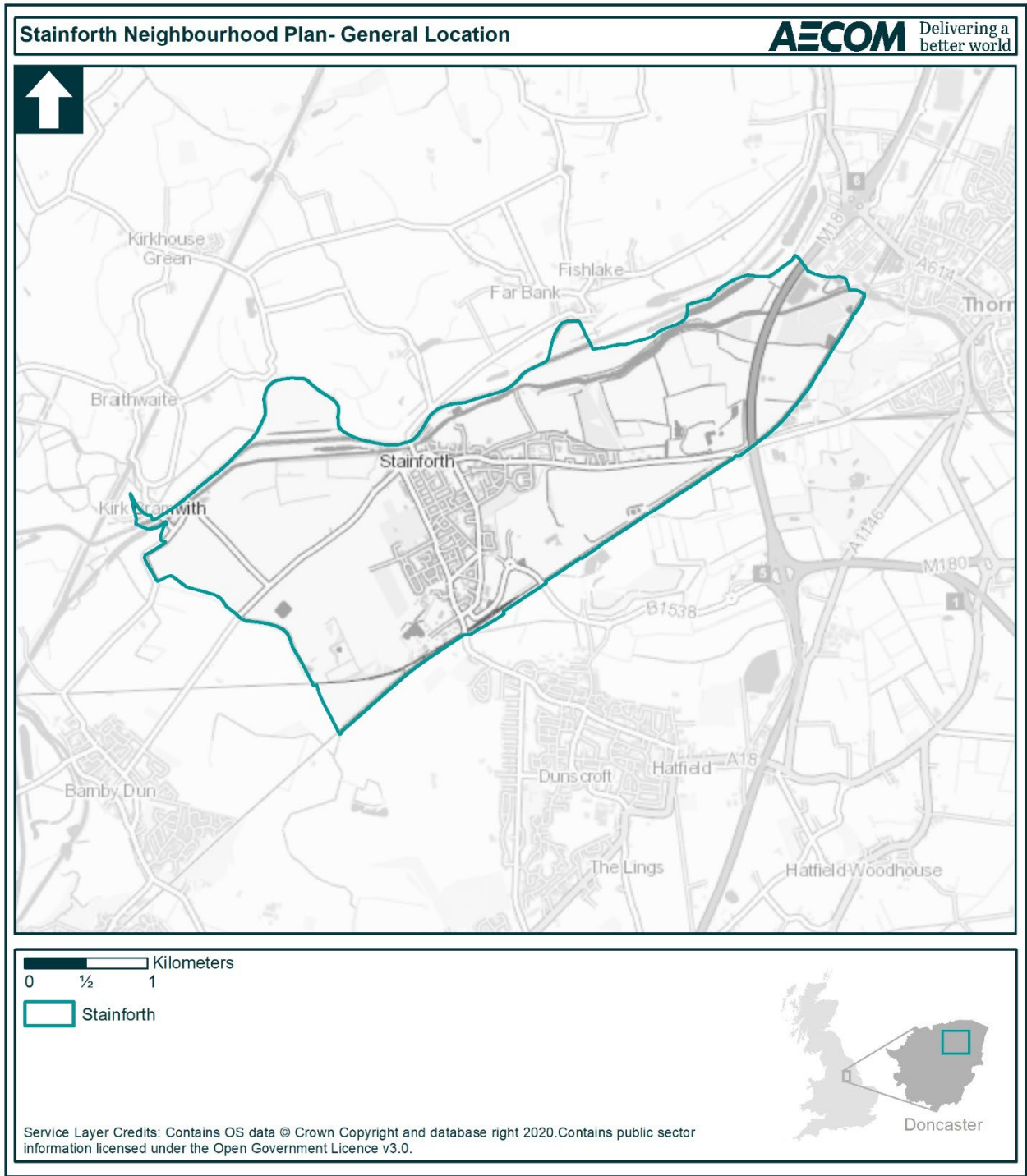
Background

- 1.1 Stainforth Town Council is in the process of producing a Neighbourhood Plan (NP) for the sustainable future growth of the area. The Stainforth Neighbourhood Area was designated by Doncaster Borough Council on 11th June 2018. AECOM has been commissioned to undertake a Strategic Environmental Assessment (SEA) in support of Stainforth's NP on behalf of the Neighbourhood Group.
- 1.2 The Neighbourhood Plan is being prepared in the context of the Adopted Doncaster Local Plan (2021).
- 1.3 The NP will form part of the development framework for the Stainforth area in Doncaster, alongside the Local Plan. NPs are required to be in general conformity with the strategic policies of the adopted Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plan to provide a clear overall strategic direction for development in Stainforth, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.
- 1.4 The Key information relating to the Stainforth NP is presented in the table below (Table 1-1).

Table 1-1: Key facts relating to the Neighbourhood Plan for Stainforth

Name of Responsible Authority	Stainforth Town Council
Title of Plan	Stainforth Neighbourhood Plan
Subject	Neighbourhood Planning
Purpose	The Stainforth Neighbourhood Plan is being prepared under the Localism Act 2011 and Neighbourhood Planning (General) Regulations 2012. The plan will be in general conformity with the Doncaster Local Plan.
Timescale	To 2035
Area covered by the plan	The Neighbourhood Area covers an area in Doncaster and the boundary is illustrated in Figure 1.1.
Summary of content	The Stainforth Neighbourhood Plan will seek to shape the nature of development in the Parish through to 2035.

Figure 1.1: Stainforth general location map



SEA explained

- 1.1 The Stainforth NP was 'screened-in' as requiring an SEA. The Screening Opinion from Doncaster Council advised the Stainforth Town Council that the NP would require an SEA due to the potential for allocating employment and housing sites to have significant environmental effects upon the area.
- 1.2 SEA is a mechanism for considering and communicating the likely significant effects of an emerging plan, and reasonable alternatives in terms of key environmental issues. The aim of SEA is to inform and influence the plan-making process with a view to avoiding or mitigating negative environmental effects and maximising positive effects. Through this approach, the SEA for the Stainforth NP seeks to maximise the updated Neighbourhood Plan's contribution to sustainable development.
- 1.3 The SEA has been prepared in line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).
- 1.4 The SEA Regulations require that a report is published for consultation alongside the draft plan that 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'. The report must then be taken into account, alongside consultation responses, when finalising the plan.
- 1.5 In line with the SEA Regulations this Environmental Report must essentially answer four questions:
 - What is the scope of the SEA?
 - What has plan-making/SEA involved up to this point?
 - 'Reasonable alternatives' must have been considered for the plan.
 - What are the appraisal findings at this stage?
 - i.e. in relation to the draft plan.
 - What happens next?
- 1.6 These questions are derived from Schedule 2 of the SEA Regulations, which present 'the information to be provided within the report'. **Table 1.2** presents the linkages between the regulatory requirements and the four SEA questions.

Structure of this Environmental Report

1.7 This document is the Environmental Report for the Stainforth NP and hence needs to answer all four of the questions listed above with a view to providing the information required by the SEA Regulations.

1.8 Each of the four questions is answered in turn within this report, as follows:

Table 1-2: Questions that must be answered by the Environmental Report in order to meet regulatory¹ requirements

Environmental Report question	In line with the SEA Regulations, the report must include... ²
What is the plan seeking to achieve?	<ul style="list-style-type: none"> An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes
What is the sustainability 'context'?	<ul style="list-style-type: none"> The relevant environmental protection objectives, established at international or national level Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
What's the scope of the SEA?	
What is the environmental 'baseline'?	<ul style="list-style-type: none"> The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan The environmental characteristics of areas likely to be significantly affected Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
What are the key issues & objectives?	<ul style="list-style-type: none"> Key problems/issues and objectives that should be a focus of (i.e. provide a 'framework' for) assessment
What has plan-making/SEA involved up to this point?	<ul style="list-style-type: none"> Outline reasons for selecting the alternatives dealt with (and thus an explanation of the 'reasonableness' of the approach) The likely significant effects associated with alternatives Outline reasons for selecting the preferred approach in-light of alternatives appraisal/a description of how environmental objectives and considerations are reflected in the draft plan.
What are the assessment findings at this stage?	<ul style="list-style-type: none"> The likely significant effects associated with the draft plan The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the draft plan
What happens next?	<ul style="list-style-type: none"> The next steps for plan making/SEA process.

¹ Environmental Assessment of Plans and Programmes Regulations 2004

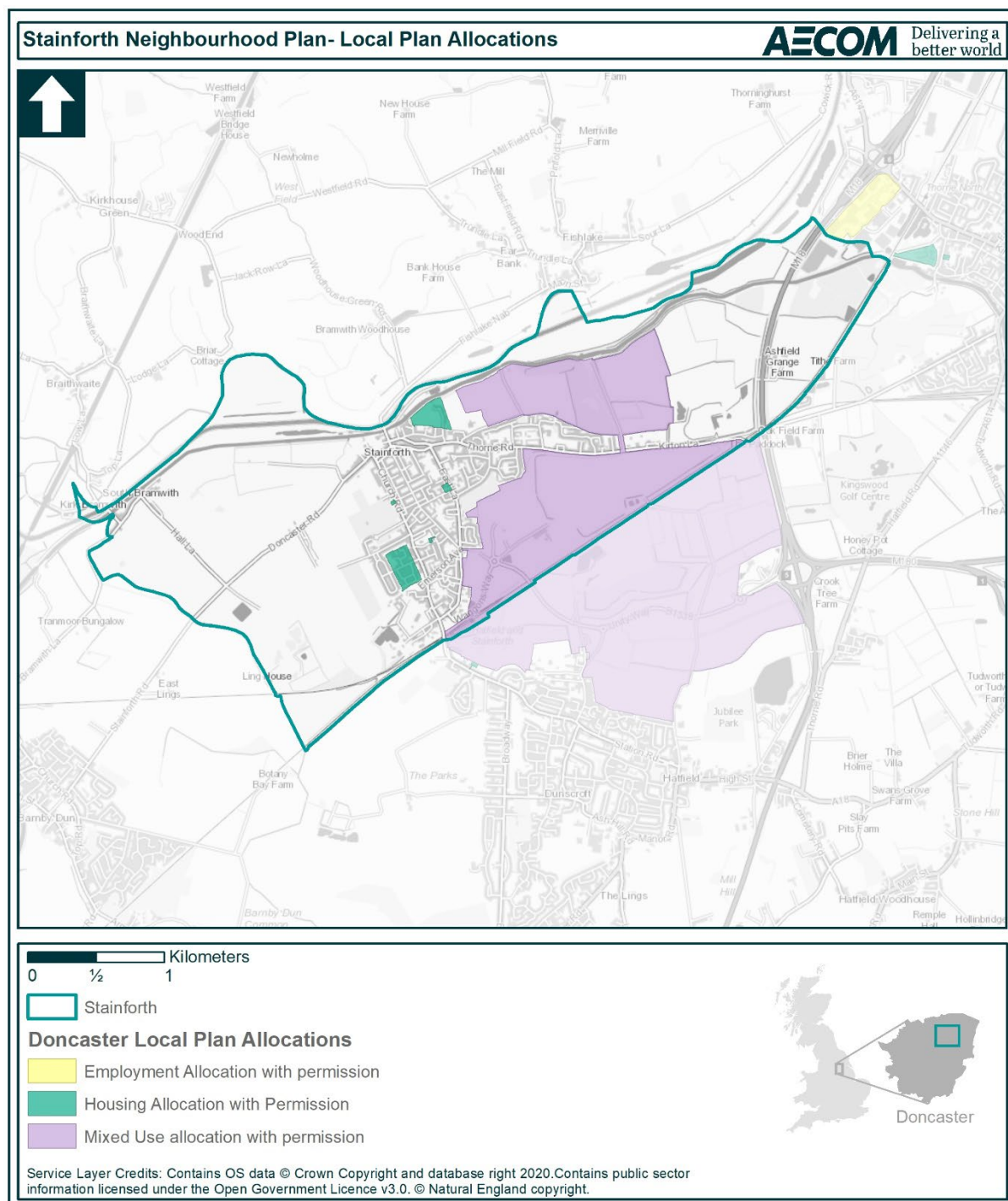
² NB this column does not quote directly from Schedule II of the Regulations. Rather, it reflects a degree of interpretation.

Local and Neighbourhood Plan Context for the Stainforth Neighbourhood Plan

- 1.9 The Stainforth NP aims to shape the nature of development coming forward in the area until 2035. The Stainforth Parish (and Plan area) falls within Doncaster Borough Council's administrative area and as such it is being prepared in the context of the Doncaster Local Plan (2021).
- 1.10 The Local Plan for Doncaster identifies that for planning purposes Stainforth sits in a larger area which also includes Hatfield, Dunscroft and Dunsville. This area is identified as a Main Town in the settlement hierarchy. Main Towns are identified as a settlement type which will see substantial housing growth. The Local Plan directs growth of 1,968 dwellings across the Main Town over the plan period (up to 2035). The majority of these have been granted planning permission, with the vast majority relating to the mixed-use Unity Scheme which is partly in the Neighbourhood Area (it also falls within the wider Dunscroft, Dunsville and Hatfield areas).
- 1.11 As discussed in the Local Plan (paragraph 4.44):
- "The Local Plan does not make specific housing requirements for individual areas. This is because the Local Plan identifies sufficient sites overall to meet its housing allocation requirements, and does not rely on neighbourhood plans making additional housing allocations therefore. ... Whilst there is no requirement for neighbourhood plans to allocate housing sites, they are able to identify additional housing sites if they wish to do so, and provided that they are in general conformity with the strategic policies in the Local Plan."*
- 1.12 The Stainforth NP is seeking to provide some more granular policy to the overarching strategic policy and allocations made in the area in the Doncaster Local Plan. There is a large mixed-use allocation which partly falls within the Neighbourhood Area ('The Unity Project', Local Plan Policy 69) alongside five housing allocations; all of which have planning permission. The Local Plan allocations (Figure 2.2) which fall within, or partly within Stainforth and their capacities are detailed below (all sites have planning permission whether this be outline or full):
- The Unity Project (mixed use): 3,100 dwellings of which 1,015 anticipated to be delivered in plan period (part of this site falls within the Stainforth Neighbourhood Plan area). The nature of work to date and extent of permission mean it is difficult to accurately assess actual levels of delivery within plan period.
 - Land at Former Industrial Estate, Briars Lane (residential): 152
 - East Lane House (residential): 10
 - Church Road (residential): 9
 - Millcroft House (residential): 6
 - Land at Kingsway (residential): 170

1.13 Beyond the allocations within the Stainforth NP, the NP seeks to extend (beyond the current relevant policy of the Doncaster Local Plan) the range of ‘appropriate uses’ for a number of sites which are currently derelict or in a state of disrepair. Further to this, no alternative approaches to delivering housing within the area were considered to be reasonable. The rationale for this is set out in more detail in Section four, but key consideration were the Plan’s objectives and site constraints.

Figure 1.2: Doncaster Local Plan Allocations



Vision for the Stainforth Neighbourhood Plan

1.14 The Stainforth NP vision is:

“In 2035 Stainforth will be a vibrant and sustainable community. Residents will enjoy a high quality of life with good access to attractive open spaces, waterways, and recreational areas, as well as community facilities and local employment opportunities. There will be a choice of affordable and energy efficient house types and sizes for existing and new residents. Stainforth will enjoy good accessibility for all, with public and private transport linkages to neighbouring settlements and larger towns and cities including Doncaster, and a safe network of walking and cycling routes linking communities across the area.

The area of the former Hatfield Main Colliery will have been regenerated preserving the mining heritage of the town alongside a mix of uses including a country park. This regeneration will reconnect the residents of Stainforth with its proud past and provide opportunities for local entrepreneurship and healthy living.”

1.15 The Stainforth NP sets out a number of core objectives which underpin the policy framework for the plan.

- **Objective 1:** To protect and enhance local mining heritage through the creation of a heritage centre and country park linked to the old pithead site.
- **Objective 2:** To support a wider range and choice of housing in the area through high quality residential housing development.
- **Objective 3:** To improve accessibility for all, including provision of a new footbridge linking residential areas to Hatfield and Stainforth Station and a new network of walking and cycling routes throughout the area.
- **Objective 4:** To support health and wellbeing through improved accessibility and enhancing existing local green spaces.
- **Objective 5:** To support new community and leisure development for the benefit of all.
- **Objective 6:** To support suitable new development or uses for derelict and abandoned sites and buildings.

1.16 These objectives and the Plan's policies are encompassed within five core planning themes, including: improving housing choice, improving accessibility for all, supporting health and wellbeing, local development opportunities and the former Hatfield Main Colliery.

2. The Scope of the SEA

SEA Scoping Report

- 2.1 The SEA Regulations require that: “When deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies”. In England, the consultation bodies are Natural England, the Environment Agency and Historic England.³ These authorities were consulted on the scope of the Stainforth Neighbourhood Plan SEA for a 5 week period from 7th December 2021 to 11th January 2022.
- 2.2 The purpose of scoping is to outline the key issues that the SEA should focus on through setting out:
- A context review of the key environmental and sustainability objectives of national, regional and local plans and strategies relevant to the NP;
 - Baseline data against which the NP can be assessed;
 - The key sustainability / environmental issues for the NP; and
 - An ‘SEA Framework’ of objectives against which the NP can be assessed.
- 2.3 Natural England and Historic England provided a response to the consultation. The comments made and how they have been considered and addressed, are presented in **Table 2.1** below.

Table 2-1: Consultation responses received on the SEA Scoping Report

Statutory Consultees	How the response was considered and addressed
Environment Agency	No response. AECOM Response:
Natural England	Response received on 8/12/21- generic advisory text and no specific comments received. AECOM Response: General advice understood and considered throughout SEA process.
Historic England	Response received on 11/01/2022- comments can be found at Appendix A. AECOM Response: Comments understood and scoping has been amended as necessary.

³ In-line with Article 6(3).of the SEA Directive, these consultation bodies were selected because ‘by reason of their specific environmental responsibilities,[they] are likely to be concerned by the environmental effects of implementing plans and programme’.

Key Sustainability/ Environmental Issues

- 2.4 The full Scoping Report is attached as Appendix C to this report. This section sets out a summary of the key issues that were identified through scoping.
- 2.5 Drawing on the review of the policy context and baseline information, the SEA Scoping Report was able to identify a range of sustainability / environmental issues that should be a particular focus of SEA.
- 2.6 The selected environmental themes incorporate the 'SEA topics' suggested by Annex I(f) of the SEA Directive⁴. These were refined to reflect a broad understanding of the anticipated scope of plan effects (drawing from the screening opinion and local knowledge).
- 2.7 The scoping process allowed for some sustainability topics to be 'scoped out'; as it was considered the Plan is unlikely to have significant effects on certain factors. The Environment Agency, Natural England and Historic England have not raised any concerns in regards the 'scoping-out' of any sustainability topics.
- 2.8 The following environmental themes present the sustainability / environmental issues identified at the scoping stage with their scoping outcome:

Air Quality

- 2.9 The key air quality issues in Stainforth are:
- Stainforth does not have any significant issues relating to air quality and future development should ensure that sustainable transport provisions are delivered in a manner which helps to reduce car dependency and supports the use of electric vehicles.
 - The SEA topic 'Air Quality' has been **SCOPED OUT** of the SEA due to the fact that future development in the area would be unlikely to lead to significant increases in air quality issues.

Biodiversity

- 2.10 The key biodiversity issues in Stainforth are:
- Stainforth has one designated Local Nature Reserve biodiversity site, which is a woodland. There are also some areas of designated Local Wildlife Site, with most of these found in the northern part of the area.
 - There are some areas of priority habitat across the Neighbourhood Area, although these are not extensive.
 - The NP presents an opportunity to enhance biodiversity in the area, though depending on the nature of development on the sites in the area, designated sites for their biodiversity value may be affected.

⁴ The SEA Directive is 'of a procedural nature' (para 9 of the Directive preamble) and does not set out to prescribe particular issues that should and should not be a focus, beyond requiring a focus on 'the environment, **including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors**' [our emphasis]

- The SEA topic ‘Biodiversity’ has been **SCOPED IN** to the SEA due to the potential for development in the area to have significant effects on sensitive habitats and species. The framework for achieving net gain is set out in national policy and Local Plan policies. However, the Plan could help to shape how this net gain is achieved, and identify local opportunities for enhancement.

Climate Change Mitigation

2.11 The key climate change mitigation issues in Stainforth are:

- There is a need to reduce GHG emissions across all sources in order to reach a national target of net-zero by 2050, and a Sheffield City Region target by 2040.
- Doncaster has a higher-than-average rate of emissions per capita, with reductions since 2005 not being as significant as seen across regional and national equivalents. These issues are most prevalent for emissions derived from domestic and transport sources.
- Stainforth’s domestic energy consumption (gas and electric) are broadly not in the higher brackets of energy usage across the country.
- The SEA topic ‘Climate Change Mitigation’ has been **SCOPED IN** to the SEA. There is potential for the Plan to influence the per capita emissions within Stainforth.

Climate Change Resilience

2.12 The key climate change resilience issues in Stainforth are:

- The Stainforth Parish has some significant areas which are identified as at fluvial flood risk, constraining the potential for development in the area.
- There are some patches of surface water flood risk, as well as some areas of the built-up parts of the Borough which may be more liable to flooding during extreme rainfall events. Surrounding the urban area there is some informal green infrastructure in the form of greenfield land, though the built-up area itself is lacking in a network of well-placed permeable surfaces.
- Whilst Stainforth’s urban areas are likely to see some heating, the scale of the built-up areas are small and hence these effects are unlikely to be of any severe magnitude, aside from during extreme heat events, where the heat in the surrounding greenfield land is not likely to significantly differ.
- The SEA topic ‘Climate Change Resilience’ has been **SCOPED IN** to the SEA as there is potential for development to be affected by or contribute towards flooding.

Health and Wellbeing

2.13 The key health and wellbeing issues in Stainforth are:

- Stainforth suffers with poor health outcomes, including life expectancy, mortality rates for under 75s, general health and disabilities.

- Stainforth has a broadly adequate provision of formalised green/open space, woodland and public rights of way to permit physical activity and allow for time to be spent in nature (which has beneficial outcomes for health and wellbeing).
- The SEA topic 'Health and Wellbeing' has been **SCOPED IN** to the SEA. There is potential for the Plan to influence the health and wellbeing outcomes of residents within Stainforth and the evidence provided in this section suggests that the health and wellbeing outcomes are a key issue for the Parish.

Historic Environment

2.14 The key historic environment issues in Stainforth are:

- There are 13 Grade II listed buildings across the Neighbourhood Area as well as an adjacent Conservation Area which in one part crosses the boundary into Stainforth Parish.
- The headstocks at Hatfield Colliery are Grade II listed assets and they have also been identified by the local community as of particular interest due to their significance in relation to the area's history of mining.
- The SEA topic 'Historic Environment' has been **SCOPED IN** to the SEA. There is potential for the Plan to lead to effects upon the historic environment, in particular the listed and locally valued headstocks at the Hatfield Colliery.

Landscape

2.15 The key landscape issues in Stainforth are:

- The historic industrial aspects of the parish's townscape and landscape are its most important assets in terms of forming a distinctive landscape and views.
- The SEA topic 'Landscape' has been **SCOPED OUT** of the SEA. Whilst there is the potential for the Plan to lead to effects on the historic mining landscape assets of the area, historic environment considerations are likely to provide protections for the headstocks which are the valued asset of the mining landscape, other areas of mining landscape are currently brownfield land and do not positively contribute towards the landscape character.

Natural Resources

2.16 The key natural resources issues in Stainforth are:

- There is some potentially best and most versatile agricultural land in the west of the Parish.
- A large area to the south east of Stainforth's built-up area is brownfield land.
- Stainforth has two watercourses which run through it, both of which are classified as having moderate water quality status.
- The water supply is predicted to be sufficient over the next 25 years for the Stainforth area.
- Stainforth is entirely within a nitrate vulnerability zone.
- Much of Stainforth and its surrounding areas are mineral safeguarding areas due to the presence of sand and gravel deposits.

- Waste management is not likely to be an issue which is affected by the Stainforth NP.
- The SEA topic 'Natural Resources' has been split into subsections in order to determine the scope of the SEA.
- Land and Soils: **SCOPED IN** to the SEA due to the presence of potentially best and most versatile agricultural land in the Parish.
- Water Quality and Resources: **SCOPED OUT** of the SEA due to the fact that the NP is unlikely to lead to significant effects upon water quality and resources in the Neighbourhood Area.
- Minerals: **SCOPED OUT** of the SEA due to the fact that the NP is unlikely to lead to significant effects upon mineral resources in the Neighbourhood Area.
- Waste: **SCOPED OUT** of the SEA due to the fact that the NP is unlikely to lead to significant effects upon waste in the Neighbourhood Area.

Population and Housing

2.17 The key population and housing issues in Stainforth are:

- Stainforth's population has a slightly higher than average proportion of younger (aged 24 and under) people and has been growing at a faster than locally or regionally average rate since 2011, after seeing a period of decline between 2001-2011.
- Stainforth has a higher than average proportion of its population who fit into the 'white' ethnic grouping.
- Stainforth has a higher than average proportion of people whose stated religion is Christian, with lower than average proportions of all other religious groupings.
- Stainforth has a lower than average proportion of its population who are economically active.
- The Parish's population has a lower than average rate of people with higher level qualifications and a higher than average rate of people with no qualifications.
- Stainforth's residents are significantly more likely than average to occupy their dwelling on a socially rented tenure, and dwellings are less likely to be owner occupied.
- There has been an identified need for 575 dwellings until 2032 in the wider area in which Stainforth sites (including Hatfield and some smaller settlements).
- A large, mixed-use, urban extension site allocation in the Doncaster Local Plan partially falls within the Stainforth area.
- Stainforth is in the top 10% and 20% deprived areas nationally, with a significantly higher proportion of households reporting deprivation in multiple dimensions.
- The SEA topic 'Population and Housing' has been **SCOPED IN** to the SEA. The Plan could result in effects on community needs for both existing and future residents as well as potentially affecting housing delivery in the Parish.

Transport and Accessibility

2.18 The key transport and accessibility issues in Stainforth are:

- There is a local and national policy drive to decrease car dependency whilst encouraging the use of sustainable modes of transport (active travel and public transport).
- Stainforth's commuter footprint, including both inflow and outflows, is largely contained to local villages surrounding the Parish as well as the largest flows travelling to and from Doncaster.
- Stainforth has lower than average car ownership, a pattern which is mirrored by low rates of commuters travelling by car or van. Though the Parish has high rates of people commuting as a passenger in a car or van.
- The SEA topic 'Transport and Accessibility' has been **SCOPED IN** to the SEA. The NP has ambitions to improve sustainable transport options within the Plan Area which could lead to effects upon transport and accessibility within the Parish.

SEA Framework

2.19 The SEA Framework has been established through the identification of key issues and environmental objectives as part of the scoping exercise. This draws upon the baseline position and policy context that has been prepared for a range of SEA topics. The framework consists of a set of headline objectives and ancillary questions, which has been used to appraise the environmental effects of the draft Plan (and any reasonable alternatives).

2.20 Table 2.2 outlines the full SEA Framework, which focuses on those issues that have been identified as the most important to consider in the preparation of the Plan; but acknowledging the limited influence that the Plan can/will have in some areas.

2.21 These issues were then translated into an 'SEA Framework'. This SEA Framework provides a methodological framework for the appraisal of likely significant effects on the baseline.

2.22 The statutory bodies were consulted on the SEA scope and SEA Framework at the scoping stage. The SEA Framework reflects the SEA objectives which were scoped in during the scoping exercise. The current SEA Framework reflects the feedback received from all statutory consultees on the SEA scope.

Table 2-2: The SEA Framework for Stainforth Neighbourhood Plan.

SEA objective	Assessment questions – will the option/proposal help to:
Protect and enhance all biodiversity and support ecological connectivity.	<p>Support/ improve the status and condition of the area's Local Nature Reserves and Local Wildlife Sites?</p> <p>Protect and enhance priority habitats, and the habitats of priority species?</p> <p>Achieve a net gain in biodiversity?</p> <p>Support ecological connectivity within the Plan area and in the wider surroundings?</p> <p>Support enhancements to multifunctional green and blue⁵ infrastructure networks?</p> <p>Support access to, interpretation and understanding of biodiversity and geodiversity?</p>
Reduce the level of contribution to climate change from activities within the Neighbourhood Area	<p>Increase the number of new developments meeting or exceeding sustainable design criteria?</p> <p>Reduce energy consumption from non-renewable sources?</p> <p>Generate energy from low or zero carbon sources?</p> <p>Reduce the need to travel or the number of journeys made?</p> <p>Promote the use of sustainable modes of transport, including walking, cycling and public transport?</p> <p>Ensure rural development does not contribute towards further increases in high energy use and unsustainable travel?</p>
Support the resilience of the Neighbourhood Area to the potential effects of climate change, including flooding.	<p>Avoid development in areas at risk of flooding, taking into account the likely future effects of climate change?</p> <p>Increase resilience of the built and natural environment to the effects of climate change?</p> <p>Ensure that the potential risks associated with climate change are considered in new development in the plan area?</p> <p>Improve and extend green infrastructure networks in the plan area to support climate change adaptation?</p> <p>Sustainably manage water run-off, reducing surface water runoff (either within the plan area or downstream)?</p>

⁵ Green and blue infrastructure networks include (but are not limited to); green spaces, open spaces, parks, gardens, allotments, natural areas, river corridors, waterbodies; and the links between these assets

<p>Improve the health and wellbeing of residents within the Neighbourhood Area.</p>	<p>Promote accessibility to a range of leisure, health and community facilities, for all age groups?</p> <p>Provide and enhance the provision of community access to green and blue infrastructure, in accordance with Accessible Natural Greenspace Standards?</p> <p>Promote healthy and active lifestyles?</p> <p>Improve and protect access to the countryside for recreational use?</p>
<p>Protect, maintain and enhance the rich historic environment within and surrounding the Neighbourhood Area</p>	<p>Conserve and enhance Listed Buildings, Locally Listed Buildings, and their settings, within and surrounding the Plan area?</p> <p>Conserve, enhance and protect the setting of the nearby Conservation Area?</p> <p>Enhance local identity, distinctiveness and character?</p> <p>Support access to, interpretation and understanding of the historic environment?</p>
<p>Ensure the efficient and effective use of land</p>	<p>Promote the use of previously developed land?</p> <p>Avoid development of the best and most versatile agricultural land (Grades 1 to 3a)?</p>
<p>Cater for existing and future residents' needs as well as the needs of different groups in the community, improve access to local, high-quality community services and facilities and reduce deprivation across the Parish.</p>	<p>Promote the development of a range of high quality, accessible community facilities?</p> <p>Encourage and promote social cohesion and encourage active involvement of local people in community activities?</p> <p>Maintain or enhance the quality of life of existing local residents?</p> <p>Improve the availability and accessibility of key local facilities, including specialist services for disabled and older people?</p>
<p>Improve the economic activity rate of the Stainforth population, including through providing suitable access and improvements to skills and training.</p>	<p>Provide local employment opportunities?</p> <p>Deliver infrastructure which would support the improved uptake of educational opportunities?</p>

<p>Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.</p>	<p>Support the provision of a range of house types and sizes, including specialist needs?</p> <p>Support the provision of affordable housing?</p> <p>Support enhancements to the current housing stock?</p> <p>Meet the needs of all sectors of the community?</p> <p>Provide quality and flexible homes that meet people's needs?</p> <p>Promote the use of sustainable building techniques, including use of sustainable building materials in construction?</p> <p>Provide housing in sustainable locations that allow easy access to a range of local services and facilities?</p>
<p>Promote sustainable transport use and reduce the need to travel</p>	<p>Encourage a modal shift to more sustainable forms of travel?</p> <p>Enable sustainable transport infrastructure improvements?</p> <p>Reduce the need to travel?</p> <p>Improve road safety?</p>

3. What has Plan Making/SEA Involved to this Point?

Introduction

3.1 In accordance with the SEA Regulations the Environmental Report must include:

- An outline of the reasons for selecting the alternatives dealt with; and
- The likely significant effects on the environment associated with alternatives / an outline of the reasons for selecting the preferred approach in light of alternatives appraised.

3.2 The 'narrative' of plan-making / SEA up to this point is told within this part of the Environmental Report. Specifically, this section explains how preparation of the Stainforth Neighbourhood Plan has evolved, including justification for the sites which are planned to be allocated.

Overview of Plan Making/ SEA Work Undertaken

3.3 The Stainforth Neighbourhood Area was designated by Doncaster Borough Council on 11th June 2018. A Community consultation was carried out to determine what the community in Stainforth considered to be pertinent issues which could be addressed by the NP. An Issues and Options Stakeholder workshop was held in October 2018 which discussed key planning issues which were raised through the community consultation. These related to:

- The Old Pithead Site
- Supporting high quality housing
- A footbridge from Waggon's Way to Stainforth Railway Station
- Green spaces and a new country park
- Derelict buildings and vacant land
- Supporting new community and leisure development.

3.4 The Issues and Options stage raised community concerns over the derelict and/or rundown state of seven sites across the Parish. These sites are currently under Local Plan policy relating to the mixed-use Unity Project, Residential Policy Areas, Housing Allocations and/or Local Centres.

3.5 In developing the NP, the community used the Doncaster Council's 'Call for Sites' (2014). Aside from the Unity Project site, all other sites identified throughout this process were discounted for use in the Neighbourhood Plan due to constraints relating to flood risk, access and isolated locations.

3.6 In 2021, the Stainforth community undertook their own 'Call for Sites'; this returned one site submission which related to the need to adopt a section of highway to retain and attract further businesses to an existing employment location. As such, this was not considered to be a reasonable alternative for the purposes of site allocation.

- 3.7 The Stainforth Neighbourhood Plan and Stainforth Neighbourhood Development Order were published for Regulation 14 (Pre-Submission Consultation and Publicity) in 2022, the consultation ran from 28th March to 9th May. Following representations, decisions were made to not progress with the Neighbourhood Development Order and some modifications were made to the Neighbourhood Plan policies.
- 3.8 A revised Neighbourhood Plan was submitted to the Local Planning Authority (Doncaster Borough Council) in January 2024 in order to progress to Regulation 16 consultation. An updated Environmental Report was produced to accompany the Neighbourhood Plan.

Assessment of Reasonable Alternatives for the Neighbourhood Plan

- 3.9 As discussed in the Local Plan (paragraph 4.44):

“The Local Plan does not make specific housing requirements for individual areas. This is because the Local Plan identifies sufficient sites overall to meet its housing allocation requirements, and does not rely on neighbourhood plans making additional housing allocations therefore. Given national guidance is clear that the Council should seek to avoid conflicts where possible between respective plans, and avoid duplication of the process, a number of sites allocated in the Local Plan have already been identified as allocations in ‘made’ and emerging neighbourhood plans. Whilst there is no requirement for neighbourhood plans to allocate housing sites, they are able to identify additional housing sites if they wish to do so, and provided that they are in general conformity with the strategic policies in the Local Plan.”

Housing Strategy and Site Allocations

- 3.10 The Stainforth NP seeks to allocate land which is encompassed within the Unity Project mixed-use allocation in the Doncaster Local Plan (Policy 69). It does not seek to allocate further sites, though the seven sites identified which were derelict and/or rundown in the Parish were not discounted from being included within the Plan. They form ‘Development Opportunity’ sites (NP Policy S9); the policy seeks to offer a broader scope for a wider range of ‘appropriate uses’ on the sites compared to Local Plan policy which applies.
- 3.11 Focusing on potential alternative approaches to this strategy, the SEA (in consultation with the neighbourhood planning group) considered that the only alternative would be to take a ‘do nothing’ approach. This would in effect lead to a continuation of Local Plan policy to apply on these sites. Considering that these sites were identified as problematic for the local community, there was a strong desire voiced through community consultation for these sites to see some active use and the fact that development has not been coming forward on the sites, this was not determined to be a reasonable alternative which needed appraising.

3.12 Further alternative approaches could focus on the layout of the NP allocations within the mixed-use Local Plan allocation. Whilst various layouts and approaches to delivering the country park, former pithead site, housing and employment land were considered by the Stainforth Neighbourhood Plan group, alternative approaches were considered to be unreasonable. In terms of the location of the proposed country park, the land is currently spoil heaps and so would not viably lend itself to alternative uses. Further to this, the proposed community use of the former pithead site would not be able to be relocated due to its central purpose being tied to the location of the headstocks. In terms of housing and employment allocations, reasonable alternatives were ruled out due to conflicts with the NP objectives and key issues discussed via community consultations. There was critical importance afforded to accessibility, access to public transport, housing needing to be related to the headstocks, proximity to the country park and an integrated approach to delivering new housing which ensured that new development did not effectively create 'two Stainforths'. As such, the proposed layout of allocations in the NP ensure that housing would be adjacent to the existing built-up area, accessible to services, public transport and the country park as well as forming a close link to the headstocks. Alternative approaches would not be likely to deliver these same benefits which are a key focus for the NP and as such, would not be considered to be reasonable.

Employment Strategy and Site Allocations

3.13 The NP allocates an employment site, helping to deliver some of the employment element within the Unity Project mixed-use allocation. It was not considered reasonable to allocate employment land outside of this Local Plan allocation elsewhere in the Parish as there was not an evidenced need beyond that set out in the mixed-use allocation. As discussed above, alternative approaches to the layout of parcels of land and uses within the Unity Project scheme were considered to be unreasonable due to factors such as the spoil pits limiting development on the northern part of the site. Local community concerns and Plan objectives also meant that future housing should be functionally connected to the existing built-up area of Stainforth and in locations accessible to shops, services and public transport access nodes. For these reasons, locating employment land in an alternative location was not considered to be reasonable. There was discussion of providing a greater amount of employment land to the north of the proposed employment land, however considering the context of the masterplanned area which encompasses the majority of the mixed use Local Plan allocation, it was determined that sufficient employment land had been delivered in this broad location, and hence was deemed unreasonable. Further to this, allocating a larger scale of employment land within close proximity to the grade II listed headstocks would be likely to have a detrimental impact upon the character and setting of the headstocks; which are a key asset of community importance.

Neighbourhood Plan Policy Map

3.14 The map on the next page illustrates the spatial extent of the neighbourhood plan's policies (Figure 3.1)

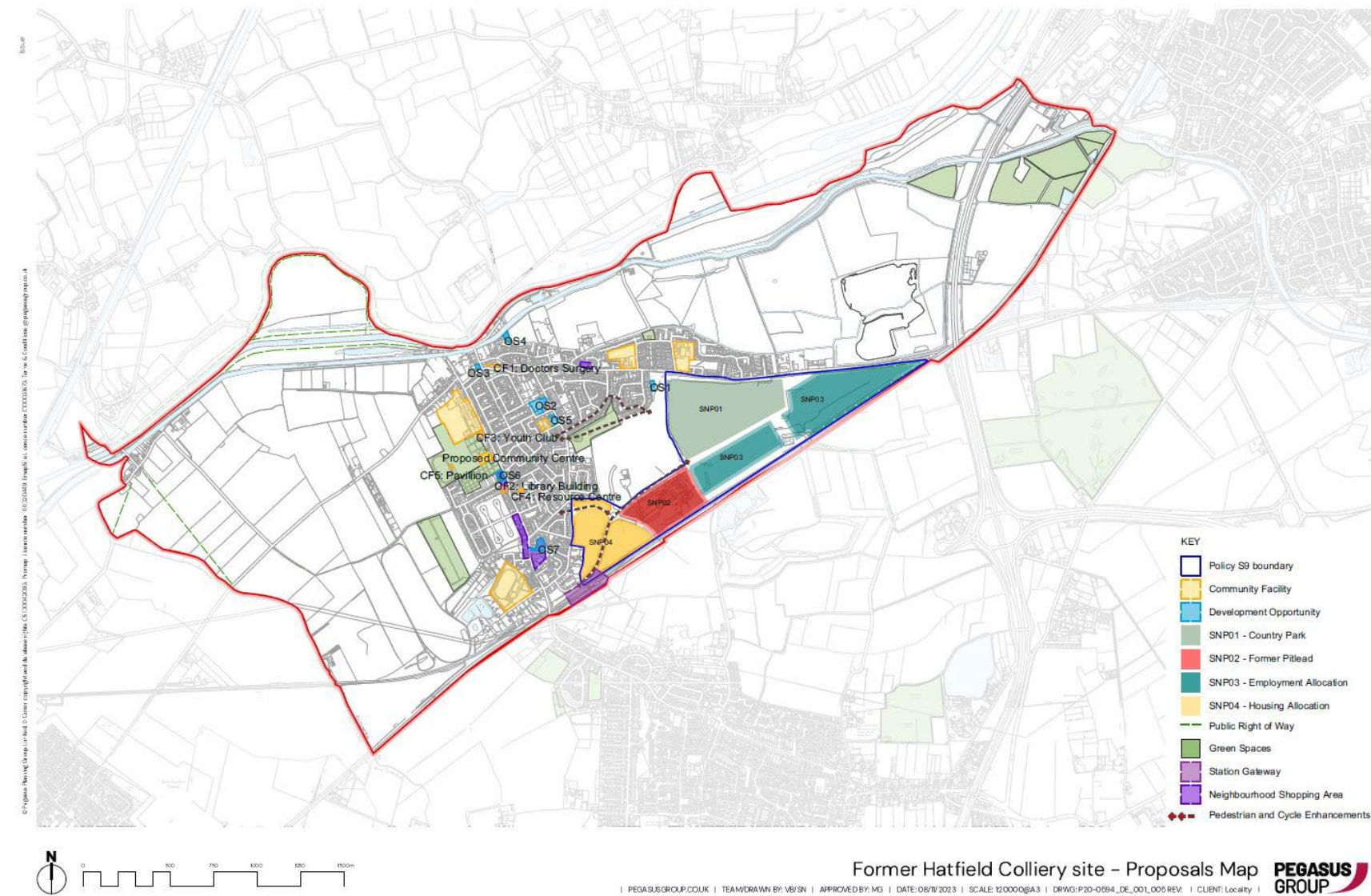


Figure 3.1: Stainforth Neighbourhood Plan policies map (source: Stainforth Neighbourhood Plan)

4. What are the Appraisal Findings at this Current Stage?

Introduction

4.1 The aim of this chapter is to present appraisal findings and recommendations in relation to the Regulation 14 version of the Stainforth NP.

Current Approach in the Neighbourhood Plan and the Development of the Neighbourhood Plan Policies

4.2 Table 4-1 provides the Policy headings for the Stainforth NP. The full policy wording can be found at Appendix B.

Table 4-1: Stainforth NP Policies

Stainforth NP Policies

Housing

Policy S1 New Housing Development

Policy S2 Improving Housing Choice

Accessibility

Policy S3 Improving Accessibility for All

Policy S4 Station Gateway

Green Spaces and Recreation

Policy S5 Protecting and Enhancing Open Spaces and Recreational Facilities

Community Facilities

Policy S6 Protecting and Enhancing Local Community Facilities

Promoting Healthy Eating

Policy S7 Hot Food Takeaways

Local development opportunities

Policy S8 Development Opportunity Sites

Former Hatfield Main Colliery

Policy S9: Former Hatfield Main Colliery Holistic Approach to Development

SNP01: Stainforth Country Park

Pithead Site

SNP02: Community use re-development of the former pithead site

Allocations

SNP03: Employment Allocation – Land between Kirton Lane and Railway Line

SNP04 Housing Allocation – Land off Waggons Way

Approach to the Appraisal

- 4.3 The appraisal is structured under each of the SEA Objectives that are set out in the SEA Framework.
- 4.4 For each Objective, 'significant effects' of the current version of the plan on the baseline are predicted and evaluated. Account is taken of the criteria presented within Schedule 2 of the Regulations.⁶ So, for example, account is taken of the probability, duration, frequency and reversibility of effects as far as possible. These effect 'characteristics' are described within the assessment as appropriate.
- 4.5 Every effort is made to identify / evaluate effects accurately. The ability to predict effects accurately is limited by understanding of the baseline and the nature of future planning applications. Because of the uncertainties involved, there is a need to exercise caution when identifying and evaluating significant effects and ensure all assumptions are explained. In many instances it is not possible to predict significant effects, but it is possible to comment on merits (or otherwise) in more general terms.
- 4.6 Where a policy is not referenced in the appraisal text, it can be assumed that there would not be any anticipated direct link or effects between the policy's likely effects and the SA topic. This includes policies where there may be a link, but the effects would be likely to be neutral or insignificant.

Biodiversity

Housing Policy S1 - New Housing Development and Policy S2 - Improving Housing Choice

- 4.7 Policy S1 would be expected to broadly contain residential development to Local Plan Residential Policy Areas as well as allocations set out in the NP and Local Plan, this should help to avoid development taking place on more sensitive pieces of land in relation to biodiversity. Further to this, the wording requiring local amenity to be protected may have some beneficial impacts relating to the protection of species, especially species such as bats and insects which are more vulnerable to amenity issues such as light or noise. **Minor positive effects** are predicted.

Accessibility Policy S3 - Improving Accessibility for All and Policy S4 - Station Gateway

- 4.8 This policy promotes transport outcomes which might help to reduce the prevalence of car dependency, in favour of more sustainable transport such as walking, cycling and public transport around the Parish of Stainforth. This may lead to some very minor effects relating to a reduction in pollution (noise, air and light) which may lead to some benefits for flora and fauna in the Parish, especially adjacent to roads. **Minor positive effects** are predicted.

⁶ *Environmental Assessment of Plans and Programmes Regulations 2004*

Green Spaces and Recreation Policy S5 - Protecting and Enhancing Open Spaces and Recreational Facilities

- 4.9 In helping to provide, protect and enhance open, green and in some cases natural space across Stainforth, this policy helps to protect environments which can be favourable for species and habitats. Whilst the specific nature of green spaces dictates the potential for favourability in relation to biodiversity outcomes, in general these spaces tend to be more favourable than built-up development. **Moderate positive effects** are likely, with a degree of uncertainty linked to the lack of detail relating to specific uses.

Local development opportunities Policy S8 Development Opportunity Sites

- 4.10 This policy opens up a number of identified potential local development opportunities to the possibility of a widened set of uses determined to be appropriate which goes beyond those outlined in the Local Plan to invite a wider range of potential uses. This may lead to increased provision of open space of community gardens. This could result in beneficial conditions for species and habitats, though there is a degree of uncertainty related to the wide range of potential 'appropriate uses', making the future of these parcels of land more uncertain. Overall, uncertain **minor positive effects** are expected.

All allocations

- 4.11 The NP's allocations which fall within the broader mixed use Local Plan allocation are unlikely to have effects linked to the allocation of land because they have already been allocated. However, where any more granular detail is provided in NP allocations and policies, this may lead to potential effects. This applies throughout this appraisal.

Redevelopment of the Former Hatfield Main Colliery

Policy SNP01: Stainforth Country Park

- 4.12 This policy is expected to deliver some increased open and natural space within Stainforth, on land which is currently not likely to be conducive to positive outcomes for biodiversity. This is expected to lead to beneficial outcomes for fauna and flora, however this comes with a degree of uncertainty related to a lack of detail surrounding the specific delivery of the country park. The policy provides for an ecological enhancement area, increasing the potential for ecological gains, and providing potential space for biodiversity net gain contributions from nearby developments. As such, **major positive effects** are possible, with a degree of uncertainty linked to the lack of detail relating to specific uses.

Policy SNP02: Community use re-development of the former pithead site

- 4.13 This policy focuses on the development and preservation of the Old Pitheads. Whilst there is not any clear link between this policy and biodiversity outcomes, old structures which may have been out of use for a number of years may be likely to be host to species, such as bats. Policy provisions ensure that an ecological assessment and mitigation plan are required prior to development, which ought to mitigate any adverse effects. As such, **neutral effects** are considered likely.

Allocations Policy SNP03: Employment Allocation – Land between Kirton Lane and Railway Line

- 4.14 This land is unconstrained in terms of its designated biodiversity assets, though the site includes an area of Priority habitat (deciduous woodland). The peripheral nature of this woodland should make it feasible to, in the first instance, avoid any impacts on the existing woodland through scheme layout. **Neutral effects** are predicted, though there is a degree of uncertainty which goes alongside this.

Allocations Policy SNP04 Housing Allocation – Land off Waggon Way

- 4.15 This site is unconstrained in terms of designated and non-designated biodiversity assets. **Neutral effects** are predicted.

Overall effects

- 4.16 The NP is likely to promote **moderate positive effects** in relation to biodiversity. This generally relates to provisions to survey and mitigate potential ecological effects prior to the commencement of development, the provision of land for ecological enhancement and the need for development to have regard to aspects of potential pollution such as light air or noise, resulting in positive environmental conditions for species. The promotion of an increase in natural, green and open space across the Parish should also provide favourable conditions for flora and fauna.

Climatic Change Resilience

Housing Policy S1 - New Housing Development and Policy S2 Improving Housing Choice

- 4.17 Policy S1 seeks to ensure that new housing is not at risk of flooding and will not increase flood risk elsewhere. Whilst positive with regards to climate change resilience, this policy does not go significantly further than local and national policy direction. **Neutral effects** are predicted.

Green Spaces and Recreation Policy S5 - Protecting and Enhancing Open Spaces and Recreational Facilities

- 4.18 This policy is expected to protect and potentially extend the amount of permeable and natural spaces across Stainforth. Resulting from this would be some degree of reduced flood risk due to a reduction in surface water runoff, which may help to reduce the impact of flood events. Further to this, the green infrastructure may help with cooling effects during intense heating and features such as tree cover might help with shading. However, these effects relating to heating would not be likely to be significant. Overall, **minor positive effects** are expected.

Local development opportunities Policy S8 - Development Opportunity Sites

- 4.19 By opening up four of the sites mentioned within this policy to a number of potential wider uses (than outlined in the Doncaster Local Plan), it increases the likelihood of these spaces being used as green and open spaces (including gardens). This may provide some increased permeable surfaces leading to a slight reduction in flood risk, as well as green infrastructure potentially helping to relieve some urban heating. A degree of uncertainty would be seen where the future uses of these sites are open to a range of appropriate uses. Overall, uncertain **minor positive effects** are expected.

Former Hatfield Main Colliery Policy S9 - Former Hatfield Main Colliery Holistic Approach to Development

- 4.20 The requirement for this site to be comprehensively masterplanned with a delivery strategy for the entire site should help to ensure that development can be strategically placed to avoid areas which are more vulnerable to flooding. **Minor positive effects** are expected.

SNP01 - Stainforth Country Park

- 4.21 This policy would have similar effects to those seen under Policy S5 relating to an increase in green infrastructures in the Parish. It would be expected that some increased cooling and a reduction in flood risk would be seen, especially on and around the allocated land. **Moderately positive effects** are likely.

Allocations Policy SNP03 - Employment Allocation: Land between Kirton Lane and Railway Line and SNP04 Housing Allocation – Land off Waggon Way

- 4.22 Both sites are identified as being at risk of flooding, with Flood Zones 2 and 3 being identified on the site as well as areas which are not identified as being at an elevated risk. The policies require a sequential approach to establishing the layout of development, to be informed by detailed and site specific flood risk assessments. To a certain extent, scheme layout and design may be able to help to mitigate any risk, and further to this, detailed flood risk assessments which would come as part of any planning application would help to identify further potential mitigation measures. Whilst mitigation and avoidance may help to reduce flood risk, it would be unlikely that all risk would be removed from the site and its future land uses, including access routes. Overall, uncertain **minor negative effects** are predicted.

Overall effects

- 4.23 By promoting a wider spread of green infrastructure across the Parish, natural flood mitigation should be realised due to a decrease in surface water runoff. Masterplanning, flood risk assessments and sequential scheme design across development sites should also help to reduce the vulnerability of future residents to identified flood risk. That said, the presence of flood risk on sites may see some future vulnerabilities which would be unavoidable. **Moderate positive effects** would be expected overall, alongside some uncertain **minor negatives**.

Climate Change Mitigation

Housing Policy S1 - New Housing Development

4.24 Policy S1's requirement for housing to incorporate sustainable design, energy efficiency and low carbon energy technologies should help to reduce the carbon emissions associated with new development. **Minor positive effects** are predicted.

Accessibility Policy S3 - Improving Accessibility for All and Policy S4 Station Gateway

4.25 These policies are likely to help to improve the accessibility of sustainable modes of transport (active travel and public transport), including through helping to provide a more integrated set of sustainable transport options by linking active travel infrastructure to the improved access to the railway station. This is expected to help to reduce transport related emissions from new development and across the Parish more widely. **Moderate positive effects** are predicted.

Green Spaces and Recreation Policy S5 - Protecting and Enhancing Open Spaces and Recreational Facilities

4.26 This policy may lead to an increase in planting of trees and other flora which would be likely to assist somewhat with carbon sequestration within the Parish, though the scale of any planting would be uncertain and unlikely to lead to major reductions in carbon emissions. Further to this, the policy seeks to ensure that safe walking and cycling routes are delivered in order to encourage active travel choices. Overall, **minor positive effects** are expected.

Former Hatfield Main Colliery Policy S9 - Former Hatfield Main Colliery Holistic Approach to Development

4.27 The requirement for this site to be comprehensively masterplanned with a delivery strategy for the entire site should ensure that accessibility by sustainable means is maximised, reducing the need to travel by unsustainable means and thereby potentially driving down transport related emissions. **Minor positive effects** are expected.

Former Hatfield Main Colliery Policy SNP01 - Stainforth Country Park

4.28 By increasing the local offering of open, natural space this policy may help to drive down transport related emissions in two respects. Firstly the space's expected connectivity to areas within the Parish and network of footpaths and cycle routes should help to improve the availability of attractive active travel routes throughout the Parish. Secondly, by providing a local country park, there would be a reduced need for people to travel by unsustainable means over longer distances to access such spaces. Whilst these effects are positive, their magnitudes are likely to be small; therefore **minor positive effects** are expected.

Allocations

Policy SNP03: Employment Allocation – Land between Kirton Lane and Railway Line

- 4.29 By allocating employment land within the Stainforth Parish, it would be likely that there may be an increase in residents perusing local employment opportunities. This would help to drive down the need to commute by unsustainable means, which could help to reduce transport related emissions. The magnitude of these effects would be expected to be relatively low, so **minor positive effects** are expected.

Policy SNP04 Housing Allocation – Land off Waggon's Way

- 4.30 This policy would allocate housing growth in a broadly accessible location which is nearby and well connected to existing and future public transport access nodes, the main shops and services within Stainforth as well as planned infrastructures associated with the mixed use development, of which this allocation is a part. This reduction in the need to travel long distances and increase in the viability and convenience of travelling by sustainable means could help to reduce transport related emissions. Design considerations ensuring connectivity to the wider Parish by means of active travel routes ought to promote sustainable behavioural transport choices. The magnitude of these effects would be expected to be relatively low, so **minor positive effects** are expected.

Overall

- 4.31 Support for low carbon design of future development, including providing supporting infrastructure for low carbon travel ought to reduce emissions from the residents of future developments. Improved accessibility is also promoted through a number of policies, helping to offer viable, low-carbon travel options; this would be seen through improved infrastructure and services which promote active and sustainable travel as well as ensuring local employment opportunities are developed alongside housing. Design considerations ensuring connectivity to the wider Parish by means of active travel routes ought to promote sustainable behavioural transport choices. In combination, the policies are predicted to have **moderate positive effects**.

Health and Wellbeing

Accessibility Policy S3 - Improving Accessibility for All and Policy S4 - Station Gateway

- 4.32 Provisions under these policies which promote accessibility and favour active travel would be expected to boost both the mental and physical health where Stainforth residents may see increased rates of travel by active means. **Minor positive effects** are predicted.

Green Spaces and Recreation Policy S5 - Protecting and Enhancing Open Spaces and Recreational Facilities

- 4.33 By protecting and in some cases potentially enhancing or expanding the availability of open spaces and sports and recreation facilities, residents of Stainforth would be more likely to engage in physical activity, promoting positive health and wellbeing outcomes. **Moderately positive effects** are predicted.

Community Facilities Policy S6 - Protecting and Enhancing Local Community Facilities

4.34 By helping to protect and expand the provisions of community facilities, it would be expected that there would be a continued and potentially enhanced sense of community spirit, aided by the existence of spaces which benefit and facilitate community groups and social interaction. The health and leisure campus which is proposed at Miners Welfare would be expected to promote active and healthy lifestyles for a range of potential users. **Major positive effects** are predicted.

Promoting Healthy Eating Policy S7 - Hot Food Takeaways

4.35 In restricting the prevalence of land uses which may lead to an increase in the availability of unhealthy food, this policy is expected to help to promote healthier eating and improved health outcomes associated with this. That said, it does not go significantly further than the policy outlined in the Doncaster Local Plan (Policy 24). **Neutral effects** are predicted.

Local development opportunities Policy S8 - Development Opportunity Sites

4.36 This policy opens up a wider range of appropriate uses for a number of sites which have been identified across the Parish (than that designated in the Doncaster Local Plan). As such, the policy may promote an increase in open space in Stainforth, providing space which is conducive to physical activity and mental health outcomes. Further to this, four sites have been deemed appropriate to be used for community garden purposes, this may promote greater understanding of food and its origins, potentially promoting improved health outcomes. Whilst these are positive, there is a degree of uncertainty related to the potential other uses which have been deemed appropriate for the sites. Uncertain, **minor positive effects** are predicted.

Former Hatfield Main Colliery Policy SNP01 - Stainforth Country Park

4.37 The development of a country park in Stainforth would help to promote physical activity by providing space which is conducive to such activities. It would also be likely that the country park would provide areas of natural wildlife, which may prove to be beneficial to the mental health outcomes of those who visit. The requirement for a new landmark with historical links to local routes might be expected to improve community support for the scheme, as well as preserving local identity and community wellbeing. **Moderate positive effects** are predicted.

Allocations Policy SNP02 - Community use re-development of the former pithead site

4.38 This policy supports community uses for the site, with an attractive, accessible and welcoming development which repurposes the former pithead. This site ought to promote positive community wellbeing outcomes, with **moderate positive effects** upon health.

Allocations Policy SNP03: Employment Allocation – Land between Kirton Lane and Railway Line

4.39 In allocating employment land which is broadly accessible for residents of Stainforth, active travel is made more viable as a commuting option for those living and working locally. This may lead to improved mental and physical health outcomes. **Minor positive effects** are expected.

Allocations Policy SNP04 Housing Allocation – Land off Waggon's Way

4.40 The delivery of housing in an accessible location which is in close proximity to a proposed country park would be expected to lead to an increased viability of active travel options as well as ensuring residents have access to open, natural green space. This would be expected to promote positive mental and physical health outcomes. **Minor positive effects** are anticipated.

Overall effects

4.41 Overall, the NP is expected to deliver an increase in open, natural green spaces which would be likely to improve the availability of spaces which promote positive physical and mental health outcomes, including by promoting active lifestyles. In addition to this, the support for land uses which promote community integration would be likely to lead to an overall improvement in community wellbeing. Further positive effects are likely to be linked to the provision of housing and local employment, linked to a broader sense of security linked to housing and income. Considering the overall thrust of the plan, **major positive effects** are predicted overall.

Historic Environment

Housing Policy S1 - New Housing Development and Policy S2 - Improving Housing Choice

4.42 Policy S1 seeks to ensure that the design of new housing considers the local industrial heritage and that it is respected through the character of new development. This is expected to promote **moderate positive effects**.

Local development opportunities Policy S8 - Development Opportunity Sites

4.43 By seeking to support development on derelict and rundown sites which are not in active use across the Parish, local character may be improved to some extent. **Minor positive effects** are expected.

Former Hatfield Main Colliery Policy SNP01 - Stainforth Country Park

4.44 The promotion of the development of a country park which would aid interpretation of the mining history of Stainforth would be expected to benefit the understanding of the Parish's history for both residents and potential future visitors to the country park from outside of the area. These effects would be expected to be supplemented by the requirement for a new landmark with historical links to local routes to be delivered. This is expected to promote **moderate positive effects**.

Pithead Site Policy SNP02 - Community use re-development of the former pithead site

4.45 This policy would help to ensure that a locally highly regarded feature of the local landscape which is a key symbol of the area's historic mining and industrial past is preserved, enhanced, and used to aid interpretation and understanding of Stainforth's history. A heritage statement will ensure that any future development pays respect to the surrounding industrial historic character, and specific local features of interest. The potential for heritage-led uses for the site would promote **major positive effects**, though there is a degree of uncertainty surrounding this where a range of uses could be supported, some which would better relate to and reveal the history of the area.

Allocations Policy SNP03 - Employment Allocation: Land between Kirton Lane and Railway Line

4.46 This allocation would functionally link the new area of employment within Stainforth with the Old Pitheads, which are an important remnant historical feature of the area, linked to historical industry and key employment sector. Conversely, employment land commonly plays host to large warehousing units and other development types which can significantly alter land and townscapes. Considering this, there may be some mixed effects. Whilst the employment land could be expected to be detrimental to the setting of the listed headstocks, the allocation may help to aid interpretation and understanding of the historic asset. As such, both **moderate positive effects** and **minor negative effects** are predicted.

SNP04 Housing Allocation – Land off Waggon's Way

4.47 Placing housing adjacent to the Old Pithead site and the headstocks within it will be likely to functionally connect future residents of Stainforth with its past, which forms a large part of community and settlement identity in the area. The development of the area may alter the existing landscape (which does little to the benefit of the headstock's setting) and hence this provides an opportunity to improve the surrounding setting of the historic assets with some well-planned housing with a low landscape impact. This is expected to promote **moderate positive effects**.

Overall effects

4.48 The NP seeks to ensure that the area's industrial heritage linked to its historic mining activity is considered in any future developments, including through design, materials and layouts. Development may help to better reveal the significance of heritage assets (most prominently the headstocks) as well as providing support to prevent further deterioration of any assets which may be in a poor condition. Whilst some potential negative effects may be seen through new employment development nearby to the listed headstocks, the overall effects of the plan are likely to be **major positive** in terms of the historic environment.

Land and Soil

Housing Policy S1 - New Housing Development

4.49 This policy (S1) seeks to ensure that any contamination issues are remediated to a sufficient extent, suitable for residential development uses, with particular reference to potential issues linked to the areas historical mining works. As such, land in the area is likely to be benefited by removing any potential contamination. This is expected to promote **moderate positive effects**.

Green Spaces and Recreation Policy S5 - Protecting and Enhancing Open Spaces and Recreational Facilities

4.50 By protecting existing green and open spaces and potentially providing an increase in this type of land across the Parish, land would be prevented from being sterilised in terms of its soil quality. Whilst it would be unlikely that these sites would see future agricultural uses, the potential would still remain, should the land be determined to be of sufficient quality. **Minor positive effects** are expected.

Local development opportunities Policy S8 - Development Opportunity Sites

4.51 Where this policy seeks to support a wider range of development types than would be supported under the Local Plan on a number of sites which have been identified as derelict or degraded. This may put these sites into a more favourable state which remediates potential contamination from the derelict or poor condition which they currently lie. The additional uses which this policy proposes may encourage active land use and productive use of soil (through community gardens) in a complementary way to the Local Plan. There is some uncertainty where the condition of the land and soil on the sites is unknown. Some uncertain **minor positive effects** are expected.

Policy SNP01- Stainforth Country Park

4.52 This policy would help to remediate a piece of brownfield land and place it back into a use which would ensure healthy land is present on the site. This is expected to promote **moderate positive effects**.

Pithead Site Policy SNP02 - Community use re-development of the former pithead site

4.53 Like previously discussed policies, this approach would help to remediate previously developed land which has potential contamination relating to historic mining works. This is expected to promote **moderate positive effects**.

Allocations Policy SNP03: Employment Allocation – Land between Kirton Lane and Railway Line and Policy SNP04 Housing Allocation – Land off Waggon Way

4.54 These sites are on existing brownfield land and the historical mining uses associated with the land would not be likely to permit future productive use of the land in terms of agriculture or other uses requiring high quality soil. Policy SNP04 requires development to have addressed any potential contamination or pollution related issues and ensure that the land is in a suitable condition for residential uses. These policies ought to remediate previously developed land which has potential contamination relating to historic mining works. This is expected to promote **moderate positive effects**.

Overall effects

4.55 The overall thrust of the NP would help to protect land and soils through a promotion of an increase in green, natural spaces; preventing further sterilisation of land. Support would be provided for the use of brownfield sites also, helping to reduce development on undeveloped, greenfield land and helping to remediate land associated with past mining activity. In combination, **moderate positive effects** are predicted.

Population and Housing

Housing Policy S1 - New Housing Development and Policy S2 Improving Housing Choice

4.56 The general thrust of these policies would be for housing to be delivered in a sustainable and high-quality way which meets the existing and future needs of local residents. This support for housing development would help to promote housing delivery in an appropriate manner and as such, **minor positive effects** are predicted.

Accessibility Policy S3 Improving Accessibility for All and Policy S4 Station Gateway, Green Spaces and Recreation Policy S5 Protecting and Enhancing Open Spaces and Recreational Facilities, Community Facilities Policy S6 Protecting and Enhancing Local Community Facilities, Policy S9: Former Hatfield Main Colliery Holistic Approach to Development, Policy SNP01: Stainforth Country Park and Policy SNP02: Community use re-development of the former pithead site

4.57 Policy relating to accessibility, green spaces and recreation, community facilities, the Former Hatfield Main Colliery and the Pithead Site are all likely to help to ensure that existing and future housing in Stainforth is attractive to future residents. The availability of good transport links and spaces to meet the needs to community groups, sports teams and other users would support housing in terms of the vital infrastructures which help to cater for local populations. This is expected to promote **minor positive effects**.

Local development opportunities Policy S8 - Development Opportunity Sites

4.58 This policy opens up a number of sites to a wider range of uses than specified within the Doncaster Local Plan. As such, whilst these sites have shown little change over time or developer interest, it might reduce the likelihood of housing delivery coming forward, in favour of potential other uses. Balancing these considerations, **neutral effects** are predicted.

Allocations Policy SNP03: Employment Allocation – Land between Kirton Lane and Railway Line

4.59 By providing employment in close, accessible locations in the Parish, housing is likely to be more desirable for prospective residents. Further to this, providing local employment in a village which has suffered in the past due to declining local employment, may help to restore some aligned community identity, built through local economic functions. This is expected to promote **moderate positive effects**.

Allocations Policy SNP04 Housing Allocation – Land off Waggon's Way

- 4.60 This policy would help to increase the availability of a locally relevant mix of housing types and tenures in a location which is accessible to the Parish's existing shops, services and other desirable amenities. Whilst current patterns indicate that a lack of suitable housing is a barrier to retaining some of the working age population of Stainforth, providing additional housing may also help to retain some community members who may have otherwise emigrated. **Moderate positive effects** are predicted.

Overall effects

- 4.61 Whilst housing would be likely to come forward regardless of the NP, mostly linked to the large mixed use allocation in Doncaster Local Plan, the overall effects of the NP would be expected to be positive. It would be likely to lead to an increase in locally relevant housing which meets the needs of local residents in terms of housing types and tenures, whilst ensuring appropriate shops, services and employment are available to support the housing growth. Many other aspects of the plan seek to ensure Stainforth is a more attractive place to live and work, including through providing an increase in open, green space, making housing more attractive in the area. Further to this, the provisions of community facilities ought to improve community morale. Overall, **major positive effects** are predicted.

Transport and Accessibility

Accessibility Policy S3 - Improving Accessibility for All, and Policy S4 - Station Gateway

- 4.62 These policies are likely to help to improve the accessibility of sustainable modes of transport (active travel and public transport), including through helping to provide a more integrated set of sustainable transport options by linking active travel infrastructure to the improved access to the railway station. This would be beneficial to the area by helping to increase the availability of safer and more attractive active travel options, reducing the need to travel by unsustainable modes of transport. Further, the networked connectivity provided by the joined-up approach to delivering improved access to rail and bus services alongside active travel options would provide a potential improved uptake of sustainable travel within and outside of the Parish. **Moderate positive effects** are anticipated.

Green Spaces and Recreation Policy S5 - Protecting and Enhancing Open Spaces and Recreational Facilities

- 4.63 This policy may help to protect and potentially further provide spaces which may offer attractive and safe routes for walking and cycling through the Parish. Policy S5 specifically requires development to provide safe active travel routes to on and off site open spaces. Considering this, the policy may see some protection provision of infrastructure which supports active travel and **minor positive effects** are expected.

Community Facilities Policy S6 - Protecting and Enhancing Local Community Facilities

4.64 By helping to maintain and enhance the availability of local facilities and services, this policy is expected to reduce the need to travel to access such services. This may also increase the viability of active travel options being taken up by those wishing to access them. This is expected to promote **minor positive effects**.

Local development opportunities Policy S8 - Development Opportunity Sites

4.65 Where this policy opens up a wider range of potential development for a number of sites across the Parish than that set out in the Doncaster Local Plan, there would be an increased potential for green and open spaces to be delivered. This might open up increased accessibility across Stainforth by improving the network of active travel routes. There is a degree of uncertainty related to the potential for a range of uses on these sites. Considering this, some uncertain **minor positive effects** are expected.

Former Hatfield Main Colliery Policy S9 - Former Hatfield Main Colliery Holistic Approach to Development

4.66 The requirement for this site to be comprehensively masterplanned with a delivery strategy for the entire site should ensure that accessibility by sustainable means is maximised; reducing the need to travel by unsustainable means and helping to boost connectivity within the Parish. **Minor positive effects** are expected.

Former Hatfield Main Colliery Policy SNP01 - Stainforth Country Park

4.67 This policy should help to provide an increase in space which may offer attractive and safe routes for walking and cycling through the Parish. The policy specifically states the importance of using this space to provide enhanced connectivity within the Parish to the railway station as well as to other key infrastructures and land uses. Considering this, the policy may see some protection for infrastructure which supports active travel and **moderate positive effects** are expected.

Allocations Policy SNP03: Employment Allocation – Land between Kirton Lane and Railway Line and Policy SNP04 Housing Allocation – Land off Waggons Way

4.68 These allocations would provide housing and employment in close, accessible locations to the existing built-up area of Stainforth. This would help to reduce the need to travel by unsustainable means and increase the viability of active travel modal choices across the Parish. The location of the two allocations, nearby to the proposed country park, would help to link any future active travel routes through the park with the future residential and employment growth and the existing built-up area of Stainforth. The location of SNP03, in close proximity to the 'Station Gateway', would help to ensure that future housing was delivered in a location which is accessible to public transport access nodes. The employment allocation would also be broadly accessible from 'Station gateway'. **Moderate positive effects** are anticipated.

Overall effects

4.69 The Stainforth NP is expected to deliver an increase in spaces which are favourable for active travel, whilst helping to provide housing and employment in locations which may promote walking and cycling as a means of commuting and travelling for leisure purposes. Further to this, the improvement of access to public transport access nodes would be expected to better connect both existing and future housing and employment within Stainforth with the wider local and regional setting. **Major positive effects** are anticipated.

Conclusions at Current Stage

Summary of Effects

4.70 This section summarises the overall effects of the Plan against each of the SEA Topics. Table 4-2 summarises the effects of the policies within the draft NP for each SEA topic according to the below significance scale and associated predicted effects.

Major Negative	Moderately Negative	Minor Negative	Neutral	Minor Positive	Moderately Positive	Major Positive
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Table 4-2: Summary table showing the likely effects from the Stainforth Neighbourhood Plan Policies

Policy	Biodiversity	Climate Change Resilience	Climate Change Mitigation	Health and Wellbeing	Historic Environment	Land and Soil	Population and Housing	Transport and Accessibility
Policy S1 New Housing Development								
Policy S2 Improving Housing Choice								
Policy S3 Improving Accessibility for All								
Policy S4 Station Gateway								
Policy S5 Protecting and Enhancing Open Spaces and Recreational Facilities	?							
Policy S6 Protecting and Enhancing Local Community Facilities								
Policy S7 Hot Food Takeaways								
Policy S8 Development Opportunity Sites	?	?		?		?		?
Policy S9: Former Hatfield Main Colliery Holistic Approach to Development								
Policy SNP01: Stainforth Country Park	?							
Policy SNP02: Community use re-development of the former pithead site								
Policy SNP03: Employment Allocation – Land between Kirton Lane and Railway Line		?						
Policy SNP04 Housing Allocation – Land off Waggons Way		?						
Overall effects		?						

4.71 As shown in Table 4-2, the policies in the NP are expected to be mostly positive in their effects. In the main, the Plan policies are likely to have minor positive effects when considered individually. However, in combination, positive effects of major significance are predicted in relation to Biodiversity, Health and Wellbeing, Historic Environment, Population and Housing, and Transport and Accessibility.

4.72 These themes tie in well with the NP's objectives and these significant positive effects provide positive links to issues discussed through community consultation. The key benefits arise as a result of a focus on the following factors:

- Provision of green infrastructure and strategic open space, with benefits for health, biodiversity and climate change.
- Provision of an appropriate mix of housing to complement the mixed use site allocation.
- Restoration of contaminated land and support for enhancement of the historic environment.
- A range of measures that promote active travel and improve accessibility.

4.73 Some negative effects in terms of flood risk and the historic environment could be seen as a result of the NP. However, these are of minor significance and have the potential to be mitigated.

Recommendations

4.74 Several recommendations were identified to enhance the positive effects of the NP and mitigate any negatives. These are summarised below:

1. Policy S1 New Housing Development: This policy could provide more targeted wording to ensure a specific proportion of parking associated with any new development delivers electric vehicle charging infrastructure.
2. Policy S5 Protecting and Enhancing Open Spaces and Recreational Facilities: This policy could include wording to support proposals which would help to connect the Parish's walking and cycling routes to green and open spaces, especially where this would help to provide segregated active travel routes, away from road traffic.
3. SNP02: Community use re-development of the former pithead site: This policy could remove a degree of uncertainty related to biodiversity outcomes by ensuring that any development is supported by an ecological assessment and mitigation plan prior to commencement of any works.
4. General: A policy relating to tree planting and protections afforded for existing trees, especially where mature, may help to boost carbon sequestration efforts within the Parish.
5. General: Buildings or structures of local historical importance could be identified, mapped and protected with appropriate policy wording.

4.75 The NP group responded to these recommendations with the following amendments or comments:

1. Agree: – suggest change policy wording to: ‘Suitable and sufficient car parking is provided and schemes include at least one electric vehicle charging point per unit’. Amendments align with Doncaster Local Plan Parking Standards.
 2. Agree in part: Policy S3 already seeks to improve walking and cycling within new developments – suggest additional text to end of policy: ‘Development proposals which promote safe walking and cycling routes to new and existing open spaces and recreational facilities will be supported’.
 3. Agree: suggested amended wording after 2nd para: ‘An ecological assessment and mitigation plan, where relevant, will be required prior to development commencing.’
 4. Disagree: Doncaster Local Plan Policy 32 already covers the issue of protection, no need to replicate. Para. 9.21 refers to carbon sequestration through additional vegetation, the promotion of sustainable transport and the regeneration of an abandoned site.
 5. Disagree: Doncaster Local Plan Policy 40 already covers this issue – no need to repeat.
- 4.76 These amendments are likely to improve the NP’s effects in terms of climate change mitigation, transport, health and wellbeing and biodiversity, though not to a magnitude which alters the overall significance of anticipated effects linked to the NP as a whole. The appraisal presented above reflects changes made in response to the recommendations outlined above.

Monitoring

4.77 There is a requirement to present measures that could be used to monitor the effects of the Plan identified through the SEA. It is particularly important to monitor effects that are predicted to be of greater significance, whether this be positive or negative. Monitoring helps to track whether the effects turn-out as expected, and to identify any unexpected effects.

4.78 The following policies have been predicted to lead to significant effects in relation to the mentioned sustainability topics. The recommendations on potential monitoring techniques are detailed below (Table 4-3):

Table 4-3: Plan effects monitoring

SA Theme	Policy with potential significant effects	Monitoring
Health and wellbeing	Policy S6 Protecting and Enhancing Local Community Facilities Policy SNP01 Stainforth Country Park	- Community surveys - Monitoring use of country park - Health surveys
Historic environment	SNP02: Community use re-development of the former pithead site	- Monitoring the condition of and visitor numbers at the historic site and associated buildings
Population and housing	Policy S1 New Housing Development Policy S2 Improving Housing Choice Policy SNP04 Housing Allocation – Land off Waggons Way	- Housing delivery numbers and quality surveys
Transport and accessibility	Policy S3 Improving Accessibility for All Policy S4 Station Gateway Policy SNP03: Employment Allocation – Land between Kirton Lane and Railway Line Policy SNP04 Housing Allocation – Land off Waggons Way	- Transport surveys - Census data on commuting patterns

5. What are the next steps?

- 5.1 This Environmental Report will accompany the Stainforth Neighbourhood Plan as it is submitted to the Local Planning Authority (Doncaster Borough Council) in line with Regulation 15 of the Neighbourhood Planning Regulations (2012) and publicised alongside the Plan in line with Regulation 16 Publication.
- 5.2 Doncaster Borough Council will consider whether the plan is suitable to go forward to Independent Examination in terms of the Stainforth NP meeting legal requirements and their compatibility with the Local Plan (2021).
- 5.3 Subject to the Borough Council's agreement, the NP will then be subject to independent examination. The Examiner will consider whether the documents are appropriate having regard to national policy and whether it is in general conformity with local policies.
- 5.4 The Examiner will be able to recommend that the Stainforth NP is put forward for a referendum, or that it should be modified or that the proposal should be refused. Doncaster Borough Council will then decide what should be done in light of the Examiner's report. Where the report recommends modifications to the plan, Doncaster Borough Council will invite the Stainforth NP Steering Group to make modifications to the plan, which will be reflected in an updated Environmental Report. Where the Examiner's Report recommends that the proposal is to be refused, Doncaster Borough Council will do so.
- 5.5 Where the examination is favourable, the Stainforth NP will then be subject to a referendum, organised by Doncaster Borough Council.
- 5.6 If more than 50% of those who vote agree with the plans, then they will be passed to Doncaster Borough Council with a request that it is 'made'. Once 'made', the Stainforth NP will become part of the Development Plan for the district.

Appendix A Historic England Scoping Consultation Response

The Stainforth Neighbourhood Area contains 14 grade II listed buildings and a small part of Fishlake Conservation Area; we note that para. 7.4 of the Scoping Report states that there are 13 grade II listed buildings ; it may be that you have discounted Stainforth Bridge, which straddles the boundary with Fishlake Parish, across the River Don. It is also likely to contain a number of buildings, structures and sites of Local Historic Interest, which should be identified, utilising the advice set out in Historic England Advice Note 7 Local Heritage Listing: Identifying and conserving Local Heritage . These should be scheduled and mapped in the Neighbourhood Plan and protected with appropriate policies.

- We welcome the fact that you have referred to HEAN 8 (Sustainability Appraisal and Strategic Environmental Assessment, Historic England Advice Note 8, December 2016). Historic England Advice Note 3, The Historic Environment and Site Allocations in Local Plans, might also be relevant (note, this also applies to neighbourhood plans). However, we note that table 7-1 does not include Historic England Advice Note 11 Neighbourhood Planning and the Historic Environment.
- We note that para. 7.3, point 2 does not fully explain the meaning of significance the purposes of the NPPF, and we suggest this paragraph be amended to appropriately explain the meaning of the term ‘significance’.
- The baseline information should also address condition and sensitivity to change in a couple of brief sentences. This does not require survey; rather a broad sense of whether the Parish’s historic buildings and landscapes are generally well-kept kept and in good condition or whether there is a pattern of neglect or pressure for harm to be addressed by the plan. Examples might be whether there are vacant listed farm buildings, or evidence of harm from large-scale extension of small domestic listed buildings. Equally, opportunities should be mentioned, such as business growth through heritage-led tourism. I suggest that no more than a couple of sentences on these matters would be proportionate in this case.
- Based on these sentences, it would be good to consider whether an additional objective to the one identified is needed, for example an objective on heritage-led sustainable tourism (see pp8-9 of HEAN 8), although you may decide this is not relevant.
- Indicators and monitoring are not addressed (see p10 of HEAN 8).
- We advise that local authority staff be involved in the SEA as they are well placed to advise on local historic environment issues and priorities such as those discussed above. For example, they can advise on evidence, how modifications can be made to minimise potential adverse impacts, any mitigation measures required, and opportunities to secure wider heritage benefits.
- Additionally, we note in para. 7.4 that buildings, structures and sites of Local Historic Interest (as referred to above) are not included in the Baseline. The baseline information should also address condition and sensitivity to change in a couple of brief sentences. This does not require survey; rather a broad

sense of whether the Parish's historic buildings and landscapes are generally well-kept and in good condition or whether there is a pattern of neglect or pressure for harm to be addressed by the plan. Examples might be whether there are vacant listed farm buildings, or evidence of harm from large-scale extension of small domestic listed buildings. Equally, opportunities should be mentioned, such as business growth through heritage-led tourism. We suggest that no more than a couple of sentences on these matters would be proportionate in this case.

Historic England strongly advises that the conservation staff of Doncaster Council together with the South Yorkshire Archaeology Service are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the Historic Environment Record (HER), which should be consulted as part of the SEA process.

In addition, they will be able to advise how any site allocation, policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

To avoid any doubt, this does not reflect our obligation to provide further advice on later stages of the SA/SEA process and, potentially, object to specific proposals which may subsequently arise (either as a result of this consultation or in later versions of the plan/guidance) where we consider that, despite the SA/SEA, these would have an adverse effect upon the environment.

We trust the above advice is clear and look forward to receiving the consultations on the Pre-submission draft of the Stainforth Neighbourhood Plan, in due course.

Appendix B Stainforth NP Policies

Stainforth NP Policies

Housing

Policy S1 New Housing Development

Residential development will be supported within the Residential Policy Area⁶ and on residential Allocations⁷ providing all the following criteria are met:

1. Contamination and pollution issues have been fully addressed to ensure the site is suitable for residential use. This will include taking account of ground conditions and any risks arising from land instability and contamination arising from mining activity, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
2. New housing is of a high-quality design, with scale, height, massing and use of materials which reference the existing local character of housing in Stainforth and the distinct industrial heritage of the area;
3. Schemes incorporate principles of sustainable design, promoting resource, water and energy efficiency, and incorporating low carbon energy technologies where possible;
4. Houses are fully accessible to all and capable of adaptation over time to meet the changing needs of occupiers;
5. Suitable and sufficient car parking is provided;
6. Local residential amenity is protected and new development does not have an unacceptable impact on neighbouring properties through disturbance from traffic, noise, overlooking etc.; and
7. New housing is not at risk of flooding and schemes can demonstrate they will not increase the risk of flooding elsewhere in accordance with national policy and Doncaster Local Plan policies

Housing Proposals outside of these locations will not generally be supported.

Policy S2 Improving Housing Choice

All proposals for new housing development must demonstrate how they contribute to providing a wider housing choice in Stainforth, taking into account the current mix of tenures, types and sizes of dwelling in the neighbourhood plan area.

Particular support will be given to appropriately located proposals comprising aspirational bungalows and/or larger detached and family style housing (of 3-,4-bedrooms or more). This is to improve local choice and to help maintain and support local services.

Accessibility

Policy S3 Improving Accessibility for All

New development should be designed to prioritise walking and cycling. Development sites should provide clear walking and cycling links both through the development and to existing and proposed local pedestrian and cycle networks as identified on the proposals map. Suitable provision should be made for safe and secure cycle storage in all schemes.

Major development schemes should promote a road hierarchy that prioritises pedestrians, cyclists and those with mobility impairments ahead of vehicular traffic and includes communal spaces which promote opportunities for social interaction, rest and enjoyment.

Policy S4 Station Gateway

The following station gateway proposals at Hatfield & Stainforth station will be supported:

- a) A new accessible footbridge which spans the whole rail line from 'Waggons Way' to Station Approach;
- b) Public realm improvements to the north of the station;
- c) Bus interchange located off Wagons Way;
- d) New car parking, located off Wagons Way;
- e) Cycle and pedestrian linkages to the town and other local destinations, including the country park;
- f) Appropriate lighting to discourage anti-social behaviour; and
- g) Other improvements would be considered on their merits.

Green Spaces and Recreation

Policy S5 Protecting and Enhancing Open Spaces and Recreational Facilities

The Town Council will seek to protect and enhance both formal and informal open spaces in the following manner:

1. Open spaces and recreational facilities as identified on the Doncaster Local Plan Proposals Map are protected from non-open space development. Proposals involving the loss of any open space identified will only be supported where:
 - a) Enhanced provision can be made within the immediate area, and
 - b) Where community support can be demonstrated via public consultation
2. To address local needs new major residential development will provide or improve open space provision within Stainforth. The quantum of open space will be provided in accordance with Policy 28 of the Doncaster Local Plan.
3. Proposals for new and improved outdoor sport provision and recreation facilities, including informal, formal and public provision and children's play areas, will be supported provided that they:
 - a) Are designed to be accessible to all;
 - b) Will serve needs of different user groups; and
 - c) Ensure impacts on residential amenity are minimised New development proposals should provide safe walking and cycle routes to new onsite, and existing adjacent open spaces.

Community Facilities

Policy S6 Protecting and Enhancing Local Community Facilities

Protected Local Facilities The following local community and health facilities and amenities, as shown on map 3 and the proposals map, are of recognised importance and should be retained in their current use:

- CF1: Doctors Surgery,
- CF2: Library Building,
- CF3: Youth Club,
- CF4: Resource Centre,
- CF5: Pavilion

The loss of other community facilities as identified within the Loss of Community Facilities and Open Space SDP10 will be assessed in line with policy 51 of the Local Plan.

The change of use of these existing facilities to other uses will not be permitted unless the following can be demonstrated:

- a) The proposal includes alternative provision, on a suitable site within the town of Stainforth, of equivalent or enhanced facilities which are accessible by walking and cycling and have adequate car and cycle parking;
- b) Developers can provide clear evidence of local community support for any loss and subsequent re-provision of facilities, including through community consultation; and
- c) The existing use has been discontinued and there is no longer an identified need or demand for the facility, in line with the requirements of Policy 51 of the Local Plan. New Facilities The enhancement of existing, or provision of new recreational, community and education facilities by new development proposals will be supported.

Promoting Healthy Eating

Policy S7 Hot Food Takeaways

Proposals for Hot Food Takeaways will only be supported where they are located within the network of centres, as identified by the Doncaster Local Plan Proposals Map, and they meet the conditions identified by Policy 24 of the Doncaster Local Plan.

Proposals outside of these areas will be resisted.

Local development opportunities

Policy S8 Development Opportunity Sites

Proposals to return the derelict or degraded land and buildings identified on the proposals map, or other derelict or degraded land and buildings sites, into productive use will be supported subject to:

- The use being appropriate to the location;
- The development making a positive contribution to local amenity; and
- Meeting other policies in the Neighbourhood Plan and Doncaster Local Plan

Potential appropriate end uses for the sites identified on the proposals map are identified below subject to meeting all other relevant Neighbourhood Plan and Doncaster Local Plan policies. The development of these sites for other uses will be considered dependent upon all the above criteria being met.

Site Name	Doncaster Local Plan Allocation / Designation	Appropriate Use(s)
OS1: Pumping Station, Thorne Road	Unity Regeneration Project	Mixed-use in association with Unity Scheme
OS2: Area off East Lane / Kenneth Avenue	Residential Policy Area	Open Space, Community garden, Residential
OS3: Hall Road Crook Barn		
OS4: Site adjacent to New Inn		
OS5: East Lane House	Housing Allocation	Residential
OS6: Station Road shops	Local Centre	Main Town Centre Uses
OS7: Land adjacent to Asda	Local Centre / Residential Policy Area	Open Space, Community garden, Residential, Main Town Centre Uses

Former Hatfield Main Colliery

Policy S9: Former Hatfield Main Colliery Holistic Approach to Development

The former Hatfield Main Colliery site, as shown on the policies map, is allocated for the redevelopment to include the allocation for the development of a new country park, mixed use community area, housing and employment spaces.

In the interests of ensuring a holistic approach to development, mitigating potential impacts and achieving a high quality, well designed and sustainable place, development proposals must be informed by comprehensive area-wide masterplanning (henceforth known as the 'masterplan exercise'). The masterplan exercise must be prepared in collaboration with the Council, landowners, Town Council, with the wider engagement of stakeholders and the local community.

Further details about the component parts of the redevelopment area are provided in policies SNP01, SNP02, SNP03, SNP04.

SNP01: Stainforth Country Park

Site SNP01, as shown on the policies map, is allocated for the development of a new country park. To deliver a successful open space, the following elements will be necessary:

- A. Provision of a network of footpaths and cycle routes providing access around the country park, as well as connecting to adjacent development and Stainforth to the railway station, headstocks, employment allocation and recreational opportunities in the park;
- B. Appropriate interpretation of the mining history of the area;
- C. A community area sited near the headstocks;
- D. A delivery, management & maintenance plan to identify how the park will be developed and provide continued maintenance of the park;
- E. Appropriate car parking;
- F. The provision of a specific ecological enhancement area to provide a range of new native habitats focused on a new pond at the heart of the area;
- G. Provision of a new landmark feature which will be situated at the highest point of the park as a key focal point and linked to a historical trail and trim trail routes; and
- H. The provision of accessible public toilets

Pithead Site

SNP02: Community use re-development of the former pithead site

Site SNP02, as shown on the policies map, is allocated for a mix of community uses. The redevelopment of the site must be heritage-led and linked to the area's former mining and industrial heritage. As part of the mix uses, the following types of use are supported:

- a) Small scale businesses;
- b) Social;
- c) Community;
- d) Recreational;
- e) Heritage;
- f) Other uses as appropriate to the setting, location, and heritage of the area.

New development and conversions of existing buildings and structures, including the winding house, should protect and enhance the setting of the heritage assets on the site. Schemes will be required to demonstrate, via a heritage statement how their height, form, scale, and materials have been chosen to complement the industrial heritage of the area and in particular the landmark structure of the headstocks and winding houses which are a dominant feature in the surrounding low-lying landscape.

An ecological assessment and mitigation plan will be required prior to development commencing.

Contemporary designs of exceptional quality using sustainable, and resource efficient materials will be supported .

All schemes should aim to provide an attractive, accessible, and welcoming visitor experience for all.

Allocations

SNP03: Employment Allocation – Land between Kirton Lane and Railway Line

Site SNP03, as identified on the proposals map, is allocated for employment use in accordance with the following principles

- A. Only research and development, light industrial, general industry and storage and distribution uses will be permitted on the site unless the proposal is ancillary to the employment use.
- B. The employment site is developed in accordance with the development requirements set out below.
- C. A local labour agreement to be agreed with Doncaster Council will be required for the development of this site.

Development Requirements

Archaeology	Investigations to be undertaken
Biodiversity	Habitat losses should be accounted for, and appropriate compensation provided. Biodiversity enhancements should be focused upon extending the country park into the allocation
Conservation & Heritage	The site is near the grade II listed headstocks. Development should respect the setting of the headstocks and important views from gateway locations.
Design	The scheme should develop pedestrian and cycle connectivity with the adjoining country park allocation and destinations beyond. Landscaped buffers to the country park and headstocks should be provided.
Education	A contribution towards skills training for local people will be required
Flood risk	A detailed site specific Flood Risk Assessment is required for the development of this site. A sequential approach towards the layout of the development will be required also and submission of ET will be required if necessary.
Infrastructure	Contributions will be sought to meet other policies in the Neighbourhood Plan and Doncaster Local Plan. This will include contributions towards the headstocks, country park and access road.
Transport	To minimise HGV movement through Stainforth.

Policy SNP04 Housing Allocation – Land off Waggon's Way

Residential development will be supported on the site identified on the proposals map for approximately 210 dwellings. Other uses will only be permitted on this site where they:

- a) Are small scale and ancillary to the housing;
- b) Provide a service or community facility mainly for local residents; and
- c) Would not harm residential amenity or undermine the delivery of housing.

The site will be developed having regard to the indicative capacity provided above and the development requirements set out below. Proposals for a lower or higher number of dwellings will be supported where this would assist in the delivery of a better design solution.

Development Requirements:

Archaeology	Investigations to be undertaken
Biodiversity	Habitat losses should be accounted for and appropriate compensation provided. Mature trees on site should be retained where possible, subject to an appropriate tree survey.
Conservation & Heritage	The site is near the grade II listed headstocks. Development should respect the setting of the headstocks and important views from gateway locations.
Contamination	Contamination and pollution issues need to have been fully addressed to ensure the site is suitable for residential use. This will include taking account of ground conditions and any risks arising from land instability and contamination arising from mining activity, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation).
Design	New development should be suburban character at a density which is appropriate to its location. New housing should be of a high-quality design, with scale, height, massing and use of materials which reference the existing local character of housing in Stainforth and the distinct industrial heritage of the area. New housing should also comprise of aspirational larger detached and family style housing (of 3-,4-bedrooms or more) and bungalows. Properties must front toward Waggon's Way, create a gateway and attractive arrival point at roundabout, must have ped / cycle routes that are well overlooked and integrate with existing community. Appropriate screening should be provided to the railway line.
Education	A contribution towards education may be required
Flood risk	A detailed site specific Flood Risk Assessment is required for the development of this site. A sequential approach towards the layout of the development will be required also and submission of ET will be required if necessary
Housing	A statement identifying how the proposals meet the requirements set out within Policies S1 and S2 of the Neighbourhood Plan should be submitted.
Infrastructure	Contributions will be sought to meet other policies in the Neighbourhood Plan and Doncaster Local Plan. This will include contributions towards the headstocks and country park.
Public Open Space	On site public open space is required. However, this may be partially offset by contributions to enhancements to the neighbouring country park.
Transport	Suitable access will be taken from Waggon's Way. Clear walking and cycling routes should be provided through the site to the train station and adjacent country park and pithead sites.

Appendix C Scoping Report

See separate scoping report document.

