



# AUCKLEY PARISH

## NEIGHBOURHOOD PLAN

### 2021-2037



## **Foreword**

*The Localism Act 2011 granted powers to Parish Council's to prepare land use planning documents. The Act provides an opportunity for local communities to have direct input into the development of their local area by preparing a plan for a 20-year period.*

*The Plan for the Parish of Auckley has been prepared by the Parish Council through a sub Neighbourhood Plan Steering Group comprising of Parish Councillors and members of the local community. It includes proposals which have been put forward as a result of extensive community consultation that has taken place over the last 2 years. The draft plan is now available for local consideration and you may wish for additional information to be included within the Plan prior to it being submitted for approval by Doncaster Metropolitan Borough Council.*

*I would like to take this opportunity to thank the Neighbourhood Plan Steering Group for volunteering their time to work on the Neighbourhood Plan and getting the Plan to the stage we are at now. It has taken 6 years of hard work and determination to get the Neighbourhood Plan to regulation 14 consultation.*

*Consultation period starts on the 28<sup>th</sup> June until the 28<sup>th</sup> August 2021.*

*30<sup>th</sup> June school*

*Auckley Show 21<sup>st</sup> August 2021*

**Table of Contents**

1	Introduction .....	4
2	History of Auckley Parish .....	6
3	Auckley Parish Today .....	9
4	Public Consultation.....	11
5	Community Vision and Objectives .....	13
6	The Spatial Strategy for Auckley Parish .....	15
7	Housing .....	19
	Policy 1: Strategic Residential Development linked to growth at the Airport ...	20
	Policy 2: Non-Strategic Residential Development .....	22
	Policy 3: Housing Type and Mix .....	28
	Policy 4: Making Efficient Use of Existing Buildings .....	30
8	Protection of Local Amenities and Neighbourhood Centres.....	32
	Policy 5: The Protection of Key Local Amenities .....	35
	Policy 6: Neighbourhood Centres.....	36
9	Design and Character .....	38
	Policy 7: Design Principles.....	43
	Policy 8: Non Designated Heritage Assets and Important Historic Frontages .	49
	.....	50
10	The Environment .....	51
	Policy 9: Local Green Spaces .....	55
	Policy 10: Biodiversity and Nature Conservation.....	58
	Policy 11: Settlement Break .....	64
11	Monitoring and Review .....	65
12	Appendix 1: Proposed Development Limit Maps.....	66
13	Appendix 2: Evidence Base documents .....	68
14	Appendix 3: Non-Designated Heritage Asset Justification .....	69

## 1 Introduction

- 1.1 This document contains the Auckley Parish Neighbourhood Plan. It represents one part of the development plan for the Parish over the period 2021 to 2037, the other part being the emerging Doncaster Metropolitan Borough Council (DMBC) Local Plan.
- 1.2 DMBC, as the local planning authority, designated a Neighbourhood Area for the whole of Auckley Parish including the settlements of Auckley and Hayfield Green on 21st December 2015 to enable Auckley Parish Council to prepare a Neighbourhood Plan. The Plan has been prepared by the community through the Neighbourhood Plan Steering Group.
- 1.3 Map 1 shows the boundary of the Neighbourhood Plan area, which is contiguous with the boundary of Auckley Parish.
- 1.4 This Neighbourhood Plan is prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning Regulations 2012 (as amended 2015), the National Planning Policy Framework 2019, and the DMBC Local Plan 2015 - 2035. The Parish Council, through the Steering Group has prepared the plan to establish a vision for the future of the parish and to set out how that vision will be realised through planning and managing land use and development change over the plan period 2021 to 2037.
- 1.5 The purpose of this Neighbourhood Plan is to guide development within the parish and provide direction to any parties wishing to submit planning applications for development within the parish. The process of producing the Plan has involved the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance to residents, businesses and community groups.
- 1.6 Each section of the Plan covers a different local topic. Under each heading there is the reason for the policies presented which provides the necessary understanding of the policy and what it is seeking to achieve. The policies themselves are those against which planning applications will be determined. Policies should be read in conjunction with the supporting text in order to fully understand them.

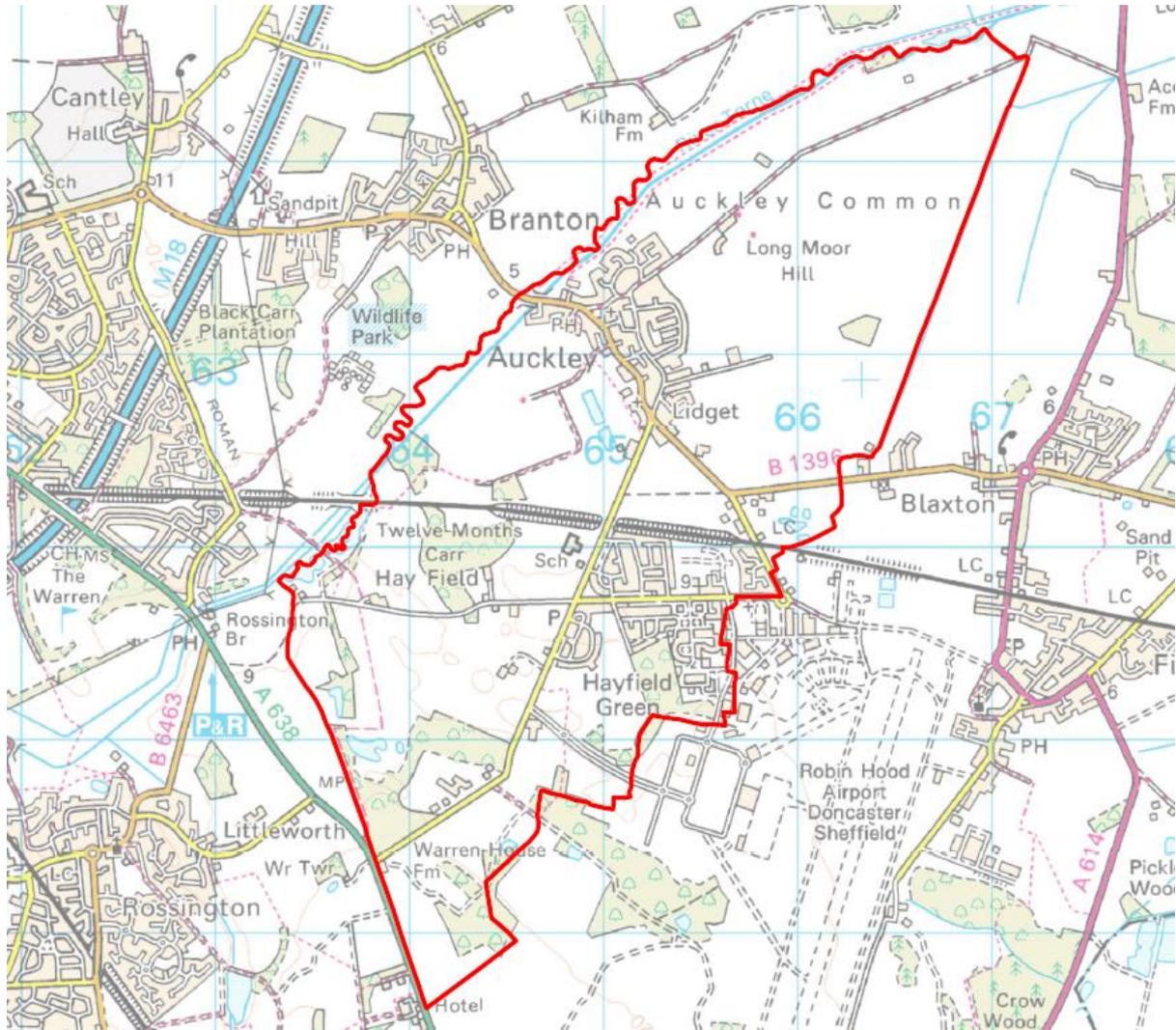
### **The Neighbourhood Plan does not:**

Strategic planning issues are dealt with through the Doncaster Local Plan. This covers issues such as infrastructure, flooding, transport, development related to the Airport and Development related to Yorkshire Wildlife Park. In addition, proposed allocated development sites at Hayfield Green are also covered by the Local Plan and only parts of these are within the Neighbourhood Plan Area.

### **The Neighbourhood Plan will:**

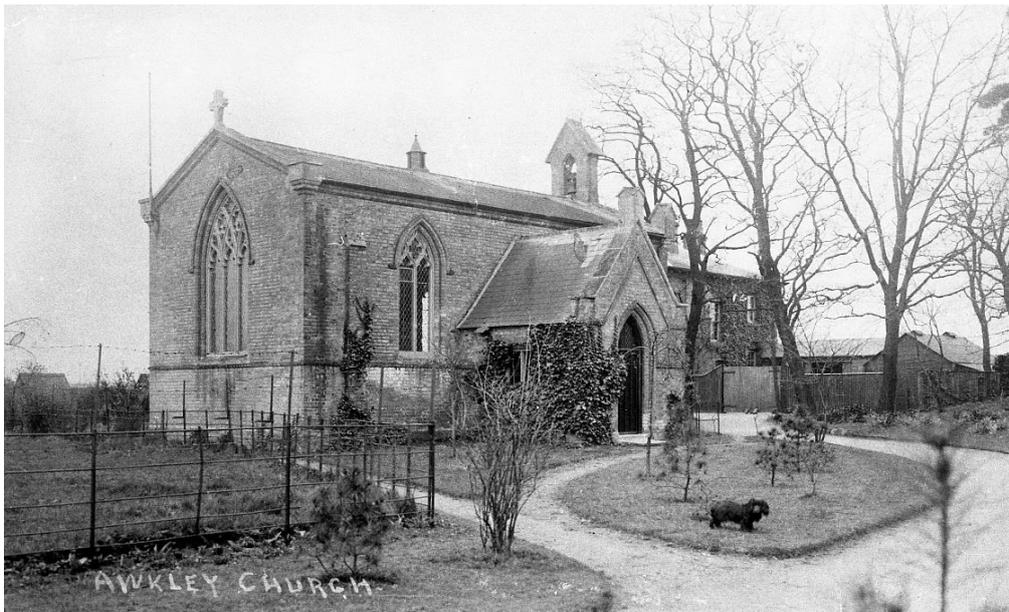
Deal with local issues such as the location and type of housing, design quality, character, the protection of green spaces and the environment.

**Map 1: Auckley Parish Neighbourhood Plan Area**



## 2 History of Auckley Parish

- 2.1 Heritage records and archaeological investigations, with evidence including the discovery of a stone axe head in a field near Bell Butts Lane, indicate that Auckley has a long history of human settlement.
- 2.2 Evidence also shows settlement in Auckley dating back to Roman times. Potters have been identified as having been working in Auckley and its surrounding Parishes between AD130 and AD 190. In 1944, a Roman pottery kiln, producing 'grey ware', was unearthed during quarrying in an Auckley sandpit off Mosham Road.
- 2.3 In recent times a 6th-7th Century Saxon pendant of gold with semi-precious stones was found at an undisclosed site near the village and is usually on display at the Doncaster Museum.
- 2.4 Today the parish of Auckley is divided into two distinct settlements: the historical village of Auckley and Hayfield.
- 2.5 In 1066, after the Norman conquest, Auckley, 'Alkley', formed part of the 'Soke or Estate of Hexthorpe'. References to Alkley can be found in Domesday Books of 1086 and 1279.
- 2.6 In the 1800's, the village is referred in historical records as 'Awkley'. Its boundaries formed partly by Nottinghamshire and Lincolnshire. Miss R.F. Walbanke Childers of Cantley Hall, and the trustees of the late William Cadman Esq. were Lords of the Manor and principle landowners.
- 2.7 The chapel was built in 1832, the National School in 1837 and the Church a year later. At this time the population was recorded as 362 inhabitants.



- 2.8 There were two public houses, 'The Eagle and Child' and the now absent 'Plough'. The blacksmith, Samuel Garnett was next to 'The Eagle and Child', and the landlord, Rd. Gillat was also butcher and shopkeeper.



- 2.9 There was also a wheelwright and fellmonger listed, in addition to a number of farmers, amongst them Rd. Baxter (presumably at Baxter Farm at the corner of Bell Butts Lane and Main Street). The principle crops grown were wheat, barley, rye and turnips. Other buildings of note include the three storey pantiled Lidget, at the junction of Main Street and Hurst Lane, and the 18th Century farmhouse (partly destroyed) by The Green and Common Lane.



- 2.10 By 1881 the population of Auckley had fallen to 278 and remained low until the 20th Century. After WWII and the need for more social housing we see the developments on Common Lane, Ellers Lane (including the erection of the two Swedish houses) and School Lane, From the 1960's, substantial housing development began with the Spey Drive Estate, followed by the Ravenswood Drive Complex, The Hollows, Ivy House Court, Riverside Gardens and Dursley Court. This necessitated the building of a new school which officially opened in July 1974 Despite these developments the village retains its agricultural/rural heritage.
- 2.11 In 1915, the Royal Flying Corps operated from an air-strip at Bancroft Farm in Finningley Parish, this subsequently became RAF Finningley.
- 2.12 The Hayfield settlement evolved out of RAF Finningley, when in 1935 additional agricultural/wood land was acquired, which straddled both the Parishes of Finningley and Auckley. The station was officially opened on 3rd September 1936 and was home to 7th and 102 Squadrons, joined later by 106 Squadron, in 1939 as war broke out. The site became part of RAF Bomber Command.
- 2.13 Post WWII different training units were stationed at RAF Finningley, until the spring of 1957 when after extensive work to relay and extend the main runway it became a V bomber station. 101 Squadron reformed operating the Vulcan bombers until 1969. Arguably the most famous of the Finningley's Avro Vulcan Bombers was aircraft XH558. On 1 July 1960 XH558 was the first Vulcan B.2 to enter RAF service. It was subsequently restored to flight by the Vulcan to the Sky Trust and on 29 March 2011 returned to Doncaster airport, her original home. Still residing there now, she remains in operating condition but without a permit to fly.
- 2.14 In the 1970s, Training Command and later Support Command took over the base. During this time, Hayfield settlement further developed with the building of married quarter dwellings, the Hayfield Lane Primary School, a church and facilities such as a NAAFI.
- 2.15 In 1971, the Hayfield Secondary School, Hurst Lane opened, to accommodate pupils from the expanding Auckley Parish and neighbouring Parishes.
- 2.16 However, despite the opening of a new Air Navigation School building in 1992, RAF Finningley was decommissioned in 1996. The 500 married quarters were sold, approximately 100 dwellings were purchased by the South Yorkshire Housing Association, and the rest by private individuals. The airfield itself was bought by Peel Holdings for business development, housing and of course the Doncaster Sheffield airport which opened for commercial flights in April 2005.
- 2.17 More recently the Hayfield settlement has expanded further, with the development of the Pembridge Estate, off Hurst Lane and in 2017 the opening of the Doncaster Sixth Form College, built adjacent to the Hayfield School, accommodating students from across the Doncaster Borough.

### 3 Auckley Parish Today

- 3.1 The Parish is dominated by the settlements of Auckley and Hayfield Green (population c.4,000). Greenfield land availability (which will need to be utilised over the plan period) is disappearing due to increase development and urbanisation. This is increasingly being realised through planning permissions for the redevelopment of such sites at Hayfield Green. The Parish is well connected and has easy access to the strategic road network (the A1, M1 and M18); good rail links (east-west rail links connect Doncaster and Sheffield; close proximity to the Doncaster/Rotherham/Sheffield conurbation (and Doncaster Sheffield Airport)); a sizeable and flexible workforce and a good range of potential employment sites. Employment generation and the demand for employment land is expected to increase considerably over the next 15 years around the area with the increase in large industrial and storage sites at IPORT on the M18.



- 3.2 At present the local economy is still re-structuring. Its key characteristic is a high level of industrial (manufacturing) units, along with storage and distribution warehouses. There is a high level of commuting out of the area for higher wage jobs; evidence of a local economy that, while relatively buoyant in terms of its low unemployment levels, is still weighted towards employment opportunities at the lower end of the pay scale<sup>5</sup>. This situation is reflected by poor local skills levels, with 10 % of the working population having no qualifications at all.
- 3.3 Similarly, there is a low level of office space and growth in creative/innovative businesses, although recent years have seen a slow, but increasing, level of interest in these areas. Pressure for housing or mixed-use development on employment land

is a further reflection of the changing nature of the area's economy, as many of the old manufacturing sites close and struggle to find new occupiers for their out-of-date buildings.

- 3.4 Both Yorkshire Wildlife Park and Doncaster Sheffield Airport continue to expand. The Airport has an expansion masterplan that could see significant employment growth as well as growth in housing provision at Hayfield Green.
- 3.5 The Wildlife Park has recently expanded off Hurst Lane to provide a new entrance/ access into the park and attracts thousands of visitors per year.
- 3.6 The quality of life available to most residents is generally perceived as good, which means that houses in the parish can command high prices. Well over half of the parish boasts above average prices for the area of £200,000 to £300,000. Average house prices in the parish are, however, low in comparison with neighbouring areas and houses are regarded as being good value for money. Even so, the relatively low wage levels of many residents mean that a lack of affordable housing provision, particularly two- and three-bedroom houses, remains a serious issue.
- 3.7 Auckley, like other areas, also has a growing percentage of older residents, which is likely to drive an increasing demand (where older residents want to leave their existing homes) for specific property types (e.g. bungalows) and a requirement for increased numbers of carehomes or sheltered accommodation schemes.

## 4 Public Consultation

- 4.1 Throughout the Neighbourhood Plan process, engagement with the community was undertaken at various stages. There was a gap in public events during the Covid-19 Pandemic through 2020 and early 2021, but the group placed several notices on the Neighbourhood Plan Facebook Page to keep residents up-to-date with progress. Public events are planned in line with the relaxation in Government social-distancing restrictions from early summer 2021. A list of the key events is outlined in Table 1.



Consultation at the Auckley Show



**Table 1: Consultation Activities**

<b>Consultation Activity</b>	<b>Date</b>	<b>Purpose</b>	<b>Outcome</b>
<b>Advert in the local Newsletter</b>	October 2017	To create a Neighbourhood Plan Group	12 members on the group
<b>Facebook Page created</b>	November 2017	To set-up a social media presence	Continuous activity and updates
<b>Residents' Survey</b>	February 2018	To seek the opinion of the local community on various issues	25% return
<b>Website created</b>	March 2018	To set-up a social media presence	Continuous activity and updates
<b>Consultation meeting with Peel Airports</b>	May 2018	To engage with the large landowner and employer	
<b>Public Event</b>	July 2018	To inform people of the results of the residents' survey	67 attended
<b>Auckley Show Consultation</b>	August 2018	To engage with people about local issues and policy ideas	Over 200 people attended.
<b>Auckley Show Consultation</b>	August 2019	To engage with people about local issues and policy ideas and Local Green Space designations	Over 100 people attended.

## 5 Community Vision and Objectives

- 5.1 The Community Vision was prepared following consultation with local people between 2017 and 2021. The Community Vision focuses on how local people would like the area to be in 2037. It is a shared vision created using the views and concerns of residents, businesses and stakeholders.

### Community Vision

*In 2037, the Parish of Auckley will be a vibrant, attractive, prosperous and sustainable place that retains its own and separate identity. There will be a variety of housing types, employment opportunities, local service and facilities provided to its residents.*

*All new development will be of the highest quality and design to ensure the character of the area is enhanced and retained.*

*Accessibility to the open countryside, public spaces and the wider green infrastructure network will be enhanced and biodiversity protected.*

*Local heritage assets will be preserved to maintain the traditional character of the area.*

- 5.2 The objectives below have been developed from the feedback from the public consultations through this Neighbourhood Plan. The objectives cover a range of economic, social and environmental issues that together will ensure that the area can grow sustainably in the future.

### **Community Objectives**

1. To ensure all new housing is of good design and quality, whilst contributing towards the provision of sustainable development;
2. To provide a mix of type and sizes of housing to help meet the current and future needs of the community;
3. To support the inclusion the right type and mix of housing so that all the community has the chance to live in a home that is right and affordable to them;
4. To preserve our valued community amenities and facilities;
5. To protect our neighbourhood centres, whilst encouraging diversity to enable the centres to adapt to new consumer needs and for it to thrive in the future;
6. To protect and enrich our existing green spaces, heritage, wildlife to maintain a vibrant and pleasant environment in which to live and work.
7. To support low-carbon technologies and design within new development to improve energy efficient and reduce our impact on Climate Change.

## **6 The Spatial Strategy for Auckley Parish**

- 6.1 This Neighbourhood Plan covers four policy themes. Each theme outlines the spatial outcomes and role of their respective area. Drawn together, these themes set out the comprehensive strategy that covers the Neighbourhood Area of Auckley and Hayfield Green.
- 6.2 The distribution of development within the Parish, over the period specified in this plan will accord with the objectives of one or more of the following policy themes. This will ensure the pattern, scale and quality of new development supports the aims of the policies contributing to the overall sustained pattern of growth sought in the vision of this plan and ensure the identified housing and economic needs for the Parish are met within the plan period.
- 6.3 Planning permission will be supported for sites that comply with relevant policies of this plan.
- 6.4 The Policy themes of this Plan are:
1. Housing;
  2. Local amenities and services;
  3. A distinctive local character;
  4. The Environment.

## The Development Limits

- 6.5 Local residents accept that with a growing and ageing population the housing needs across the area are changing. The NPPF and the existing and emerging Policy support the location of developments where they adjoin existing settlements and that avoid the most valuable agricultural land and areas of nature conservation.
- 6.6 Unplanned development in the open countryside is not considered sustainable development except in certain circumstances (in accordance with National Policy).
- 6.7 The Development Limit defines the extent of existing built-up areas within the Parish. The Neighbourhood Plan takes the opportunity to designate a development Limits based on a criteria identified below.
- 6.8 Areas of landscape within the Parish that the community has identified as being especially sensitive to development are identified as 'settlement breaks' and are discussed in more detail in Policy 11. Areas that should be protected from development are identified as Local Green Spaces and are discussed in Policy 9. Any additional development to that proposed in the Doncaster Local Plan should be concentrated within the identified Development Limits. The following criteria have been used by the Steering Group to define the extent of the Development Limit:
- a) current commitments by virtue of an existing planning permission for residential development; and
  - b) the presence of predefined physical features, such as walls, fences, hedgerows, roads and streams; and
  - c) open areas including informal recreation space which contribute to the character or setting of the settlement are excluded either to safeguard their use or to maintain their contribution to the wider landscape setting; and
  - d) a consideration of the existing built form and an assessment of the amount of additional housing required in the Plan area to meet District and local needs up to 2037 in accordance with National Policy.
- 6.9 The options the Group considered and the reasons they were either progressed or dismissed are set out below.

**Table 2: Development Limit Options**

<b>Option 1</b>	<b>Reasoned Assessment</b>
Tightly constrained development limits	This would not allow an appropriate response to proposals to meet local need and does not reflect existing planning permissions.
<b>Option 2</b>	
No development limits	Does not provide a clear Parish level policy framework and could endanger important landscape features. Would be contrary to consultation and evidence of need for more detailed policy guidance on where development should be located.
<b>Option 3</b>	
Settlement development limits that allow for modest growth in parts of the Parish that have the least landscape sensitivity.	This allows for incremental, sustainable growth of the Parish reflecting the community consultation and enabling the community to influence where unplanned growth takes place. This is the preferred approach.



**HOUSING**

## 7 Housing

- 7.1 Over the Plan period, the Neighbourhood Plan is supporting sustainable housing and employment growth. With new planned residential development in the area, policies must be in place to help make the Parish more resilient. Some policies in this Neighbourhood Plan are proactive to anticipate this change, whilst other policies in this Plan provide greater clarity on what parts of the Plan area require protection.
- 7.2 The Neighbourhood Plan will take a positive approach to development where it brings forward a balance of housing and employment to ensure the Parish remains an attractive and vibrant place to live and work. When commenting on development proposals the Parish Council will take a positive approach that reflects the presumption in favour of sustainable development and will work proactively with applicants to find joint solutions. This approach will mean that proposals can be supported where they secure development that improves the economic, social and environmental conditions for the whole area.
- 7.3 This Neighbourhood Plan acknowledges the proposed growth requirement identified within the emerging Doncaster Local Plan and the number of existing planning permissions and allocations in Hayfield Green. However, it is important that these new developments are appropriate and deliver the homes that will benefit the wider community and make the Parish a more sustainable and attractive place to live. In addition, it is also important that new services, facilities and infrastructure are delivered alongside the new housing developments to reduce any concerns about the adverse impact on existing infrastructure raised by the community.

### Current Housing Position

- 7.4 Housing provision in Auckley will be delivered in two ways:

#### 1. Strategic Residential Development linked to Doncaster Sheffield Airport

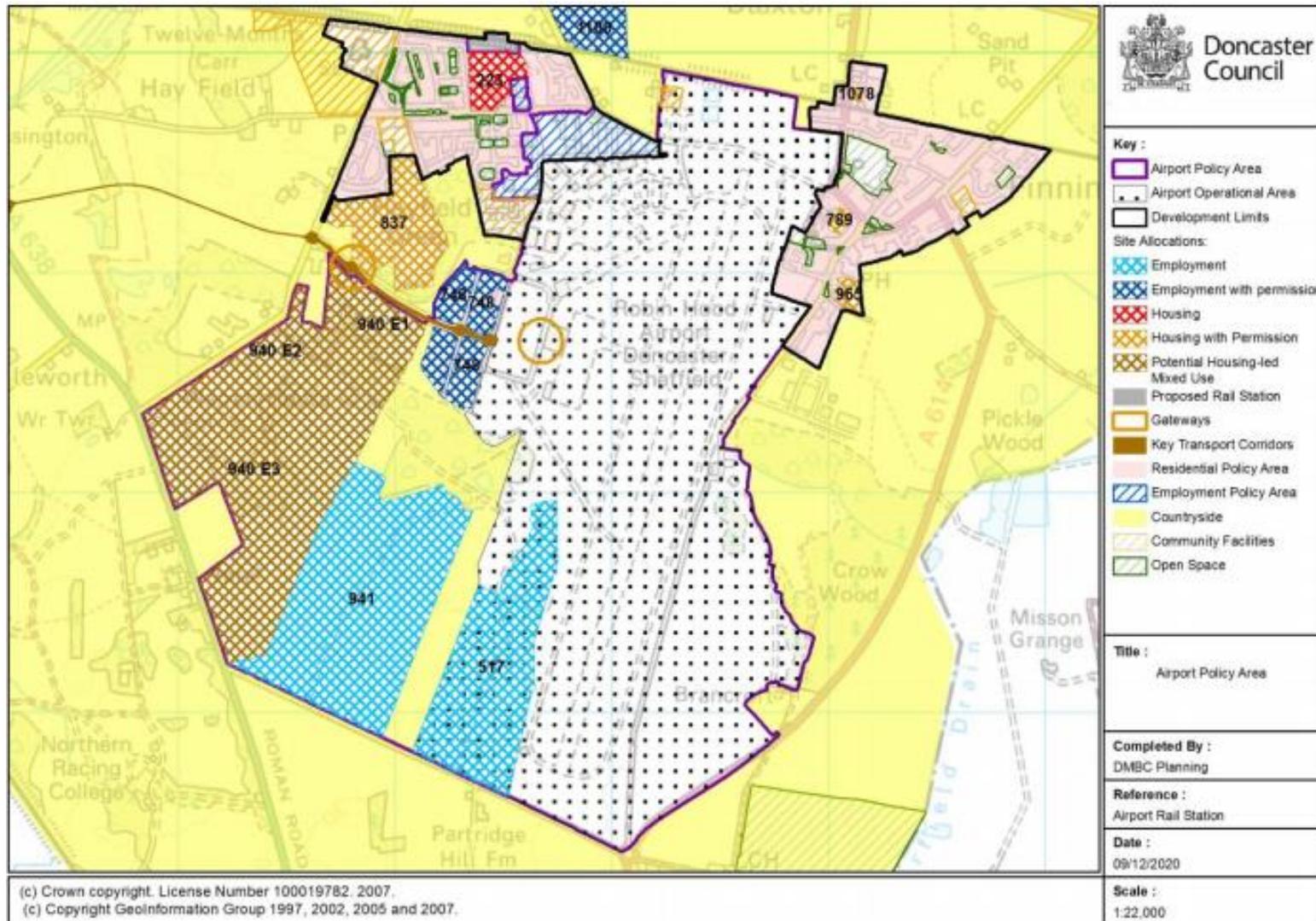
- 7.5 The emerging Doncaster Local Plan sets a target for the amount of new housing to be delivered in Auckley as a minimum of 255 new homes over the plan period and 14.85 hectares of employment. Since the start of the Local Plan period the majority of the 255 dwellings have been permitted on sites at Hayfield Green.
- 7.6 The wider strategic growth and infrastructure aspirations to support the viability of the Doncaster Sheffield Airport will be managed through Doncaster Local Plan Policy 6.
- 7.7 Local Plan Policy 6 proposes the release new dwellings to support the initial phases of the airport expansion and is closely linked to employment growth (or airport masterplan area, or closely related to airport functions).
- 7.8 Site 940E2 in the DLP is allocated for development of 280 houses on land adjacent to the airport. A Reserve Housing Site 940E3 is earmarked for up to a maximum of 920 houses on land adjacent to this - meaning a total of 1,200 homes could be brought forward overall at the airport through the Plan period of the Doncaster Local Plan.

- 7.9 The release of houses on the reserve housing site, as identified on Map 2, will be strictly controlled and linked to the proven delivery of jobs at the airport (or masterplan area, or closely related to airport functions). It is important that the development on these sites are carefully planned and does not lead to piecemeal developments occurring which, in turn, lead to an un-connected set of new developments in the area that have no relationship to the rest of the Parish. Any development of a masterplan or planning application within the Neighbourhood Plan Area should involve consultation with the Parish Council and community.

**Policy 1: Strategic Residential Development linked to Doncaster Sheffield Airport**

1. Development of sites related to Doncaster Sheffield Airport must be delivered in line with Policy 6 of the Doncaster Local Plan, including consultation with the local community on the masterplan exercise.

Map 2: Allocations linked to Policy 7 in the Local Plan



## 2. Additional Residential Development

- 7.10 In addition to the planned growth at Hayfield Green, there is support for further new small-scale development only where there is an identified housing need and are within the identified development limits of each village.
- 7.11 National planning policy defines small-scale residential development of 10 units or less per site. Although this is considered an appropriate threshold for Auckley, it shouldn't be viewed in isolation and considerations of a sites size, its location, neighbouring land uses, character and scale of development should also be considered when planning for new development.
- 7.12 In some instances, such as "infilling", only 1 or 2 units may be appropriate and therefore a much smaller threshold will be supported. This is most likely within the existing built-up areas of the parish.

### **Policy 2: Additional Residential Development**

1. proposals for new residential development, will only be supported if it is filling a gap within existing development limit of Auckley and Hayfield Green, as identified on Maps in Appendix 1, and it meets all the following criteria:
  - a) It is only proposing 1 or 2 dwellings per site, unless a greater number would not lead to the site becoming overdeveloped and therefore out of scale with the immediate character of the locality;
  - b) has regard to the overall character of the area and the current layout, density and size of the surrounding plots and dwellings to which the scheme relates; and
  - c) safeguards the integrity of existing garden spaces and the relationship between property sizes and their wider curtilages;
  - d) does not lead to the loss of any mature trees, hedgerows and boundary walls that make a positive contribution to the character of the area and wider street scene;
  - e) provides satisfactory landscaping to provide privacy for new and existing dwellings, where appropriate; and
  - f) provide satisfactory layouts to safeguard the amenities of residential properties in the immediate locality.
2. Development proposals that lead to an overdevelopment of a site, where the proposal is considered out of character in terms of its scale or its proposed density, will not be supported.

## **Providing an Appropriate Housing Type and Mix**

- 7.13** The NPPF requires that a sufficient amount and variety of land should be brought forward (in this case through the DMBC Local Plan) to address the needs of groups with specific housing requirements (paragraph 59), and that the size, type and tenure of housing needed for different groups of the community should be assessed and reflected in planning policy (paragraph 61), in order to create inclusive and mixed communities.
- 7.14** The DMBC Local Plan sets out the strategic approach to providing for a mix of dwelling sizes and tenures to meet the needs of the wider community. The policies highlight the need to provide for specialist forms of housing, particularly those relevant to older persons. It builds on the requirements set out in the NPPF that support strong, vibrant and healthy communities by providing enough houses to meet the needs of both present and future generations.
- 7.15** A major consideration in planning new communities is the UK's aging population, which will influence the future design of the built environment and housing provision. The opportunity to maintain independent living as people grow older strongly depends on the provision of the right sort of housing in the right places. However, the majority of new homes being built do not meet the changing needs of people as they get older. Some of the inadequacies in ordinary mainstream family housing could be improved by simple design modifications to ensure that changing needs are met.
- 7.16** Access to decent and suitable housing is critically important for health and wellbeing, especially for the very young and very old. In general, Auckley presents a range of popular housing forms but principally of a type and size that benefits families (as detached houses dominate provision). Greater provision is needed of accessible and adaptable dwellings, affordable housing, and smaller forms of housing to suit the growing number of small households particularly for an ageing population.

### **What are the local challenges?**

- 7.17** The present type and amount of housing does not offer a mix that is needed. This is tempered by continuing deep concern that growth has not been matched by infrastructure - a subject that is addressed elsewhere in this Plan.
- 7.18** There is a higher number of owner-occupied dwellings in Auckley (76.4%) compared to Doncaster (65.4%) and England (63.3%). There is a slightly higher number of shared ownership dwellings in Auckley (1.2%) compared to Doncaster (0.3%) and England (0.8%). When looking at the social rented sector, there is a lower proportion in Auckley (9.1%) when compared to Doncaster (17.7%) and the rest of England (17.7%), which is also seen, to a lesser extent, in the proportion of private rented dwellings in Auckley (12.4%) compared to the District (14.8%) and the rest of England (16.8%).

**Table 3: Housing Tenure Comparison**

<b>Tenure</b>	<b>Auckley</b>	<b>Doncaster</b>	<b>England</b>
Owned; total	76.4%	65.4%	63.3%
Shared ownership	1.2%	0.3%	0.8%
Social rented; total	9.1%	17.7%	17.7%
Private rented; total	12.4%	14.8%	16.8%

7.19 The demand for affordable homes is strong irrespective of size. Market provision is unlikely to redress the inadequate supply of affordable units as houses cost nearly 15 times the average annual earnings of low paid workers. Although this is the same as the England average, policies that promote housing growth will seek to rebalance provision.

### **Specialist types of housing for the Parish**

7.20 Providing an appropriate housing mix should also include more specialist types of accommodation to cater for the “hard to reach” part of the population. These include affordable housing, self and custom build opportunities, encouraging smaller sites, build to rent opportunities and accommodation for older people.

7.21 In addition to addressing the need for affordable housing and the type of housing, the neighbourhood plan must also consider the needs of a range of other groups, including specialist housing for older people. It is clearly evident that people are living longer and with this comes the need to ensure that the plan assists in the delivery of enough new housing that is fit for the needs of older people and people affected with disability.

### **Affordable Housing**

7.22 Affordable housing is defined in the NPPF as:

*“social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market”.*

7.23 Mix of housing types and tenures. This is required to meet local needs. There is a particular demand for two and three bed properties in the area, arising from newly forming households and older households seeking to downsize.

7.24 Ensuring an adequate supply of housing which is affordable for local incomes is an essential element of building a thriving and sustainable local economy and helps to promote social inclusion. Whilst local providers are building some, most will come from private developers as part of larger housing developments. More rented housing, both public and private is needed.

**Table 4: Change in house prices within Auckley**

Type	2011	2012	2013	2014	2015	2016	2017
Detached	£199,199	£187,437	£193,500	£241,938	£245,142	£244,131	£239,214
Semi-detached	£128,995	£128,669	£126,430	£137,126	£145,441	£150,913	£156,516
Terraced	£80,000	£78,005	£92,333	£122,766	£108,740	£132,041	£129,905
Flats	£66,667	-	£67,500	£90,000	£84,214	£96,735	£98,600
<b>All Types</b>	<b>£145,036</b>	<b>£142,363</b>	<b>£143,380</b>	<b>£200,605</b>	<b>£190,487</b>	<b>£187,902</b>	<b>£187,654</b>

**Table 5: Housing Tenure and associated costs**

Tenure	Cost of purchase	Annual rent	Income Required
Entry-level Market Sale	£134,998	N/A	£38,571
Shared ownership (75%)	£101,248	£3,750	£32,678
Starter Homes	£107,998	N/A	£30,857
Entry-level Market Rent	£67,499	£7,500	£26,785
Shared ownership (50%)	N/A	£6,293	£25,171
Shared ownership (25%)	£33,749	£11,250	£20,893
Affordable Rent	N/A	£5,034	£20,137
Social Rent - 3 Bed Dwelling	N/A	£4,799	£19,194
Social Rent - 2 Bed Dwelling	N/A	£4,232	£16,927

7.25 The income required to afford the different tenures is then benchmarked against two measurements of household income: the median annual household income and the lower quartile household income for the District set out above of £20,098 and £13,104 respectively.

7.26 Taking into consideration the Affordability Thresholds set out above, it is immediately apparent for a large proportion of these households, the majority of tenures would not be suitable, depending on whether they are seeking to rent or adopt a pathway to

home ownership. As a result, a varied mix of tenures is appropriate to meet the community's housing.

### **Accommodation for Older People**

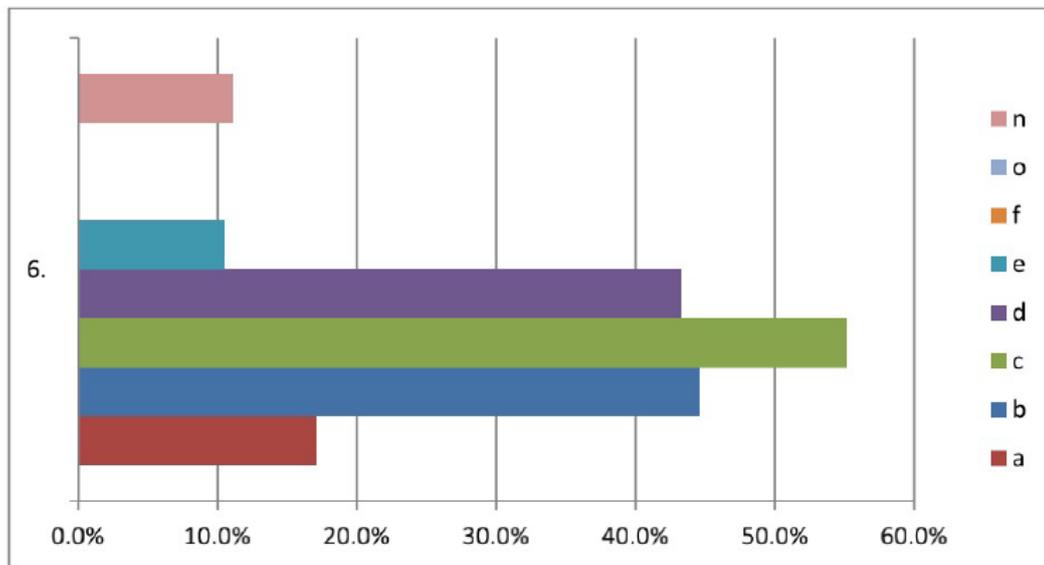
- 7.27 Like many communities, Auckley has a progressively ageing population. This is exacerbated by younger people leaving the area, whilst there is an increase in older people arriving.
- 7.28 Appropriate adapted and specialist housing is needed for a progressively ageing population. The number of older people living in the Borough as a whole is expected to increase significantly – this has significant implications for meeting housing, health and care needs. Increasing need for specialist or extra care housing needs to be supported through targeted new build provision and providing adaptations to existing housing stock. The accommodation types for older people varies heavily depending on the wealth, health and well-being of the individual at the time of need. The need for socially provided accommodation is met with the need for more private and even luxury accommodation as seen elsewhere in the county.

### **Public Consultation**

- 7.29 A summary of residents' survey. The most important home types sought from new developments were:
- Small houses to purchase (1 + 2 bedroom);
  - Large houses to purchase (3+ bedrooms);
  - Retirement and sheltered housing.

**Figure 2: Type of new housing required**

a	86	17.1%	19.2%	a Housing for rent
b	225	44.6%	50.2%	b Retirement or sheltered housing
c	278	55.2%	62.1%	c Small houses for purchase (1 or 2 bed)
d	218	43.3%	48.7%	d Large houses for purchase (3+ bed)
e	53	10.5%	11.8%	e Flats for purchase or rent (1 or 2 bed)
f	0	0.0%	0.0%	f Accommodation for travelling community
o	0	0.0%	0.0%	o other...
n	56	11.1%	12.5%	n no reply



7.30 Feedback from the resident's survey suggests that the majority of people supported a mixture of housing types, including some retirement houses, smaller homes and some larger properties for families.

### **Policy 3: Housing Type and Mix**

1. Proposals for 10 or more dwellings will provide an appropriate mix of housing types and sizes to help meet the need for smaller accommodation in the community – particularly for younger families and older people with the inclusion 1, 2 and 3 bedroom dwellings.
2. The subdivision of an existing dwelling or the provision of an on-site annex will be supported where it does not cause a detriment to the private amenity of existing occupants or any adjoining occupants.

#### **Affordable Housing**

3. Developers will be required to supply high quality affordable housing in line with the requirements identified in the Doncaster Local Plan. The provision of affordable housing through Starter Homes, self-build or Shared Ownership schemes will be particularly supported as there is an under provision of owner-occupied affordable housing in the Parish.
4. The affordable dwellings should be made available as an integral part of the development, should be visually indistinguishable from the equivalent market housing on the site and dispersed throughout the development.
5. Proposals for new care or supported living dwellings (public or private) for the older people and those with additional needs, including dementia housing, should be within a reasonable walking distance, to existing public transport services, walking and cycling routes and be easily accessible to nearby shops and health facilities. Proposals which use opportunities for the multi-use and co-location of care facilities and accommodation for older people with other services and facilities, and thus co-ordinate local care and provide convenience for users, will be supported.

## **Making Efficient Use of Existing Buildings**

- 7.31 High design quality should be achieved through all new development, including extensions, alterations and retrofitting measures. A poor quality extension, alteration or retrofitting can significantly impact the quality of the street scene, and cumulatively can reduce the attractiveness of a neighbourhood. Across the neighbourhood there are many examples of good quality, but many also jar with the host building, do not complement the street scene and local context
- 7.32 Neighbourhood Plan Policy 4 encourages and supports developments that sensitively incorporate such initiatives into new developments and this includes the schemes design, construction, use of materials and their long-term efficiency.
- 7.33 Whilst some retrofitting measures, extensions and alterations are allowed through permitted development rights, others will need consent, especially where they impact historic buildings and their setting. Policy 4 only applies to those proposals requiring planning permission.
- 7.34 The Neighbourhood Plan recognises that the urban grain and local character of streets can vary greatly. Policy 4 recognises therefore that quality is particularly important where alterations or extensions are visible from the frontage or public realm, are within established residential areas. Proposals need to be well thought out, using the design-led approach to ensure a site specific response to the urban grain. This will help ensure alterations and extensions are sensitive to their local and historical context, and do not adversely impact on the amenity of neighbouring properties.
- 7.35 Extensions to residential buildings should normally be subordinate in scale to the original. This will ensure that new development does not dominate existing and well-established features of the building or setting, or result in disproportionate additions that detract from local character. Alterations and extensions must also respect the architectural qualities and coherence of the urban grain, for example, by taking into account the distinctive qualities of blocks or terraces of buildings and not undermine their established uniformity.
- 7.36 Innovative, high quality and creative contemporary design solutions that respond positively to the site context will be supported, so long as the design carefully considers the architectural integrity of the original building and avoids any jarring building forms.
- 7.37 Light wells can help to enhance the amenity of a building's users. Such proposals must give careful consideration to their integration within the site along with their relationship to the host building and wider setting.

## **Energy Efficiency**

- 7.38 Many existing buildings in Auckley are of traditional form and style. These buildings are often less efficient than newer buildings, but provide opportunities for the

installation of measures retrospectively to reduce their carbon emissions and to make them more appealing commercially.

- 7.39 Retrofitting measures to existing buildings will be supported to improve their energy and water efficiency and their adaptability to climate change.

#### **Policy 4: Making Efficient Use of Existing Buildings**

1. Proposals for the extension, alteration and/or retrofitting of existing buildings to incorporate low carbon or renewable technologies and materials should follow the design-led approach and will be expected to:
  - a) ensure there is no unacceptable impact on relevant designated and non designated heritage assets and their settings, where appropriate;
  - b) respond positively to the local context, character and distinctiveness of the site and host building with regard to the form, proportion, setting, period, architectural characteristics and detailing of the original building;
  - c) use high quality, durable and matching or complementary materials;
  - d) maintain and wherever possible enhance the architectural integrity of a group of buildings as a whole;
  - e) ensure new rooms created by a residential alteration or extension provide adequate amenity and space for all building occupiers;
  - f) ensure innovative and contemporary designs/materials and/or modern structures are of an exceptional design quality and comply with (b) above;
  - g) Protect the amenity of neighbouring properties, including back gardens;

#### **Urban greening**

2. Living roofs and walls will be supported where they are appropriately designed, installed and maintained. Proposals should have regard to the latest industry good practice guidance to help ensure that green roofs and walls are designed to maximise environmental benefits and will function effectively over the lifetime of the development.



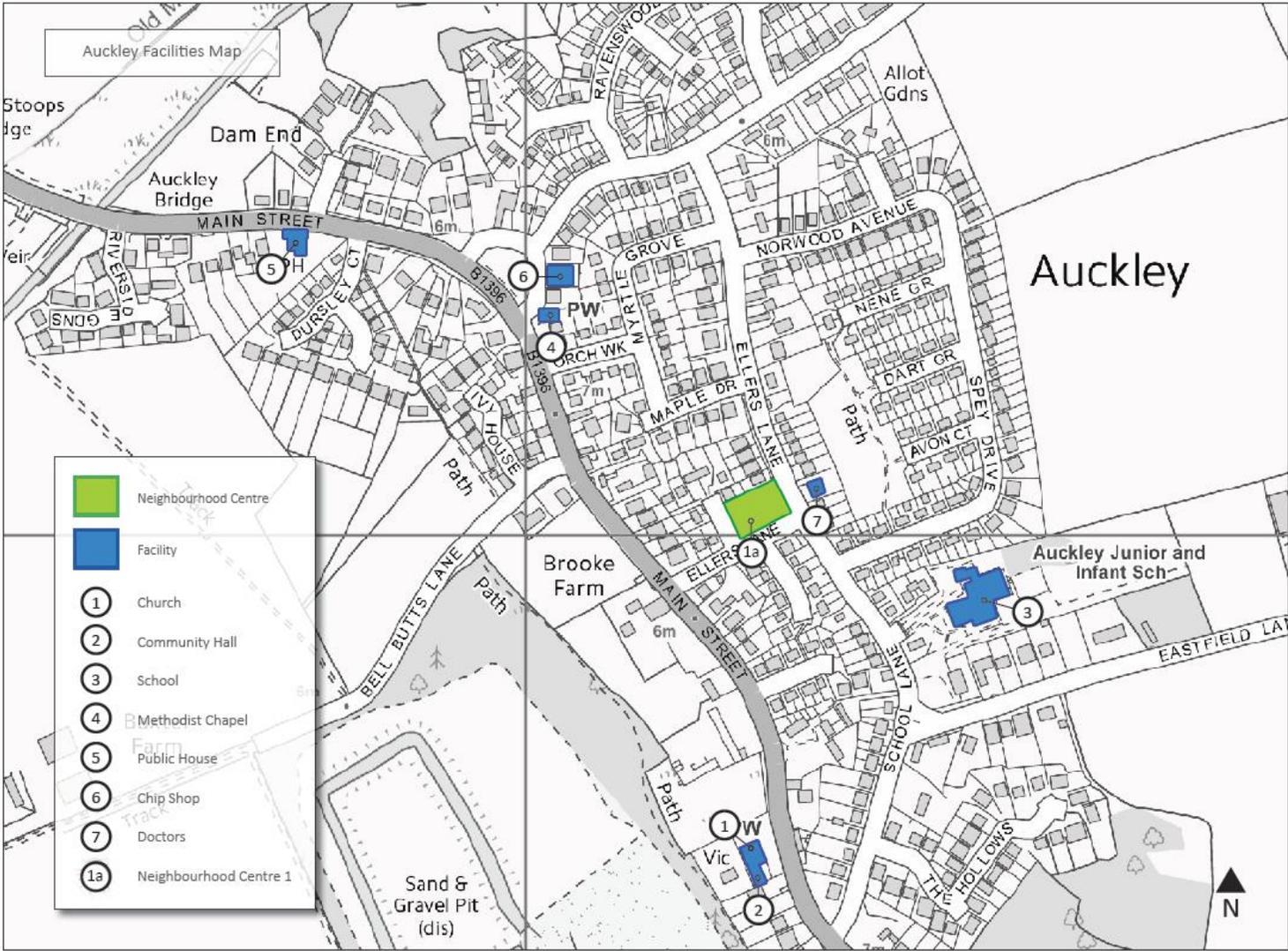
## Protection of Key Local Amenities and Neighbourhood Centres



## **8 Protection of Local Amenities and Neighbourhood Centres**

- 8.1 There is a good variety of local amenities within the Parish, including shops and education facilities. Some of these are cluster together to provide a range of amenities. Where these occur, they have been designed as 'Neighbourhood Centres' in Policy 6.
- 8.2 Protection of local amenities through Policy 5, especially where they help to support the role of the area, is an important aim of this plan and will help to ensure the vitality and continued viability of both settlements in the future.
- 8.3 The loss of local amenities will be resisted and the Parish Council will continue to work with local businesses and service providers to make sure the community doesn't lose its vital local amenities.
- 8.4 Where amenities are clustered together, they have been designated Neighbourhood Centres.
- 8.5 Local amenities and neighbourhood centres have been identified on Maps 3 and 4.

Map 3: Local Amenities and Neighbourhood Centre in Auckley Village





### **Policy 5: The Protection of Key Local Amenities**

1. The local amenities, as identified on Maps 3 and 4, are designated local Amenities:
  - (1) St Saviours Church
  - (2) Community Hall
  - (3) Auckley Primary School
  - (4) Methodist Chapel
  - (5) Eagle and Child Public House
  - (6) Auckley Friary
  - (7) Doctors Surgery
  - (8) Hayfield Secondary School
  - (9) Hayfield Primary School
  
2. Proposals to redevelop, or change the use of, an existing community facility to a non-community use shall only be supported where one of the following conditions is met:
  - a) the facility is demonstrably no longer fit for purpose and the site is not viable to be redeveloped for a new community facility; or
  - b) the service provided by the facility is met by alternative provision that exists within reasonable proximity; what is deemed as reasonable proximity will depend on the nature of the facility and its associated catchment area; or
  - c) the proposal includes the provision of a new community facility of a similar nature and of a similar or greater size in a suitable on or offsite location.
  
3. Proposals for a new community facility will only be supported if it located within the developed footprint of Auckley, Hayfield Green or directly linked to growth via Policy 1, unless there is a demonstrated need for such a proposal and a more central site is not available elsewhere in the Parish.

### **Policy 6: Neighbourhood Centres**

1. The plan defines the following Neighbourhood Centres, as identified on Maps 3 and 4:
  - 1a) Neighbourhood Centre 1: Ellers Lane, Auckley;
  - 2a) Neighbourhood Centre 2: Hurst lane, Hayfield Green;
  - 3a) Neighbourhood Centre 3: Hayfield Lane, Hayfield Green.
  
2. Proposed changes of use of premises within the neighbourhood centres, from E (business, commercial and service uses), class F (learning and non-residential uses) and class F2 (local community uses) use classes to residential use, will only be supported where:
  - a) It can be demonstrated that there is no need for the existing use in the neighbourhood centre; or
  - b) It can be demonstrated that the existing use is no longer economically viable and that appropriate marketing for its occupation by Use Classes E, F1 and F2 has been undertaken without an alternative commercial or acceptable use being identified.

# Design and Character



## 9 Design and Character

- 9.1 Future growth within Auckley and Hayfield Green will see the development of new buildings and spaces. Individually and collectively, these should improve and enrich the quality and image of the area through high quality design that is sensitive to the historic character and local distinctiveness.
- 9.2 On that basis, this policy promotes a design-led approach to ensure that design successfully responds to its local context, the distinctive features that shape local character and that positively contribute to area and the ways in which people use and experience them. Importantly, development should be designed to function effectively, both on its own and in relation to surrounding buildings and spaces.
- 9.3 Understanding site context and its wider neighbourhood setting - the historical, built and natural environment, and the existing and emerging urban character of the locality - is vital.
- 9.4 The identification of Auckley and Hayfield Green as separate built forms is a useful starting point; giving an indication where new development should focus on reinforcing the established urban form and fabric, as well as those areas that may be more receptive to gradual change or transformation. It also provides useful context for considering appropriate densities and scale.
- 9.5 Auckley is considered a more traditional South Yorkshire village with a linear historic core along Main Street which is characterised by larger more historic buildings that interspersed by old farmyards, trees and open spaces such as the Village Green. Development is focused to the north of Main Street with less dense and more traditional streets and buildings to the south of Main Street. These include Butts Bell Lane and Brooke Farm which are also dotted with mature trees and hedging.





Moving away from Main Street, the development is clearly defined by its era. Developments around Norwood Avenue, Common Lane and Spey Drive provide a series of latter 20<sup>th</sup> Century (1970's and 1980's) housing types and design.



Parts of Eastfield Lane and The Hollows provide newer 1980's, 1990's and 21<sup>st</sup> Century architectural design.



Newer developments during the early 2000's at Ivy House Court and River Way are smaller in scale and provide pockets of newer housing design within a more traditional form.



Hayfield Green is also considered historic in terms of its military heritage, but is different in character and form due to it being a purpose built settlement that accompanied the former Finningley Airbase.

The regeneration of the area into a Regional air transport Hub, the settlement has progressively evolved and led to the settlement becoming more of an established village.

The majority of the housing type and design within the centre and towards the old airbase near Sycamore Drive and Hawthorne Road is reference to its military character with the old officers housing still present.



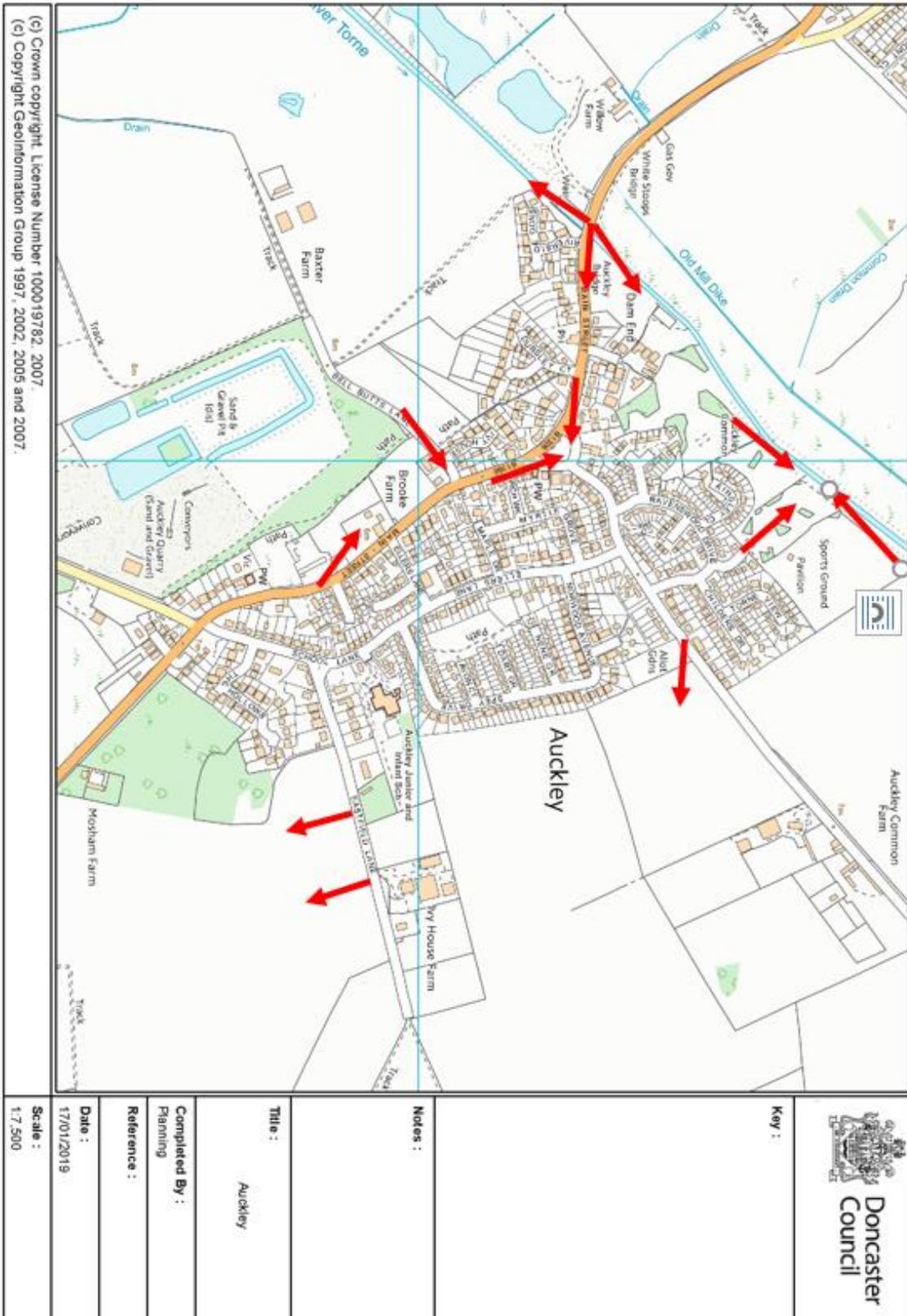
Along Hurst Lane between the Airport and The Hayfield School are more recent housing types and design. These are more urban in form and style with estate-like character.



## Design codes

- 9.6 Other relevant guidance, such as development briefs for key areas/sites, should also be used to demonstrate a comprehensive understanding of the site context, and to clearly articulate how the development has been designed responsively and positively.
- 9.7 The density and scale need to be carefully considered to ensure capacity is responsive to place, and is sustainable; proximity to public transport and active travel links and availability of supporting infrastructure is essential.
- 9.8 Layout and design of buildings, the public realm and green infrastructure, can significantly impact on people's ability to move with ease around the area and to live independent lives.
- 9.9 Taller buildings (those that project above the prevailing heights of buildings and structures by 1-2 storeys within a site's immediate area) can optimise the use and capacity of land, particularly to deliver housing to meet local needs, but unless sensitively designed can contrast with local character. Proposals must, therefore, have a clear urban design rationale. Policy 7 requires exceptional design and architectural quality to make a positive contribution to local character and reflect their prominence in the streetscape and skyline.
- 9.10 Key buildings, such as Auckley Parish Church serve as local landmarks. Policy 7 recognises their value to the townscape, whilst also aiding movement and legibility by providing points of reference for those who live in the Parish.
- 9.11 An important part of townscape quality and local distinctiveness are local views that can be experienced when moving around the Parish. Policy 7 recognises that such views, including between the villages of Auckley and Hayfield Green and those across the countryside, help to define the form of the villages and shape people's sense of place, particularly as many views provide corridors that lead to important landmarks. This warrants protection and positive management in the long term.
- 9.12 The comprehensive redevelopment of sites, in Hayfield Green provide a unique opportunity through layout, orientation and height of buildings to enhance existing views, or introduce new ones, to help reveal townscapes and landmarks.
- 9.13 In this urbanised setting, and where mixed use development exists or is planned, development should be designed in a way that does not adversely impact on the amenity of people in the area, or on the ability of different uses to continue operating. Where new development is proposed close to existing noise generating uses, such as pubs or employment uses, they must be designed to protect the new occupiers from noise and to ensure established businesses can operate in a viable way.

Map 5 Proposed locations of Important Views



## **Policy 7: Design Principles**

1. All new development must be of a high-quality design that reflects the positive features that make up the character of the local area and both physically and visually enhances and compliments the local area. Proposals will only be supported where they are designed to meet the key design principles for delivering high quality development.

Development should, where appropriate:

### ***Site characteristics***

- a) enhance any important historic or natural features, buildings and structures on site. Any retention should be appropriately incorporated into the design of the development, whilst not leading to these features being compromised by the construction of the scheme or by the future occupants of the site.

### ***Local Character and settlement structure***

- b) respect the historic character of the local area in terms of the form, density, style, height, scale, orientation, plot sizes and position to existing buildings. Developments should not be designed as 'standalone' additions with no clear relationship to the existing settlement in terms of its character and connectivity.

### ***Architectural quality and materials***

- c) respect its context and improve the quality of local architecture in terms of its sustainability, use of materials and durability. Developments should take inspiration from the positive local architectural features and materials in their designs and not simply produce a development with no reference to local architectural or material merit or distinctiveness. Proposals for new innovative buildings should reflect the highest standards in architecture, utilising modern construction methods and environmentally sustainable materials whilst minimising its impact on the surrounding built and natural character of the area.

### ***Important Views***

- d) enhance the important views, as identified on Map 5 to ensure the local character and distinctiveness of is maintained.

***Landscaping***

- e) provide a positive hard and natural landscaping scheme, including boundary treatments that complement the development and respect the surrounding context, particularly where a development site is adjoin surrounding countryside. Where trees or hedgerows are being used, they must be appropriate to the size of the site and consider their proximity to the new buildings. Surfacing must be appropriate for its intended use.

***Private Amenity***

- f) provide a decent standard of private amenity space, allowing adequate spaces for waste, recycling, parking, servicing and cycle storage. The amount of land that should be provided for amenity space will be determined by the size of the development proposed and by the character of surrounding development. Amenity areas should not be compromised by shading from buildings or shading from trees, leaf litter of established significant trees and hedges that would lead to future pressure to prune or remove these landscape features.

***Accessibility***

- g) ensure that all people, including those with disabilities, can easily and comfortably move through and into it. Developments should prioritise safe, easy and direct pedestrian movement and the creation of a network of attractive, well-connected public spaces, cycle routes and walkways; establish both visual and functional relationships between different parts of a development and between the development and its wider setting.

***Climate resilience and renewable energy***

- h) demonstrate that careful consideration has been given to minimising CO2 emissions and measures that will allow all new buildings in Auckley to adapt to climate change. Such measures include, but are not limited to: use of suitable construction materials; site layout and building orientation that makes best use of passive heating and cooling, natural light and natural ventilation; minimising water consumption and maximising water recycling; achieving the highest feasible level of energy efficiency; and maximising opportunities to integrate renewable and low carbon energy infrastructure
2. Where neighbouring or functionally linked sites come forward together, applicants will be expected to work together and with the Council to ensure that proposals are, or can be, properly integrated.

## Historic Environment

- 9.14 Several buildings and structures in the Plan Area have statutory protection through Scheduling or Listing at Grade I, II\* or II. The Neighbourhood Plan lists them for reference, and to note that new development will be required to consider their settings as defined, on a case by case basis, by Doncaster Metropolitan Borough Council and through Policy 8 of this plan.



*Auckley Parish Church*

- 9.15 National Planning policy requires development proposals to take account of the settings of heritage assets. Historic England reviews any Planning Applications likely to affect statutorily protected buildings and features (Listed Buildings, Scheduled Monuments), while non-designated heritage assets are recognised as significant by Historic England and the Local Planning Authorities and should be taken into account when Applications are considered.

### Non-Designated Heritage Assets

- 9.16 Historic England (Advice Note 7, 2016) encourages Local Planning Authorities (and communities, through Neighbourhood Plans) to identify historic heritage features at the level beneath national significance (i.e. Listed Buildings and Scheduled Monuments).

9.17 This Neighbourhood Plan identifies several buildings and structures in the built environment of Auckley that are of local significance for architectural, historical or social reasons. Their inclusion here in a Local Heritage List provides them with recognition in the Planning system as non-designated heritage assets. The details of this buildings and structures can be viewed in Appendix 3.

### **Important Frontages**

9.18 In addition to local heritage assets, there are a number of traditional stone wall frontages still present around Auckley. These are most prominent along Main Street and around the Village Green. A long stretch of walling remains to the South of the B1396 at Brookes Farm.

9.19 It is important that these features are preserved to maintain local character. In addition, it is also important that these features inform newer developments so that the inclusion of stone walling as a boundary treatment in new development helps to enhance local character and the historic environment.

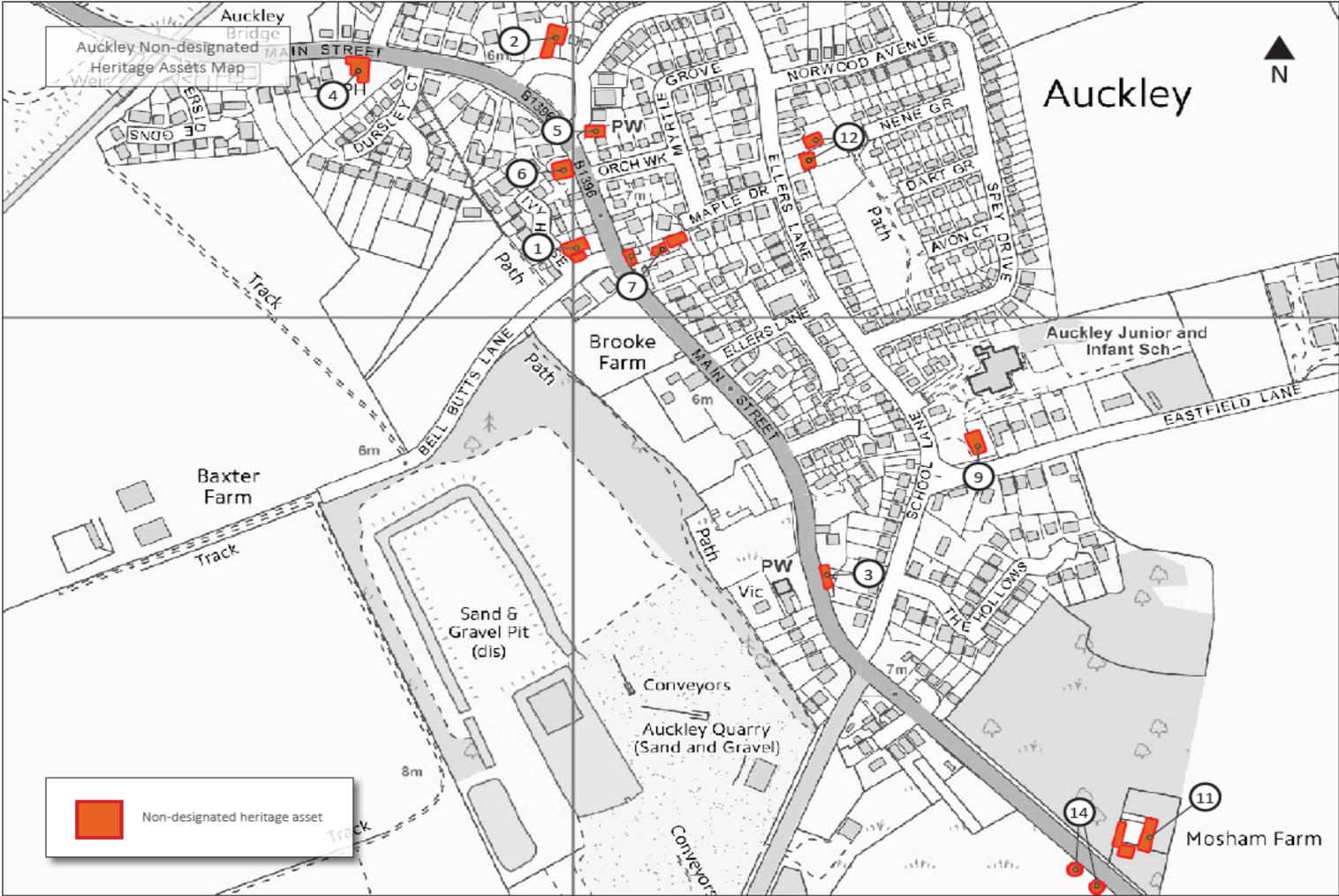


*Important frontages – Stone walling around Auckley Village*

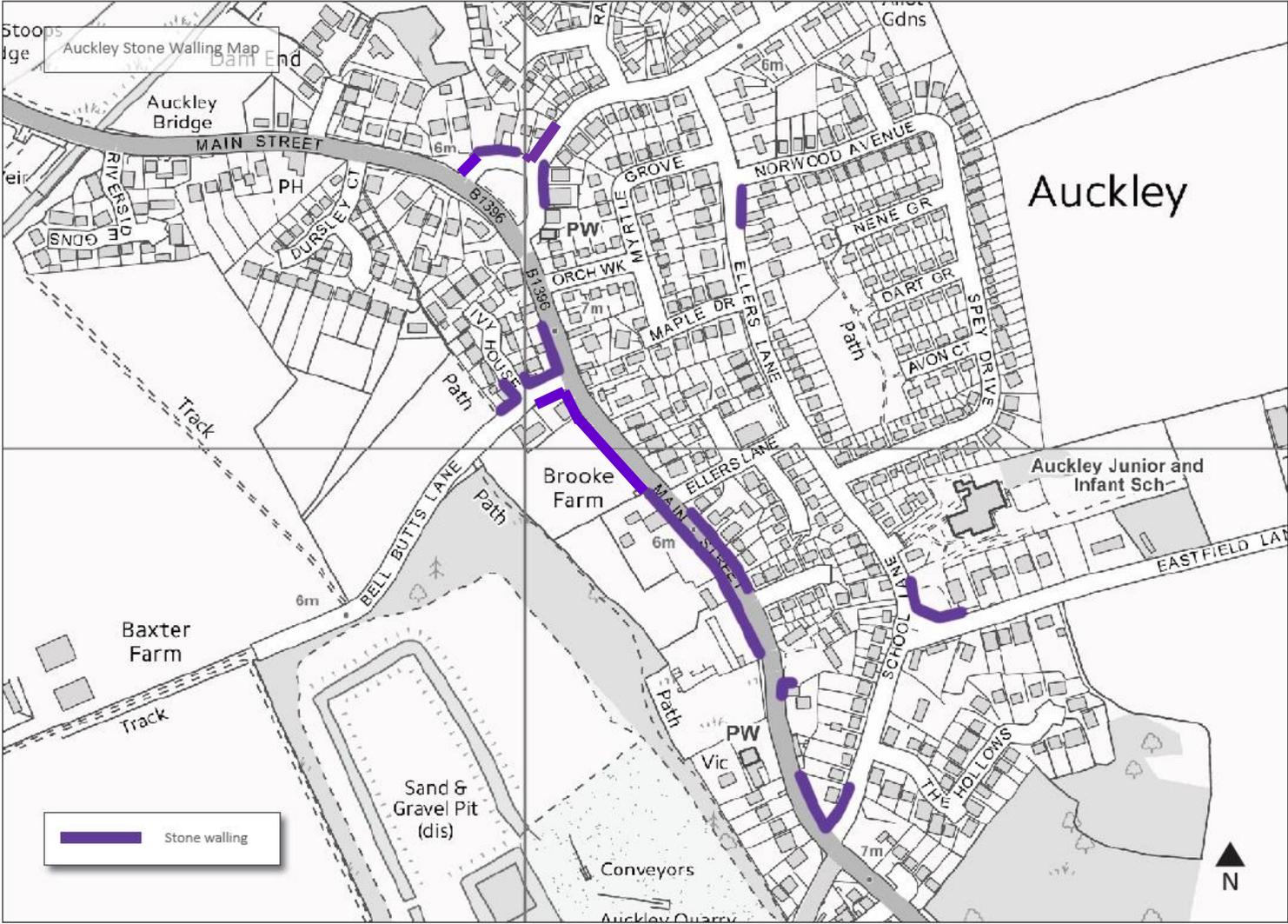


*Now and then – Stone walling has been a prominent boundary feature within Auckley*

Map 6: Non-designated Heritage Assets



Map 7: Important Historic Frontages



**Policy 8: Non Designated Heritage Assets and Important Historic Frontages**

1. Where development proposals affect designated, non-designated heritage assets and important historic frontages, as identified on Maps 6 and 7, Development should:
  - a) respect the historic fabric of the building/ structure or wider area;
  - b) conserve or enhance the heritage asset and their setting;
  - c) ensure that the size and scale of new and extended buildings relate sympathetically to the surrounding area; and
  - d) use traditional and vernacular building materials which respect the context of the development concerned.
2. Development that would have a detrimental impact on, or result in the loss of non-designated heritage assets or important frontages, will not be supported, unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, as appropriate to the significance of the asset or frontage.



# The Environment

## 10 The Environment

10.1 The social definition of health as physical, mental and social well-being directly corresponds to the concept of sustainable communities synonymous with spatial planning. Even without formal public health training, planners increasingly recognise the public health impacts of development. These impacts contribute to environmental issues such as climate change and biodiversity. There are strong synergies between the measures used to mitigate and adapt to climate change and those associated with addressing health issues. The common themes focus upon:

- Promoting walking and cycling to reduce car use and carbon emissions; and
- Providing parks and open spaces that provide a “green lung” for towns and cities, whilst providing a safe and quality space for leisure and exercise.

10.2 Poorly designed neighbourhoods can have a negative impact on the health of those who live in them. It is important that housing, streetscape design and the connectivity to other areas are considered as part of a new development.



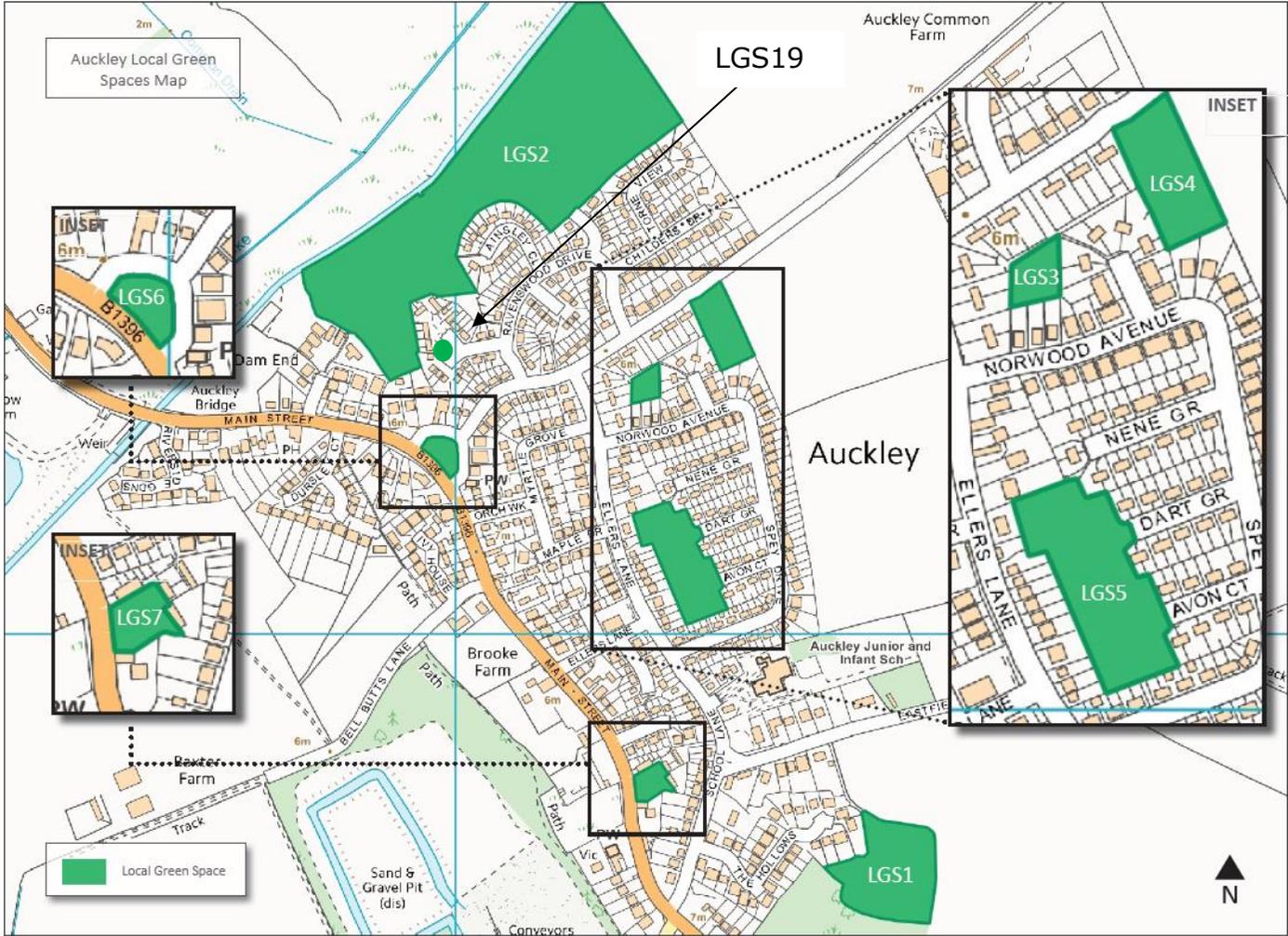
10.3 Mixed communities with a range of housing types and tenures, well-designed open walkways, cycle routes and streets are most likely to reduce health inequalities and can help to avoid segregation within a community. Areas with nearby parks and green space help to support opportunities for physical activity. Such areas are particularly helpful to children and older people by reducing the risk of social isolation. The good design of these spaces encourages greater community ownership of the environment and reduces negative effects such as vandalism and the under-use of local facilities.

## Local Green Spaces

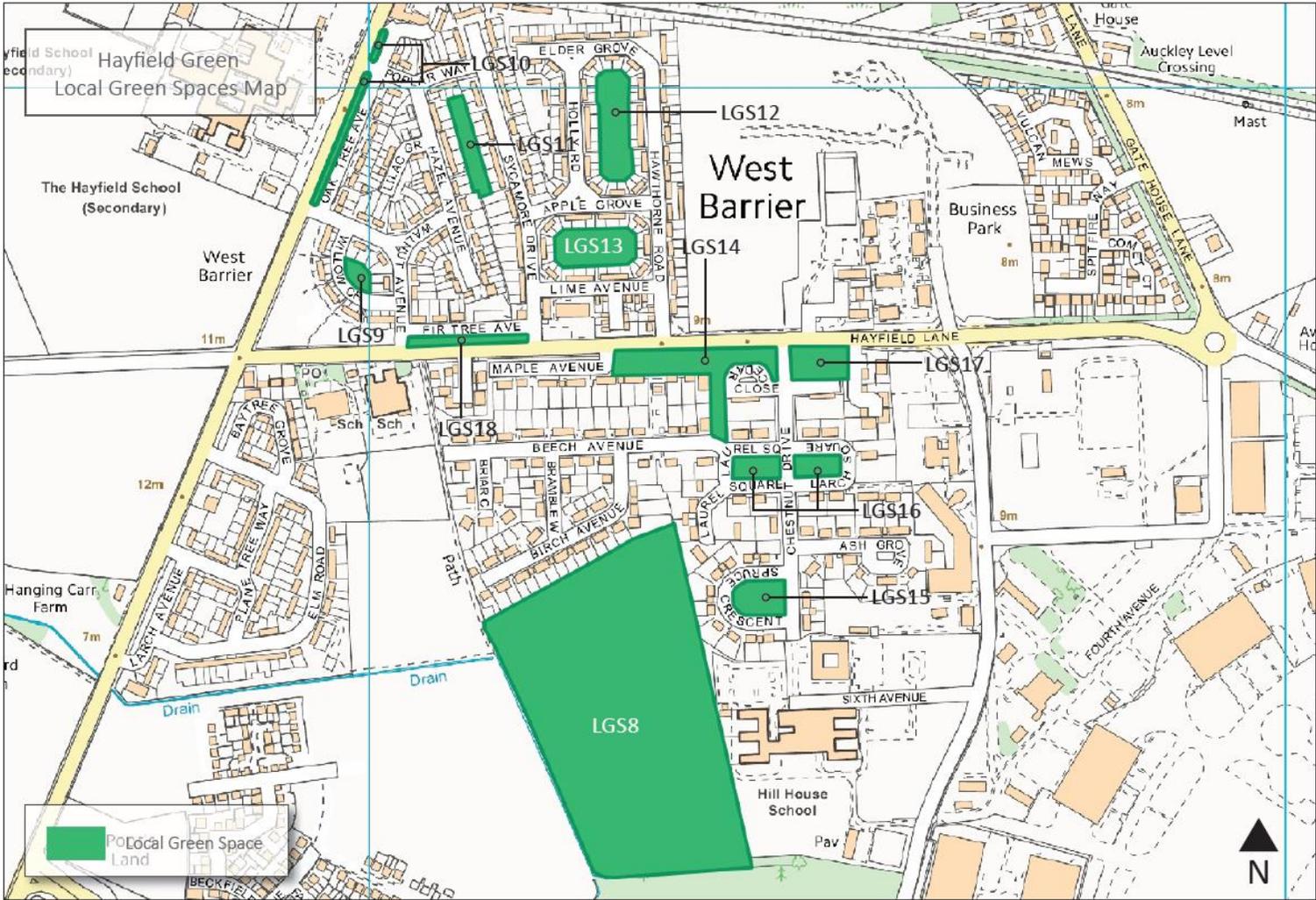
- 10.4 The NPPF indicates that local communities can, through local and neighbourhood plans, identify for special protection green areas of special importance. By designating land as Local Green Space, local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should, therefore, be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.
- 10.5 The NPPF (paragraph 100) sets out the criteria for sites to be designated as Local Green Space. The Local Green Space designation should only be used where the green space is:
- *in reasonable proximity to the community it serves;*
  - *demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
  - *local in character and is not an extensive tract of land.*
- 10.6 The proposed designated green spaces are shown on Map 7 and 8 and the supporting evidence is in Appendix 2.
- 10.7 The designation of these areas as Local Green Spaces in planning terms would provide an element of surety about their protection over the Plan period and would also focus local energies on securing grants to undertake environmental improvements in line with the community's support going forward. Given the concern about proposed development elsewhere within the Plan area this policy safeguards locally highly valued assets and ensures that local people will see an improvement in these cherished open spaces over time as funding becomes available.



Map 8: Local Green Spaces in Auckley



Map 9: Local Green Spaces in Hayfield Green



### **Policy 9: Local Green Spaces**

1. The sites, as shown on Maps 8 and 9, are designated as Local Green Spaces:
  - a) LGS1: The Copse (rear of The Hollows)
  - b) LGS2: Riverside Park
  - c) LGS3: Norwood Avenue
  - d) LGS4: Allotments to the rear of Grassmoor Close
  - e) LGS5: Spey Drive Play Area
  - f) LGS6: The Green
  - g) LGS7: Church Close Green
  - h) LGS8: Open Field (rear of Birch Avenue)
  - i) LGS9: Grass Verges at Willow Crescent
  - j) LGS10: Grass Verges at Oak Tree Avenue
  - k) LGS11: Green between Hazel Avenue and Sycamore Close
  - l) LGS12: Green between Hawthorne and Holly Road
  - m) LGS13: Green Apple Grove and Lime Avenue
  - n) LGS14: Grass Verge at Hayfield Lane
  - o) LGS15: Grass Verge at Spruce Crescent
  - p) LGS16: Green between Laurel Square and Larch Avenue
  - q) LGS17: Grass Verge at Hayfield Lane
  - r) LGS18: Grass Verge at Fir Tree Avenue
  - s) LGS19: Grassed area, Sandhill Rise
  
2. Development on these sites will not be supported other than in very special circumstances.

## Biodiversity and Nature Conservation

- 10.8 The National Planning Policy Framework (NPPF) protects the seasonal and permanent standing water bodies and historical drains and ditches in that they provide flood mitigation, improve biodiversity and minimise greenhouse gas emissions through their role as carbon stores. Furthermore, the Local Plan serves to preserve and enhance areas of diverse ecology and requires robust ecological and land contamination surveys (remediation at cost to the developer) stipulates that net gain for biodiversity should be achieved.
- 10.9 Auckley contains numerous sites of nature importance ranging from woodland, watercourses and open countryside and all host important and protected species.



- 10.10 Protection of habitats and species in the Planning system is an obligation under European directives (e.g. Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora) and the English legislation derived from them (e.g. Wildlife and Countryside Act 1981 with later amendments). The NPPF also recognises and emphasises the need to protect and enhance valued landscapes, sites of biodiversity or geological value.
- 10.11 There are several other existing environmental designations within the Parish, these include: a) those where priority habitats occur and are identified by Natural England; and b) Local Wildlife Sites (LWS) as designated by DMBC. River Torne is seen as the

most significant environmental assets to the Parish and is designated a Local Wildlife Site.



10.12 Local Wildlife Sites are the foundation of nature conservation. Not only are they important sites within their own right, but they also create a vital network of rich wildlife sites reaching across boundaries.

10.13 Further information on the local environment can be found in the Auckley Ecology Background Evidence Document in Appendix 2.



### **Policy 10: Biodiversity and Nature Conservation**

1. Development proposals should promote preservation, restoration and recreation of priority habitats, ecological networks and the protection and recovery of priority species populations where practicable. This could include, for instance, the incorporation of roosting opportunities for bats or the installation of bird nest boxes and swift boxes as part of any new development proposal.
2. Development proposals that cannot avoid (through locating an alternative site with less harmful impacts), adequately mitigate, or, as a last resort, compensate for the loss of a locally or nationally identified site of biodiversity value will not be supported.
3. Development should conserve the character and integrity of the River Torne and its important habitats. Development should provide, at least, a 30 metre buffer between it and the River.

## Important Landscape – Settlement Breaks

- 10.14** This Plan designates a Settlement Break to preserve the green separations between neighbouring settlements. These include:
- 10.15** Beyond the villages, much of the designated Plan area is open countryside. This aspect of siting within the landscape is a key component of both the character of the villages and of the quality of life that the residents enjoy. A key concern of the community is the coalescence of existing settlements of Hayfield Green, Blaxton and Auckley village, the subsequent loss of green space, biodiversity, woodlands and the damage this might do to the identity of what are currently two distinct settlements.
- 10.16** This section examines the area of separation that acts to provide a valuable amenity for residents, that connect the villages to green spaces and features in the wider area, and which help preserve the villages as a distinct place with their own character. These green connections are important wildlife corridors and provide space for biodiversity and ecology to thrive.
- 10.17** The role of the settlement break in supporting the character to the entrance of Auckley is set out below, and risks to the essential role of these spaces are identified to suggest ways in which these essential green spaces can be protected from erosion over time.



*Land between Auckley and Hayfield Green*



*Hedge line of green space between Auckley and Hayfield Green (Hust Lane)*

- 10.18** For settlements to maintain a distinctive character, it is important to avoid coalescence, especially if the built environment is distinct between places. The southern fringe of Auckley is distinct from the built environment of Hayfield Green, with less dense development of detached and semi-detached dwellings fronting the street.
- 10.19** Hayfield Green is very different, with a more urbanised feel, including a recently completed education campus. The separation between the settlements helps to manage this transition in character, so that as you pass through the area you get the feeling of moving between distinct places.
- 10.20** This settlement break also helps in bringing the role of the underlying landform in influencing settlement formation to the fore, as here there is a distinct local depression that reveals the spatial logic of how the settlements came to be formed in the first place. Within this area is a railway line which also acts as a physical divide, but this is a man-made structure and adds little to the existing green character of the area.
- 10.21** The integrity and character of this area should be preserved as it is an important part of the user experience of visiting the area, helping to keep Hayfield Green and Auckley village two distinct settlements.
- 10.22** The area of land within the settlement break between Auckley and Blaxton is to the south of the B1396 where there is development associated with Walkers Garden Centre. This development has expanded in the past and has also significantly changed the character from agricultural to a more managed and less rural character.
- 10.23** The area to the North of the B1396 is considered less vulnerable to development as there is little to no development. In addition, there is a strong and mature woodland buffer between the open countryside and development in Auckley along Eastfield Lane and The Hollows and therefore remains outside the settlement break.



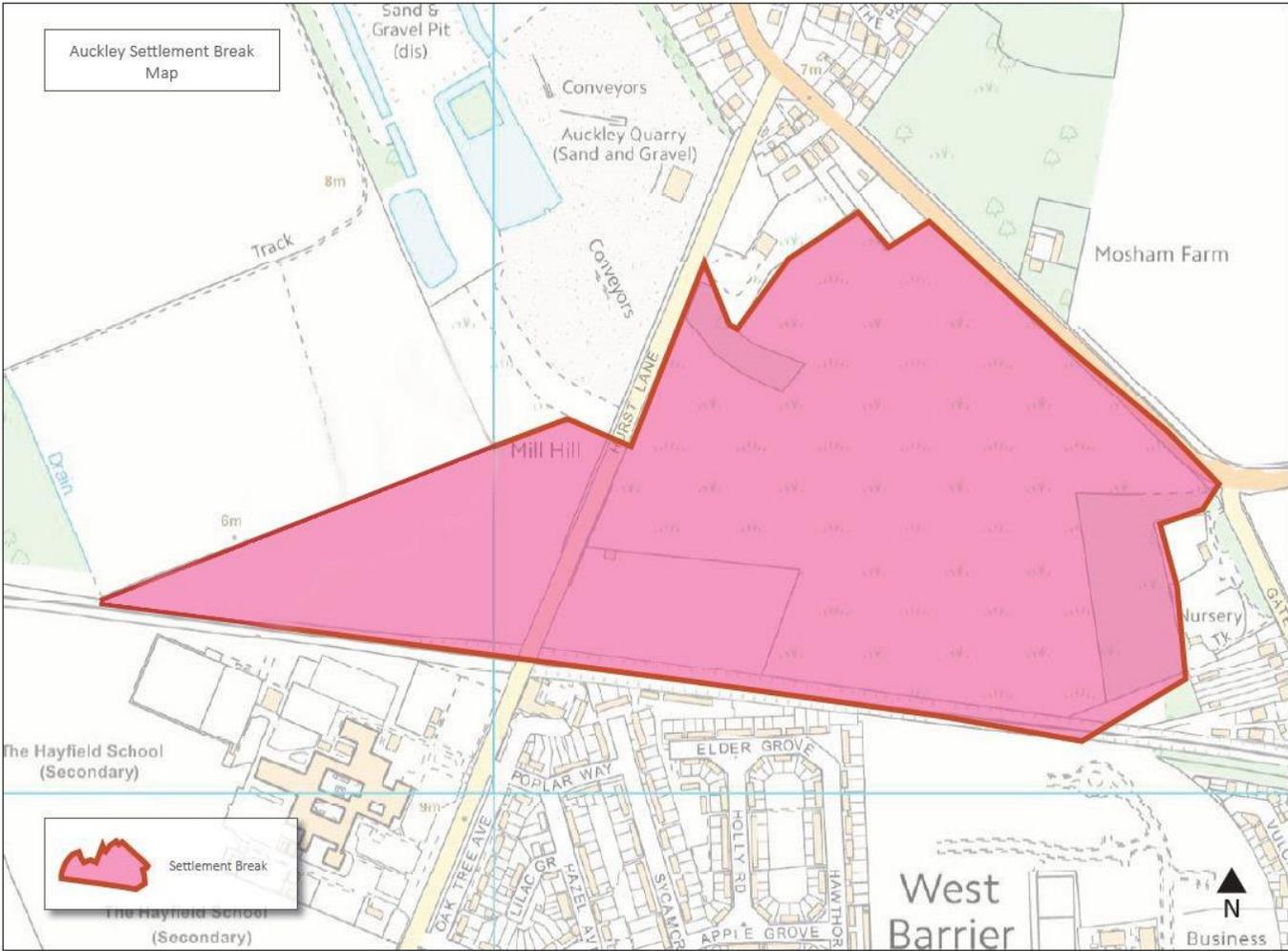
*Land between Auckley and Hayfield Green*



*Land between Blaxton and Auckley*



Map 10: Proposed Settlement Break



**Policy 11: Settlement Break**

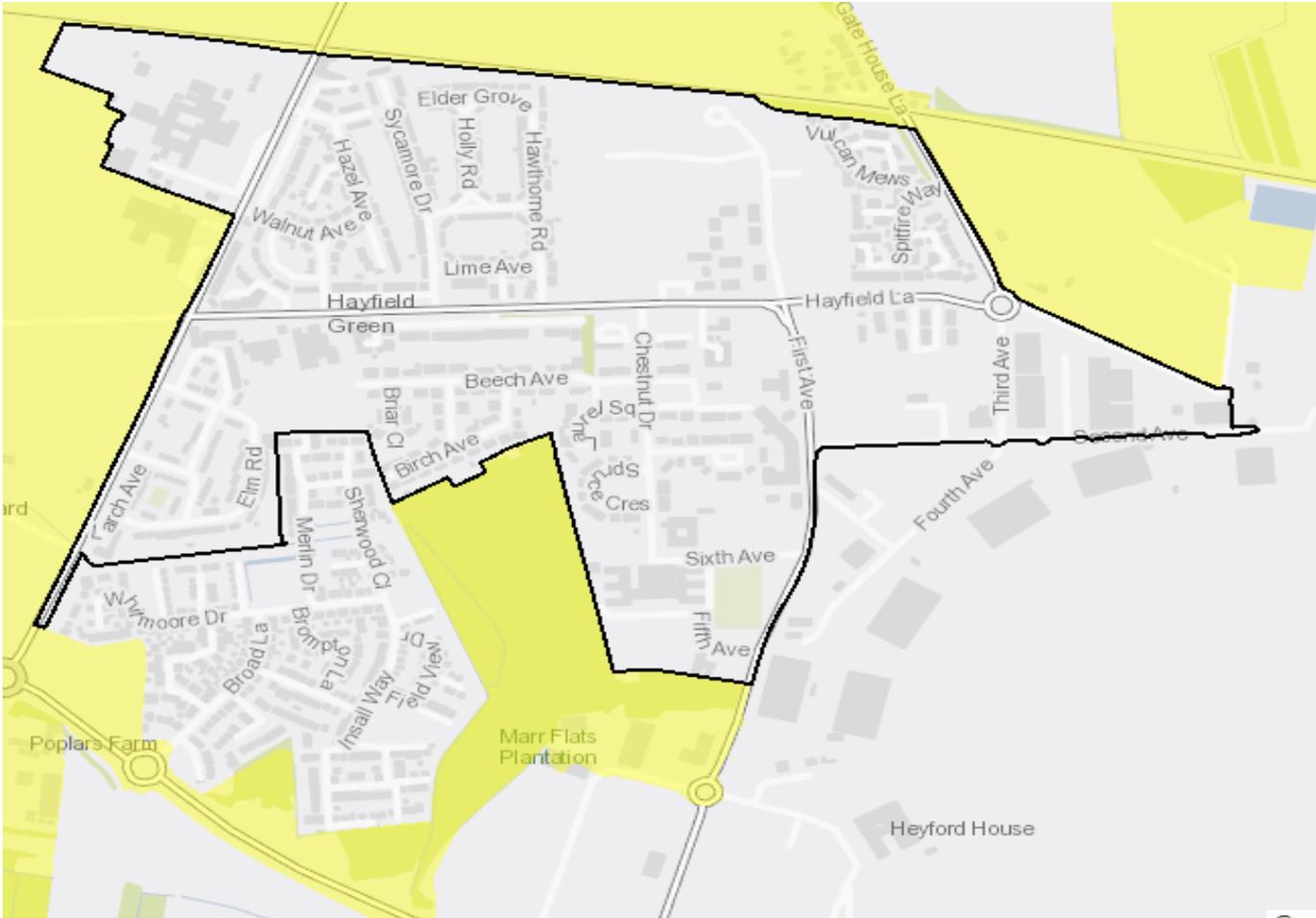
1. The Plan designates a Settlement Break, as identified on Map 10. The Settlement Break will be safeguarded from built development which would detract from the separation of the three settlements. Insofar as planning permission is required development in the Settlement Break which is essential for agricultural or forestry purposes will be supported where it safeguards the separation and integrity of the settlements.

## **11 Monitoring and Review**

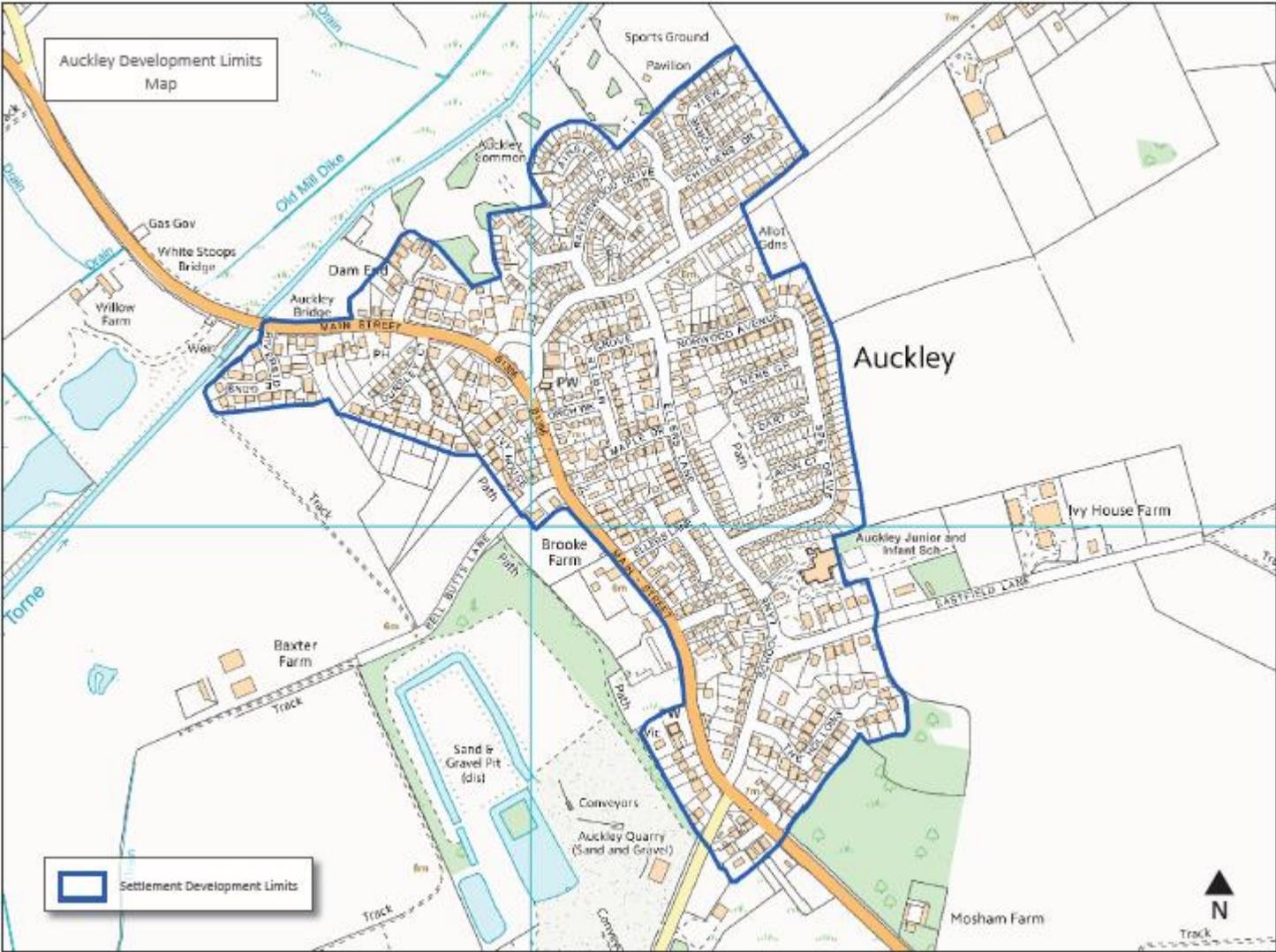
- 11.1 The policies in this Plan will be implemented by DMBC as part of their development management process. Where applicable the Parish Council will also be actively involved. Whilst DMBC will be responsible for development management, the Parish Council will use the Neighbourhood Plan to frame its representations on submitted planning applications.
- 11.2 In line with the Neighbourhood Planning Act 2017, The Neighbourhood Plan will be reviewed within 5 years following the making of the Neighbourhood Plan by DMBC.
- 11.3 The impact of the Neighbourhood Plan policies on influencing the shape and direction of development across the Plan area will be monitored by the Parish Council. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed.
- 11.4 Any amendments to the Plan will only be “made” following consultation with DMBC, local residents and other statutory stakeholders as required by legislation

### 12 Appendix 1: Proposed Development Limits Maps for Hayfield Green and Auckley

#### Hayfield Green



Auckley



### **13 Appendix 2: Evidence Base Documents**

1. Ecology and Biodiversity Report (See separate document)
2. Housing Needs Assessment (See separate document)
3. Local Green Space Assessment (See separate document)

## 14 Appendix 3: Non-Designated Heritage Asset Justification

Name of Building	Historic Merit	Contribution to Local Character	Photograph
Baxter Farm	Baxter Farm - around the time of the 1778 Auckley map this property was occupied by Auckley farmer Thomas Gough along with the immediate land around them. Baxter Farm went to the ownership of Richard Baxter and family in the 1830's, so hence the name. Subsequent development of these traditional brick and pantile roofed farms lead to a number of 'new' outbuildings including barns and cart sheds.	Fortunately, the main farm building remain, retaining its largely original appearance	

<p>Little Manor House</p>	<p>Dating back to the early 1700, the Georgian Manor House occupies a prominent position overlooking the village green. It maintains many of its original features both internally and externally including the original water well in the rear garden</p>	<p>Though the building has some alterations including the addition of a conservatory to the rear, the building still retains its character and is a prominent building within the village</p>	 A photograph of Little Manor House, a large brick Georgian-style building. The house features a prominent chimney, multiple windows with white frames, and a dark roof. A red car is parked on a paved driveway in the foreground. The building is surrounded by greenery and a clear blue sky is visible in the background.
---------------------------	--	---	--

Name of Building	Historic Merit	Contribution to Local Character	Photograph
Eagle and Child	An inn has stood on this site since 1492, the present property having stood here since 1820.	The building remains the hub of the village and is very little altered externally, though the windows have been replaced with upvc double glazed units	
Methodist Chapel	Built in 1832 as a weslyan chapel and located by the village green the chapel as been used as a place of worship since its opening in 1832.	Little changed since its building except for painting and installation of an illuminated cross. It is still used as a place of worship, holding weekly services. It is now known as the Methodist Chapel.	

Name of Building	Historic Merit	Contribution to Local Character	Photograph
Ivy House	<p>IVY HOUSE FARM Around the time of the 1778 Auckley map this property was occupied by Auckley farmer Thomas Tuke , along with the immediate land around them. . Subsequent development of these traditional brick and pantile roofed farms lead to a number of ‘new’ outbuildings including barns and cart sheds. By the early 1990’s much of these properties were dismantled and destroyed to make way for new housing (Ivy House Court).</p>	<p>Fortunately, the main farm building remain, retaining its largely original appearance</p>	

<p>Auckley Pre School</p>	<p>The school was built in 1875 on land provided by Mr Childers of Cantley Hall to a cost to the Board of conveyancing costs only, though the cost of building was £1608 2s 6d on completion in 1876. The school opened on 9 October 1876, the foundation stone listed names of all the board members though this is now almost completely eroded. It remained a board school until 1904 when it came under the LEA of West Riding County Council. An extension of a further classroom was done in 1939 and the school remained in use until 1973 when a new school was built on the site of the old schoolhouse and the old school became a nursery.</p>	<p>There is much more history available on the school in various sources but the building remains virtually unchanged externally. It is still used as a nursery and preschool</p>	
---------------------------	---	---	---

Name of Building	Historic Merit	Contribution to Local Character	Photograph
21 Ellers Lane	<p>This is rumoured to be the oldest house in Auckley, Its elongated shape used to house a cobblers business and provided an enclosing wall for the fold of no 21. ELLERS LANE The property retains its overall size and position on both the 1778 and 1891 maps indicating</p>	<p>The building still maintains its elongated shape and maintains many of the original features and maintains the rural nature of the village. Despite internal changes the overall appearance in brick, pantile and rendering has kept the traditional appearance.</p>	

Name of Building	Historic Merit	Contribution to Local Character	Photograph
<p>19 Ellers Lane Barn and House</p>	<p>Date stone on the barn records a date of 1771, with the area in front of the house was held domestic animals. This was one of many tenant farm smallholdings in Auckley</p>	<p>The barn has been sympathetically restored, with new windows and doors. The house also restored but still in keeping and maintains the rural nature of the village.</p>	
		<p>This property retains its overall size and position on both the 1778 and 1891 maps despite internal changes their overall appearance in brick, pantile and rendering they have that traditional appearance</p>	

Name of Building	Historic Merit	Contribution to Local Character	Photograph
Cottages Main Street	COTTAGES No 69 and 71 MAIN STREET Now though partly rendered buildings they still display traditional pantile roofing and appearance of early 19th century properties. Both properties form part of the 1891 OS Map of Auckley	The buildings are now partly rendered externally they retain much of their original appearance though the windows have been replaced with Upvc	
Stone Gate Posts Mosham Road	Stone gateposts, circa 1800, were entrances to farmyards and enclosed fields	Though these gateposts are no longer hung with gates and look neglected, they should be protected as they are no longer a normal site in the countryside and these posts maintain the rural feel of the village.	

Name of Building	Historic Merit	Contribution to Local Character	Photograph
Main Street	Plaque for Remembrance sited on original stone walls circa 1800.	Plaque commemorates those lost in the conflicts of the wars and is the only memorial in the village serving this purpose as should be preserved as the village War Memorial.	
Carriage shed Main Street	Built pre 1900 and used to store small carriage	The building has been mainly unaltered except for being re roofed and some gutter replacement. The building fronts onto the main street through the village and demonstrates the rural nature of the village.	

Name of Building	Historic Merit	Contribution to Local Character	Photograph
Brookes Farm Barn Main Street	the majestic looking barn, cart and stable building that still stands largely complete. It is also mentioned on the 1849 map for Auckley.	Very little alterations made to the barn, retaining thee rural feel to the village	
Pinfold Cottages	<p>PINFOLD COTTAGES</p> <p>There where two properties in the area of the Pinfold at the end of the 18th century and the current restored and extended buildings are identified on the 1891 OS Map. One of the properties carries a story of a now concealed well. This may have some significance as regards the adjacent pinfold.</p>	They retain the traditional outer appearance of properties of the time despite some extension and modernisation	

Name of Building	Historic Merit	Contribution to Local Character	Photograph
Old Post House	<p>THE OLD POST HOUSE No 67 MAIN STREET Now though partly rendered buildings they still display traditional pantile roofing and appearance of early 19th century properties. Around 1818, the Post House was run by widow Isaac Rawson who lived there with his six children and his father John, a wheelright, which may explain the purpose of the re-roofed shed or one of those attached. Letters arrived at 7.45am and were dispatched at 4.20 pm to the Doncaster. The property forms part of the 1891 OS Map of Auckley.</p>	<p>The buildings are now partly rendered externally it retains its original appearance though partially hidden by new modern fencing.</p>	

Name of Building	Historic Merit	Contribution to Local Character	Photograph
The Pinfold	<p>Nearly every village once had its pound for stray cattle, pigs, geese, etc. to be driven into and there kept at the expense of the owner, till such time as he should pay the fine (the amount claimed by the person on whose land they had strayed, for damage done), and the fee to the pound keeper, man or sometimes woman, for feeding and watering the same. If not claimed in three weeks, the animals were driven to the nearest market and sold, the proceeds going to the impounder and pound-keeper. An ingenious form of receipt was sometimes used. The person who found the animals on his land cut a stick and made notches, one for every beast, and then split the stick down the centre of the notches so that half each notch appeared on each stick; one half he kept, the other he gave to the pound-keeper. When the owner came to redeem his</p>	<p>Little remains of the actual Pinfold though the memorial plaque is placed on of the original walls of the Pinfold, there is unfortunately no current photo of the pinfold except of the part appearing earlier in this document showing the memorial plaque,</p>	

Name of Building	Historic Merit	Contribution to Local Character	Photograph
	<p>property and had paid for the damage done, the impounder gave him his half stick. He took this to the pound-keeper, and if the two pieces tallied, it proved he had paid and his beast was freed. Hence the word 'tally-stick' and the 'pound-keeper' being referred to as the tallyman</p>		