



**City of Doncaster Council**

**Stainforth Neighbourhood Plan Decision Statement**

**1. Summary**

1.1 Following an independent examination, the City of Doncaster Council confirms that the Stainforth Neighbourhood Plan will proceed to a Neighbourhood Planning referendum.

**2. Background**

2.1 On 11<sup>th</sup> June 2018, the City of Doncaster Council (then Doncaster Metropolitan Borough Council) designated the Stainforth area for the purpose of preparing a Neighbourhood Plan in accordance with Part Two of the Town and Country Planning (England), Neighbourhood Planning (General) Regulations 2012.

2.2 Following the submission of the Stainforth Neighbourhood Development Plan to the Council in January 2024, the plan was publicised and representations invited. The publicity period ended on 7<sup>th</sup> March 2024.

2.3 The Council appointed an independent examiner, John Slater (BA (Hons) DMS MRTPI FRGS), in March 2024, to undertake an examination of the Plan, to review whether the Plan meets the basic conditions and should proceed to referendum.

2.4 The examiner's report, received June 2024, concludes that, subject to modifications specified in the report, that the Plan meets the basic conditions set out in legislation and should proceed to a Neighbourhood Plan referendum.

2.5 Therefore to meet the requirements of the Localism Act 2011 a referendum, which poses the question 'Do you want the City of Doncaster Council to use the Neighbourhood Plan for Stainforth to help it decide planning applications in the neighbourhood area?' will be held in the Stainforth Parish boundary, as designated.

2.6 The date on which the referendum will take place is agreed as Thursday 10<sup>th</sup> October 2024.

**3. Decision and Reasons**

3.1 Having considered the recommendations made by the examiner and the reasons for them, the Council has decided to make the modifications to the draft plan as set out in Tables 1 and 2 below:

**Table 1 – Schedule of Modifications and Action Taken/Reasons for Change**

Policy, para etc.	Recommendation	Amendment	Reason
Policy 1	In 1. at the end of the first sentence, insert, “in accordance with the requirements of Policy 55 of the Doncaster Local Plan	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) <b>in accordance with the requirements of Policy 55 of the Doncaster Local Plan</b>	In line with modifications set out by the examiner.
Policy 1	In 2. after “reference” insert “and enhances” and delete all the text after “local character of housing” and insert “in the immediate vicinity as well as meeting the requirements set out in Policy 41 and where relevant, Policies 42 and 44 of the Doncaster Local Plan.”	New housing is of a high-quality design, with scale, height, massing and use of materials which reference <b>and enhances</b> the existing <del>local character of housing in Stainforth and the distinct industrial heritage of the area</del> <b>in the immediate vicinity as well as meeting the requirements set out in Policy 41 and where relevant, Policies 42 and 44 of the Doncaster Local Plan.;</b>	In line with modifications set out by the examiner.
Policy 1	Delete 3.and renumber.	<del>Schemes incorporate principles of sustainable design, promoting resource, water and energy efficiency, and incorporating low carbon energy technologies where possible;</del>	In line with modifications set out by the examiner.
Policy 1	In 4. delete “fully”	Houses are <del>fully</del> accessible to all and capable of adaptation over time to meet the changing needs of occupiers	In line with modifications set out by the examiner.
Policy 1	At the end of 5. insert “as required by Policy 42 (B)(6) of the Doncaster Local Plan”	Suitable and sufficient car parking is provided <b>as required by Policy 42 (B)(6) of the Doncaster Local Plan;</b>	In line with modifications set out by the examiner.
Policy 1	In 6. after “protected” insert “as required by Policy 42(A)of the Doncaster Local Plan”	Local residential amenity is protected <b>as required by Policy 42(A)of the Doncaster Local Plan</b> and new development does not have an unacceptable	In line with modifications set out by the examiner.

		impact on neighbouring properties through disturbance from traffic, noise, overlooking etc.; and	
Policy 1	In 7. after “national policy and” insert “Policy 57 of the” At the end of the policy, insert a new sentence “Schemes that promote resource, water and energy efficiency and incorporating low carbon energy technologies which exceed the requirements of Building Regulations are particularly encouraged.”	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 <b>Policy 57 of the</b> Doncaster Local Plan policies. <b>Schemes that promote resource, water and energy efficiency and incorporating low carbon energy technologies which exceed the requirements of Building Regulations are particularly encouraged.</b>	In line with modifications set out by the examiner.
Policy 2	At the end of the first sentence, insert “or justify why the proposal cannot deliver that widened choice of housing provision.”	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, <b>or justify why the proposal cannot deliver that widened choice of housing provision.</b>	In line with modifications set out by the examiner.
Policy 3	In the first paragraph, at the start of the second sentence insert “Where feasible,”	New development should be designed to prioritise walking and cycling. <b>Where feasible</b> , 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.	In line with modifications set out by the examiner.
Policy 3	At the start of the second paragraph delete “major”	<del>Major</del> 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	In line with modifications set out by the examiner.

Policy 4	In 3. and 4. insert “Waggons” instead of “Wagons”	3. Bus interchange located off <del>Wagons</del> <b>Waggons</b> Way; 4. New car parking, located off <del>Wagons</del> <b>Waggons</b> Way;	In line with modifications set out by the examiner.
Policy 5	Delete the first paragraph.	<del>The Town Council will seek to protect and enhance both formal and informal open spaces in the following manner:</del> 1) Open spaces and recreational facilities...	In line with modifications set out by the examiner.
Policy 5	In 2) insert at the end of the policy “and in the case of schemes of between 10 and 20 family houses, a commuted sum toward the improvement of open space provision in Stainforth will be expected”	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 <b>and in the case of schemes of between 10 and 20 family houses, a commuted sum toward the improvement of open space provision in Stainforth will be expected.</b>	In line with modifications set out by the examiner.
Policy 6	Insert the revised Map 3 removing the 3 primary schools and the Greyhound Stadium	New map provided.	In line with modifications set out by the examiner.
Policy 8	Insert enlarged version of Map 5	Enlarged map provided.	In line with modifications set out by the examiner.
Policy 9	Delete the first and third paragraph	<del>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.</del>  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	In line with modifications set out by the examiner.

		<p>'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.</p> <p><del>Further details about the component parts of the redevelopment area are provided in policies SNP01, SNP02, SNP03, SNP04.</del></p>	
Policy 9	<p>In the first sentence of the second paragraph after "development proposals" insert "apart from any reserved matters submission pursuant to outline planning application 22/01934/OUTM" and in the second sentence, delete "exercise" and replace "collaboration" with "by the lead developer, in consultation with".</p> <p>At the end insert "and that proposed masterplan should be submitted for the approval of the Local Planning Authority"</p>	<p>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 (<del>apart from any reserved matters submission pursuant to outline planning application 22/01934/OUTM</del>) must be informed by comprehensive area-wide masterplanning (henceforth known as the 'masterplan exercise'). The masterplan exercise must be prepared <del>in collaboration</del> <b>by the lead developer, in consultation</b> with the Council, landowners, Town Council, with the wider engagement of stakeholders and the local community <b>and that proposed masterplan should be submitted for the approval of the Local Planning Authority.</b></p>	In line with modifications set out by the examiner.
Policy SNP01	In C. replace "area" with "outdoor events space"	C. A community <del>area</del> <b>outdoor events space</b> sited near the headstocks	In line with modifications set out by the examiner.
Policy SNP02	Retitle policy "Former Hatfield Main Colliery Pithead Site"	<del>SNP02: Community use re-development of the former pithead site</del> <b>Former Hatfield Main Colliery Pithead Site</b>	In line with modifications set out by the examiner.
Policy SNP02	Replace the first paragraph with "Site SNP02, as shown on the policies map, is allocated for a mix of employment / industrial uses as set out in Policy 69 D of the Doncaster Local Plan. In respect of	<del>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</del>	In line with modifications set out by the examiner.

	<p>item 4 of that policy, “Other uses”, these could include a training centre and energy related development and associated education, technological and research facilities as well as social, community, recreational, leisure and heritage uses.”</p>	<p><del>industrial heritage. As part of the mix uses, the following types of use are supported:</del></p> <ul style="list-style-type: none"> <li><del>a) Small scale businesses;</del></li> <li><del>b) Social;</del></li> <li><del>c) Community;</del></li> <li><del>d) Recreational;</del></li> <li><del>e) Heritage</del></li> <li><del>f) Other uses as appropriate to the setting, location and heritage of the area</del></li> </ul> <p>New development....</p> <p>Site SNP02, as shown on the policies map, is allocated for a mix of employment / industrial uses as set out in Policy 69 D of the Doncaster Local Plan. In respect of item 4 of that policy, “Other uses”, these could include a training centre and energy related development and associated education, technological and research facilities as well as social, community, recreational, leisure and heritage uses.</p> <p>New development....</p>	
Policy SNP02	<p>In the second paragraph, delete “via a heritage statement”</p>	<p>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, <del>via a heritage statement</del> 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.</p>	<p>In line with modifications set out by the examiner.</p>
Policy SNP02	<p>Delete paragraph 3</p>	<p><del>An ecological assessment and mitigation plan will be required prior to development commencing.</del></p>	<p>In line with modifications set out by the examiner.</p>

Policy SNP03	In C. replace “required” with “sought”	A local labour agreement to be agreed with Doncaster Council will be <del>required</del> <b>sought</b> for the development of this site	In line with modifications set out by the examiner.
Policy SNP03	Delete the Development Requirement related to Biodiversity	<del>Biodiversity Habitat losses should be accounted for, and appropriate compensation provided. Biodiversity enhancements should be focused upon extending the country park into the allocation</del>	In line with modifications set out by the examiner.
Policy SNP04	In the Development Requirements, remove reference to biodiversity and in the Design section, delete “and the distinct industrial heritage of the area”	<del>Biodiversity Habitat losses should be accounted for, and appropriate compensation and biodiversity net gain provided. Mature trees on site should be retained where possible, subject to an appropriate tree survey ... Design</del> 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 <del>and the distinct industrial heritage of the area</del> . 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 Waggons 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	In line with modifications set out by the examiner.

**Table 2: Subsequent alterations necessary after the changes in Table 1:**

Policy, para etc.	Amendment				Reason
1.5	“...a clear and robust evidence base of local opinion and technical resources <del>resources</del> <b>research</b> and, overall...”				Typo.
1.6	<p>The NDP is now in its final stages of production <del>known as the ‘Referendum’ and has been submitted to Doncaster Council. The Council will undertake a statutory 6-week consultation upon the NDP prior to an independent examination and referendum. It has already undergone a statutory 6 week consultation and has been the subject of independent examination. The Examiners Report concluded that the Stainforth Neighbourhood Development Plan should proceed to referendum, subject to the Plan being amended in accordance with several recommended modifications. If more than half of those voting in the ‘Referendum’ vote in favour of the neighbourhood plan, the plan comes into force as part of the statutory development plan for the area. It is hoped that the NDP will be made in early 2024.</del></p>				Update to reflect progress of the NDP
2.2	A recent link road ‘Unity Gate’ a provides much improved access from Stainforth				Typo
2.11	The <del>new</del> Local Plan...				Plan adopted in 2021. No longer new.
Table 1	Regulation 16 statutory 6 week consultation	25 <sup>th</sup> January 2024 – 7 <sup>th</sup> March 2023	Statutory consultation upon submitted plan.	This consultation elicited 12 responses and the responses were taken into consideration by the independent examiner.	Update to reflect progress.
5.7	Table 4 <del>2</del> shows that 13.8%....				Incorrect reference
5.8	In terms of tenure, Table 2 <del>3</del> shows...				Incorrect reference
6.8	The Issues and Options Stakeholder workshop <del>7</del> identified the new pedestrian bridge should be located as near to Waggon’s Way junction with East Lane as possible <del>7</del> and should be				Deletion of commas for clarity.
7.18	...ensuring that they are <del>located</del> in areas which...				Conciseness



7.18	....replicated on map x 4 below...	Incorrect reference
9.4	<del>Particular a</del> Areas of concern...	Conciseness
9.6	<del>Community and small business space</del> Mix of employment, industrial uses and other uses which could include a training centre and energy related development and associated education, technological and research facilities as well as social, community, recreational, leisure and heritage uses on the Old Pithead Site (Site SNP02),	To reflect modifications set out by the examiner to SNP02.
9.8	The masterplan must be prepared in <del>collaboration</del> consultation with the City of Doncaster Council, landowners, Stainforth Town Council, with the wider engagement of stakeholders and the local community,	To reflect modifications set out by the examiner to Policy S9
9.16	In order to achieve this, the development of a comprehensive former Hatfield Main Colliery wide masterplan exercise will need to be prepared by the developer in <del>collaboration</del> consultation between the Council, landowners	To reflect modifications set out by the examiner to Policy S9
9.17	The masterplan <del>exercise</del> will ensure a holistic approach to the re-development of the former Hatfield Main Colliery...	To reflect modifications set out by the examiner to Policy S9
9.18	The masterplan <del>exercise</del> will consist of an overall growth plan, and a well-considered placemaking vision and strategy covering	To reflect modifications set out by the examiner to Policy S9
9.29	The Town Council considers that there are significant opportunities for the development of the Old Pithead site to provide improved local facilities and employment. <del>The plan for the site includes various workshops, business incubation, conference centre, and a local mining heritage museum. New employment space for start-ups and SMEs will be provided next to the headstocks. This will help generate job creation and support new enterprise. This is particularly important due to the high rates of economic inactivity within Stainforth. These units will complement the wider Unity Regeneration Project by providing a different type of employment space which encourages entrepreneurship, upskills the local population, and assists in the retention of successful and growing businesses.</del> The inclusion of employment and leisure uses on this element of the former colliery is in conformity with Policy 69 of the Doncaster Local Plan 2015 to 2035.	To reflect modifications set out by the examiner to SNP02.
9.36	9.36. A new housing allocation (SNP04) is proposed, adjacent to the railway station, off Waggon <del>s</del> Way...	Typo