

RB/01/n2345

18th November 2024

Dear Resident,

Proposed Residential Development at Hurst Lane, Auckley, Doncaster

We previously wrote to you advising of a public consultation event relating to the proposed residential development at Hurst Lane (shown in Figure 1 below), which was held at Auckley Parish Centre in September 2024.



Figure 1 – Extent of Hurst Lane site area

We would like to thank everyone that took the time to attend the event in person or provided responses via email. We have now reviewed all your feedback and can update you on the key matters you raised.

Distribution of consultation letters and event timing

We acknowledge comments received at the event that some residents did not receive an invitation letter to the event. We wish to reassure you that a comprehensive letter drop to 2,134 properties within the Auckley area was undertaken. We have raised the issue of non-receipt of letters with the distribution company (whom we use on a regular basis), and they have reassured us that their records indicate the letters were delivered to the correct addresses.

We also sought to advertise the event locally to reach as many people as possible and we remain happy to receive further feedback on the proposals by email from those who weren't aware of the original event. There will also be further opportunities to comment on the proposals as the planning application progresses.

Regarding the timing of the event, we contacted a total of 5 local community venues within and surrounding Auckley. Unfortunately, availability for the length of the event that we originally proposed to hold was very limited. We did consider alternative venues within the wider area, however, did not wish to impose long travel distances on residents who wished to attend. We aimed to capture comments from those who could not attend through email feedback forms. We also met with representatives of the Parish Council during their scheduled meeting in October 2024 and received further comments on the proposals, which are reflected in the below update.

Principle of housing development and the Neighbourhood Plan

We received a mixed response overall to the principle of delivering housing within the site. We recognise that the site is not allocated in the adopted Local Plan or the Neighbourhood Plan and respect the efforts taken to prepare these documents. However, the Government has tasked Local Planning Authorities with increasing housing delivery across the country and an update to the National Planning Policy Framework is anticipated shortly that is anticipated to significantly increase Doncaster's housing requirement.

The Hurst Lane site represents unconstrained, previously developed land in a sustainable location and is therefore being promoted for development to meet this requirement. The Local Planning Authority will consider the appropriateness of the site for development as part of the application process, and we hope to deliver new market and affordable homes for local residents on the site in the future.

Current works on site

There were some concerns raised regarding construction works that have recently taken place on the site. These works do not relate to the proposed development and are being undertaken separately by Severn Trent (under their statutory powers) in respect of drainage upgrades within the wider area. We understand that the new pipeline will address foul drainage and will run from Finningley Sewage Treatment Works (STW) to Branton STW.

Drainage capacity

The proposals will include a full Flood Risk Assessment and Drainage Strategy, which respond to the drainage capacity in the local network. The development will not be allowed to exacerbate these issues.

Highways assessment

A number of consultation attendees raised concerns regarding the impact of the proposals on the existing highway network surrounding the site, particularly at peak times. We can reassure you that a comprehensive Transport Assessment will be submitted as part of the planning application, which will comprehensively survey and assess the highway network and the implications of the proposed development.

New development must mitigate and address its impact, and we have taken into account specific issues, including the operation of the Mosham Road/Hurst Lane junction that were identified by residents, which will be fully considered in the Transport Assessment.

We have also reviewed the internal layout of the site to encourage use of new and existing routes in a manner that does not exasperate exiting areas of concern. We are proposing to provide a link road through the site from Mosham Road to Hurst Lane, which is an opportunity to relieve some of the pressure at the Mosham Road junction. The road will have a weight restriction and will include speed control measures to deliver a design speed of 20mph to ensure it is safe and does not create any safety issues.

School provision

A number of respondents raised concerns regarding local school capacity to accommodate new development. Local governors attended the consultation event, and we gained further insight into education projections for future school capacity based on their experience. The provision of school places is the responsibility of City of Doncaster Council, and we are currently seeking to engage with the education department to analyse data regarding future school capacity.

Based on the lead in time to the development potentially being fully occupied, birth rates will vary (compared to the current position) and we require the education authority to provide input to understand any potential requirement for additional schools places in the future. Further discussions will be held with the authority during the planning application and updates will be published on the Council's online planning system for public review.

Doctors' services

We have contacted the local GP practice in Auckley following the consultation event to discuss current capacity based on concerns raised about existing services. We have been advised that there is existing capacity at Auckley, Armthorpe and Sandringham Road surgeries. A new GP has recently been recruited and all surgeries are fully resourced with GPs, Advance Nurse Practitioners, Nurses, Health Care Assistants.

The surgery advised that they would be able to manage an increase in demand from a new housing site adequately at this time. We do appreciate the concerns of residents and will continue to monitor this position during the planning application process to ensure that the proposed development does not detrimentally impact these services.

Types of proposed housing

There were some comments received about the types of housing to be provided on the site. Many wanted to see a good provision of affordable housing and smaller homes and bungalows for those wishing to downsize. The provision of affordable housing proposed will be compliant with the Doncaster Local Plan, which seeks 23% of homes to be affordable in higher value areas (including Auckley).

Whilst the design is not detailed at this stage, your feedback has been taken on board regarding the preferred house types and this is something that Taylor Wimpey can seek to include at the detailed design stage.

Inclusion of new children's play facilities

Comments also requested that the development include a new area for children's play. The development will include new areas of public open space for the benefit of new and existing residents, which we hope will provide a benefit compared to the currently inaccessible site.

Construction phase

Several residents raised questions regarding the construction process should planning permission be granted for development. Whilst not pre-empting the outcome of the application process, it is standard practice if planning permission is granted for new development that the Local Planning Authority requires a comprehensive Construction Management Plan to be agreed prior to work commencing to ensure that this process is suitably managed to avoid disruption to local residents.

Summary

We hope that the above information provides an informative further update on the proposals for the Hurst Lane site and reflects our commitment to taking local concerns seriously. We would take this opportunity to re-emphasise that we do believe that the development, if permitted, will bring several benefits to the local community, including increased footfall to support existing local services.

We would like to thank you again for engaging with us on this proposed development. The next stage is for the hybrid application to be submitted to Doncaster Council in the next few weeks, which will be supported by a suite of supporting information which will be available for you to review and comment on once the Council has validated the application.

Yours faithfully

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