



Doncaster Metropolitan Borough Council

Edenthorpe Neighbourhood Plan Decision Statement

1. Summary

1.1 Following an independent examination, Doncaster Metropolitan Borough Council confirms that the Edenthorpe Neighbourhood Plan will proceed to a Neighbourhood Planning referendum.

2. Background

2.1 On, 20th December 2016, Doncaster Metropolitan Borough Council designated the Edenthorpe 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 Edenthorpe Neighbourhood Development Plan to the Council on the 30th July 2019, the plan was publicised and representations were invited. The publicity period ended on 11th October 2019.

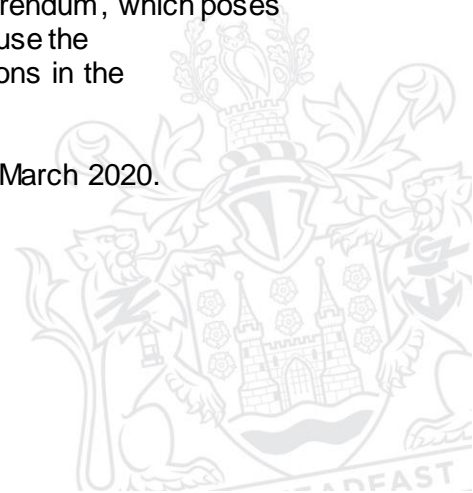
2.3 The Council appointed an independent examiner, Peter Biggers (BSc Hons MRTPI AIHBC), in October 2019, to undertake an examination of the Plan, to review whether the Plan should proceed to referendum.

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

2.5 In preparing this report following receipt of the examiner's report it was discovered that the plan version considered by the examiner dated June 2019 had been reviewed in July 2019 when some minor textual adjustments were made. The Council has consulted with the examiner on the implications of this in finalising the referendum version of the plan in particular those relating to Policy 10 on undesignated heritage assets and the examiner has agreed the amended modification in respect of Policy 10.

2.6 Therefore to meet the requirements of the Localism Act 2011 a referendum, which poses the question 'Do you want Doncaster Metropolitan Borough Council to use the Neighbourhood Plan for Edenthorpe to help it decide planning applications in the neighbourhood area?' will be held in Edenthorpe.

2.7 The date on which the referendum will take place is agreed as 19th March 2020.



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 Table 1 below:

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

Section/Policy	Examiner’s proposed modification	Action Taken / Reason for Change
Cover	Insert the plan dates on the cover of the final version of the plan.	Modifications made as set out in the recommendation.
All mapping	Enlarge all mapping in the plan generally as far as possible within the constraints of an A4 landscape page.	Modifications made as set out in the recommendation. Maps enlarged as much as possible.
Maps	Create a new Policies and Proposals Map to at least full A4 size identifying the plan area, development limits, character areas, local green spaces, and neighbourhood centres along with any other policy with a spatial dimension. The Policies and Proposals Map should show the policy referencing.	Modifications made as set out in the recommendation. A new map has been added on Page 23.
Introduction and Context	Amend Para 1.1 Line 2 – ‘National Planning Policy Framework (NPPF) <i>July 2018 consolidated February 2019</i> ’	Modifications made as set out in the recommendation.
Introduction and Context	Para 1.1 Line 5 – insert the word ‘ <i>general</i> ’ before ‘conformity’	Modifications made as set out in the recommendation.
Introduction and Context	Para 1.3 Line 2 and bullets – Delete ‘be in line with and not contradict’ in Line 2 and replace with ‘ <i>have regard to</i> ’	Modifications made as set out in the recommendation.
Introduction and Context	Delete from line 4 ‘NDPs must’ and delete bullets and substitute with : <ul style="list-style-type: none"> • <i>“Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;</i> • <i>The making of the neighbourhood plan contributes to the achievement of sustainable development;</i> • <i>The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority;</i> • <i>The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations;</i> • <i>Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the plan.”</i> 	Modifications made as set out in the recommendation.
Introduction and Context	Para 1.7 Lines 7-8 – Delete the words ‘which is not subject to its initial consultation’	Modifications made as set out in the recommendation.

Introduction and Context	Para 1.19 Lines 3-5 – Delete the whole sentence. Replace with ' <i>The rate of unemployment in Edenthorpe is slightly lower than the average although there is a higher than average level of economic inactivity in the parish.</i> '	Modifications made as set out in the recommendation.
Introduction and Context	Para 1.19 Lines 5-6 – Delete the words 'more than' and substitute ' <i>just under.</i> '	Modifications made as set out in the recommendation.
Introduction and Context	Para 1.19 in Line 6 insert ' <i>i.e. higher</i> ' after Edenthorpe.	Modifications made as set out in the recommendation.
Community Vision and Objectives	Insert short introductory paragraph to the Community Vision and Objectives section setting out the key issues the neighbourhood plan is seeking to address.	Modifications made as set out in the recommendation.
Community Vision and Objectives	Objective 1 Line 2 – Delete the words 'the existing developed footprint of'	Modifications made as set out in the recommendation.
Sustainable Development in Edenthorpe	Paragraph 5.2 Line 2 delete the word 'dimensions' and replace with ' <i>objectives</i> ' and in Line 3 delete the word 'roles' and replace with ' <i>objectives</i> ' reflecting the current NPPF.	Modifications made as set out in the recommendation.
Sustainable Development in Edenthorpe	Paragraph 5.2 Remove the 3 bullet points as currently drafted and replace with the 3 objectives from paragraph 8 of the NPPF 2019 a), b) and c). These could be a precis rather than reiterated in full.	Modifications made as set out in the recommendation.
Sustainable Development in Edenthorpe	Insert new sub heading before paragraph 5.6 ' <i>The Housing Context</i> '	Modifications made as set out in the recommendation.
Sustainable Development in Edenthorpe	Delete the supporting text at 5.7 to 5.12 and replace with a revised version to read: <i>5.7 The emerging Doncaster Local Plan (DLP) and its vision for the area is to promote sustainable growth around the Main Urban Area of Doncaster. While the Doncaster Core Strategy proposes up to 11,808 new homes over the Plan period across the Main Urban Area, which includes the existing built up area of Edenthorpe, the emerging Doncaster Local Plan proposes development of up to 7,315 homes in the period to 2035. No specific housing requirement has been identified in Edenthorpe given the difficulties of disaggregating the overall Main Urban Area housing requirement amongst its component settlements and the Neighbourhood Plan leaves the matter of strategic housing allocations to DMBC as the Local Planning Authority. Two large sites at Hungerhill in the west of the Parish and Mere Lane to the east of Edenthorpe already have permission in outline and are proposed to be allocated in the emerging DLP providing a total of around 1100 homes. DMBC has confirmed that</i>	Modifications made as set out in the recommendation.

	<p><i>these allocations represent an appropriate contribution for Edenthorpe to make to the total housing requirement in the Main Urban Area over the plan period.</i></p> <p><i>5.8 The Neighbourhood Plan accepts the level of growth identified for the Main Urban Area, but seeks the successful integration of the new development enabling it to meet the needs of the local population, whilst encouraging new residents and businesses to the village. One of the ways this can be ensured is through careful master planning of large new developments and therefore Section 5 of Policy 1 below will apply to these large committed sites.</i></p> <p><i>5.9 Through public consultation, it became clear that residents have concerns about a continuing high level of growth in large scale schemes over the period of the Neighbourhood Plan and how this is going to impact the village and the wider area's existing infrastructure – in particular concern over proposals to extend the village into the open countryside to the east and the erosion of village characteristics.</i></p> <p><i>5.10 Residents voiced their support for further new developments, additional to these existing commitments, only where they are within the development limits and where they are sensitive and appropriate to their location and scale in relation to the existing built form of the village retaining the ability to access key services and facilities, but also retaining access to the nearby countryside, views and the green infrastructure network.</i></p> <p><i>Sustainable Residential Development</i></p> <p><i>5.11 Sustainable residential development in the context of Edenthorpe therefore is that of providing an appropriate mix of development that suits the needs of the local population where there is access to services, whilst minimising the impacts on the local environment and existing infrastructure.</i></p>	
Sustainable Development in Edenthorpe	Para 5.13, line 2 - Delete full stop after infrastructure and replace with comma and small 't' at 'These' – Reason- the phrase is not a sentence.	Modifications made as set out in the recommendation. (Para. 5.12 – for clarification)
Sustainable Development in Edenthorpe	Paragraph 5.14 Line 1 - Insert the words ' <i>development in</i> ' after 'scale of - Reason - words needed to make sense of the sentence.	Modifications made as set out in the recommendation. (Para 5.13 – for clarification)
Sustainable Development in Edenthorpe	Paragraph 5.14 7th bullet Line 2 - Insert ' <i>the</i> ' before the word 'Borough'- to make sense of the bullet point	Modifications made as set out in the recommendation. (Para 5.13 – for clarification)

Sustainable Development in Edenthorpe	Paragraph 5.16 Line 2 - Insert the word ' <i>developed</i> ' after 'previously' – Reason - Word missing	Modifications made as set out in the recommendation. (Para 5.15 – for clarification)
Policy 1: New Residential Development	The layout and phrasing of Clause 1 and 2 to Policy 1 is currently mixed up. Reword Clause 1 to read: “1. The Edenthorpe Neighbourhood Plan will take a positive approach to new residential developments (<i>additional to existing permissions</i>) including the extension, alteration and subdivision, of existing buildings where they fulfil the requirements of its residents, <i>allow Edenthorpe to grow</i> in a manner that recognises its rural context and are situated within the development limit of Edenthorpe <i>as identified in Map 2 or involve the conversion of existing buildings as set out in Policy 2.</i> ”	Modifications made as set out in the recommendation.
Sustainable Development in Edenthorpe / Policy 1: New Residential Development	Delete last sentence of paragraph 5.17 and insert new Clause 2 to Policy 1 to read: “ <i>Where, residential development is proposed on greenfield land immediately outside the development limits of Edenthorpe it must be justified in terms of Policy CS3 (Countryside) of the Doncaster Council Core Strategy and show how it will benefit the wider community.</i> ” 3. New residential development, over the Plan period.....”	Modifications made as set out in the recommendation.
Policy 1: New Residential Development	Revise introduction to existing Clause 3 (now Clause 4) to remove repetition and to ensure phrasing is clear: “ <i>Residential development proposals must demonstrate that they would retain or improve the continued sustainability of Edenthorpe by facilitating:</i> a).. b)... c)... d)... e) <i>adequate highway infrastructure...</i> f) <i>appropriate garden amenity space....</i> ”	Modifications made as set out in the recommendation.
Policy 1: New Residential Development	Policy 1 Clauses 4 and 5 (now Clause 5) – Amend 1st sentence to clarify that Clause 4 (now Clause 5) will apply to sites with extant outline permission or allocated in the Development Plan and amalgamate with existing Clause 5 to remove confusing repetition. “ <i>All major sites of 50 dwellings or more (including those with extant permission in outline or allocated through the Development Plan) should provide a detailed master plan. has taken into account the following master planning principles for the comprehensive development of the proposed site:</i> a) b)....” Delete introductory paragraph to existing Clause 5 in its entirety.	Modifications made as set out in the recommendation.
Policy 1: New Residential Development	Policy 1 Clause 1 Line 7 - Insert apostrophe in the word 'areas'	Modifications made as set out in the recommendation. (Now

		Policy 1, Clause 3, for clarification)
Sustainable Development in Edenthorpe	Insert new paragraph 5.18 after 5.17 justifying and supporting Policy 2 of the ENDP to read: <i>“5.18 Although the focus of the ENDP is on achieving sustainable residential development within the development limits of Edenthorpe one of the circumstances where residential development can be sustainable outside the settlement is where housing proposals reuse existing buildings through conversion. Policy 2 gives detailed guidance for the conversion of existing buildings. However, the preference for these buildings is to see them used for business and commercial development, community facilities or affordable housing and the policy requires that available buildings are marketed for these uses first over a 12 month period before it is concluded that such uses are unviable and proposals for open market residential use are put forward.”</i>	Modifications made as set out in the recommendation.
Housing Type and Mix	Paragraph 6.7 line 1 - Reference should be to ‘Map 3’ not ‘Map 2’	Modifications made as set out in the recommendation.
Housing Type and Mix	Add the following text at the end of the supporting text: <i>“6.8 Policy 3 below requires major housing developments to set out how they will provide for the types of housing need identified in the area and encourages and supports new adult care facilities and accommodation for older people where this is well-located in terms of services and facilities.”</i>	Modifications made as set out in the recommendation.
Policy 3	Policy 3 Line 1 - Replace the wording ‘Proposals for 11 or more dwellings’ with <i>“Proposals for major development of 10 or more dwellings....”</i>	Modifications made as set out in the recommendation.
Policy 3	Policy 3 Line 3 - Delete the words ‘how they have catered for’- Reason - This does not make grammatical sense in the context of clauses a), b) and c) following.	Modifications made as set out in the recommendation.
Enabling Employment Opportunities	Paragraph 7.2 - Delete paragraph as it is repeated at 7.10 which is the more logical. Renumber paragraphs in section 7 accordingly.	Modifications made as set out in the recommendation.
Enabling Employment Opportunities	Paragraph 7.9, Line 1 - Correct spelling of ‘Edenthorpe’	Modifications made as set out in the recommendation. (Now para 7.8, for clarification)
Enabling Employment Opportunities	Paragraph 7.9 3 rd bullet Line 1 - Insert ‘ <i>not</i> ’ after ‘does’ Reason to make sense of phrase.	Modifications made as set out in the recommendation. (Now para 7.8, for clarification)
Policy 4	Policy 4 Clause 1 f) Line 1 - Delete ‘retail’ insert ‘ <i>retain</i> ’	Modifications made as set out in the recommendation.

Policy 4	Policy 4 Clause 1 g) Line 2 – Delete “and”	Modifications made as set out in the recommendation.
Character, Development and Design Principles	Paragraph 8.4 Line 2 - Add plural ‘s’ to ‘watercourse’	Modifications made as set out in the recommendation.
Character, Development and Design Principles	Paragraph 8.4 Line 4 - Amend to ‘underlying’	Modifications made as set out in the recommendation.
Character, Development and Design Principles	Paragraph 8.8 Line 2 - Replace ‘this policy’ with ‘ <i>Policy 5</i> ’ Reason to clarify the policy being referred to.	Modifications made as set out in the recommendation.
Character, Development and Design Principles	Revise wording of paragraph 8.9 as general wording not a quote to read: “Good quality design ...across all forms of development. <i>To this end the National Design Guide setting out the characteristics of well-designed places and demonstrating what good design means in practice was published in October 2019. The Planning Practice Guidance confirms that non-strategic policies in neighbourhood plans can be used to establish more local and/or detailed design principles for an area, including design requirements which is the purpose of Policy 5.</i> ”	Modifications made as set out in the recommendation.
Character, Development and Design Principles	Remove quote immediately following ‘3 Making a Place’ and replace with the following quote from the National Design Guide or suitable alternative: “ <i>Places affect us all – they are where we live, work and spend our leisure time. Well-designed places influence the quality of our experience as we spend time in them and move around them. We enjoy them, as occupants or users but also as passers-by and visitors</i> ”. (National Design Guide 2019 - Paragraph 1)	Modifications made as set out in the recommendation.
Character, Development and Design Principles	Paragraph 8.23 Line 1 - Insert apostrophe in the word ‘areas’	Modifications made as set out in the recommendation.
Policy 5	Policy 5e) Line 3 - Insert apostrophe in the word ‘developments’	Modifications made as set out in the recommendation.
Policy 5	Insert in Line 3 section h) of Policy 5 after the word ‘hedgerows’ the word ‘watercourses’.	Modifications made as set out in the recommendation.
Policy 5	Policy 5 i) Line 4 - Delete the word ‘suitable and substitute the word ‘ <i>sustainable</i> ’. Reason - The Parish has confirmed this is a typographical error.	Modifications made as set out in the recommendation.
Policy 6	Policy 6 (3) Line 2 – insert after the words ‘these will be supported’ the word ‘ <i>particularly</i> ’	Modifications made as set out in the recommendation.

Green Infrastructure	Paragraph 9.6 2nd Bullet Lines 2/3 Delete 'other cardio-diseases' and replace with ' <i>and resulting cardio-vascular diseases</i> '.	Modifications made as set out in the recommendation.
Green Infrastructure	Paragraph 9.7 Line 1 - Reference should be to Maps '5 and 6' not '3 and 4'	Modifications made as set out in the recommendation.
Green Infrastructure	Paragraph 9.7 Line 3/4 - Delete 'its uses as a functional open space' Replace with ' <i>their use as functional open space</i> ' – Reason - to make grammatical sense.	Modifications made as set out in the recommendation.
Policy 7	Delete Site 3 Cedric Road LGS from Policy 7, Map 7 and Appendix 2.	Modifications made as set out in the recommendation. The map has been amended, as has the appendix and policy.
Designating Local Green Spaces	Add at the end of paragraph 10.4 a new sentence: " <i>The results are set out in Appendix 2</i> "	Modifications made as set out in the recommendation.
Designating Local Green Spaces	Add at the end of paragraph 10.5 the words: " <i>....if not protected.</i> "	Modifications made as set out in the recommendation.
Designating Local Green Spaces	Paragraph 10.5 Line 2 - Delete 'identifies' replace with ' <i>that</i> '. Reason - Sentence does not otherwise make sense. Change reference from '11.7' to '10.7'	Modifications made as set out in the recommendation.
Designating Local Green Spaces	Paragraph 10.6 Line 2 - Delete 'six' replace with ' <i>ten</i> ' or ' <i>Local Green</i> ' - Reason - There are more than 6 proposed LGS.	Modifications made as set out in the recommendation (now 9 as one deleted, see below).
Map 7	Delete Site 3 Cedric Road LGS from Map 7	Modifications made as set out in the recommendation. The map has been amended.
Map 7	Revise the LGS Site 4 area Lyndale Road on Map 7 to include both eastern and western sections of the site which are of equal value as LGS.	Modifications made as set out in the recommendation.
Policy 8	Revise Policy 8 (2) Line 3 onwards to read: " <i>...development concerned or sufficient services/facilities for that type of infrastructure are provided which are equally accessible to the local community or that it can be demonstrated that the existing use is unviable.</i> "	Modifications made as set out in the recommendation.
Policy 8	Policy 8 (3) Line 1 - Delete plural 's' at end of 'proposals' – Reason - not grammatically correct	Modifications made as set out in the recommendation.

Policy 8	Policy 8 (5) Line 2 delete the words 'consider the following' and delete the word 'does' from the start of (d) as it is no longer makes grammatical sense.	Modifications made as set out in the recommendation.
Neighbourhood Centres	Paragraph 12.1 Line 7 - Delete 'NPPF paragraphs...' to the end of the paragraph replace with: <i>"NPPF paragraphs 91 and 92 encourage plans to promote strong neighbourhood centres and plan positively for local shops and community facilities to enhance the sustainability of communities and residential environments. Policy 9 therefore encourages these uses in the 4 neighbourhood centres."</i>	Modifications made as set out in the recommendation.
Neighbourhood Centres	Paragraph 12.5, Line 5 - Add letter 'y' to 'health' – Reason - to make grammatical sense.	Modifications made as set out in the recommendation.
Neighbourhood Centres	Paragraph 12.6 - First sentence - Insert ' <i>Policy 9 seeks to</i> ' at the start of the sentence – Reason - At present the paragraph is not a sentence.	Modifications made as set out in the recommendation.
Policy 9	Policy 9 Clause 1 – Lines 1-2 – Delete the phrase "these retail facilities to non- retail uses" and replace with " <i>retail and A class uses to other use classes within the</i> "	Modifications made as set out in the recommendation.
Policy 9	Line 5 Clause 1 – Stop the sentence at 'viable' and delete to the end of Clause 1.	Modifications made as set out in the recommendation.
Policy 9	Policy 9 Clause 5 criterion c) delete and replace with: <i>"Would not create a concentration in excess of two hot food takeaways within one neighbourhood centre or in close proximity to each other"</i>	Modifications made as set out in the recommendation.
Policy 9	Policy 9 Clause 5 criterion d) amend to read: <i>"Would not have a detrimental impact on the amenity of adjacent residential properties in terms of light, smell, noise or other disturbance as a result of operating hours."</i>	Modifications made as set out in the recommendation.
Policy 9	Policy 9 Clause 5 Line 2 - Delete 'the unacceptable detriment of' and replace with ' <i>unacceptable detriment to</i> '	Modifications made as set out in the recommendation.
Policy 10	Insert in Policy 10 Line 2 after 'Map 9' the words: <i>'and described in Appendix 1'...</i>	Modifications made as set out in the recommendation.
Policy 10	Remove reference No '1' – Reason - there is only one clause to the policy.	Modifications made as set out in the recommendation.
Heritage Assets	In the supporting text to Policy 10 at 13.1 onwards make amendments to clarify the context of the policy and the evidence base: Paragraph 13.1 Second sentence rephrase start to read: <i>"The assets in Edenthorpe include...."</i>	Modifications made as set out in the recommendation.
Heritage Assets	Insert new Paragraph after 13.1 to read: <i>13.2 "The Neighbourhood Plan Steering Group drawing on information from the "History of Edenthorpe" and in consultation with residents and landowners and Design and Conservation officers at</i>	Modifications made as set out in the recommendation.

	<i>Doncaster Council identified and assessed 10 undesignated heritage assets of local importance. These are identified on Map 9 and are described in Appendix 1 to the plan along with an assessment of their historic merit and contribution to the local character of Edenthorpe”.</i>	
Heritage Assets	Amend start of existing paragraph 13.2 (now 13.3) to read: <i>‘These undesignated heritage assets.....the same legislative protection as designated assets.’</i>	Modifications made as set out in the recommendation.
Policy 11	Reword the title of Policy 11 to read ‘Sustainable Transport’	Modifications made as set out in the recommendation.
Policy 11	Reword Policy 11 (1) Line 1 to read: <i>“Development that connects to an efficient, safe public transport network and encourages its use and offers”</i>	Modifications made as set out in the recommendation.
Policy 11	Policy 11 (2) Line 1 - Replace the wording ‘All developments of 11 or more dwellings’ with <i>“All major developments of 10 or more dwellings....”</i>	Modifications made as set out in the recommendation.
Policy 11	Policy 11 (2) Lines 1- 2 reword to read: <i>“..... in their design and access statement, how they: a) Give the highest priority....”</i>	Modifications made as set out in the recommendation.
Policy 11	Policy 11 Clauses f) and g) – delete all text after the word ‘severance’	Modifications made as set out in the recommendation.
Monitoring of this Plan	Add to the front end of paragraph 15.3 the following sentence: <i>“When a review is necessary it will be carried out in accordance with procedures for making minor or more substantial revisions to plans as set out in Schedule A2 to the Neighbourhood Planning Act 2017 and the National Planning Practice Guidance.”</i>	Modifications made as set out in the recommendation.
Monitoring of this Plan	Delete paragraph 15.4	Modifications made as set out in the recommendation.
Appendix 1	Delete title to Appendix 1 and retitle <i>‘Designated and Undesignated Heritage Assets’</i> as the tabulation includes both.	Modifications made as set out in the recommendation.
Appendix 1	Appendix 1 (4) Red brick wall – Historic Merit Line 3 - Insert ‘m’ at end of ‘Manor Far’	Modifications made as set out in the recommendation.
Appendix 1	Appendix 1 No.5 insert the reason why The Coach House has historic merit and what its contribution is to local character.	Modifications made as set out in the recommendation.

Appendix 1	Also add descriptions for No.1 Edenthorpe Hall and No.8 The Old Fire Station which are missing completely from Appendix 1.	Modifications made as set out in the recommendation.
Appendix 1	Move Map 9 from its location following Appendix 1 to the start of Appendix 1 so that it is closer to Policy 10.	Modifications made as set out in the recommendation. Map relocated.
Map 9 (Appendix 1)	In the key to Map 9 - insert the words ' <i>Listed Building</i> ' after No 3 Milestone (Long Plantation) and No 7 The Manor House to distinguish these from the undesignated assets.	Modifications made as set out in the recommendation.
Appendix 2	Delete Site 3 Cedric Road LGS from Appendix 2	Modifications made as set out in the recommendation.

Subsequent Amendments to Policy 10:

Para. 13.2 and Para 13.3	Switch the order so paragraph 13.3 comes first (Existing 13.2 will now be 13.4)	Modifications made as set out in the recommendation.
Para. 13.4	Delete entire paragraph	Modifications made as set out in the recommendation.
Policy 10	Line 2 - Delete the words "of the building"	Modifications made as set out in the recommendation.

All policies, maps and paragraphs contained within the "Modified Plan" have been renumbered to take account of the modifications made.