

# STAINFORTH NEIGHBOURHOOD DEVELOPMENT PLAN 2019–2035

## CONSULTATION STATEMENT

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## Document Management.

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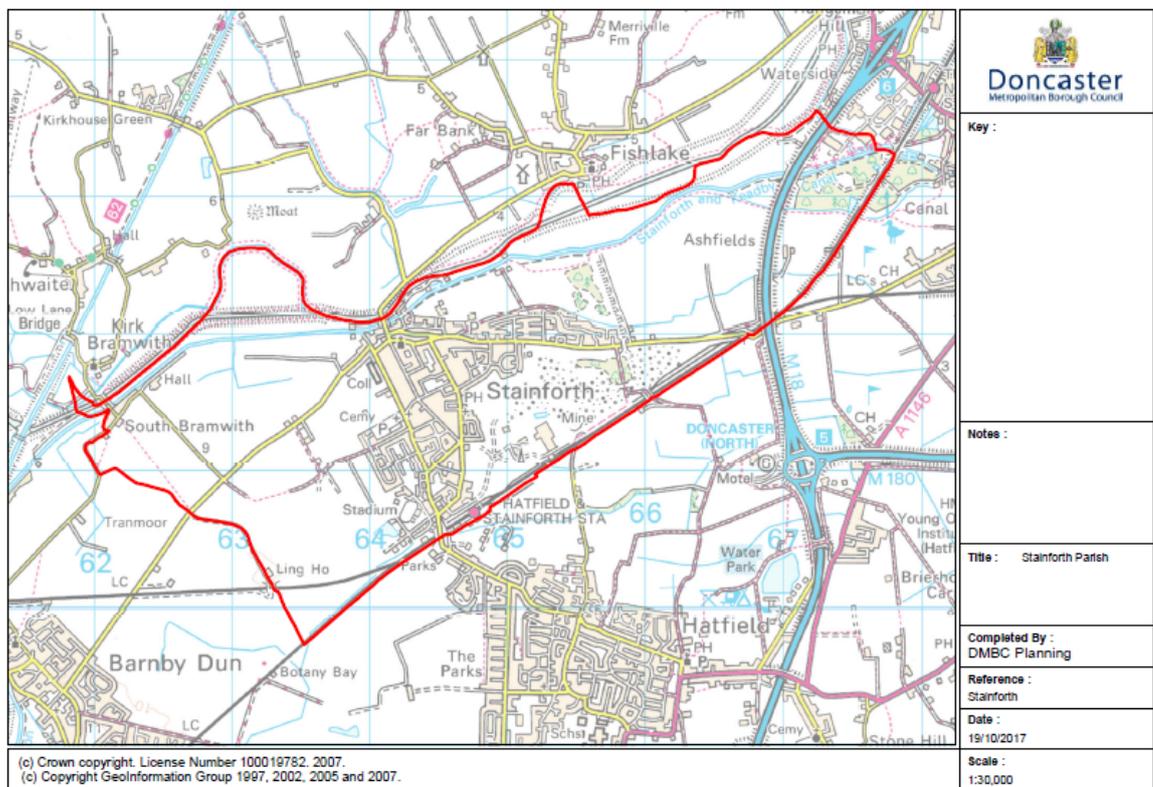
## 1.0 Introduction

- 1.1. This Consultation Statement has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)<sup>1</sup> which defines a “consultation statement” as a document which –
- (a) *Contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
  - (b) *Explains how they were consulted;*
  - (c) *Summarises the main issues and concerns raised by the persons consulted; and*
  - (d) *Describes how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.*
- 1.2. Planning Practice Guidance provides further advice:
- “A qualifying body should be inclusive and open in the preparation of its Neighbourhood Plan (or Order) and ensure that the wide community:*
- *Is kept fully informed of what is being proposed*
  - *Is able to make their views known throughout the process*
  - *Has opportunities to be actively involved in shaping the emerging Neighbourhood Plan (or Order)*
  - *Is made aware of how their views have informed the draft Neighbourhood Plan (or Order).*
- Reference ID: 41-O47-20140306.”
- 1.3. Stainforth Neighbourhood Plan (NDP) has been prepared in response to the Localism Act 2011, which gives town councils and other relevant bodies, new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.
- 1.4. Work began on the Stainforth NDP when the Town Council made the decision to prepare a Plan. Stainforth Town Council applied to Doncaster Council for designation of the neighbourhood area on 9th November 2017. The Stainforth Neighbourhood Plan area covers the whole of the parish of Stainforth and was approved by Doncaster Council on 11th June 2018. The designated neighbourhood area is shown on Map 1.

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<sup>1</sup> <http://www.legislation.gov.uk/uksi/2012/637/contents/made>

Map 1 Stainforth Neighbourhood Area



- 1.5. A steering group of town councillors, business and community representatives was set up September 2017 to oversee the preparation of the NDP on behalf of the town council. The group meets approximately monthly and reports back to the town council on progress and for decision making at key stages. A dedicated NDP website was set up in February 2018 and this provides up to date information for all about the progress of the NDP and details of how local people can be involved. The website has been kept up to date throughout the Plan's preparation and has been used to promote and support the various consultation stages.
- 1.6. A household questionnaire survey was carried out between December 2017 and July 2018 (Appendix 1). The survey was conducted in public by local residents in public spaces, predominantly at the 3 local primary schools, Stainforth Library and ASDA supermarket in the central business district, ensuring the capture of a wide array of people's age, gender and ethnicity. There have been 702 completed surveys, representing approximately 10% of Stainforth's population, the detailed results of which may be found in Appendix 2. The survey addressed the 13 key issues raised by the neighbourhood plan committee. There have been largely favourable responses, backing almost all with the exception of car parking, which received only 61%.
- 1.7. Stainforth Town Council carried out a 'Call for Sites' so that land for potential future development located within the Stainforth Neighbourhood Development Area could be considered, and where suitable, incorporated into the NDP. The Town Council used the information provided to prepare the evidence base that informs the NDP. The deadline to submit a site was the 3<sup>rd</sup> September 2021. One site was submitted to the 'Call for Sites' consultation.



## 2.0 Issues and Options Consultation, December 2017 to April 2019

- 2.1. A household questionnaire survey was carried out between December 2017 and July 2018 as previously mentioned. 702 completed surveys were received, representing approximately 10% of Stainforth's population. 100% of the surveys were completed by residents in Stainforth or South Bramwith. The demographics of respondents was collected and analysed. There was a roughly even split of male and female respondents with 57% female and 42% male. There was also a wide variety of ages, with the majority of respondents being between the ages of 20-40 (27%), 40-65 (30%), and 65-79 (18.2%).
- 2.2. 85% of respondents thought more green spaces were needed in Stainforth, and 95% would like to see a Country Park created on part of the slag heaps. 91% of respondents thought that more community and leisure use space in Stainforth was needed.
- 2.3. In terms of highways, 76% of respondents thought that the back lanes of Stainforth are a problem and 61% felt that car parking for shopping is a problem. The majority of respondents (87%) wished to have a link road between Stainforth and M18. The same percentage also thought that un-adopted roads in Stainforth should be included in the Neighbourhood Plan. A footbridge to Hatfield and Stainforth Railway Station from Waggon Way in Stainforth was seen as really important, with 97% of respondents in favour of this.
- 2.4. Regarding heritage, 93% of respondents were supportive of the idea of having a heritage and crafts centre on the old pithead site and 93% would like to see a Miners' Memorial Park at the site of the old pit entrance (next to the Pit Club). Additionally, 91% wish to preserve the old Headgears of Hatfield Main as a monument to mining heritage.
- 2.5. When asked about new development, 86% of respondents would support a housing development on the far end of the old pit head slag heaps (between the railway line and Kirton Lane). 80% thought that derelict buildings and waste land were a problem in Stainforth.
- 2.6. An Issues and Options Stakeholder Focus Event was held on Saturday 27th October 2018. Representatives of local stakeholder groups were invited to attend a short focus event to consider the results of the household questionnaire survey and agree the key themes and priorities for the NDP. The event included a brief introduction and background to the NDP, an update on the new Local Plan for Doncaster Council, headline results of the questionnaire and workshops considering the key planning issues in more detail.
- 2.7. Issues and Options Public Consultation was carried out between Friday 22nd March 2019 until Tuesday 30th April 2019. An Issues and Options document was published for informal public consultation in Spring 2019. The document was placed on the NDP website and the consultation was promoted in the local newsletter Stainforth Voice. Residents and stakeholders were invited to respond to the consultation by downloading the response form from our NDP website or completing a paper copy of the response form which were available at the offices of Stainforth4ALL and Stainforth Town Council Office. Everyone was also invited to attend one of the public events which took place on Tuesday 16th April 11.00am – 2.00pm at the Library and Monday 22nd April 11.00am – 3.00pm at the Resource Centre.
- 2.8. Stainforth councillors have had numerous one to one consultations with members of the public. A lot of feedback from multiple members of the public has been favouring having a pedestrian



bridge over the railway at the train station on Stainforth side, as well as a bus interchange and a larger car park. There has also been a lot of feedback in favour of the link road joining Emerson Avenue near the Colliery Club. Overall, the vast majority of the public feedback for the plan has been very positive and several have quoted saying "it is fantastic".

- 2.9. Since the responses to the Issues and Options demonstrated that local people and stakeholders supported the proposed approach in the NDP, the Town Council progressed work on the Draft Plan.
- 2.10. The Issues and Options document was available on the NDP website (<https://www.stainforthneighbourhoodplan.org.uk/>) and promoted on social media through the Town Council Facebook site. Comments were invited by email or by post, or by posting them into a box at a drop-in event.
- 2.11. 23 local residents attended a consultation event. The attendees reflected a good range of residents with a roughly even mix of male and female respondents. There were participants from a variety of postcodes, so the feedback captured a wide range of views to supplement the other evidence provided by the Steering Group.
- 2.12. The attendees were split into six focus groups. Each focus group was given a different key planning issue to discuss from the following: Pithead site, supported housing on the Pithead site, footbridge from Waggon Way to Stainforth Station, green spaces and Country Park, tackling derelict buildings and vacant land, and supporting new community and leisure development.
- 2.13. The following are opinions and comments from the focus groups:

*Pithead site*

- Suggestions of SME units for new and growing businesses on the site
- Need for Artisan Workshops
- Lights could be put on the Headgears
- A climbing wall could be put on the concrete side of Headgear no. 2
- A great opportunity to make use of a local landmark to bring people in from across the region and teach them about Doncaster's mining history
- Iconic image for our town

*Supporting housing on the Pithead site*

- Need for better quality housing as an option for local residents
- Currently very few four bed or detached properties
- Need to make sure we don't create a 'new' Stainforth area, separate from the existing community
- The new houses need to be connected to the pitgears too



- If the headgears are done up then it will be an attractive venue to live, right next to the country park
- Will add an attractive area in Stainforth to live in
- Armthorpe is a good model of success, having residential next to the country park
- It is important for Stainforth to have good housing so people who do well don't leave, but remain local

#### *Footbridge from Wagons Way to Stainforth Station*

- The current route to the station involves a 15 minute detour across the bridge and through Dunscroft
- Stainforth needs its own access to encourage more train use – Doncaster is just 5 minutes away by rail, but 40 minutes by bus
- Suggestions of a mini-interchange on the site with ticket machine, bus stop and new bridge alongside a car park
- It's about time we had a footbridge on the Stainforth side
- We've needed this for 30 years
- We also need space for car parking and a bus stop at the same place where the footbridge will be
- It'd cut out a lot of walking time and I'd use the train a lot more

#### *Green spaces and Country Park*

- Despite being semi-rural Stainforth is recognised in the Doncaster Unitary Plan as not having enough parkland or green open space available to residents
- Proposal to have a Country park on the pithead site to be 'the green lungs' of Stainforth
- We need many different activities in the Country Park, lake, hills, biking lanes, kids park, outdoor exercise machines
- Something that has been waiting to be done for a long, long time
- The tip is an eyesore and needs something doing
- The Country park will be right in the middle of Stainforth and makes it a desirable place to live... at last!

#### *Tackling derelict buildings and vacant land*

- There are various persistently undeveloped areas in Stainforth, notably opposite ASDA and at Kenneth Avenue

- They are open to abuse by fly tippers etc
- Listed buildings are being left to rot in the hope that they can be knocked down
- It's a disgrace that Stainforth has these derelict buildings and empty spaces in the middle of town
- Can't these land owners be forced to do something with the derelict land – we should force them to sort out the mess they leave in our community
- Compulsory Purchase Orders should be used

*Supporting new community and leisure development*

- Despite having some small community venues for older people, Stainforth has very little for younger inhabitants
- There is nowhere available to book for indoor sports activities such as football, dance and badminton
- There is no hall where we could hold a Christmas panto for example
- We need a Youth Club for the young folk again
- Why don't you put the new community building on the welfare recreation grounds
- A new community building on the welfare would help the whole area and give young people loads to do to keep them out of trouble
- A place for families to do things together
- A building to help local families from birth through their lives
- Somewhere that kids can go that is safe

2.14. Overall, the responses were used to inform the key themes, vision and objectives and draft policies and proposals in the First Draft NDP. Local residents and businesses were kept updated with progress throughout via social media and the NDP website. In addition, members of the steering group updated their networks and attended meetings of community groups across the valley to raise awareness of the Neighbourhood Development Plan and its ongoing development.

2.15. The completed responses as part of the Issues and Options consultation are available upon request.

## 3.0 Next Steps

- 3.1. The next stage of the process will be Regulation 14 Public Consultation. This is due to take place from 28<sup>th</sup> March to 11:59pm on the 9<sup>th</sup> May 2022. The consultation will run for six weeks.
- 3.2. The public consultation on the Stainforth Neighbourhood Plan will be carried out in accordance with the Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14. This states that:
- “Before submitting a plan proposal to the local planning authority, a qualifying body busy –*
- (a) Publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area:*
    - (i) Details of the proposals for a neighbourhood development plan;*
    - (ii) Details of where and when the proposals for a neighbourhood development plan may be inspected;*
    - (iii) Details of where and when the proposals for a neighbourhood development plan may be inspected;*
    - (iv) Details of how to make representations; and*
    - (v) The date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;*
  - (b) Consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests these qualifying body considers may be affected by the proposals for a neighbourhood development plan; and*
  - (c) Send a copy of the proposals for a neighbourhood development plan to the local planning authority.”*
- 3.3. The Plan will be published online and be made available at Stainforth Library and the Town Council offices.
- 3.4. Consultation leaflets will be produced and distributed to advertise the consultation event how to submit comments. The comments submitted as part of the consultation will be collated and analysed to inform any changes that are made to the NDP.



## Appendix 1 – Stainforth Planning Survey



## **Appendix 2 – Results of Stainforth Neighbourhood Plan Community Consultation**

Town & Country Planning Act 1990 (as amended)  
Planning and Compulsory Purchase Act 2004

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