

The UK government is under a pressing need to address the housing crisis, which has been a persistent issue for decades. All types of areas across England need new homes, to help local people stay in the areas where they want to live, as well as provide for people moving to an area. The government estimates that 300,000 new homes are needed per year to meet the demand.

It is within this context that Keepmoat are seeking feedback from the public on the proposed development on land to the west of Main Street, Auckley. It is the intention of Keepmoat Homes to pursue an outline planning application (with means of access into the site) for the erection of residential development. All other matters will be reserved. The proposal will be for the development of up to 50 dwellings.

This is an opportunity for residents to view the emerging development details and provide comments / feedback to the project team prior to the submission of the formal planning application to Doncaster Council.

THE DEVELOPMENT SITE

The Site is situated on the western side of the B1396 (Main Street), Auckley and it encompasses approximately 4 acres of land, formerly horse paddock fields. The land is surrounded by a small woodland area to the west and some separate residential buildings to the north and eastern sides of the Site. The Site contains an old building in the southern quarter and land associated with its current use as a paddock; now abandoned. The images below provide an aerial image to identify the location of the site in addition to providing some views into the site as seen from Main Street.



The existing stone wall is a strong feature. The conifers although having a strong presence are not native.



View along Main Street. The existing barn provides a strong presence as you drive along the frontage.



View along Main Street looking north towards the farm building. The existing access is also shown.

WHY BUILD HERE?









The site is located with Auckley-Hayfield Green which is designated as a ‘Service Town and Villages’ in the Doncaster Settlement Hierarchy contained within the Doncaster Local Plan (adopted September 2021). This is because the area provides a good range of services meeting their own needs and the local area. To maintain and enhance their role as service towns and villages which provide housing, employment, retail, and key services and facilities for the local area, these settlements will be a focus for accommodating an appropriate level of growth to meet their local needs, as well as renewing and regenerating any run-down neighbourhoods. Accordingly, ‘Service Towns and Villages’ are currently expected to take 15% (2,382 no. dwellings per annum) of the housing requirement.

WHO ARE KEEPMOAT?

Keepmoat are a top 10 UK house builder with a track-record of delivering quality homes across the UK. However, bricks and mortar are only one side of their corporate story. Working alongside their partners, they have built thousands of new homes across the country, transforming brownfield sites into thriving new communities. They’re also leading the way for first time buyers. Around 70% of the homes Keepmoat build help people take their first steps on the property ladder. Keepmoats aim is simple: to deliver more of the high-quality, multi-tenure, new homes the UK needs – at prices people can afford, in places where they want to live. They are delighted to have achieved 5-star builder status in the National Home Builders Federation (HBF) Awards.



The intention is to pursue an outline planning application. This means that Keepmoat are looking to establish the principle of developing the site with residential development with means of access to also be considered through the Outline application. The illustrative masterplan identified below is simply an example of how the site could be developed.

- |  |  |   |
|--|--|---|
|  Indicates potential houses    |  Indicates potential parking  |  New play space  |
|  Indicates potential gardens   |  Existing barn to be retained |  Indicates roads |
|  Existing trees to be retained |  New tree planting            |   |



- Access to the site is limited to one new access. This utilises the existing gap within the tree line. The access will require limited removal of the existing stone wall however this would be utilised and built into the new access.
- The development has been set back from Main Street. This follows the characteristics of the existing built form found along Main Street.
- The amenity of the existing dwellings to the north is protected through the position of open space. This is also positioned to protect the existing tree and retain this as a key feature within the site.
- Verges are created to allow street trees.
- Direct connections are created to the existing footpath from within the site. This is also positioned to allow a visual connection from Main Street, improving pedestrian connectivity within Auckley.
- The existing trees have been retained and appropriate stand-offs created to ensure their retention. The trees are generally positioned within public spaces to prevent future pressures for removal.
- Outward facing development would allow surveillance to the existing footpath.

This southern section would be reflective of the historic farm buildings found on this site. The Brookes Farm Barn is the focal point and will be converted as part of this development proposal. Other key points:

- The frontage of Brookes Farm Barn remains open to development to protect its setting and prominence.
- The terraced forms would be reflective of the linear farm buildings. To the rear, a courtyard solution is proposed. This allows parking to be set to the rear.
- 23% of any homes built on this site will be designated as affordable in accordance with the requirements of Doncaster Council.

### HAVE YOUR SAY

We value the comments and suggestions of local people and businesses, particularly where this helps to refine and improve the development proposal so that the social, environmental and economic benefits are maximised. You can do this by:

Emailing us via [info@jrpassoc.co.uk](mailto:info@jrpassoc.co.uk)  
Commenting through the website - [www.jrpassoc.co.uk/consultation](http://www.jrpassoc.co.uk/consultation)  
Writing to us at JRP, 14 Mariner Court, Calder Park, Wakefield, WF4 3FL

### WHAT HAPPENS NEXT?....

- We welcome the views of local residents and businesses. Keepmoat Homes will review all comments received as it finalises the proposed development.
- Following consideration of all comments and the associated review of all technical information, we plan to submit a planning application to Doncaster Council in early September 2025.