

## **ARMTHORPE NEIGHBOURHOOD DEVELOPMENT PLAN**

### **Comments from local residents about the Second Draft Armthorpe Neighbourhood Plan and the Armthorpe Parish Council's response.**

1. The Neighbourhood Planning (General) Regulations 2012 set out how “qualifying bodies” undertaking the preparation of a Neighbourhood Plan should engage with communities and organisations likely to be affected by a Plan’s policies and proposals. The Regulations also require qualifying bodies to record how such engagement took place and the outcome of any such engagement.
2. Since embarking in March 2012 on the process of preparing the Armthorpe Neighbourhood Development Plan (ANDP), the Parish Council has, therefore, undertaken a number of such exercises. (Please see page 32 of the Provisional (Pre-Regulation) Draft ANDP, for a list of such activities to which were added two further six week consultations in February and March 2014 ((first) Draft ANDP and in August / September / October 2014(the Second Draft ANDP).
3. The most recent consultation exercise involved the publication of the Second Draft ANDP from 18 August 2014 to 3 October 2014.
4. In addition to 10 consultation replies from developers / land owners / agents / statutory consultees, email replies were submitted by 5 local residents and a further 28 written ones from local residents – 33 in total from residents.
5. The following analysis is a summary of the views of local residents. Of the 33 replies, 5 objected to the proposed development put forward at Nutwell Lane East, for a large residential scheme for 500 dwellings and the bypass. This scheme had been rejected by the Parish Council in selecting sites for housing development in the (first) Draft and Second Draft versions of the ANDP.
6. The 5 objecting to the Nutwell Lane site lived close to it. It was not surprising, therefore, that they would object to the Nutwell Lane proposals. The proposal for a bypass as part of the Nutwell Lane scheme attracted little support and residents challenged its effectiveness.
7. An analysis of the 33 representations deposited at Armthorpe Community Centre, the Maple Grove Centre and the Charles Court Centre, including email replies, revealed the following overall position.
  - Replies in support of the Second Draft ANDP – 17
  - Replies objecting to the Second Draft ANDP – 16.

## Replies objecting to the Second Draft ANDP

- No more room for houses
- Foul and surface water systems aren't adequate
- Traffic is already horrendous
- Existing services and facilities e.g. schools, Doctors' Surgeries etc. are already overloaded
- Nutwell Lane bypass won't work
- Developing Nutwell Lane will benefit the developer / landowner
- Against further building in our countryside
- We don't want a concrete jungle in the village ruining the countryside
- Not safe for old people
- No need for any more houses
- Green buffer zone needed between proposed developments at East and West of Hatfield Lane and existing housing in Fernbank Drive / Mercel Avenue
- Buffer strip may attract dog walkers/ vandals etc.
- Housing should be constructed on Brownfield Sites, not Greenfield
- Not many people have come because they didn't know about it.

Rather than responding to issues separately, the Parish Council has grouped the objections into scale of development; traffic impacts; countryside and ecological impacts; and impacts on social and community facilities.

### Parish Council's response –

9. Scale of development: The ANDP must comply with the adopted Doncaster Core Strategy, which is a statutory Plan for the whole of the Doncaster Borough. The Policy context for Armthorpe is set out in the adopted Core Strategy and summarised in the Second Draft ANDP. The Core Strategy identified Armthorpe as a 'Principal Town', with an overall housing requirement of between 646 and 923 new dwellings during the period 2011 to 2028 and with an assumed mid-point of 780 dwellings. To comply with the Core Strategy, the ANDP, therefore, has to find suitable sites for the number of houses required in Armthorpe Parish, in accordance with the Doncaster Core Strategy, now officially adopted as the DMBC planning policy up to 2028.

10. Impact on traffic: Several of the replies referred to the existing traffic congestion, particularly at peak periods and the likelihood that an additional 780 dwellings would be bound to make it worse. The Parish Council accepts there is a traffic problem and that additional residential development is likely to increase traffic flows, unless appropriate measures are taken to improve public transport and other sustainable methods of movement, such as cycling and /or walking. Such matters would be addressed through a Transport Impact Assessment, as part of the Site

Feasibility Assessment and /or the planning application process for the additional housing.

11. Impact on countryside and ecology: There is a need for green spaces within and adjacent to the two preferred sites at Hatfield Lane. The Parish Council accepts that development on the scale proposed will result in a loss of countryside. As presently envisaged, therefore, the green countryside area between Armthorpe and Edenthorpe will be reduced from its present width, north south, but will still remain a significant feature in the landscape of Armthorpe and Edenthorpe. There will also be a loss of wildlife habitat to a degree. Having said that, the land is mostly arable and, therefore, its ecological value is probably confined to hedgerows and existing wooded areas rather than open fields. The preliminary layout diagrams show significant areas of new planting which will have landscape and wildlife value.

12. Impact on services and facilities: Again, the Parish Council accepts that the additional 780 dwellings will obviously generate additional impact on existing services and facilities. However, the impact would normally be assessed through a Feasibility Assessment associated with site selection and /or the planning application process, at which point developers would be required by DMBC to contribute to improvements by means of the community infrastructure levy (CIL) and /or requirements under Section 106 of the Town and Country Planning Act 1990, as amended. With regard to education facilities, for the moment, no decision has been taken as to whether or not the additional school places required will be provided in the form of a new school or an extension to an existing one.

13. Impact on drainage: New development on the scale proposed, (780 dwellings) would obviously need additional drainage infrastructure both foul and surface water. Again, the site selection process would normally involve a feasibility assessment, as would the planning application process and mitigation measures would be required, funded if possible by developer contributions.

15. Reasons for support: As stated above, there were 17 replies in favour of the Second Draft ANDP. The additional residential development was positively welcomed at West and East of Hatfield Lane – providing it did not go any further and that increased traffic flows were catered for. In discussion with residents, there was recognition that if the Parish Council's ANDP proposals were objected to, the Armthorpe community would lose the opportunity to influence how Armthorpe was planned and developed. That task instead would fall to central government and DMBC. The 17 residents agreed that of the options available to the Parish Council, the sites West of Hatfield Lane and the East of Hatfield Lane were the best. In addition, there were a number of residents amongst the 17 who agreed with the Parish Council that sites south of Armthorpe should be rejected in favour of the Hatfield Lane ones.

16. **Parish Council's Response:** the Parish Council welcomes the support of these residents for the proposed residential and employment developments, for which the ANDP makes provision, in general conformity with the adopted DMBC Core Strategy. The Parish Council also accepts that the impacts of the developments must be taken into account and that developer contributions need to be sought to lessen such impacts, particularly traffic ones but also on other services and facilities such as schools.