



# ARMTHORPE PARISH COUNCIL

E-mail: armthorpecc@btconnect.com

Scott A. Pickles  
Chairman of the Council  
Armthorpe Community Centre  
Welfare Park  
Church Street  
Armthorpe  
Doncaster  
DN3 3AN

## **IMPORTANT - THIS COMMUNICATION AFFECTS YOU AND MAY AFFECT YOUR PROPERTY**

Dear Resident,

### **VILLAGE MASTER PLAN**

I am writing to you today as part of a consultation process on the future of Armthorpe.

Doncaster Metropolitan Borough Council (DMBC) is in the process of formulating its Local Development Framework (LDF), which is a folder of local development documents that outlines how planning will be managed in Doncaster and its surrounding areas until 2026. This is a statutory process, which will include DMBC's planning proposals for anything from an extension on a house to a new shopping centre.

As part of the LDF, parts of Armthorpe will be assessed for future employment and housing developments. Representations have already been received by DMBC to include areas of land to the north adjacent to Fernbank Drive and Mercel Avenue, together with areas to the south adjacent to Parkway and Fiddlers Drive, but it must be stressed that these areas have not yet been allocated for development. These areas can be seen on the DMBC website. It may be that these and other parts of Armthorpe will undergo substantial development and as such Armthorpe Parish Council (APC) wishes to consult every resident on key issues affecting the Parish.

Consequently, APC has produced a draft document, entitled the 'Armthorpe Village Master Plan', to set out a vision of what the people of Armthorpe expect with regard to the planning process, including proposals to expand the village. Although not a legally binding document, it will give planners and developers an idea of what Armthorpe expects.

Set out below are a few of the key points currently within the draft Master Plan. Please take some time to read these and at the end, comment accordingly. You will have the chance to do this in writing, or in person at a future public meeting. APC would also like to hear from you if you think any really important issues have been omitted. A full copy of the draft Master Plan will be disclosed at the public meeting and then displayed at the Community Centre.

Scott Pickles  
Chairman of Armthorpe Parish Council  
February 2010.

#### **1 SPORTS AND LEISURE**

##### **(i) Teenagers distractions**

It is imperative that we create a new centre for young people to go to out of school hours. The present youth club is not fit for purpose. A new purpose built facility is a must if we are to combat the nuisance of youths on our streets, and to help further their development. This new centre could also be the permanent base for the Parish Council's Sports & Recreation Officer and his team.

**(ii) Open spaces**

Every effort should be made to meet the National Playing Field minimum standard provision of 4 acres per 1,000 population. This must be included in the planned new developments, along with a continued effort to secure the former pit tip as a good quality open space fit for the full use of all of the community. All open spaces should be well planned to ensure they are used to their full potential. With the potential redevelopment of the 'Heart of Armthorpe', a central village green and relaxation area must be considered.

If the former pit tip can be secured for beneficial community use, it has the potential to become part of a wider 'country park' along with Shaw Wood and Sandal Beat.

**(iii) Multi Use Games Areas**

The inclusion of a Multi Use Games Area on any new housing development is to be encouraged. If properly planned and executed they can provide a safe environment for children to play and exercise. These should be provided some distance from residential dwellings to ensure there will be no nuisance caused to residents. Subject to gaining all necessary approvals, APC proposes to redevelop the Briar Road Playing Field by erecting a Sports Hall and providing various sporting and recreation facilities, e.g. athletics track, tennis courts, football pitch, children's play area, etc.

**(iv) Allotments**

Allotments need to be secured for future generations, with the aspiration to expand the allotment provision for the growing population. As a minimum, there should be a strip of allotment land running the full length of the land at the rear of Mercel Avenue (odds side) where the existing allotment site is.

**2 HOUSING**

**(i) Affordable & Social Housing**

Within the current economic climate, many young people are leaving Armthorpe. This is in part due to the lack of social and affordable housing within the village. If the community spirit is to be secured for the future there is a need to ensure that those people born and bred in Armthorpe can afford to remain here if they wish to do so. To this end, all new housing developments should provide a percentage of affordable and social housing dwellings.

**(ii) Retirement/Sheltered Housing**

Many of Armthorpe's ageing population wish to remain within the community into which they have become an integral and vital part. Consequently, further developments should include privately owned bungalows, along with retirement and sheltered housing. These need to be placed as close to the essential amenities as possible, but also away from disturbances that might upset the residents.

**(iii) Amenities**

All new housing developments must include essential amenities, for example shops and bus stops. These must be in close proximity to the dwellings to allow access for everyone, including those with limited mobility.

**(iv) Quality of Living**

Above all else we need to ensure that all new housing developments deliver the quality of life to which residents aspire. Planners should learn from past mistakes by ensuring that any new estates are easily integrated into the life of the village. They should not be satellite developments. They need to have character and individuality, yet be practical and fit for purpose at the same time. The site layout and house types must feature highly on pre-planning discussions.

### **3 TRANSPORT**

#### **ii) Bus Services**

At a time when everyone is being encouraged to use public transport, every major development (whether it is residential or industrial) must include access to a bus service. It is not unreasonable to expect a bus stop to be within 400 yards of your home, or place of work.

#### **(ii) Bus Interchange**

Public transport links are presently less than adequate and one way to potentially combat this would be the provision of a mini-interchange in Armthorpe. This could not only provide links to Doncaster, but also Thorne, Robin Hood airport and the newly proposed employment parks.

#### **(iii) Congestion**

Traffic congestion in Armthorpe is already a very real problem. Every effort must be made during the planning process to ensure that the increased traffic does not destroy all the other work done to improve life in the village. The fear of gridlock through the centre of Armthorpe is one of the major concerns of all residents. To help mitigate this all new developments should be able to access roads that circumnavigate the 'Heart of Armthorpe'.

#### **(iv) Bypass/Ring Road**

The need for increased traffic levels to avoid the 'Heart of Armthorpe' is essential. When further developments are proposed, consideration must be given to include a bypass to link settlements to the south of the village with the M18 and A630, another to link to Doncaster via Leger Way and a ring road linking Nutwell Lane to Armthorpe Road or Doncaster Road. Without these Armthorpe would grind to a halt.

#### **(v) Pedestrian/Cycling Links**

Pedestrian and cycling links need to be improved, with the potential (amongst other things) to create a route across to Hatfield Moors. All existing public rights of way need to be secured, cleared and signposted. There is a real opportunity to create a series of trails and links to business and schools. Further pelican crossings are required on Hatfield Lane, Nutwell Lane and Church Street (opposite Rose House).

### **4 ENVIRONMENTAL**

#### **(i) Carbon Neutral**

Every effort must be made to ensure that all new developments are carbon neutral. This will involve more rigorous criteria being imposed on developers, than are presently demanded by planners. Armthorpe aspires to and demands to lead the way in sustainable development. Developers need to be pressed into innovative ways to reduce carbon emissions, whether it is through insulation, renewable energy, or sustainable building products. The days when the mere minimum will suffice for the people of Armthorpe are long gone.

#### **(ii) Flood Risk**

Owing (amongst other things) to the height of the water table and the number of soakaways being provided on new developments in Armthorpe, there is a real concern that continued development will increase the risk of flooding. Studies should be carried out in consultation with the Armthorpe Internal Drainage Board for each development and published for public information.



## **5 RETAIL**

### **(i) New Shops**

More commercial premises, for example, shops, restaurants, etc. will be required to fulfil the needs of a growing population. These should be integrated into all new housing developments, with specific emphasis on small business premises, rather than large supermarkets.

### **(ii) Parking**

There are not enough car parking spaces available at existing retail outlets. All new developments must include sufficient spaces. Parking spaces are far too often sacrificed to squeeze in additional units! For these developments to thrive, they must be accessible not only to the people living around them, but also potential customers from farther a field.

## **6 EMPLOYMENT**

All new industrial and commercial developments should be kept as far away from domestic dwellings as possible, whereas retail and leisure opportunities should be integrated right into the heart of the village.

Every effort must be made during the planning process to ensure that all industrial developments are of mixed use to enable as wide a range of career and job opportunities as possible.

## **7 SCHOOLS**

### **(i) BSF (Building Schools for the Future)**

It is expected that The Armthorpe School will be included in the BSF program. This is a great opportunity to really improve the facilities of the secondary school and subsequently the life chances of its pupils. There is a real opportunity to ensure that if the BSF program takes place, the new school is fully integrated into the community, providing leisure and academic facilities to the wider public, out of school hours. This really is one of the most important developments of recent years within the village and it is imperative that the Parish Council is consulted during the whole process.

## **8 HEALTH**

### **(i) Access to Healthcare**

At present Armthorpe boasts two doctors' surgeries and one dental practice. If the population is to increase significantly over the next 20 years, it is essential to provide additional facilities to ensure adequate access to healthcare. The ratio of health professionals to population must be a very serious consideration when assessing plans that will significantly increase the population of the village.

### **NOW HAVE YOUR SAY!**

Please comment on the above in the following ways:

- (1) By sending an email to: [armthorpecc@btconnect.com](mailto:armthorpecc@btconnect.com)
- (2) By writing to:-  
Armthorpe Parish Council  
Armthorpe Community Centre, Church Street, Armthorpe, DN3 3AN
- (3) Attend the public meeting to be held at Armthorpe Community Centre, Welfare Park, Church Street, Armthorpe on WEDNESDAY, 17TH MARCH 2010, AT 7 PM, where you will be able to discuss all these issues with your Parish Councillors.
- (4) Visit Armthorpe Community Centre during our consultation days between 10am and 4pm on Friday, Saturday and Sunday, 19<sup>th</sup>, 20<sup>th</sup> and 21<sup>st</sup> March 2010.