

ARMTHORPE PARISH COUNCIL

**ARMTHORPE NEIGHBOURHOOD
DEVELOPMENT PLAN**

Statement of Consultation

January 2015

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1.0 INTRODUCTION

- 1.1 Armthorpe has its origins in an ancient civil parish, which was based around an agricultural village. The parish church is mentioned in the Domesday Book of 1086, so a church of some kind has existed on the site for over 1,000 years.
- 1.2 Armthorpe Parish Council (the Parish Council) has been in existence since 1894, when it was created by the Local Government Act of that year. Its continued existence is due to the provisions of the Local Government Act 1933 and now the Local Government Act 1972. Its powers and duties are laid down in the latter Act and a variety of other statutes and statutory regulations. As a result, the Parish Council provides various local services throughout the parish, the boundary of which is shown on the following plan:-



- 1.3 The population of the parish has grown enormously in size from a few hundred in the 19th century to approximately ten thousand up to 1974, when local government was re-organised throughout England and Wales. During that period it had become an important colliery village but still with a great deal of agriculture. The colliery was, however, closed in 1996.
- 1.4 Prior to 1974, Armthorpe parish was situated within the area of the Doncaster Rural District Council, with its western boundary being conterminous with part of the eastern boundary of the area of the Doncaster County Borough Council.
- 1.5 The Doncaster County Borough Council was an autonomous all-purpose local authority, exercising both the powers of a borough and a county council.

Doncaster Rural District Council on the other hand, was a second-tier local authority to the West Riding County Council. All these three authorities were abolished in 1974, pursuant to the provisions of the Local Government Act 1972.

- 1.6 In 2011, the Localism Act offered local communities the opportunity to influence the future of the places where they live. The Act introduced a new right for communities to draw up a neighbourhood plan, namely, Neighbourhood Development Plans.
- 1.7 As a result, the Parish Council as a 'qualifying body' decided it wished to produce a Neighbourhood Plan. In doing so, it gave the Armthorpe community new powers to have a direct say in the future of their parish, helping to shape the area in which they lived. In this way, decision making about the future development of the parish was passed from central government and the principal local authority, Doncaster Metropolitan Borough Council (DMBC), as the local planning authority, to the Parish Council, as the local tier of government for Armthorpe.
- 1.8 The Parish Council formally resolved to produce a Neighbourhood Plan for Armthorpe at its meeting held on 6th March 2012. To facilitate the production of the plan, the Parish Council subsequently set up a Steering Group comprising the following members:-

Parish Councillors – J. R. Armstrong, T. Corden, P. J. Farrell, L. S. Dickman, C. J. McGuinness, S .A. Pickles and F.J. Tyas.

Councillors S. L. McGuinness and W. L. Moore subsequently replaced Councillors Armstrong, Corden and Pickles who all resigned from the Steering Group for various reasons.

Local Residents – Mrs. S. Faulkner, Head Teacher, Armthorpe Shaw Wood Academy; Mr. D. Mitchell, Proprietor of The Old Rectory Nursing Home; Mr. F. A. Paling, Armthorpe Member on Doncaster East Internal Drainage Board and Mrs. Sandra Vizer of the Armthorpe Women's Institute.

Mr. F. A. Paling and Mrs. Vizer both later resigned from the Steering Group. Mrs. Vizer was replaced by Mrs. C. Rusby of the Armthorpe Women's Institute.

Officers and Advisers to the Steering Group – Mr. S. Smales, Planning Consultant of Smales Planning and Regeneration Services Ltd – until September 2013

Mrs. J. Stimpson, DMBC Planning Policy Manager (Built Environment)

Mr. G. Shephard, Clerk to Armthorpe Parish Council

Mr. K. Burley, Principal and Consultant Planner of Ken Burley & Associates - (as successor to Mr. S. Smales) from September 2013 onwards.

- 1.9 The Steering Group (with the various different Members) existed until 15th April 2014 when a decision was taken by the Parish Council to disband it and appoint members to a new Steering Group. By then, of course, the Steering Group had undertaken most of the work involved in the Plan process, by producing an Issues Report, a Provisional Pre-Regulation Draft Plan and a (first) Draft Plan. It should be noted, however, that the Parish Council, at its subsequent monthly meetings, approved all the Group's recommendations relating to these matters.
- 1.10 In the event, a new Steering Group was not appointed, as (although it is considered best practice to do so) it is not necessary for a Neighbourhood Plan to be produced by a Steering Group. Instead the task of completing the Plan was to be undertaken by the Parish Council itself, by way of a series of Extraordinary Parish Council Meetings called for that specific purpose. This arrangement continued until the Parish Council approved the Plan. All Members of the Parish Council were, of course, able to attend these Extraordinary Parish Council meetings.
- 1.11 These meetings continued to be serviced by the Clerk to the Parish Council and advised by DMBC's Planning Policy Manager, Mrs. J. Stimpson and Planning Consultant, Mr. Ken Burley (as successor to Mr. Simon Smales). Mr Burley's services included (amongst other things) project planning and delivery plans.

2.0 The Purpose of the Consultation Statement

- 2.1 The requirement to prepare the Consultation Statement is set out in Part 5 of the Neighbourhood Planning (General) Regulations 2012 (the Regulations). Part 5 of the regulations deals with both Pre-submission Consultation and publicity and Plan proposals as follows:

"Pre-submission consultation and publicity

Before submitting a plan proposal to the local planning authority, a qualifying body must –

- (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 how to make representations; and*
 - (iv) *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 the qualifying body considers may be affected by the proposals for a Neighbourhood Development Plan and*

- (c) *send a copy of the proposals for Neighbourhood Development Plan to the local planning authority.*

Plan proposals

1. *Where a qualifying body submits a plan proposal to the local planning authority, it must include –*

- (a) *a map or statement which identifies the area to which the proposed Neighbourhood Development Plan relates;*
- (b) *a Consultation Statement;*
- (c) *the proposed Neighbourhood Development Plan; and*
- (d) *a statement explaining how the proposed Neighbourhood Development Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.*

2. *In this regulation “consultation statement” means 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.”*

2.2 The Consultation Statement addresses the requirements of Regulation 15(2) of Part 5 of the Regulations set out above. Contact and engagement with the wider Armthorpe community was made almost continuously, using conventional methods such as meetings / drop-in sessions / posters and displays / mailings / documents in text and graphic form and, of course, electronic communication such as the Parish Council’s website and emails. If required because of sensory impairment, inclusive methods such as large print or braille documents could also be used.

2.3 The Consultation Statement outlines the results of Consultation at four stages undertaken by the Parish Council in preparing a Draft Neighbourhood Plan for Armthorpe. The Consultation Statement does not stand on its own, however, as other Statements and Reports are needed to contribute towards making the Neighbourhood Plan sound. Changes to the documents as they go through the process of preparation and the four consultations are, therefore, inevitable. This would include such basic things as policy or paragraph numbering, which need altering if the original numbers change of course.

2.4 The Post-Submission Consultation phase will be dealt with by DMBC, on receipt of the Neighbourhood Plan from the Parish Council. The Consultation Statement is one of a number of documents, including the Basic Conditions Statement,

which the Examiner needs in order to fulfil her/his duties in verifying that the Plan is up to the mark, i.e. is 'sound' and can be 'made' (adopted) by the Local Planning Authority.

3.0 **How did we undertake Consultation?**

3.1 The manner in which the Parish Council determined to engage with the Armthorpe community was set out in the Consultation and Engagement programme approved by the Steering Group and Parish Council in October 2012, as follows:

- (1) Website – The Parish Council's website to host a dedicated page with specific Neighbourhood Development Plan content, with other key organisations invited to have a link to the same. DMBC Website to host a specific Armthorpe Neighbourhood Development Plan page and also include this link in the invitation to the interested organisations;
- (2) Email – the Parish Council's email data base to be used for information content and notifications. In order to avoid duplication, utilise DMBC's database of Armthorpe's organisations and its full email list of statutory and other formal consultees;
- (3) Leafleting and other publications – produce a flier and either use the Armthorpe Forum Magazine to distribute it or take out space in the magazine itself. Alternatively, consider a separate leaflet circulation;
- (4) The Parish Council to establish a formal data base to track and ensure the statutory requirements are fulfilled in respect of invitations to engage, publication of key documents and the recording of replies and consultation issues;
- (5) Hold a public information meeting in the main hall of Armthorpe Community Centre on Wednesday 28 November 2012, commencing at 7.00 p.m., to explain to residents and other interested parties about the production of the Plan, its content and how it will fit into DMBC's Local Development Framework for the period up to 2028;
- (6) Hold a planning engagement day on Saturday 1 December 2012 in the two first floor meeting rooms at Armthorpe Community Centre – to gather as many interested parties together in one place and spend a day working on the issues facing Armthorpe. This day established the Vision for Armthorpe and set the overall ambition for the policies and proposals contained within the Neighbourhood Plan.

- (7) Targeted organisations – establish a list of essential / key organisations and request they put the Plan on their own meeting agendas and / or receive a presentation from the Parish Council and its Steering Group Members;
 - (8) Land owners and / developers – in addition to being entitled to participate in other activities, landowners and / or developers be invited to meet with the Steering Group to give presentations in an organised and publicised manner;
 - (9) Audit, record and document all matters relating to the production of the Neighbourhood Development Plan to be shared between Armthorpe Parish Council and Smales Planning and Regeneration Services Ltd.,
 - (10) At its next meeting the Steering Group to table an agenda item to discuss the branding and the generic naming of the Plan and its preparation.”
- 3.2 The four Consultations (Issues Report; Provisional Pre-regulation Draft Plan; (first) Draft Neighbourhood Plan; Second Draft Neighbourhood Plan) followed the requirements referred to in Part 5 of the Regulations. Leaflet drops were considered by the Parish Council to provide the most reliable method of contact with the more than 5,800 houses and all local businesses in Armthorpe. In addition, the drop-in sessions / displays / attractive printed documents, leaflets etc. produced by Armthorpe Parish Council and its Planning Consultants, were all intended to encourage active engagement with and by the Armthorpe community.
- 3.3 Regarding the business community, statutory undertakers, developers and their agents, letters/emails were sent to all the business addresses to ensure they were aware of the opportunity to take part in the preparation of the Plan. Of course, much useful assistance and constructive advice was given by DMBC and its various departments and directorates, namely, Planning and Regeneration / Highways / Arboriculture / Communities / Public Rights of Way, and so on.
- 3.4 Amongst the non-council bodies consulted were Severn Trent Water Authority, Yorkshire Water Authority, National Grid, Npower, British Gas, Natural England, English Heritage, Highways Agency, Homes and Communities Agency, Environment Agency, Sport England, Coal Authority, Network Rail, Doncaster Primary Care Trust, Council for Protection of Rural England (South Yorkshire), Doncaster Chamber of Commerce, etc.
- 3.5 A full list of the organisations consulted is attached as an Appendix and entitled List of Organisations Consulted.

3.6 The Steering Group also held meetings with developers, land owners and/or their agents – see paragraphs 4.4 and 4.5 below. Correspondence and emails were also exchanged with these interested parties.

4.0 **Issues Report and Developer Presentations**

4.1 The Issues Report was the first formal document produced by the Parish Council dealing with the Plan. The Report was published on 7th January 2013 and was designed to set the scene for the preparation of the Plan. As such, the Issues Report was a forerunner of the Draft Plan itself. It was organised in sections, which reflected the main land uses and dealt with key elements of development and planning which the Plan would need to address.

4.2 The Issues Report took a look at the current situations that affected the residents and businesses in the Parish, with the expectation that it would prompt ideas, thoughts and indeed proposals for inclusion in the Plan. The Issues Report also incorporated questions about the principal topics (housing, employment, transport and so on), which it was thought would stimulate interest in the Plan and even engagement in it.

4.3 The main issues raised by respondents arising from the Issues Report Consultation were as follows:-

- alternative residential sites, in particular but also employment ones, were put forward by developers / land owners / agents, for consideration;
- flood risk issues;
- two relief roads around the southern side of Armthorpe to relieve congestion through Armthorpe .

The Parish Council agreed these matters were to be considered further for possible incorporation in the Draft Neighbourhood Plan.

A Green Wedge on the northern boundary of Armthorpe was put forward and the Parish Council also accepted this.

4.4 Following publication of the Issues Report, on 15th January 2013 the Steering Group received presentations at Armthorpe Community Centre, from the following developers/landowners and/or agents relating to the sites shown:-

- Lazarus Properties – East of Hatfield Lane - Sites 422 and 602
 - 500 dwellings and 240,000 square feet of strategic warehousing.

- Mr. P. Lodge – Land at Nutwell Lane South - Sites 513 and 514 – Murray Lloyd, MLA
 - 780 dwellings
- Miller Homes – Grange Farm - Site 431 – WYG Limited
 - 564 dwellings
- RTTP Holdings – Barton Lane and Low Farm – Sites 302, 525 and 528
 - 400 dwellings
- G. Ellis – Land to south of Ladycroft Road – Site 170
 - 128 dwellings

4.5 On 5th February 2013, the Steering Group received a presentation at Armthorpe Community Centre, from the Trustees of the Armthorpe Miners' Welfare Scheme, requesting that consideration be given to redeveloping parts of the Scheme's land holding for (amongst other things) housing.

4.6 Altogether, 47 response forms (mostly from residents) were submitted indicating support or opposition to 10 sites identified originally in the DMBC Core Strategy / Draft Sites and Policies DPD. Interestingly, at this stage of the Plan's preparation, only 2 of the 10 sites were actually supported for housing development, namely, The Lings and West of Hatfield Lane and then only by a fine margin.

5.0 **Provisional (Pre-regulation) Draft Armthorpe Neighbourhood Development Plan**

5.1 The Pre-regulation Draft Plan was available to all in the community both residents and developers / landowners and/or their agents, businesses, and statutory consultees, in both paper and an electronic version on the Parish Council's website. Paper copies were also placed on deposit at the local public Library and Armthorpe Community Centre.

5.2 The main issue for developers / land owners / agents who responded, was whether their clients' land had been allocated for residential development or not. Clearly, the Lazarus Group and O & H were pleased their respective sites were allocated, whereas Mr. Lodge, RTTP Holdings and their clients and Miller Homes/WYG, were disappointed that their sites had not been. The Parish Council's response was that land West and East of Hatfield Lane had emerged as preferred options, as a result of applying a Site Appraisal and Site Selection

Methodology previously used by DMBC. The other sites, by contrast, had not been selected and the owners / agents criticised DMBC's methodology for lack of transparency, insufficient information, lack of clarity over availability and deliverability, and so on. Other criticisms of the West and East of Hatfield Lane sites were their lack of conformity and alignment with local policy / lack of an SEA/SA.

- 5.3 Many of the other matters raised by land owners/developers/agents do not deal with fundamental issues of choosing sites for development so much as the detail of how that development should be carried out. A number of the points could and would normally be further considered at the planning application stage. In other cases, the Parish Council accepted the points being made or indicated its willingness to do so. The Steering Group's response (subsequently approved by the Parish Council) was that the appraisal and selection of sites was undertaken using the sort of methodology that was in general use.
- 5.4 The Barton Lane site is an example of Brownfield development, which could obviously contribute to meeting the need for housing over and above land West and East of Hatfield Lane. To that extent, Barton Lane complies with central government preference for Brownfield, all other things being equal. However, the Barton Lane site is in mixed ownership, which alone affects its deliverability because of the difficulty such an ownership pattern creates. It is, of course, perfectly possible for local planning authorities to use compulsory purchase powers under the Planning and Compensation Act, in order to consolidate land holdings as a precursor to development.
- 5.5 A number of government agencies and similar bodies have drawn the attention of the Steering Group/Parish Council, to the need to comply with their agency requirements when allocating land or when a planning permission is granted. The Parish Council has acknowledged the issues raised and amended the Plan accordingly.
- 5.6. In addition to private developers and government department interests which needed taking into account, residents of Armthorpe also submitted their comments, sometimes positive, sometimes negative. At the Pre-regulation Draft stage, 79 local residents replied to the Council with 65 of them objecting. The overwhelming majority of the 65 lived adjacent to Mercel Avenue and Fernbank Drive, which overlook the land East and West of Hatfield Lane. The points raised by objectors covered a range of issues but were substantially a loss of open countryside – loss of view / loss of wildlife and a loss of value of property (noise, dust) and so on. Other objections were to do with existing facilities and infrastructure already being overcrowded, such as local schools / doctors / and perhaps most of all, the traffic congestion occasioned by vehicles seeking to access or leave the M18 at Junction 4 and travelling through Armthorpe.

- 5.7 The response of the Parish Council to the objectors is that it very much regrets the impact on residents of Mercel Avenue and Fernbank Drive. However, the additional housing which must be identified in the Plan, has to be provided somewhere in the parish and the only options are edge of village sites. The site selection exercise identified West and East of Hatfield Lane as the most suitable edge of village sites in terms of impact on Armthorpe and its setting in the countryside. Other sites selected would have worse effects (amongst other things) in terms of closing the gap between Armthorpe and Edenthorpe. Careful design at the planning application stage and use of planning conditions, planning obligations pursuant to Section 106 of the Town and Country Planning Act 1990 as amended (Section 106 agreements) and Community Infrastructure Levy (CIL) should minimise the impact on residents of Mercel Avenue and Fernbank Drive in line with the Plan policies.
- 5.8 In addition to the 65 objections, there were 10 residents “concerned” about the impact of new development at the East and West of Hatfield Lane. Their concerns were largely to do with possible impacts on existing facilities, such as the schools / doctors; existing traffic congestion; and the need to improve public transport, cycling and pedestrian facilities.
- 6.0 **(First) Draft Armthorpe Neighbourhood Development Plan**
- 6.1 The (first) Draft Plan was the next stage in the process of preparing a Neighbourhood Development Plan. A number of changes were made to the Pre-regulation Draft in response to the comments received from the various consultees on the Pre-regulation Draft.
- 6.2 Again, the (first) Draft Plan was made available to everyone in the community, including residents, local businesses, developers / land owners and/or agents and the usual array of public bodies.
- 6.3 This resulted in a 12 consultation responses from developers / land owners / agents / statutory consultees and 69 from local residents, 26 by email and a further 43 written replies altogether. The main issues for developers and land owners were, once more, whether or not their land / clients’ land was proposed to be allocated. The Parish Council was criticised for two things, the late publication of the Site Selection Methodology towards the end of the six week consultation period; and an alleged lack of clarity and sufficient evidence to justify the Parish Council’s choice of sites.
- 6.4 Of the 69 responses from local residents to the consultation on the (first) Draft Plan, 26 objected to the proposed development put forward at Nutwell Lane (sites 513/514) for a large residential scheme for 500 dwellings and a bypass. This scheme, in essence, had been rejected by the Parish Council in choosing

other sites for housing development in both the Pre-Regulation and the (first) Draft Plan. Of the 26 objecting to the Nutwell Lane project, a significant number lived over-looking the Nutwell Lane site or close to it and were likely to object to it for that reason, i.e. proximity of a large housing development and the inevitable loss of a view; impact on the landscape; more traffic congestion and so on.

- 6.5 Analysis of the remaining 43 resident representations revealed 16 in favour of the (first) Draft Plan; 19 were “concerned” about the (first) Draft Plan and 6 “very concerned”. Only 5 residents actually objected to the (first) Draft Plan as such. The issues raised were scale of development; impact on traffic, the countryside, ecology, services and facilities, including drainage. The Parish Council’s response was to welcome the residents’ support for the (first) Draft Plan and to recognise the need to seek to improve facilities and minimise the harmful impacts that were raised.
- 6.6 In addition to criticism about the Site Selection Methodology used, there was also criticism that the Parish Council had not carried out an SA/SEA (Sustainability Appraisal) despite the proximity of a Special Protection Area for a protected species, i.e. night jars at Hatfield Moor and possible environmental / ecological impacts generally because of the effects of an additional 740 or so dwellings on Armthorpe. Another concern was that recent cases were showing Neighbourhood Plans could be turned back when such an Appraisal had not been carried out, despite the low risk of environmental / ecological impacts.
- 6.7 Bearing in mind these various risks, the Parish Council sought a second scoping opinion from DMBC, who had previously been asked for a scoping opinion as to whether an SA/SEA should be carried out or not. On that occasion, Doncaster MBC’s opinion was that an SA/SEA was not necessary. Having regard to all the risk factors, the advice the second time was to undertake an SA/SEA. The SA/SEA was accordingly carried out after, which entailed a further automatic six week period of consultation.
- 6.8 As a result, the Parish Council felt it necessary to produce a Second Draft Plan, which it considered addressed the consultation responses received to the (first) Draft Plan.

7.0 Second Draft Armthorpe Neighbourhood Development Plan Consultation

- 7.1 Before producing the Second Draft Plan, the Parish Council determined to use a different Site Selection Methodology and chose to use one developed by consultants URS Limited, which was considered more detailed and refined than the one used originally by the Parish Council. (Please see Document 5.b URS Pro forma and Site Assessment and Selection Methodology). At an Extraordinary General Meeting held on the 31st July 2014, cardinal values

(scores) were given by the Members of the Parish Council to the 31 site characteristics of each of the 10 sites under consideration. Such scoring is inevitably subjective in part; further checking of the scoring revealed only minor variation in the scores agreed by Members and almost no change in the ranking of the sites. The sites with the highest scores remained the same 4 and the sites with the 3 lowest scores also.

- 7.2 After carrying out the new site selection exercise and concentrating on the sustainability / environmental aspects of the (first) Draft Plan, a number of revisions were made to the text of the same. In this respect, it should be noted that the SA/SEA (which also reviewed the need for a Habitat Survey) concluded there were no unacceptable risks to Armthorpe that were likely to arise out of the proposed housing and employment developments in the parish. For ease of reference, all changes to the text and maps have been identified in different colours to the other text.
- 7.3 A copy of the SA/SEA is to be submitted with the Plan to DMBC as part of the Examination process.
- 7.4 The revised document was then published as the Second Draft Plan for consultation. The final consultation on the Second Draft Plan took place between 19 August and 3 October 2014. Again all the changes from the original were identified by coloured text.
- 7.5 As before, the Second Draft Plan was made available to everyone in the Armthorpe community including residents / developers / landowners / agents / local businesses and public bodies. Once more, a multi-media approach to consultation was used, fully in line with Regulation 14 of the Regulations. In addition to 10 consultation replies from developers / land owners / agents and the usual statutory bodies, 33 representations were submitted by local residents.
- 7.6 As in the previous Sections of this Statement of Consultation, the following analysis summarises the representations both of developers/ land owners/ agents and also residents, focusing on the main issues, as the Regulations require.
- 7.7 In truth, the developer / agent submissions were often much the same as before; developers whose land was shown as land allocated for residential and / or employment uses were very supportive of both the sites selected and the process of selection – the Site Selection Methodology. The Site Selection Methodology had, of course, been changed from the one used for the (first) Draft Plan that had been developed by DMBC, to one developed by consultants URS Limited. The chosen sites selected using the URS methodology (slightly modified by the Parish Council) turned out to be the same as those selected previously, although the URS methodology was more sophisticated with 31

characteristics considered, rather than 20 in the original methodology used by the Parish Council.

- 7.8 The developers who had criticised the previous methodology and the allocated sites, remained just as disappointed with the outcome of the Second Draft Plan site selection process. Indeed, the same criticisms were made of the URS methodology – obscure; lacking clarity; weighting given to the site characteristics was not at all clear and so on. In reply, the Parish Council defended robustly the URS methodology and remained satisfied with the preferred sites: East and West of Hatfield Lane. These two sites remained the least intrusive of the edge of village options and would retain an area of green space between Armthorpe and Edenthorpe, especially where it narrowed in a westerly direction towards Doncaster. Sites 513 / 514 remained unsatisfactory as their development would intrude into the green wedge / Countryside Policy Protection Area on the southern edge of Armthorpe, far greater than the sites to the East and West of Hatfield Lane, which an inspection of the Proposals Map quickly demonstrates. In doing so, residential development of sites 513 and 514 would amount to an incongruous urban extension. Although Grange Farm ran close to East and West of Hatfield Lane, in terms of its site characteristics / availability / deliverability and so on, the impact of the Grange Farm development in closing the gap between Armthorpe and Edenthorpe was a ‘show-stopper’, i.e. the deciding factor in this instance.
- 7.9 With regard to comments from local residents, 33 replies were submitted of which 28 were written, the others being emailed. (These replies were, of course, in addition to the 10 consultation replies from developers / land owners / agents / statutory consultees). 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 a 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 Plan. The 5 residents objecting to the Nutwell Lane site lived close to it and their sensitivity, therefore, was understandable about the loss of countryside and loss of a view. However, as previously pointed out in this Statement of Consultation, objections to urban extensions at Armthorpe are the corollary of there being no alternative land available within the existing urban form.

8. Approval of Armthorpe Neighbourhood Development Plan

- 8.1 At an Extraordinary Meeting of the Parish Council held on 16th December 2014, its Members considered details of all the responses received during the statutory consultation period (which expired on 3rd October 2014) to the (second) Draft Plan referred to in Section 7 above. It also resolved (amongst other things) to approve amendments to the Plan and authorised its submission as a proposal to DMBC, to enable it to fulfil its statutory obligations in advertising the same etc.