

# **SUSTAINABILITY APPRAISAL REPORT: ARMTHORPE NEIGHBOURHOOD DEVELOPMENT PLAN**

## **Non-technical summary**

### **Introduction**

The Armthorpe Neighbourhood Development Plan is a new type of planning document. The plan sets out the vision for the future of the town and sets out clear planning policies to realise this vision. The neighbourhood plan covers the parish of Armthorpe.

The plan has been developed through extensive consultation with the people of Armthorpe and others with an interest in the area. Once adopted, it will form part of the new development plan for Doncaster, known as the Local Development Framework.

### **Sustainability appraisal**

Sustainability appraisal assesses the environmental, social and economic effects of the plan to ensure that the policies included in the same contribute towards the achievement of sustainable development. It has informed and supported the plan making process and the testing and selection of proposals and policies within the plan.

While the Armthorpe Neighbourhood Development Plan is not required to undergo a sustainability appraisal, it must comply with European regulations relating to Strategic Environment Assessment. The regulations require the preparation of a Strategic Environment Assessment where plans or programmes will give rise to significant effects on the environment. In the UK, the requirements of the Strategic Environmental Assessment have been incorporated into the sustainability appraisal process, which covers environmental as well as social and economic considerations.

The Armthorpe Neighbourhood Plan must be in conformity with higher level policies set out in the Doncaster Core Strategy and the National Planning Policy Framework. However, it is likely to give rise to significant effects which have not already been considered and addressed through the sustainability appraisal of the Local Development Framework. The plan proposes to allocate a range of sites (including new urban extensions which protrude into the open countryside and existing employment sites) which have not been identified in the adopted Core Strategy or Barnsley, Doncaster and Rotherham Joint Waste Plan.

The detailed scope and the methods used to appraise the plan are set out in a separate report. This report is available on line at [www.doncaster.co.uk/sustainabilityappraisalscopingreport](http://www.doncaster.co.uk/sustainabilityappraisalscopingreport) and should be read in conjunction with this sustainability appraisal. It outlines the relevant planning policies and documents relating to the plan and identifies a set of objectives and decision-making criteria to provide a way of testing the plan in more detail at the detailed assessment stage.

The following table illustrates how the requirements of the SEA Directive have been incorporated into the sustainability appraisal process.

### **Strategic Environmental Assessment requirements**

| SEA Directive Requirements   | Location  |
|--|---|
| Outline relationship of the neighbourhood plan to other relevant plans and programmes (article 5(1), annex 1 (a)).   | Scoping report and main report (chapter 3)      |
| Set out the relevant aspects of the current state of the environment and the evolution of the environment if the neighbourhood plan was not implemented (Annex 1(b)).  | Scoping report and main report                  |
| Set out the environmental characteristics of areas likely to be significantly affected by the plan.  | Scoping report and chapter 3 of the main report |
| Describe any existing environmental problems (Annex 1(d)).   | Scoping report and chapter 3 of the main report |
| Identify the environmental protection objectives established at international, community or national level (annex 1 (e)).  | Scoping report and table 7 of the main report   |
| Authorities with specific environmental responsibilities (article 6 (3)) to be consulted when deciding on the scope and level of detail of the information to be included in the environmental report (article 5 (1)).                                 | Scoping report and main report                  |
| Environmental report to consider 'reasonable alternatives', taking into account the objectives and geographical scope of the plan (article 5(1)).  | Main report (appendix 1)                        |
| Outline the reasons for selecting the alternatives dealt with include a description of any difficulties encountered in comparing the required information.   | Main report (appendix 1)                        |
| Set out the likely significant effects of the neighbourhood plan on the environment.   | Main report (appendices 1 and 2)                |
| Set out the measures envisaged to prevent, reduce or offset any significant adverse effects of the plan.   | Main report (appendices 1 and 2 and chapter 5)  |
| Member states shall monitor the significant environmental effects of the implementation of plans and programmes in order to identify, at an early stage, unforeseen adverse effects and be able to undertake appropriate remedial action (article 10). | Main report (appendices 1 and 2 and chapter 5)  |
| Provide a description of the measures envisaged concerning monitoring in accordance with article 10.   | Main report (chapter 4)                         |

## Detailed assessment

There were a number of tasks that were undertaken within the main report. In summary these included the following.

| Task   | Outcome   |
|--|---|
| Testing the options  | The neighbourhood plan is required to allocate land to accommodate between 646 - 923 new homes and new employment provision in line with the Core Strategy and identifies a series of options on where this growth can be provided. This includes housing and employment sites.<br><br>These options have been tested against objectives/decision making criteria of the framework to predict and evaluate the potential effects arising from their implementation. The results of this exercise have informed the selection of preferred sites / policies. |
| Detailed appraisal of the emerging policies                | The emerging policies of the neighbourhood plan have been tested against objectives/decision making criteria of the framework. The results are presented in matrix format in the appendix.  |
| Suggesting measures to enhance the performance of the plan | The appraisal also highlighted areas where policies could be amended to improve the sustainability of the plan in the interests of mitigating adverse effects.  |

In each case, a score is given based on the number and magnitude of the effects arising on the objectives of the sustainability appraisal.

The main report also sets out more detailed information on the particular characteristics (based on extrapolating the existing baseline data that relates to the borough as a whole) and the key issues facing the area.

If the neighbourhood plan policies did not exist, any new development in Armthorpe would be assessed against the policies of the Local Development Framework and the requirements of national planning policy set out in the National Planning Policy Framework.

The sustainability appraisal also assesses the policies against the 'do-nothing' option' in the event that the neighbourhood plan is not adopted.

### **Findings, conclusions and recommendations**

The detailed assessment has found that the draft policies of the Armthorpe Neighbourhood Development Plan are expected to have positive impacts on a number of the sustainability objectives.

When considering the neighbourhood plan as a whole, the cumulative effects of the draft policies could potentially be significant. However, the policies outline a broad range of measures to mitigate, offset or reduce the adverse impacts arising from development proposals in line with the Core Strategy and National Planning Policy Framework.

The assessment also puts forward recommendations on how the plan could be improved to address any adverse impacts arising from the policies.

### **Monitoring**

When the neighbourhood plan is adopted, any significant effects that result from its implementation will need to be monitored.

### **Consultation and next steps**

The sustainability appraisal has been published to undergo a 6-week consultation period alongside the draft Armthorpe Neighbourhood Development Plan. Copies of these documents can be found at the Armthorpe Community Centre and Armthorpe Public Library and on Armthorpe Parish Council's website at [www.armthorpeparishcouncil.org.uk](http://www.armthorpeparishcouncil.org.uk).

Comments on the report must be sent in writing before 5pm on Friday, 3<sup>rd</sup> October 2014 to:

Armthorpe Parish Council,  
Armthorpe Neighbourhood Plan,  
4 Church View,  
Campsall,  
Doncaster,  
South Yorkshire,  
DN6 9RA

Once the consultation period has ended, your comments will be considered during the next stage of the sustainability appraisal process. Any changes to the draft plan that result from the consultation will undergo a sustainability appraisal and an updated report will be produced to accompany the plan when it is submitted to undergo an examination.

# **SUSTAINABILITY APPRAISAL REPORT**

## **ARMTHORPE NEIGHBOURHOOD DEVELOPMENT PLAN**

**JULY 2014**

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## CHAPTER 1: INTRODUCTION

### Background

1.1 This report sets out the sustainability appraisal of the Armthorpe Neighbourhood Development Plan. The report tells the story of the neighbourhood plan and how it has evolved. In particular, it explains how it has influenced the choices that have been made in the neighbourhood plan, including the alternatives considered.

### Purpose of the sustainability appraisal

1.2 The purpose of the sustainability appraisal is to predict, describe and assess the “social, economic and environmental effects” that are likely to arise from the adoption of the neighbourhood plan. In doing so, it will help ensure that decisions are aligned to the principles of sustainable development<sup>1</sup>.

1.3 In summary, this report contains:

- an outline of the contents and main objectives of the plan and its relationship with other relevant plans and programmes;
- a description of the particular characteristics of the borough and the main issues facing the borough;
- the appraisal of the potential effects of the plan, including alternative options;
- a summary of how the appraisal has influenced the policy choices set out in the draft plan, including the reasons for selecting them, or rejecting the alternatives;
- measures envisaged that could prevent, reduce and, as fully as possible, offset any significant adverse effects that may arise as a result of the plan; and
- a description of the measures envisaged concerning monitoring.

### Armthorpe in context

1.4 Armthorpe Parish Council has prepared a draft neighbourhood plan with the help of the local community and is available to view at <http://www.armthorpeparishcouncil.co.uk>.

1.5 The Armthorpe Neighbourhood Development Plan covers the whole of the parish of Armthorpe (as shown on the proposals map) and sets out a vision for how the area will evolve and develop over the next 14 years. It indicates:

- where new development should go;
- what type of facilities (e.g. leisure and recreation) need to be provided; and
- what improvements are needed to maximise its offer and attract new people into the area.

1.6 Once adopted, the Armthorpe Neighbourhood Development Plan will form part of the Doncaster Local Development Framework and will be used to help determine planning applications within the parish of Armthorpe.

1.7 The Local Development Framework consists of several documents, including the Core Strategy (which was adopted in 2012). The Core Strategy sets out the overall approach to the future planning and development of the borough, including its constituent parts, such as Armthorpe.

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<sup>1</sup> Sustainable development is about ensuring a better quality of life for everyone, now and for generations to come. It is about considering the long-term environmental, social and economic issues and impacts arising from the decision making process in an integrated and balanced way. The government has set five guiding principles to achieve the sustainable development. These principles form the basis for policy in the UK and are as follows: “Living within environmental limits; ensuring a strong, healthy and just society; building a strong, stable and sustainable economy; promoting good governance; and using sound science responsibly”.

## Neighbourhood planning and planning policy context

1.8 By law, neighbourhood plans must be in conformity with higher-level policies and regulations. This means that the Armthorpe Neighbourhood Development Plan must comply with the National Planning Policy Framework (which outlines the government's planning policies) and the strategic policies of the Doncaster Local Development Framework (i.e. the adopted Core Strategy).

1.9 The Armthorpe Neighbourhood Development Plan covers the period to 2028 to coincide with the plan period of the Doncaster Core Strategy.

1.10 Armthorpe is identified as a "Principal Town" within the adopted Core Strategy and, as such, will accommodate a significant amount of new development over the plan period. The Core Strategy has identified a need to provide between 646 – 923 new homes and a significant amount of new employment space within Armthorpe around the M18 motorway junction. A key function of the Armthorpe Neighbourhood Plan will be to allocate sites in the parish to accommodate a range of uses.

1.11 Neighbourhood plans must also be in line with other laws and European directives and/or regulations (e.g. Strategic Environmental Assessment Directive 2001/42/EC) as required under the 2011 Localism Act.

## Relationship between the neighbourhood plan and the sustainability appraisal process

1.10 The Armthorpe Neighbourhood Development Plan is not legally required to undergo a 'sustainability appraisal' during its preparation. However, it is a useful means of demonstrating how the neighbourhood plan will promote sustainable development, as defined by the Planning and Compulsory Purchase Act 2004. Furthermore, government guidance states that *"In some limited circumstances, where a neighbourhood plan could have significant environmental effects, it may fall within the scope of the Environmental Assessment of Plans and Programmes Regulations 2004 and so require a strategic environmental assessment"*<sup>2</sup>.

1.11 The content of the Armthorpe Neighbourhood Development Plan and the size of the geographical area it covers suggests that there is a strong likelihood of significant environmental effects arising from its implementation which require mitigation.

1.12 Doncaster Metropolitan Borough Council ("the council") is of the opinion that the Armthorpe Neighbourhood Plan falls within the scope of the SEA regulations because it:

- may give rise to significant environmental effects have not already been considered and addressed through the sustainability appraisal of the Core Strategy;
- allocates a range of sites (including new urban extensions which protrude into the open countryside and existing employment sites) which have not been identified in the adopted Core Strategy or Joint Waste Plan; and
- contains sensitive natural or heritage assets (e.g. nightjar foraging habitat, ancient woodland, historic hedgerows and mature trees) that may be affected by proposals in the plan.

1.13 The SA has been prepared alongside the preparation of the Armthorpe Neighbourhood Development Plan. This report explains the difference that the appraisal has made to the outcomes set out in the draft plan and suggests how it could be improved.

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<sup>2</sup> The role of the Strategic Environmental Assessment (SEA) is to predict and assess the environmental effects that are likely to arise from plans, policies and strategies. In the UK, the SEA process has been incorporated into the sustainability appraisal (SA) process. Where this report refers to the SA, it can be assumed this also means the SEA.

## CHAPTER 2: SUSTAINABILITY APPRAISAL METHODOLOGY

2.1 Sustainability appraisal is a continuous and iterative process which can be broken down into the following key stages.

**Table1: Relationship between the sustainability appraisal and neighbourhood plan process**

| Stages of the sustainability appraisal   | Preparation stages of the plan                                 |
|--|--|
| Stage 1: Scoping, evidence gathering and establishing the appraisal framework  | <b>Stage 1: Identification of baseline data and key issues</b> |
| Stage 2: Developing and refining options and assessing the significant effects and establishing the mechanism for monitoring the significant effects of the neighbourhood plan | <b>Stage 2: Producing the draft neighbourhood plan</b>         |
| Stage 3: Preparing the sustainability appraisal report (this report) which sets out the appraisal process and findings   |  |
| Stage 4: Consulting with stakeholders on the proposed neighbourhood plan and the SA report   | <b>Stage 3: Refining the draft neighbourhood plan</b>          |
| Stage 5: Monitoring the significant effects of implementing the neighbourhood plan (once adopted)  | <b>Stage 4: Adopting the draft neighbourhood plan</b>          |

2.2 This report covers stages 1 to 5 of the sustainability appraisal process. This section runs through each stage in turn.

2.3 The methodology set out below is based on best practice as set out in the Department for Communities and Local Government and the Planning Practice Guidance.

### Stage 1: Scoping

2.4 Scoping is the process of deciding the scope and level of detail of the sustainability appraisal, including the methods that will be used to assess the effects of the plan (including the collection of baseline data and a relevant review of plans and programmes) and the structure and contents of this report. Further detail on the appraisal process and the stages involved is set out in a separate report<sup>3</sup>.

2.5 This report builds on the initial scoping stage to provide further detail on the content of the sustainability appraisal process in so far as it relates to the Armthorpe Neighbourhood Development Plan as set out in chapter 3 below. This includes information on:

- the status/role of the settlement (Armthorpe) in the context of the Local Development Framework;
- the particular needs and characteristics of the area, taking into account the latest information from the 2011 census (which was not available at the time of the scoping stage); and
- a summary of the key policy issues facing the area; and

### Stage 2: Developing and refining options and assessing the significant effects and establishing the mechanism for monitoring the significant effects of the neighbourhood plan.

2.6 The sustainability appraisal has been used as a tool to define and assess the emerging policies of the plan, including the potential effects of alternative options (e.g. sites).

<sup>3</sup> The Sustainability Appraisal Scoping Report of the Doncaster Local Development Framework (May 2013) outlines the context within which sustainability appraisals will be prepared to inform and guide the decision-making process (including neighbourhood plans, where relevant), taking into account the views of statutory consultees (English Heritage, Environment Agency and Natural England) and other relevant stakeholders. A copy of this report and other relevant documents relating to the neighbourhood plan process can be downloaded from the website at [www.parishcouncil.gov.uk](http://www.parishcouncil.gov.uk). The report includes a detailed summary of the relevant plans and programmes at the national, regional, sub-regional and local level that have informed the evolution of the Local Development Framework (including the Armthorpe Neighbourhood Plan).



2.7 An assessment tool (known as the “sustainability framework”) has been developed to describe, evaluate and monitor the potential significant effects of the Armthorpe Neighbourhood Development Plan. The sustainability framework (see table 8 in chapter 4) sets out a framework of objectives and decision-making criteria against which the policies and proposals (including alternative options) of the neighbourhood plan have been assessed. The assessment is set out in the appendices.

2.8 Other Local Development Framework documents (e.g. Core Strategy and Barnsley, Doncaster and Rotherham Joint Waste Plan) have been appraised in the same way to ensure that policy outcomes are consistent.

2.9 A combination of expert judgement and analysis of baseline data has been used to predict and assess the potential effects of the Armthorpe Neighbourhood Plan. The appendices set out the results of this assessment.

#### **Stage 4: Consulting with stakeholders on the proposed neighbourhood plan and the SA report**

2.10 Consultation is a legal requirement and gives stakeholders and the local community an early and effective opportunity to see what the neighbourhood plan is proposing.

2.11 By law, we must consult the three statutory consultees (Natural England, Environment Agency and English Heritage) on the sustainability appraisal as well as the public and relevant stakeholders (i.e. those who will be affected or likely to be affected or have an interest in the issues raised in the sustainability appraisal).

2.12 This report (including the non-technical summary) has now been published alongside the draft neighbourhood plan as part of the consultation process. This stage will allow you to have your say on the contents of the plan and its potential effects before it is submitted to Doncaster Metropolitan Borough Council, taking into account comments received on previous iterations of the plan as part of the consultation process.

2.13 The neighbourhood plan and sustainability appraisal (along with any changes that are made in the light of the consultation) will be submitted to the council to undergo a further 6-week consultation period. At this stage, a summary statement will be prepared outlining:

- how consultation responses have been taken into account, both on the neighbourhood plan and sustainability appraisal;
- how the findings of the SA have been taken into account during the preparation of the plan; and
- what changes have been made to the neighbourhood plan as a result of the SA, including the reasons for choosing the final plan, in light of the other options considered.

#### **Stage 5: Monitoring the significant effects of implementing the neighbourhood plan**

2.14 Table 8 of this report sets out a monitoring programme to measure the success and performance of the neighbourhood plan where the SA has identified significant effects, and where opportunities to improve the performance of the policies may arise.

### **CHAPTER 3: SOCIAL, ECONOMIC AND ENVIRONMENTAL CHARACTERISTICS OF THE AREA AND RELEVANT SUSTAINABILITY ISSUES**

3.1 This chapter describes the environmental, social and economic baseline characteristics of the area based around a series of themes, such as nature conservation, landscape, socio-economic demographics

and the historic environment. It also provides a comprehensive summary of the key issues (including potential threats and opportunities facing the area. This information provides the basis for predicting, evaluating and monitoring the effects of the neighbourhood plan.

### **History and background**

3.2 Armthorpe is relatively a self-contained community with a population of around 14,000 people and is one of the largest settlements outside of the main urban area. It is an ancient civil parish, dating back to Domesday Book of 1086, when it was listed as being the property of the monks of Roche Abbey near Maltby, who had a grange there at which an official resided who managed this part of the estates of the establishment (known as 'Ernulfestorp'). The village expanded rapidly during the late nineteenth and early twentieth centuries as a result of coal mining, although the coalmine (Markham Main) closed in 1996.

3.3 Armthorpe is exposed to open countryside on three sides, namely, north, east and south. As such, the village retains a strong physical separation from surrounding villages and towns.

### **Historic environment**

3.4 The parish of Armthorpe lies within a rich archaeological landscape dating from the prehistoric to modern periods. The area around the existing business park has been subject of intensive archaeological investigation which revealed a number of enclosures and associated field systems with associated domestic settlement activity, including hearths, oven/kilns, as well as a number of cremations dating from the late Iron Age to second and four centuries AD. The area to the south of Nutwell Lane also includes remains of an extensive Iron Age/Roman field system; a cropmark of rectangular enclosure; and evidence of medieval ridge and furrow.

3.5 There are no conservation areas, historic parks and gardens or historic battlefields within the boundary of or within close proximity of the village.

3.6 The Church of St Mary on Church Street is grade 11 listed. There are no other listed buildings within the parish.

3.7 There are strong influences of the garden city movement in the design of former early twentieth century mining housing within the village. This can be seen in the generous provision of garden plots (e.g. allotments); the use of traditional architectural forms referencing vernacular character and tradition, which reflects the 'arts and crafts' revival at the turn of the last century; communal style of open spaces, and the frequent use of concentric circles, divided by axial roads<sup>4</sup>. Housing in the village generally comprises geometrically planned estates of brick built and pebble-dashed housing with generous garden plots – usually semi-detached housing or short terraces.

### **Biodiversity and geodiversity**

3.8 Sandall Beat Wood is a Local Nature Reserve and Site of Special Scientific Interest owing to its rich and diverse wildlife. The site is one of the largest areas of open space in the borough, comprising some 64 hectares (157 acres) of largely deciduous, urban fringe woodland amid a predominately urban landscape. Sandall Beat Wood lies to the south west of the settlement between Wheatley Golf Course and Cantley Park, an area that has been designated as a green wedge owing to its role in preserving the openness of the land between Armthorpe and the main urban area and its recreational value.

3.9 Adjoining the site to the east is a large cluster of small woodlands to the east and west of Barton Lane, including Elm Wood, Oak Wood, South Moor Wood and Crowther Wood. There are two ancient woodland

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<sup>4</sup> South Yorkshire Historic Environment Characterisation (see [sytimescapes.org.uk](http://sytimescapes.org.uk))

sites to the north of the golf course and south west of the settlement (Hag Wood and Shaw Wood). These woodland areas are designated as local wildlife sites.

3.10 Most of the land to the east of the M18 motorway is classed as grade 3 agricultural farmland (good to moderate quality).

3.11 The nearest Natura 2000 site (Thorne and Hatfield Moors Special Protection Area and Special Area of Conservation) is appropriately 6 km away from the area. Natura sites form part of the European wide network of protected areas established under the 1992 Habitats Directive.

### **Flood risk**

3.12 Unlike many other parts of Doncaster, Armthorpe does not have a history of flooding, as virtually the entire village lies within flood zone 1 (low probability of flooding), according to the Environment Agency's flood map.

### **Landscape and geology**

3.12 The landscape surrounding the study area is relatively flat and predominately arable but exhibits strong urban influences to the west and north (e.g. large pylons, power lines, open spaces and schools) and there is evidence of deep mining in the form of spoil heaps and quarries (sand and gravel extraction).

3.13 The underlying geology is Sherwood sandstone overlain by gravel and sand drifts, which give rise to sandy stony soils, areas of occasional woodland such as Shaw Wood, Crowther Wood and South Moor Wood, and a few remaining roadside patches of heathland bracken and gorse in the drier areas.

3.14 According to the Doncaster Landscape Character Assessment and Capacity Study, the landscape on the northern and eastern edges of Armthorpe has some capacity to accommodate new development due to its enclosed nature and low sensitivity to change. The assessment concludes that development in these locations would be preferable from a landscape perspective than the southern and western edges of the settlement (where the loss of landscape character cannot be satisfactorily mitigated) albeit it should be located away from areas which are at risk of coalescence, especially the narrow strip of farmland between Armthorpe and the main urban area which has a strong rural setting (e.g. Grange Farm).<sup>5</sup> The landscape along the southern edge of the settlement has limited or no capacity to accommodate new development. The northern boundary of the parish (A630) provides a strong physical boundary to built development, although it would benefit from further planting to screen housing from the main road. The assessment also identified a range of mitigation measures to offset any potential adverse effects upon the landscape arising from new development within the parish of Armthorpe. These include:

- locating development adjacent to existing large settlements (e.g. Armthorpe);
- locating development where existing woodland and localised dips in the landform provide screening;
- creating a buffer zone between new housing and busy roads (e.g. Westmoor Link and M18);
- maintain the separation and setting of the Grange Farm and Long Plantation nature sites to avoid the merging of settlements;
- retain the public right of way access to the countryside; and
- enhance the urban edge: incorporate additional screening in the form of new woodland/trees clumps and hedgerows.

3.15 A large green wedge separates the village from the main urban area to the north and east of the parish boundary and provides a "green lung" into Doncaster along the A630 from the M18 motorway as shown on the proposals map. This area includes large swathes of agricultural land and woodland/informal greenspace.

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<sup>5</sup> Landscape Character Assessment & Capacity Study (ECUS, March 2007)

3.16 Views into, along, across and out of the open spaces are also an important asset to the village, contributing to its setting and defining its character and sense of place.

### Air and climate

3.17 The main sources of atmospheric pollution arise from the proximity of the M18 motorway which runs from north to south through the eastern part of the parish and the A630 (Westmoor Link) which runs along the northern edge of the parish, as well as the existing quarry at Holme Wood Lane. The climate of the parish is described as a local variant of the British sub-oceanic climate.

### Green infrastructure

3.18 In terms of open space, Armthorpe is one of the most deficient areas in Doncaster (both formal and informal provision).

3.19 Armthorpe has an undersupply of both public parks and allotments, although Cantley Park (the largest park in Doncaster) lies within close proximity to the area between Bessacarr and Sandall Park Wood. There is also a severe shortage of formal open space in the form of outdoor sport pitches such as greens, courts and tracks<sup>6</sup>.

**Table 2: Greenspace requirements**

| Fields In Trust standard (informal) 0.8ha  | Fields In Trust standard (formal) 1.6ha | Public parks (0.69ha) | Woodlands & nature conservation areas (2 ha) | Allotments (0.13 ha) |
|--|---|-----------------------|--|----------------------|
| <b>-3.41</b>   | <b>-12.14</b>                           | <b>-4.38</b>          | <b>69.52</b>                                 | <b>-0.99</b>         |
| <p>There are a number of small amenity (housing and road verges) sites within the area (30 in total). The area also includes:</p> <ul style="list-style-type: none"> <li>• 2 nature conservation areas;</li> <li>• 1 wood;</li> <li>• 4 formal sites; and</li> <li>• 11 informal sites, of 3 have play equipment and 1 has a skate park.</li> </ul> <p>Due in part to the population and housing density, Armthorpe is deficient in all types of green space apart from woodlands and nature conservation</p> <p><b>Desk top analysis identifies the priority as: the provision of formal and informal open space and children’s play equipment and possibly allotments. Key greenspaces within the area include Armthorpe Miners Welfare and Markham Main Woodland.</b></p> |   |                       |  |                      |

3.20 Armthorpe has a relatively small amount of open space (approximately 23 hectares) relative to the size of the settlement.

### Retail, leisure and community facilities

3.21 Armthorpe has a relatively healthy and vibrant centre with low vacancy levels and offers diverse range of uses and facilities which generally serve the day-to-day needs of the area, including:

- two medium-sized supermarkets (e.g. Morrisons);
- a number of smaller format convenience retailers (e.g. Tesco Express);

<sup>6</sup> The results of the audit can found online at:

[www.doncaster.gov.uk/sections/planningandbuildings/localdevelopmentframework/sitesandpolicies/evidence\\_base/greenspacedocuments.asp](http://www.doncaster.gov.uk/sections/planningandbuildings/localdevelopmentframework/sitesandpolicies/evidence_base/greenspacedocuments.asp).

- a range of independent traders, including bread shops, take-a-ways, hair and beauty operators, off licenses and newsagents;
- high street banks and financial services (e.g. solicitors and estate agents);
- public houses;
- a nursery;
- a public library;
- health and dental facilities; and
- sport and recreational facilities (e.g. football clubs, social clubs).

3.22 The centre is relatively linear in nature and lies to the north and south of Church Street in the heart of Armthorpe.

3.23 The Core Strategy identifies Armthorpe as a district centre owing to the relatively large population and wide catchment area, which includes the settlements of Auckley, Barnby Dun, Bessacarr, Blaxton, Branton, Cantley and Kirk Sandall. The village centre benefits from ample car parking, a well-maintained street scene, national convenience retailers and good bus links and lies within close proximity to popular leisure and recreational facilities (e.g. Armthorpe Leisure Centre).

3.24 Armthorpe currently has 4 primary schools (Tranmoor, Southfield, Shaw Wood Academy and Our Lady of Sorrows) and a secondary school (The Armthorpe Academy).

### Transport and accessibility

3.25 Armthorpe is easily accessible via road due to its proximity to the A630 (Westmoor Link) which provides direct access to junction 4 of the M18 motorway and the town centre. Armthorpe Road/Doncaster Road bisects the area from east to west and provides direct access to Doncaster Royal Infirmary and the town centre. There are regular bus services from the town centre (services 81 or 82). There is no railway station or public transport interchange within or within close proximity of the village.

3.26 Armthorpe is also located around 4 miles (6.4 km) from Robin Hood Doncaster Sheffield Airport offering fast access to European business and holiday destinations. The relatively flat topography and motorway access has attracted a range of industrial and distribution companies such as IKEA and Next (clothing).

### Socio-economic characteristics

3.27 Armthorpe is not a deprived area when measured against national statistics. In the context of Doncaster, it is relatively affluent. The Index of Multiple Deprivation provides a national ranking of relative deprivation levels. According to the latest index, Armthorpe is ranked 11,471 out of 32,482 in England, where 1 was the most deprived and 32,482 the least (making it better than 30% of areas in England). This is further broken down as follows.

#### Income Deprivation: 54%



Better than 50% of areas in England

#### Employment: 21%



Better than 20% of areas in England

#### Health: 21%



Better than 20% of areas in England

#### Education: 21%



Better than 20% of areas in England

#### Barriers to Services: 67%



Better than 60% of areas in England

**Living Environment: 65%**

Better than 60% of areas in England

**Crime: 40%**

Better than 40% of areas in England

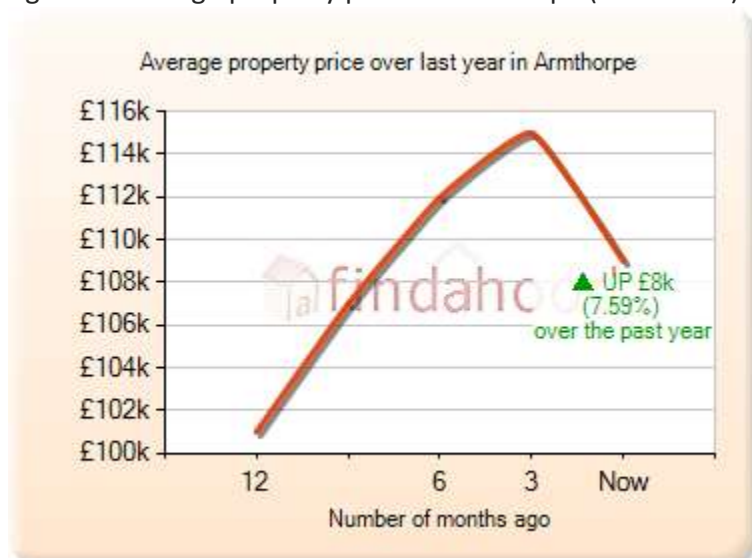
Source: Department for Communities and Local Government

3.28 Like all urban populated areas, Armthorpe does contain areas which suffer from poor health and low esteem, particularly the elderly and those who live alone, who do not enjoy the same level of prosperity or access to services. These areas are mainly located in the former pit stock housing with more affluent households being located in the cul-de-sac and bungalow housing stock that dominates the parish.

3.29 The average household income is similar to the Doncaster average although the average number of residents living in poverty is significantly worse than the Doncaster average. The main social issues affecting the village include poor dental hygiene, low rates of breastfeeding and significant rates of domestic violence and substance and alcohol misuse.

3.30 Average property prices in Armthorpe are much lower than the national average (109k) but higher than the Doncaster average (96k). The average house price rose by 7.59% in Armthorpe, from 101k to 109k (see figure 2 below) during the past year, bucking the trend in the Yorkshire and Humber region.

Figure 2: Average property price in Armthorpe (2013-2014)



Source: Communities and Local Government

3.31 Crime rates in Armthorpe are well below the regional average but slightly higher than the Doncaster average. Overall crime in Armthorpe fell 12% in 2013, reflecting the national and regional trend. The area has lower average rates of burglary, robbery and theft than the regional and national average but high levels of anti-social behaviour than the national average.

**Table 3: Crime results in Armthorpe**

| Crime reported             | Armthorpe |     | Yorkshire & the Humber | England & Wales |
|----------------------------|-----------|-----|------------------------|-----------------|
|                            | per 1000  | +/- | per 1000               | per 1000        |
| All crime                  | 104       | -12 | 116                    | 102             |
| Violence & sexual offences | 12        | -   | 12                     | 12              |
| Drugs                      | 1         | -1  | 2                      | 3               |
| Burglary                   | 7         | -4  | 11                     | 8               |
| Criminal damage & arson    | 10        | -1  | 11                     | 9               |

| Crime reported       | Armthorpe |     | Yorkshire & the Humber | England & Wales |
|----------------------|-----------|-----|------------------------|-----------------|
|                      | per 1000  | +/- | per 1000               | per 1000        |
| Robbery & theft      | 2         | -1  | 3                      | 4               |
| Vehicle              | 8         | +1  | 7                      | 6               |
| Antisocial behaviour | 44        | -1  | 45                     | 38              |

Source: Home Office; Communities and Local Government

3.32 Average annual household income is above the borough average but is significantly less than the national and regional average. Despite the relative deficiency of formal recreational provision, it has a higher proportion of open space compared to the regional and national average.

**Table 4: Annual household income**

| Statistic               | Armthorpe |      | Yorkshire & the Humber | England & Wales |
|-------------------------|-----------|------|------------------------|-----------------|
|                         |           | +/-  |                        |                 |
| Annual household income | £25k      | -£5k | £30k                   | £35k            |

Source: Office for National Statistics

3.33 Armthorpe has higher rate of home ownership, either outright or via a mortgage than the national average. There are relatively few council owned properties and a low proportion of households are in lowest council tax band (A). Educational achievement is comparable to the average and school absence and exclusion rates are relatively low<sup>7</sup>. A relatively low number of residents receive job seekers allowance compared to the Doncaster average.

3.34 The average life expectancy in Armthorpe is well below the national average but similar to the Doncaster average.

**Table 5: Life expectancy**

| Place     | Male | Female |
|-----------|------|--------|
| Armthorpe | 76   | 80     |
| Doncaster | 76.5 | 81     |
| UK        | 78.9 | 82.9   |

Source: Office for National Statistics

3.35 According to the 2011 census, the percentage of residents in Armthorpe rating their health as 'very good' is less than the national average. However, this is slightly above the Doncaster average.

3.36 In addition, the percentage of residents in Armthorpe rating their health as 'very bad' is more than the national average, suggesting that the health of Armthorpe residents is generally worse than in the average person in England.

**Table 6: General health**

| Variable         | Measure | Armthorpe | Doncaster | Yorkshire & the Humber | England |
|------------------|---------|-----------|-----------|------------------------|---------|
| Very good health | %       | 44.7      | 43.6      | 45.6                   | 47.2    |
| Good health      | %       | 32.8      | 34.1      | 34.4                   | 34.2    |
| Fair health      | %       | 15.3      | 15.1      | 14.0                   | 13.1    |
| Bad health       | %       | 5.5       | 5.6       | 4.7                    | 4.2     |
| Very bad         | %       | 1.7       | 1.6       | 1.3                    | 1.2     |

3.37 Armthorpe has a larger than average concentration of residents with either no qualifications or qualifications equal to 1 or more GCSE at grade D or below but is similar to the Doncaster average.

3.38 Armthorpe has significantly less higher and intermediate managerial, administrative or professional households than the national average. The rate of unemployment in Armthorpe is both higher than the borough and national average, suggesting that finding a job in this area is far from straightforward. The rate of claiming any benefit (which includes in work benefits) is more than 25% higher in Armthorpe than the national average, suggesting that many people maybe on a low salary or under employed.

3.39 According to census data from the Office for National Statistics, the population of Armthorpe has increased markedly in the past 20 years or so, from 12,499 in 1991 to 14,457 in 2011 – a percentage increase of around 15.6%. Between 2001 and 2011, Armthorpe’s population grew by 14.5%. This surge in population, which is expected to continue in the coming years, is fuelling the demand for new living space (e.g. private housing), jobs and service provision (e.g. recreational space) within the village. The recent redevelopment of the colliery has boosted the supply of housing in the village.

3.40 Armthorpe has an older population than the national average but the percentage of residents over the aged of 65 in Armthorpe is similar to the Doncaster average. The aging population will have an impact on local services with attendant resource implications.

3.41 Armthorpe has a higher level of residents born in the UK than the national average and a lower rate of residents either born in other EU countries or outside the EU. As such, it does not have a significant immigrant population.

#### **Difficulties encountered in compiling baseline information**

3.42 As identified in the scoping report there are gaps and discrepancies in the availability of information relating to the parish of Armthorpe.

- There has been no audit of community facilities in terms of quality, accessibility and value in the area or the borough as a whole.
- No survey information is available to investigate/measure the extent to which residents can access services and facilities within the village. This would help influence the location of new facilities and services in association with new development.

#### **Relevant sustainability issues**

3.43 Table 7 below establishes the relationship between relevant themes and objectives from plans and programmes that relate to the Armthorpe Neighbourhood Plan and the issues and challenges facing the area and how these should be addressed.



**Table 7: Relationship between relevant themes and objectives from plans and programmes and the issues and challenges that need to be addressed in the neighbourhood plan**

| Relevant neighbourhood plan theme          | Relevant plan or programme (e.g. Borough Strategy)   | Relevant Core Strategy objectives & policies   | Challenge – role of the Armthorpe Neighbourhood Plan  | Relevant sustainability issues & opportunities (including future needs & requirements)  |
|--|--|--|---|---|
| <p><b>Housing</b></p>                      | <ul style="list-style-type: none"> <li>• <b>Doncaster’s Housing Strategy (Better Homes, Better Places)</b></li> <li>• The vision of the strategy is: <i>‘to ensure everyone has the opportunity to access a quality, affordable home within a sustainable community’</i>.</li> <li>• Key objectives include increasing/improving housing; improving housing choices (e.g. vulnerable groups); improving the quality of housing (e.g. energy efficiency) and reducing the number of empty properties.</li> <li>• <b>Doncaster Borough Strategy</b></li> </ul>   | <ul style="list-style-type: none"> <li>• Objectives 4 and 5 (Core Strategy)</li> <li>• Policy CS10: Housing Requirement, Land Supply and Phasing</li> <li>• Policy CS12: Housing Mix and Affordable Housing</li> </ul> | <p>The Armthorpe Neighbourhood Plan can fulfil the statutory functions placed on it under the regulations. As such, it will allocate sites to accommodate new housing and employment uses and contain detailed policies, proposals and guidance to guide development on these sites.</p> <p>The Core Strategy states that Armthorpe will need to accommodate between 646 and 923 new homes over the plan period. This plan will need to set out a specific target to achieve this requirement.</p>  | <ul style="list-style-type: none"> <li>• Need for more social and affordable housing so local people can stay in the village and retirement/old people homes (e.g. bungalows) to meet the needs of the aging population</li> <li>• Avoid satellite developments; new housing should be fully integrated into the village</li> <li>• Future of the current housing stock, including the location, amount, mix and type of new housing</li> <li>• Prioritising sites that benefit from good access to services and transport links and can be integrated into the surrounding area.</li> </ul>  |
| <p><b>The economy, skills and jobs</b></p> | <ul style="list-style-type: none"> <li>• <b>NPPF</b> (paragraph 21)</li> <li>• <b>Doncaster Economic Growth Plan (2013- 2019)</b></li> <li>• <b>Borough Strategy</b></li> <li>• Key objectives include: <ul style="list-style-type: none"> <li>• creating a strong, connected and inclusive economy;</li> <li>• developing a strong, rebalanced and thriving economy that brings opportunities for improved quality of life to all;</li> <li>• creating the right conditions (e.g. positive external image and connectivity etc)</li> <li>• making the most of our assets and opportunities (e.g. green economy and retail assets); and</li> <li>• increasing skills and entrepreneurship</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Objectives 1 and 2 (Core Strategy)</li> <li>• Policy CS2 (Growth and Regeneration Strategy)</li> <li>• Policy CS5: Employment Strategy</li> </ul>                             | <p>Armthorpe is home to a number of major businesses and services which benefit from close proximity to the strategic highway network (a major economic asset to the town).</p> <p>The M18 motorway corridor has been earmarked to accommodate a significant amount of new distribution warehousing, particularly at junction 4 in Armthorpe (see policy CS2).</p> <p>The plan will therefore need to allocate sites to accommodate distribution warehousing and other employment uses around junction 4 of the M18 motorway and ensure that sufficient infrastructure can be provided to support new jobs and services in this location.</p> | <p>Some of these long term socio-economic issues are routed in Doncaster’s heavy industrial heritage and inflexibility of the local labour market.</p> <ul style="list-style-type: none"> <li>• Relatively poorly educated and low skilled workforce</li> <li>• Low levels of enterprise and innovation</li> <li>• High unemployment rates compounded by low rates of unemployment turnover all restrict Doncaster’s economic capacity.</li> <li>• A relatively high proportion of the population not in work</li> <li>• Significant numbers of jobs in those sectors where wages are low</li> <li>• Lower than average skills levels</li> <li>• Relatively low levels of innovation</li> <li>• Over dependency on the public sector</li> </ul> |

|  |   |   |  |   |
|--|---|---|--|---|
| <p><b>Transport connectivity, access, infrastructure provision and maintenance</b></p> | <ul style="list-style-type: none"> <li>• <b>NPPF</b> (paragraph 35)</li> <li>• <b>Sheffield City Region Growth Plan</b></li> <li>• <b>Sheffield City Region Transport Strategy 2011-2026</b>. The key goals of the strategy are: improve connectivity to support the economic growth of the city region; enhance social inclusion and health to ensure that people in all parts of the city region have access to activities; reduce emissions from vehicles; and promote a safer and secure transport network.</li> <li>• <b>Borough Strategy</b>. The strategy outlines a series of actions to ensure that Doncaster remains well connected borough and makes best use of road, rail and air connections</li> </ul> | <ul style="list-style-type: none"> <li>• Objectives 3 and 7 of the Core Strategy</li> <li>• Policy CS2: Growth and Regeneration Strategy states that a <i>“range of transport schemes will be developed and managed to support the settlement hierarchy and improve access to jobs and opportunities across the borough”</i>.</li> <li>• Policy CS9: Providing Travel Choice</li> </ul> | <p>Armthorpe is very well connected with the M18 running right through the parish. The M18 motorway connects Armthorpe with major cities and towns in the city region (e.g. Rotherham and Sheffield) and beyond and leads directly onto A1(M) and M180 motorways.</p> <p>Armthorpe currently faces a number of transport challenges and developments such as increased traffic arising from new development, poor public transport accessibility and rising car ownership. The area stands to benefit from improvements to the strategic transport network such as the new access road to Robin Hood Airport via junction 3 of the M18 motorway (FARRS) and new high speed rail link to London and other major conurbations (HS2).</p> | <ul style="list-style-type: none"> <li>• Traffic congestion is a problem, especially during peak periods</li> <li>• Existing public transport links are less than adequate and new bus stops and routes will be required to serve new development especially on urban extension sites.</li> <li>• Need for a mini public transport interchange in the heart of the village</li> <li>• Pedestrian and cycle links need to be improved to connect schools, housing and businesses and built and natural assets (e.g. Thorne and Hatfield Moors)</li> <li>• Maximise the accessibility benefits of the location</li> <li>• Promote more sustainable means of transport as an alternative to road.</li> </ul> |
| <p><b>Leisure and community facilities</b></p>   | <ul style="list-style-type: none"> <li>• <b>NPPF</b>(paragraphs 23-27)</li> <li>• <b>Borough Strategy</b></li> <li>• Key objectives include: <ul style="list-style-type: none"> <li>• improving the education and quality of life outcomes for all children/young people and protect them from harm;</li> <li>• raising education standards and aspirations;</li> <li>• working with the public, private and voluntary sectors to deliver the best outcomes; and</li> <li>• improving the quality of council services.</li> </ul> </li> </ul>   | <ul style="list-style-type: none"> <li>• Objective 5 of the Core Strategy</li> <li>• Policy CS1: Quality of Life</li> <li>• Policy CS7: Retail and Town Centres</li> </ul>  | <p>The Armthorpe Neighbourhood Plan Development has a pivotal role to play in ensuring that sufficient services and facilities are available (e.g. school places, doctor’s surgeries, dentists and leisure centres) of the right type, in the right location and size to meet current and future needs in the area, including certain groups, such as the young, elderly and other vulnerable people.</p>  | <ul style="list-style-type: none"> <li>• Improving the quality and range of recreation and community facilities and ensuring they are located in the most accessible places in association with new development, where possible</li> <li>• Improving access to the existing leisure centre, especially from Church Street</li> <li>• Shortfall of recreational greenspace</li> <li>• Need for a purpose built youth centre (out of hours)</li> <li>• Paucity of school places in Armthorpe)</li> </ul>  |
| <p><b>Shopping, the village centre and the high street</b></p>                         | <ul style="list-style-type: none"> <li>• <b>NPPF</b> (paragraphs 23-27)</li> <li>• <b>Borough Strategy</b></li> <li>• <b>Doncaster Economic Growth Plan</b></li> </ul>  | <ul style="list-style-type: none"> <li>• Policy CS1: Quality of Life</li> <li>• Policy CS7: Retail and Town Centres</li> </ul>  | <p>Armthorpe has a relatively thriving centre, offering a good range of shops and services along Church Street and Mill Street.</p> <p>The Armthorpe Neighbourhood Plan will need to ensure that the vitality and viability of this area is protected and where possible, enhanced whilst seeking to protect</p>   | <ul style="list-style-type: none"> <li>• Future role of the high street in a digital age</li> <li>• Integrating new shops and services within new housing and commercial development to meet needs of growing population</li> <li>• Need for additional facilities and services as population grows</li> <li>• Pressure from out-of-town retail and leisure</li> </ul>  |

|  |   |   |   |   |
|--|---|---|---|---|
|  |   |   | existing facilities in other locations  | development <ul style="list-style-type: none"> <li>Relationship between retail uses and other facilities including car parking provision</li> </ul>   |
| <b>Protecting and enhancing the built and natural environment</b>                                    | <ul style="list-style-type: none"> <li><b>NPPF</b> (paragraphs 17 and 61)</li> <li><b>Doncaster Environment Strategy</b></li> <li><b>Doncaster Green Infrastructure Strategy</b></li> <li><b>Borough Strategy</b></li> <li>Key objectives for creating a cleaner and greener environment include: <ul style="list-style-type: none"> <li>protecting and enhancing Doncaster’s environmental assets;</li> <li>responding to climate challenges;</li> <li>keeping the streets clean; and</li> <li>encouraging pride in the local environment.</li> </ul> </li> </ul>  | <ul style="list-style-type: none"> <li>Objectives 5 and 8 of the Core Strategy</li> <li>Policy CS3: Countryside</li> <li>Policy CS16: Valuing our Natural Environment</li> <li>Policy CS17: Providing Green Infrastructure</li> </ul> | <p>Armthorpe overlooks predominately open, arable farmland and woodland and a strategic open gap separates the village from the main urban area. The open countryside performs a number of valuable roles and functions in serving the needs of the village and its residents such as formal and informal recreation, forestry, wildlife networks and flood risk mitigation.</p> <p>While there is relatively limited amount of open space within existing built-up-areas, a number of local wildlife sites and ancient woodlands surround or adjoin the village within close proximity to housing.</p> <p>The Armthorpe Neighbourhood Plan will need to set out clear policies to protect and enhance the character and setting of the village and its surrounding landscape, including locally important assets (e.g. local wildlife sites)</p> | <ul style="list-style-type: none"> <li>National playing fields minimum standard (4 acres per 1000 population)</li> <li>Loss of views across open countryside</li> <li>Protecting and enhancing green wedges and avoiding settlement coalescence</li> <li>Use of multi games facilities on housing sites to address shortfall</li> <li>Need for additional allotment provision to address the needs of the population</li> </ul> |
| <b>Neighbourhoods - facilitating social interaction and creating healthy, inclusive communities.</b> | <ul style="list-style-type: none"> <li><b>NPPF</b> (paragraphs 69-74)</li> <li><b>Borough Strategy</b></li> <li>Key objectives for developing stronger communities include: <ul style="list-style-type: none"> <li>empowering residents to make a difference by increasing confidence and skills, improving local decision making arrangements, increasing collaboration and improving communication</li> <li>ensuring the best use of our assets (e.g. high profile events and tourist attractions);</li> <li>raising standards of living;</li> <li>reducing health inequalities;</li> <li>promoting healthier lifestyles;</li> <li>improving service provision with neighbourhood focus.</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>Policy CS1: Quality of Life</li> <li>Policy CS2: Growth and Regeneration Strategy</li> </ul>   | <p>Neighbourhood plans can play a valuable role in helping to deliver stronger, healthier, safer and inclusive communities. The Armthorpe Neighbourhood Plan will set out a shared vision with the local community of the type of environment and facilities they wish to see in their area.</p> <p>Armthorpe Parish Council will need to work closely with the local community to develop planning policies that promote social interaction, community cohesion and local empowerment. In particular, it will need to allocate or designate land to accommodate communal open space (e.g. active multi-use play facilities) and community facilities as well as encourage mixed-use development.</p>   | <ul style="list-style-type: none"> <li>Potential loss of local distinctiveness</li> <li>Lack of suitable recreation facilities – formal sport pitches and parks</li> <li>Health levels are below national average</li> <li>Ensuring adequate access to health care</li> <li>Adult sport participation rates are low</li> <li>Improve educational provision through “Building Schools for the Future” programme</li> </ul>       |

|  |  |   |   |   |
|--|--|---|---|---|
| <p><b>Sustainability and environmental protection</b></p>  | <ul style="list-style-type: none"> <li>• <b>Borough Strategy</b></li> <li>• Key objectives for creating a cleaner and better environment include: <ul style="list-style-type: none"> <li>• managing environmental resources and services</li> <li>• ensuring a quality environment and valuing the environmental assets</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Objective 10 of the Core Strategy</li> <li>• Policy CS4: Flooding and Drainage</li> <li>• Policy CS14: Design and Sustainable Construction</li> <li>• Policy CS18: Air, Water and Agricultural Land</li> </ul> | <p>The Armthorpe Neighbourhood Plan will have a key role in ensuring that new development proposals have due regard to environmental protection designations and policies such as medium to high flood risk areas, ground water protection zones, tree preservation orders, sites of special scientific interest and other areas of sensitivity such as archaeological sites.</p> | <ul style="list-style-type: none"> <li>• Armthorpe is relatively self-contained in physical terms and maintains its own physical identity and setting. but it is vulnerable to settlement coalescence, especially where the open gap between Edenthorpe and Armthorpe narrows.</li> <li>• Flood risk mitigation (e.g. surface water)</li> <li>• Air quality (e.g. M18)</li> <li>• Relatively high levels of traffic noise from A630/M18/business park</li> <li>• High quality agriculture land needs to be protected</li> <li>• Opportunities to enhance tree and hedgerow belts along A630 and improve the public rights of way network</li> </ul> |
| <p><b>Priorities for investment and local projects</b></p> |  |   | <p>The Armthorpe Neighbourhood Plan should consider how investment in the parish should be prioritised and the opportunities to schedule phase and break down development can be programmed.</p>  | <ul style="list-style-type: none"> <li>• Infrastructure provision such as roads, public transport and energy can be enhanced as part of the overall new development proposals.</li> </ul>   |

## CHAPTER 4: APPRAISING THE ARMTHORPE NEIGHBOURHOOD DEVELOPMENT PLAN AND ALTERNATIVE OPTIONS

4.1 The purpose of this stage is to predict, describe and evaluate the effects of the neighbourhood development plan, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. In doing so, it will ensure that the policies of the plan are sustainable and represent the most appropriate means of delivering the objectives and policies of the adopted Core Strategy (given all reasonable alternatives). It specifically focuses on those effects that are considered to be significant, whether temporary or permanent; positive or negative; short, medium and long term; and cumulative (i.e. where the policy or site is likely to have an impact over a wide area) or synergistic in nature.

4.2 The appraisal process has been undertaken using the methodology outlined in chapter 1 of this report and the scoping report of the Local Development Framework. The Armthorpe Neighbourhood Plan has been assessed against a series of objectives and decision-making criteria (see table 5: sustainability framework) which have been derived from the scoping stage.

4.3 Some changes have been made to the sustainability framework to make it more appropriate for the parish of Armthorpe<sup>8</sup>.

**Table 8: Sustainability framework of the Doncaster Local Development Framework**

| Ref | Objective  | Detailed decision making criteria   | Indicators   |
|-----|--|---|--|
| 1   | Employment opportunities available to everyone   | Will the policy or site help to:<br>(1) provide opportunities to create jobs?<br>(2) attract medium sized businesses to the area and grow local supply chains?  | (1) Output gap<br>(2) Economic activity<br>(3) Indices of multiple deprivation   |
| 2   | Conditions which enable business success, economic growth and investment, and a diverse economy                                | Will the policy or site:<br>(1) make Armthorpe more attractive to potential investors/businesses?<br>(2) support existing businesses?   | (1) ABI Sector Analysis<br>(2) Additional floorspace (type)<br>(3) Employment land by type<br>(4) Indices of multiple deprivation                                |
| 3   | Education and training opportunities which build the skills and capacity of the population                                     | Will the policy or site:<br>1) improve qualifications and skills in young people?<br>2) provide opportunities for adults to learn new skills?   | (1) Qualified to level 2 or higher<br>(2) Percentage of pupils achieving 5 or more GCSEs<br>(3) Indices of multiple deprivation                                  |
| 4   | Quality housing provided that is available to everyone including vulnerable people, disadvantaged groups and rural communities | Will the policy or site:<br>(1) contribute to the provision of affordable housing which meets local needs, including those of the rural population?<br>(2) contribute to a mix of uses, tenures and/or house types? | (1) Net additional dwellings<br>(2) Amount of housing land (3) Building for Life<br>(4) Code for Sustainable Homes/BREEAM<br>(5) Indices of multiple deprivation |
| 5   | Conditions and services which minimise noise, dust, light and air pollution  | Will the policy or site:<br>(1) reduce direct pollution?<br>(2) reduce indirect pollution (e.g. increased traffic)?   | (1) Number of developments on best and most versatile agricultural land  |
| 6   | Safety and security for people and property  | Will the policy or site:<br>(1) promote buildings and developments which are 'secure by design'?<br>(2) address anti-social behaviour?  | (1) Code for Sustainable Homes/BREEAM<br>(2) Indices of multiple deprivation   |
| 7   | Access to culture, leisure and recreation activities will be available to all  | Will the policy or site:<br>(1) make it easier for people to have healthy lifestyles?   | (1) Access to services by public transport etc<br>(2) Amount of public open  |

<sup>8</sup> This framework provides the basis for assessing the social, economic and environmental effects of the Local Development Framework, including neighbourhood plans and other relevant development plan documents. It has been used to compare different options (including the suitability of potential housing, employment and mineral sites) and help select the most appropriate and sustainable outcomes.

| Ref | Objective   | Detailed decision making criteria   | Indicators  |
|-----|---|---|---|
|     |   | (2) facilitate access to fit for purpose open space?<br>(3) increase opportunities to access to the natural environment?<br>(4) increase opportunities to access to cultural facilities such as museums?  | space<br>(3) Indices of multiple deprivation<br>(4) Physical activity levels of adults (Active People Survey from Sport England)  |
| 8   | Efficient land use patterns that minimise the need to travel and local needs met locally  | Will the policy or site:<br>(1) result in new developments being located in accordance with the settlement hierarchy?<br>(2) facilitate access to services such as health, education, retail etc (including in rural areas)?  | (1) Access to services by public transport etc<br>(2) Access to jobs by public transport etc<br>(3) Number of trips made by cycling/walking.                                |
| 9   | An efficient transport network which maximises access and minimises detrimental impacts   | Will the policy or site:<br>(1) result in new developments being located in areas served by public transport?<br>(2) facilitate walking and cycling?<br>(3) maximise the efficiency and capacity of existing transport infrastructure?<br>(4) facilitate the transport of freight by canal or rail? | (1) Congestion  |
| 10  | Reuse of previously developed sites and buildings   | Will the policy or site:<br>(1) provide opportunities for existing buildings to be reused?<br>(2) provide the opportunities to redevelop existing brownfield or contaminated land?<br>(3) avoid the use of greenfield sites?  | (1) Number of dwellings on brownfield land<br>(2) Level of employment development on brownfield land<br>(3) Level of development on brownfield land                         |
| 11  | An attractive place   | Will the policy or site positively contribute to:<br>(1) a high quality built environment?<br>(2) the overall townscape?<br>(3) landscape character?  | (1) Building for Life<br>(2) Changes in townscape and landscape (measured through Landscape Character Assessment and Capacity Study and other relevant studies)             |
| 12  | Cultural heritage conserved and enhanced  | Will the policy or site conserve or enhance those elements which contribute to the significance of designated or non-designated heritage assets and their settings?   | (1) Number of heritage assets at risk<br>(2) Net loss of heritage assets  |
| 13  | To protect, enhance and increase the borough's biodiversity and geodiversity  | Will the policy or site facilitate:<br>(1) the protection and enhancement of designated sites?<br>(2) the protection and enhancement of other non-designated features of interest?<br>(3) the creation of new features of biodiversity value?   | (1) Number and condition of Sites of Special Scientific Interest<br>(2) Changes in area of biodiversity importance<br>(3) Management of local wildlife and geological sites |
| 14  | Conservation of soil and minerals resource, including prevention of soil pollution and sterilisation of minerals                            | Will the policy or site:<br>(1) result in the protection/retention of the best and most versatile agricultural land (grades 1-3a)?<br>(2) avoid the sterilisation of mineral resources?<br>(3) facilitate the use of recycled rather than primary aggregates?                                       | (1) Air quality in Air Quality Management Area  |
| 15  | Quality and quantity of groundwater, ponds, lakes and water courses conserved and enhanced in accordance with the Water Directive Framework | Will the policy or site:<br>(1) increase the quality and quantity of the water environment?<br>(2) reduce direct or indirect pollution of the water environment?  | (1) Groundwater indicators  |
| 16  | Greenhouse gas emissions minimised and a managed response to the effects of climate change  | Will the policy or site:<br>(1) result in the reduction of greenhouse gas emissions?<br>(2) result in development that is able to withstand the effects of climate change?  | (1) Adapting to climate change<br>(2) Carbon dioxide emissions per capita   |
| 17  | Flood risk minimised  | Will the policy or site:<br>(1) help to address the flood risk of existing properties?<br>(2) help to avoid development within flood zones 2  | 1) Planning permissions granted contrary to Environment Agency advice<br>2) Area covered by flood zone  |

| Ref | Objective   | Detailed decision making criteria  | Indicators   |
|-----|---|--|--|
|     |   | and 3?<br>(3) ensure that where development in flood zones 2 and 3 is necessary that the flood risk will be addressed?   | 2 or 3   |
| 18  | Prudent and efficient use of energy and natural resources (including water) by developments without unnecessary production of waste and promotion of both waste minimisation and recycling techniques | Will the policy or site reduce the amount of natural resources required in the construction, use and decommissioning of development?   | (1) Code for Sustainable Homes/BREEAM<br>(2) Mineral extraction<br>(3) Household waste recycled and composted  |
| 19  | Efficient use of physical infrastructure  | Will the policy or site:<br>(1) support proposals within the capacity of existing infrastructure or;<br>(2) where there is no existing capacity will the policy facilitate the development of new sustainable infrastructure for the benefit of the parish and the borough as a whole? | (1) Percentage of applications approved as departures from the LDF   |
| 20  | Protect, enhance and increase green infrastructure within the borough   | Will the policy or site:<br>(1) protect the borough's green infrastructure?<br>(2) enhance the borough's green infrastructure?<br>(3) facilitate the creation of new green infrastructure which will improve links and corridors between open space?                                   | (1) Management of local wildlife and geological sites<br>(2) Changes in townscape and landscape (measured through Landscape Character Assessment and Capacity Study other relevant studies)<br>(3) Amount of public open space |

4.4 Where significant adverse impacts are predicted to arise, mitigation measures have been identified within the assessment. These include suggested changes to the policy wording (e.g. environmental offsetting) and the provision of new supporting infrastructure (e.g. landscape buffers) to enhance the quality and performance of the plan.

### Summary of findings

4.5 The draft Armthorpe Neighbourhood Plan contains 35 policies (see appendix 2 overleaf). Each policy (including the alternative options, where relevant) has been individually assessed against the objectives and decision making criteria of the framework. The results of the policies and options can be found in matrix format in appendix 1.

4.6 The assessment uses a rating system to judge the performance of the policy or option against each objective as illustrated below.

+ Mainly positive effects  
 ++ Major significant positive effects  
 ++/- Mainly significant positive effects but some negative effects  
 0 Neutral effects  
 ? The effects are uncertain  
 +/- A mix of both positive and adverse effects  
 - Mainly adverse effects  
 -- Major significant adverse effects  
 --/+ Mainly significant adverse effects but some positive effects

## Developing and appraising the alternative options

4.7 The Armthorpe Neighbourhood Development Plan needs to allocate sufficient land to accommodate between 700 and 900 new homes and new employment provision during the plan period to meet the growth requirements relating to the settlement of Armthorpe as set out in the adopted Core Strategy in line with the National Planning Policy Framework.

4.8 Developers and the parish council have identified a long list of potential sites (from a range of sources, including evidence from the Employment Land Review and Strategic Housing Land Availability Assessment), which have the ability to accommodate new development, and these are outlined in appendix 1. These sites have been appraised against a range of considerations including strategic planning principles, policy based criteria, delivery potential and results of the consultation (a summary of the housing site selection methodology and the criteria used to assess the merits of each site is available to view or download from the parish council’s website). The detailed site selection criteria address many of the sustainability considerations within the headline objectives set out in the sustainability framework (see table 8 above).

4.9 In addition to the above, all of the potential housing and employment sites have been appraised individually against the 20 objectives/decision-making criteria of the sustainability framework (as required under the SEA Directive) and the likely effects of these sites have also been predicted and assessed. This process has been critical in aiding decisions in respect of informing the choice of preferred sites set out in the draft neighbourhood plan.

4.10 If the neighbourhood plan is not implemented or adopted, it is anticipated that new development within the boundary of the parish will come forward in a piecemeal, uncoordinated fashion. The neighbourhood plan provides a means of ensuring that new development is coordinated alongside the delivery of new infrastructure and reflects the needs and priorities of the area.

## CHAPTER 5: CONCLUSIONS AND RECOMMENDATIONS

5.1 The sustainability appraisal shows that the effects of the emerging plan policies will largely be positive or neutral in nature. However, a number of negative effects have also been identified so that changes can be made to the draft plan to mitigate, reduce or offset these effects and/or improve the overall sustainability of the plan.

**Table 9: Recommendations on how the Armthorpe Neighbourhood Development Plan could be improved**

| Relevant policies                               | Commentary  | Reason  | Recommendation   |
|---|---|---|--|
| <b>Policy ANP2: Integrating allocated sites</b> | The title of the policy “Integrating allocated sites” is misleading. The wording of the policy refers to all proposals for new housing within the parish of Armthorpe, not just allocated sites.  | <ul style="list-style-type: none"> <li>To ensure that the principles of good design (e.g. spatial integration) apply to all development proposals</li> </ul>  | <ul style="list-style-type: none"> <li>Amend the title and wording of the policy accordingly</li> </ul>  |
| <b>Policy ANP5: Design of new development</b>   | <p>The remit of the policy should be widened to include non-allocated sites (e.g. windfalls) within residential policy areas.</p> <p>New housing development will be located within a sensitive part of the open countryside which is vulnerable to change (proximity to green wedge, trees and hedgerows etc). As such, it warrants a coordinated approach to site delivery and implementation</p> | <ul style="list-style-type: none"> <li>To ensure that all new housing development achieves and maintains a high standard of design</li> <li>To ensure that new development reflects the character of the existing townscape or landscape and is well integrated into the surrounding area.</li> <li>To deliver high quality design outcomes (see paragraph 59 of the NPPF)</li> </ul> | <ul style="list-style-type: none"> <li>Amend the wording of the policy to include a reference to non-allocated sites</li> <li>Insert a new bullet point requiring the preparation of a design code to inform the design and layout of new housing on allocated sites such as density, massing, circulation, access etc.</li> </ul> |



|  |  |  |   |
|--|--|--|---|
|  | through a design code or masterplan.   | <ul style="list-style-type: none"> <li>To ensure a coordinated approach to the delivery of housing</li> </ul>  |   |
| <b>Policies ANP1 and ANP5</b>  | Developers will be required to submit a flood risk assessment as the proposed housing sites are over 1 hectare as part of the planning applications as required under policy CS4 of the Core Strategy and the NPPF. This requirement will also apply to windfall housing developments over 1 hectare in size.  | <ul style="list-style-type: none"> <li>To ensure that flood risk issues are satisfactorily addressed through the planning application process</li> </ul>   | <ul style="list-style-type: none"> <li>Where appropriate, it would be useful to include suitable cross- references in the plan to relevant policies relating to flood risk such as policy CS4.</li> </ul>   |
| <b>Policy ANP8: Provision of a mix of housing types</b>                          | <p>Policy CS12 of the Core Strategy states that a mix of dwellings and tenures will be sought in all housing developments. It will be up to the market to determine the precise mix of housing on a given site, depending on the prevailing character of the area and other delivery considerations, such as viability. As such, this policy is not compatible with the Core Strategy as currently drafted. .</p> <p>The 15 dwellings threshold applies to affordable housing (see policy CS12).</p> | <ul style="list-style-type: none"> <li>To ensure that the plan is consistent with higher level policies</li> </ul>   | <ul style="list-style-type: none"> <li>Include non-allocated sites within the remit of the policy and add a cross-reference to the strategic housing market assessment which will assist in the implementation of the policy (i.e. inform the mix, size and tenure of new housing in Armthorpe).</li> </ul> |
| <b>Policies ANP10 and ANP11: Residential site briefs for the allocated sites</b> | The neighbourhood plan requires the identification of a significant area of open space to ensure that the integrity of the green wedge (which serves to protect the openness of the countryside between Edenthorpe and Armthorpe) is protected and enhanced. However, it is important to consider the future role and function of this space and how it will be integrated with the surrounding area.  | <ul style="list-style-type: none"> <li>To ensure that the green wedge has a beneficial use and is not underutilised.</li> <li>Links between the green wedge, the development sites and other important areas of open space need to be maximised.</li> </ul>                        | <ul style="list-style-type: none"> <li>Amend the wording of policies ANP10 and ANP11.</li> <li>Specific requirements relating to the green wedge could be included to strengthen the robustness of the policy</li> <li>Policies ANP10 and ANP11 could be also combined.</li> </ul>                          |
| <b>Policy ANP13: Local Employment Sites</b>                                      | The development requirements relating to this policy should be included within the explanatory text of the plan.   |  |   |
| <b>Policy ANP28: Armthorpe Miners' Welfare</b>                                   | This site lies within a prominent location at the gateway into the district centre and town centre uses would be permitted as an alternative, subject to conditions.   | <ul style="list-style-type: none"> <li>To enhance the character and setting of the district centre</li> <li>To enhance connections to existing recreational space at the rear of the site</li> <li>To reduce the visual impact of development from the high street</li> </ul>      | <ul style="list-style-type: none"> <li>Additional criteria could be added to the wording of the policy to ensure that new development is well integrated into the district centre and provides a frontage to Church Street as well as improved connections to existing open space.</li> </ul>               |
| <b>ANP31: Public open space</b>  | <p>The policy seeks to ensure that public open space is accessible and connects to other open spaces.</p> <p>New development also provides an opportunity to link new open spaces to the public rights of way network. The plan will also need to give due regard to the safety and security of users in the design and layout of open space.</p>  | <ul style="list-style-type: none"> <li>To enhance the connectivity of the wider green infrastructure network</li> <li>To improve connections to the public rights of way and cycle network</li> <li>To ensure that public open space is safe, secure and well designed.</li> </ul> | <ul style="list-style-type: none"> <li>Amend the policy wording to clarify that public open space will be expected to provide links to pedestrian/cycle routes and take into account the safety and security of users.</li> </ul>   |

## APPENDIX 1: ASSESSMENT OF POTENTIAL SITE OPTIONS

### Housing site options

This section provides a detailed assessment of the potential housing options within the parish of Armthorpe which have been identified through the Doncaster Strategic Housing Land Availability Assessment and consultation. Each site option has been individually assessed against the 20 objectives from the sustainability framework (see table 8).

|   |                 |  |                           |                             |                            |                      |   |
|---|-----------------|--|---------------------------|-----------------------------|----------------------------|----------------------|---|
| <b>Site reference</b>   |                 | <b>170</b>                               |                           |                             |                            |                      |   |
| <b>Site address</b>   |                 | <b>Rear of Parkway / Tranmoor</b>        |                           |                             |                            |                      |   |
| <b>Size (ha)</b>  |                 | <b>9.92</b>                              |                           |                             |                            |                      |   |
| <b>Potential site capacity</b>  |                 | <b>377 units</b>                         |                           |                             |                            |                      |   |
| <b>Significance and magnitude of impact</b>   |                 |  |                           |                             |                            |                      |   |
| <b>Major positive</b>   | <b>Positive</b> | <b>Mainly positive but some negative</b> | <b>Neutral</b>            | <b>Uncertain</b>            | <b>Adverse</b>             | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
| SA4   | SA7             | SA17                                     | SA1, SA2, SA3, SA12, SA14 | SA5, SA15, SA16, SA18, SA20 | SA8, SA9, SA10, SA11, SA13 |                      | SA19                                    |
| <b>Commentary</b>   |                 |  |                           |                             |                            |                      |   |
| <p>This greenfield site is located in a low risk flood area and provides a significant opportunity to enhance the attractiveness of the settlement edge but would extend Armthorpe into the open countryside. However, development in this location would have potential negative impacts on the integrity of a local wildlife site and the character of the townscape/surrounding landscape. The site has limited accessibility to public transport, cycle routes and other facilities in the village. Overall, the site is predicted to have more negative than positive impacts on the sustainability objectives.</p> <p>Due to its location within a mineral safeguarding area, development proposals will be required to provide borehole data from a qualified geologist confirming that the extraction of sand and gravel would not be economically feasible or environmentally acceptable in line with Core Strategy policy CS20.</p> |                 |  |                           |                             |                            |                      |   |

|   |                 |  |                 |                       |                |                      |   |
|---|-----------------|--|-----------------|-----------------------|----------------|----------------------|---|
| <b>Site reference</b>   |                 | <b>302</b>                               |                 |                       |                |                      |   |
| <b>Site address</b>   |                 | <b>Barton Lane</b>                       |                 |                       |                |                      |   |
| <b>Size (ha)</b>  |                 | <b>4.89</b>                              |                 |                       |                |                      |   |
| <b>Potential site capacity</b>  |                 | <b>185 units</b>                         |                 |                       |                |                      |   |
| <b>Significance and magnitude of impact</b>   |                 |  |                 |                       |                |                      |   |
| <b>Major positive</b>   | <b>Positive</b> | <b>Mainly positive but some negative</b> | <b>Neutral</b>  | <b>Uncertain</b>      | <b>Adverse</b> | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
| SA8, SA10   | SA4, SA9, SA20  | SA11, SA17                               | SA3, SA12, SA14 | SA5, SA15, SA16, SA18 | SA1, SA2, SA13 |                      | SP7, SP19                               |
| <b>Commentary</b>   |                 |  |                 |                       |                |                      |   |
| <p>A brownfield site in the existing urban area, with good links to open spaces and facilities/services in the village. New development would result in the loss of existing employment land, but it would provide an opportunity to enhance the character and appearance of the landscape/townscape. There are no known physical constraints or contamination issues, although the adjacent local wildlife site (South Moor Wood) will limit/inhibit the future housing capacity of the site.</p> <p>The quality and quantity of open space within the area is particularly good and a dense network of public rights of way provides important links between the site and shops and services within the village and the open countryside. There are several parks and recreation areas within walking distance of the site, such as school playing fields, private sport grounds and allotments.</p> <p>In general, the site scores well against the sustainability objectives, especially in terms of health and well being, green infrastructure, accessibility and landscape, with some adverse impacts relating to employment and business objectives.</p> <p>Due to its location within a mineral safeguarding area, development proposals will be required to provide borehole data from a qualified geologist confirming that the extraction of sand and gravel would not be economically feasible or environmentally acceptable in line with policy CS20.</p> |                 |  |                 |                       |                |                      |   |

|                                |  |                      |  |  |  |  |  |
|--------------------------------|--|----------------------|--|--|--|--|--|
| <b>Site reference</b>          |  | <b>422</b>           |  |  |  |  |  |
| <b>Site address</b>            |  | <b>The Lings</b>     |  |  |  |  |  |
| <b>Size (ha)</b>               |  | <b>18.9</b>          |  |  |  |  |  |
| <b>Potential site capacity</b> |  | <b>640 dwellings</b> |  |  |  |  |  |

| Significance and magnitude of impact   |                          |                                   |           |  |           |               |                                  |
|--|--------------------------|-----------------------------------|-----------|--|-----------|---------------|----------------------------------|
| Major positive   | Positive                 | Mainly positive but some negative | Neutral   | Uncertain                              | Adverse   | Major adverse | Mainly adverse but some positive |
| SA4  | SA1, SA2, SA7, SA9, SA19 | SA17, SA20                        | SA3, SA12 | SA5, SA6, SA13, SP14, SA15, SA16, SA18 | SA8, SA10 |               | SA11, SP16                       |
| <b>Commentary</b>  |                          |                                   |           |  |           |               |                                  |
| <p>The site could potentially form part of a large mixed-use scheme with employment provision on land adjacent West Moor Park at a key gateway location into Armthorpe and the main urban area, benefiting from excellent access to the M18 motorway (via the A630) and employment opportunities in the nearby business park.</p> <p>The landscape is less sensitive than other parts of the green wedge as it does have a functional or physical relationship with the main urban area. Development provides an opportunity to enhance trees/hedgerows but it would extend Armthorpe into the open countryside and impact on some views into and out of the site. <b>Development would also deliver affordable / key worker housing close to employment.</b></p> <p><b>Mitigation is needed to ensure that the visual continuity and integrity of the green wedge is maintained. Existing mature trees and hedgerows should be retained and enhanced, wherever possible.</b> Many of the adverse effects can be mitigated through high quality design and landscaping (e.g. a generous planting scheme along the northern and western edges). Overhead power lines run through the middle of the site, but it will not affect the viability of the scheme.</p> <p>Due to its location within a mineral safeguarding area, any development proposals will be required to provide borehole data from a qualified geologist confirming that the extraction of sand and gravel would not be economically feasible or environmentally acceptable in line with Core Strategy CS20.</p> <p>0</p> |                          |                                   |           |  |           |               |                                  |

| <b>Site reference</b>   | 431           |                                   |                |                       |                                 |               |                                  |
|---|---------------|-----------------------------------|----------------|-----------------------|---------------------------------|---------------|----------------------------------|
| <b>Site address</b>   | Grange Farm   |                                   |                |                       |                                 |               |                                  |
| <b>Size (ha)</b>  | 44.2          |                                   |                |                       |                                 |               |                                  |
| <b>Potential site capacity</b>  | 900 dwellings |                                   |                |                       |                                 |               |                                  |
| Significance and magnitude of impact  |               |                                   |                |                       |                                 |               |                                  |
| Major positive  | Positive      | Mainly positive but some negative | Neutral        | Uncertain             | Adverse                         | Major adverse | Mainly adverse but some positive |
| SA4   | SA1, SA7      | SA9, SA13, SA17                   | SA2, SA3, SA12 | SA6, SA15, SA18, SA19 | SA5, SA8, SA9, SA10, SA14, SA16 | SA11          | SA20                             |
| <b>Commentary</b>   |               |                                   |                |                       |                                 |               |                                  |
| <p>The site comprises predominately agricultural farmland and forms part of a sensitive open gap between Armthorpe and Edenthorpe but benefits from good access to strategic highway network (via the A630). Development in this location would significantly reduce the physical separation between Armthorpe and Edenthorpe and the openness of the countryside, leading to potential coalescence and loss of settlement identity/townscape character contrary to Core Strategy policies CS2 and CS17. The site is some distance from Armthorpe district centre and suffers from poor access to public transport.</p> <p>Shaw Wood, a semi-natural ancient woodland, bounds the southern edge of the site. Screen planting will be required along the northern and southern edges of the site to reduce the visual impact of the development, offering glimpsed views of the site from the A630 and school playing fields. <b>The site does not relate well to existing development in the village and fulfils several green wedge functions.</b></p> <p>Some positive elements have been identified (e.g. the site will promote access to open spaces which will encourage healthier lifestyles). However, it is envisaged that new housing will have a significant adverse impact on the setting and character of Armthorpe due to its location within a sensitive part of the green wedge, as explained in the landscape character assessment.</p> |               |                                   |                |                       |                                 |               |                                  |

| <b>Site reference</b>                | 513                             |                                   |                |                             |                                 |               |                                  |
|--------------------------------------|---------------------------------|-----------------------------------|----------------|-----------------------------|---------------------------------|---------------|----------------------------------|
| <b>Site address</b>                  | West of Nutwell Lane, Armthorpe |                                   |                |                             |                                 |               |                                  |
| <b>Size (ha)</b>                     | 39.83                           |                                   |                |                             |                                 |               |                                  |
| <b>Potential site capacity</b>       | 988 dwellings                   |                                   |                |                             |                                 |               |                                  |
| Significance and magnitude of impact |                                 |                                   |                |                             |                                 |               |                                  |
| Major positive                       | Positive                        | Mainly positive but some negative | Neutral        | Uncertain                   | Adverse                         | Major adverse | Mainly adverse but some positive |
| SA4                                  | SA1, SA7, SA17                  | SA19                              | SA2, SA3, SA12 | SA6, SA15, SP16, SA18, SA20 | SA5, SA8, SA9, SA10, SA13, SA14 | SA11          | SA20                             |
| <b>Commentary</b>                    |                                 |                                   |                |                             |                                 |               |                                  |

This site lies adjacent to site 514 (East of Nutwell Lane). Development within this location would significantly extend Armthorpe into the open countryside, resulting in the loss of high quality agricultural land and natural habitat (e.g. water voles). New housing would not be well related to the existing built form and undermine the nucleated settlement pattern. Suitable mitigation will be required to reduce the impact of the development on the setting of the landscape (including the openness of the green wedge) and minimise the loss of wildlife.

The site has no known physical constraints, with low probability of flooding. **Nutwell Water Treatment Works lies within close proximity to the site and may give rise to issues concerning residential amenity and odour nuisance.**

The Doncaster Landscape Character Assessment and Capacity Study confirms that the landscape has limited capacity to absorb large-scale housing extensions in this location. Some positive impacts have been identified (e.g. proximity to woodland and parkland). However, development is likely to give rise to significant adverse impacts on the character of the townscape and landscape, some of which cannot be mitigated.

**Due to its location within a mineral safeguarding area, development proposals will be required to provide borehole data from a qualified geologist confirming that the extraction of sand and gravel would not be economically feasible or environmentally acceptable in line with policy CS20.**

|  |                 |  |                      |                             |                           |                      |   |
|--|-----------------|--|----------------------|-----------------------------|---------------------------|----------------------|---|
| <b>Site reference</b>  |                 | <b>514</b>                               |                      |                             |                           |                      |   |
| <b>Site address</b>  |                 | <b>East of Nutwell Lane, Armthorpe</b>   |                      |                             |                           |                      |   |
| <b>Size (ha)</b>   |                 | <b>22.86</b>                             |                      |                             |                           |                      |   |
| <b>Potential site capacity</b>   |                 | <b>418 dwellings</b>                     |                      |                             |                           |                      |   |
| <b>Significance and magnitude of impact</b>  |                 |  |                      |                             |                           |                      |   |
| <b>Major positive</b>  | <b>Positive</b> | <b>Mainly positive but some negative</b> | <b>Neutral</b>       | <b>Uncertain</b>            | <b>Adverse</b>            | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
| SA4  | SA1, SA7, SA17  | SA13, SA19                               | SA2, SA3, SA12, SA14 | SA6, SA15, SA16, SA18, SA19 | SA5, SA8, SA9, SP10, SP14 | SA11                 | SA20                                    |
| <b>Commentary</b>  |                 |  |                      |                             |                           |                      |   |
| <p>This site lies adjacent to site 513 (West of Nutwell Lane). Development within this location would significantly extend Armthorpe into the open countryside, resulting in the loss of high quality agricultural land and natural habitat. The landscape character and capacity study confirms that the landscape has limited capacity to absorb large-scale housing extensions in this location. The site is not well related to the existing built form and development would undermine the nucleated settlement pattern. The site has no known physical constraints, although an overhead electricity line bisects the site and access to public transport and community provision (e.g. schools) is limited.</p> <p><b>Nutwell Waste Water Treatment Works lies to the immediate south of the site which may give rise to residential amenity and odour nuisance problems.</b></p> <p>Some positive impacts have been identified (e.g. good access to open spaces) but development is likely to give rise to significant adverse impacts on the character of the townscape/landscape, some of which cannot be mitigated.</p> <p><b>Due to its location within a mineral safeguarding area, development proposals will be required to provide borehole data from a qualified geologist confirming that the extraction of sand and gravel would not be economically feasible or environmentally acceptable in line with policy CS20.</b></p> |                 |  |                      |                             |                           |                      |   |

|   |                 |  |                      |                       |                       |                      |   |
|---|-----------------|--|----------------------|-----------------------|-----------------------|----------------------|---|
| <b>Site reference</b>   |                 | <b>525</b>   |                      |                       |                       |                      |   |
| <b>Site address</b>   |                 | <b>Land off Barton Lane &amp; Rear Of Horsehills Lane, Armthorpe</b> |                      |                       |                       |                      |   |
| <b>Size (ha)</b>  |                 | <b>3.52</b>  |                      |                       |                       |                      |   |
| <b>Potential site capacity</b>  |                 | <b>133 units</b>   |                      |                       |                       |                      |   |
| <b>Significance and magnitude of impact</b>   |                 |  |                      |                       |                       |                      |   |
| <b>Major positive</b>   | <b>Positive</b> | <b>Mainly positive but some negative</b>                             | <b>Neutral</b>       | <b>Uncertain</b>      | <b>Adverse</b>        | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
| SA4   | SA1, SA7, SA17  | SA13   | SA2, SA3, SA12, SA14 | SA6, SA15, SA16, SA18 | SA5, SA9, SA10, SA14, | SP8, SA19            | SP11, SP20                              |
| <b>Commentary</b>   |                 |  |                      |                       |                       |                      |   |
| <p>The site lies within walking distance of an existing employment site and has good access to open space and wildlife habitats. There are no known flood risk issues. However, poor access to the highway and public transport network poses a significant constraint to development. Barton Lane does not have sufficient capacity to accommodate development on this site and alternative means of access are not currently available. The nearest bus stop is a 700 – 950 metre walk from the site and there are limited opportunities to extend services to the site.</p> <p>The proximity of the local wildlife site and overhead power line will also restrict/inhibit the housing capacity of the site.</p> |                 |  |                      |                       |                       |                      |   |

Cumulatively, these adverse impacts are potentially significant as mitigation may not be feasible. Development of this site represents an extension into the open countryside but it relates well to the existing urban form as the site wraps around the western edge of the settlement. New housing would be less visually intrusive than most of the other urban extension sites.

Due to its location within a mineral safeguarding area, development proposals will be required to provide borehole data from a qualified geologist confirming that the extraction of sand and gravel would not be economically feasible or environmentally acceptable in line with Core Strategy policy CS20.

|   |                     |  |                 |                             |                 |                      |   |
|---|---------------------|--|-----------------|-----------------------------|-----------------|----------------------|---|
| <b>Site reference</b>   |                     | <b>602</b>                               |                 |                             |                 |                      |   |
| <b>Site address</b>   |                     | <b>Land adjacent A630, Armthorpe</b>     |                 |                             |                 |                      |   |
| <b>Size (ha)</b>  |                     | <b>10.7</b>                              |                 |                             |                 |                      |   |
| <b>Potential site capacity</b>  |                     | <b>406 units</b>                         |                 |                             |                 |                      |   |
| <b>Significance and magnitude of impact</b>   |                     |  |                 |                             |                 |                      |   |
| <b>Major positive</b>   | <b>Positive</b>     | <b>Mainly positive but some negative</b> | <b>Neutral</b>  | <b>Uncertain</b>            | <b>Adverse</b>  | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
| SA4   | SA1, SA2, SA7, SA17 | SA13, SA19                               | SA3, SA12, SA14 | SA6, SA15, SA16, SA18, SA19 | SA5, SA10, SA14 | SA8, SA11            | SA9, SA20                               |
| <b>Commentary</b>   |                     |  |                 |                             |                 |                      |   |
| <p>The site lies to the east of site 422 (The Lings) and an existing business park. The site is designated in the current Unitary Development Plan as an existing open space policy area but benefits from good access to public transport (subject to the provision of a new access route) and existing employment uses (West Moor Park). <b>Development would also deliver affordable / key worker housing close to employment.</b></p> <p>The A630 lies to the immediate north of the site and provides direct road access to the M18 motorway and Doncaster town centre. There are no known flooding issues.</p> <p>Development of the site would extend the village into the countryside, leading to the loss of high grade agricultural land and habitat. However, the A630 provides a strong physical buffer between the site and the countryside beyond. <b>Mitigation will be required to protect and maintain the integrity and visual continuity of the green wedge between Edenthorpe and Armthorpe and soften the edge of development, such as habitat creation, landscape treatment and public open space, to help reduce noise from the A630/business park.</b></p> <p>The site lies within groundwater source protection zones 1 and 2. Development on the site would need to ensure there is no increased risk of pollution to ground water quality within the aquifer in line with best practice.</p> |                     |  |                 |                             |                 |                      |   |

|   |                 |  |                      |                             |                       |                      |   |
|---|-----------------|--|----------------------|-----------------------------|-----------------------|----------------------|---|
| <b>Site reference</b>   |                 | <b>474</b>                               |                      |                             |                       |                      |   |
| <b>Site address</b>   |                 | <b>West of Hatfield Lane, Armthorpe</b>  |                      |                             |                       |                      |   |
| <b>Size (ha)</b>  |                 | <b>24.25</b>                             |                      |                             |                       |                      |   |
| <b>Potential site capacity</b>  |                 | <b>925 dwellings</b>                     |                      |                             |                       |                      |   |
| <b>Significance and magnitude of impact</b>   |                 |  |                      |                             |                       |                      |   |
| <b>Major positive</b>   | <b>Positive</b> | <b>Mainly positive but some negative</b> | <b>Neutral</b>       | <b>Uncertain</b>            | <b>Adverse</b>        | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
| SA4   | SA1, SA7, SA9   | SA13, SP19                               | SA2, SA3, SA12, SA14 | SA6, SA15, SA16, SA18, SA19 | SA5, SA10, SA14, SA17 | SA8, SA11            | SA20                                    |
| <b>Commentary</b>   |                 |  |                      |                             |                       |                      |   |
| <p>The site lies to the east of Grange Farm (site 431) and west of the "Lings" (site 422) and benefits from good access to public transport, greenspace, employment (e.g. West Moor Park) and the motorway network (via the A630).</p> <p>Development would reduce the open gap between Edenthorpe and Armthorpe but the landscape is less sensitive than other parts of the green wedge because the site does have a functional relationship with the main urban area and the A630 provides a strong physical buffer between the site and the countryside. As such, it is not considered that development would have an adverse impact on the character and appearance of the area.</p> <p>It is understood that part of the site may be prone to flood and a detailed flood risk assessment would be required to determine the necessary measures to offset or mitigate the risk of flooding. <b>Mitigation will also be required to ensure that the continuity of the green wedge is not affected. Existing mature trees and hedgerows should be retained and enhanced, wherever possible.</b></p> <p>Due to its location within a mineral safeguarding area, any development proposals will be required to provide borehole data from a qualified geologist confirming that the extraction of sand and gravel would not be economically feasible or environmentally acceptable in line with Core Strategy CS20.</p> |                 |  |                      |                             |                       |                      |   |

|   |                 |  |                            |                             |                |                      |   |
|---|-----------------|--|----------------------------|-----------------------------|----------------|----------------------|---|
| <b>Site reference</b>   |                 | <b>Land to adjacent Oak Wood and off Barton Lane</b> |                            |                             |                |                      |   |
| <b>Site address</b>   |                 | <b>528</b>   |                            |                             |                |                      |   |
| <b>Size (ha)</b>  |                 | <b>9.65</b>  |                            |                             |                |                      |   |
| <b>Potential site capacity</b>  |                 | <b>366</b>   |                            |                             |                |                      |   |
| <b>Significance and magnitude of impact</b>   |                 |  |                            |                             |                |                      |   |
| <b>Major positive</b>   | <b>Positive</b> | <b>Mainly positive but some negative</b>             | <b>Neutral</b>             | <b>Uncertain</b>            | <b>Adverse</b> | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
| SA4   | SA1, SA7, SA17  | SA19   | SA2, SA3, SA14, SA12, SP14 | SA6, SA19, SA15, SA16, SA18 | SA5, SA9, SA10 | SA8, SA11, SA13      | SA20                                    |
| <b>Commentary</b>   |                 |  |                            |                             |                |                      |   |
| <p>The site lies adjacent to site 170 (rear of Parkway, Tranmoor) and has good access to open space and wildlife habitats. There are no known flood risk issues. However, poor access to the highway and public transport network poses a significant constraint to development. Barton Lane does not have sufficient capacity to accommodate development on this site and alternative means of access are not currently available. The site is also subject to a ransom strip. Due to the access issues, the site is not considered to be deliverable during the plan period.</p> <p>The proximity of the local wildlife site (Oak Wood) which cuts through the middle of the site and an overhead power line will also restrict/inhibit the housing capacity of the site. Suitable mitigation will be required to reduce the visual impact of the development on the countryside /green wedge although the potential disturbance to wildlife will require further investigation.</p> <p>Due to its location within a mineral safeguarding area, development proposals will be required to provide borehole data from a qualified geologist confirming that the extraction of sand and gravel would not be economically feasible or environmentally acceptable in line with policy CS20.</p> |                 |  |                            |                             |                |                      |   |

|  |                 |  |                      |                             |                |                      |   |
|--|-----------------|--|----------------------|-----------------------------|----------------|----------------------|---|
| <b>Site reference</b>  |                 | <b>596</b>                               |                      |                             |                |                      |   |
| <b>Site address</b>  |                 | <b>South west of Armthorpe</b>           |                      |                             |                |                      |   |
| <b>Size (ha)</b>   |                 | <b>63.71</b>                             |                      |                             |                |                      |   |
| <b>Potential site capacity</b>   |                 | <b>2420</b>                              |                      |                             |                |                      |   |
| <b>Significance and magnitude of impact</b>  |                 |  |                      |                             |                |                      |   |
| <b>Major positive</b>  | <b>Positive</b> | <b>Mainly positive but some negative</b> | <b>Neutral</b>       | <b>Uncertain</b>            | <b>Adverse</b> | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
| SA4  | SA1, SA7, SA17  | SA19                                     | SA2, SA3, SA12, SA14 | SA6, SA19, SA15, SA16, SA18 | SA5, SA10,     | SA8, SA9, SA11, SA13 | SA20                                    |
| <b>Commentary</b>  |                 |  |                      |                             |                |                      |   |
| <p>This large greenfield site extends over a wide area from Low Farm/Tranmoor Wood in the north to the water treatment works to the southwest of the settlement. There are no bus stops or public transport routes within close walking distance of the site. The site adjoins other potential development sites (170, 513 and 514).</p> <p>Development will have a significant adverse impact on the integrity or setting of a local wildlife site. No development should take place within the boundary of the local wildlife site and a suitable biodiversity offsetting scheme will be required to mitigate or avoid the loss of wildlife. Water drains criss-cross the site and will need to be diverted.</p> <p>Development would reduce the openness of the strategic gap between Armthorpe and Bessacarr (main urban area of Doncaster) and affect the integrity of the green wedge, exacerbating the threat of settlement coalescence. The site adjoins the open countryside on three sides and there are no natural or defensible boundaries, giving rise to potential significant adverse impacts on landscape/townscape, biodiversity and land use patterns. The site is not deliverable within the plan period according to the Doncaster Strategic Housing Land Availability Assessment.</p> <p>Due to its location within a mineral safeguarding area, development proposals will be required to provide borehole data from a qualified geologist confirming that the extraction of sand and gravel would not be economically feasible or environmentally acceptable in line with policy CS20</p> |                 |  |                      |                             |                |                      |   |

## Employment site options

The matrices below set out the detailed assessment of potential options (both major and local employment sites) within the parish of Armthorpe.

Major employment sites are defined as large sites capable of accommodating warehouses and distribution uses, located near to main roads and preferably near to motorways (see paragraph 4.12 of the Core Strategy). Local employment sites are smaller, with more direct access from urban areas. These sites will have the flexibility to permit alternative uses.

Please note: sites 48, 156 and 166 adjoin but lie beyond the boundary of the parish, as defined within the Armthorpe Neighbourhood Plan. For the avoidance of doubt, they have been included as part of the appraisal of potential employment sites because they could give rise to potential cumulative effects on features of acknowledged importance within the parish.

## Major Employment Site Options

|  |                   |  |                          |                    |                |                      |   |
|--|-------------------|--|--------------------------|--------------------|----------------|----------------------|---|
| <b>Site reference</b>  |                   | <b>4</b>                                   |                          |                    |                |                      |   |
| <b>Site address</b>  |                   | <b>West Moor Park Extension, Armthorpe</b> |                          |                    |                |                      |   |
| <b>Size (ha)</b>   |                   | <b>40.00</b>                               |                          |                    |                |                      |   |
| <b>Potential future uses</b>   |                   | <b>B1, B2 and B8 uses</b>                  |                          |                    |                |                      |   |
| <b>Significance and magnitude of impact</b>  |                   |  |                          |                    |                |                      |   |
| <b>Major positive</b>  | <b>Positive</b>   | <b>Mainly positive but some negative</b>   | <b>Neutral</b>           | <b>Uncertain</b>   | <b>Adverse</b> | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
| SA1, SA2, SA3, SA9   | SA7, SA17<br>SA19 |  | SA4, SA12,<br>SA15, SA14 | SA6, SA13,<br>SA18 | SA10, SA16     | SA5                  |   |
| <b>Commentary</b>  |                   |  |                          |                    |                |                      |   |
| <p>The site forms part of the open countryside which extends to the east of the settlement between the M18 motorway, West Moor Park and existing built-up-area. The site benefits from outline planning permission (08/02201/OUTA) and good access to the transport network (A630 and junction 4 of the M18 motorway). There are regular bus services from West Moor Park to Armthorpe, Edenthorpe and Doncaster town centre.</p> <p>Development on this site would relate well to the existing built form, forming a natural extension to West Moor Park. West Moor Park is a well-established business and distribution hub on junction 4 of the M18 and includes several large distribution companies, such as Ikea and Next. Development would not fundamentally alter the character of the landscape as the site is relatively well contained on three sides. The M18 motorway provides a strong physical barrier to the open countryside to the east. The site consists mainly of woodland and grassland, interspersed with trees and hedgerows, which give it an enclosed feel and help screen views from neighbouring receptors such as the motorway, business park and electricity pylons. There are direct views across the site from existing residential properties along Nutwell Lane.</p> <p>Overall, the site performs well against the sustainability objectives with generally positive scores. However, noise and air pollution from the motorway/business park could have potential negative impacts on human health and the urban environment. Suitable landscape treatment will be required to reduce the visual and noise impacts arising from development, especially from existing residential areas and the open countryside.</p> |                   |  |                          |                    |                |                      |   |

|   |                         |   |                          |                    |                          |                      |   |
|---|-------------------------|---|--------------------------|--------------------|--------------------------|----------------------|---|
| <b>Site reference</b>   |                         | <b>48</b>                                 |                          |                    |                          |                      |   |
| <b>Site address</b>   |                         | <b>Armthorpe Concept Masterplan</b>       |                          |                    |                          |                      |   |
| <b>Size (ha)</b>  |                         | <b>27.24</b>                              |                          |                    |                          |                      |   |
| <b>Potential future uses</b>  |                         | <b>General industrial or distribution</b> |                          |                    |                          |                      |   |
| <b>Significance and magnitude of impact</b>   |                         |   |                          |                    |                          |                      |   |
| <b>Major positive</b>   | <b>Positive</b>         | <b>Mainly positive but some negative</b>  | <b>Neutral</b>           | <b>Uncertain</b>   | <b>Adverse</b>           | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
| SA1, SA2, SA9   | SA3, SA7,<br>SA17, SA19 | SP20                                      | SA4, SA12,<br>SA15, SA14 | SA6, SA13,<br>SA18 | SA5, SA10,<br>SA11, SA16 |                      |   |
| <b>Commentary</b>   |                         |   |                          |                    |                          |                      |   |
| <p>Lying between the A630 (Westmoor Link) and West Moor Park, the site is well located in relation to the strategic transport network, offering excellent access to the motorway junction off the A630. There are no known physical constraints which would preclude the development of this site. The site is judged to have moderate landscape capacity and value.</p> <p>Whilst forming a natural extension to the existing business park, development in this location would reduce the openness of the strategic gap between the A630 and the settlement edge, which will, in turn, have an impact on views and existing trees/hedgerows across the site. The site is closer to housing than the business park and a suitable landscape buffer/green corridor would need to be provided along the southern and western edges of the site to help screen the development from residential areas, in line with the recommendations of the Doncaster Landscape Character Assessment and Capacity Study.</p> <p>Development of the site would provide an opportunity to consolidate existing business activity and attract new investment within</p> |                         |   |                          |                    |                          |                      |   |

an expanding employment corridor along the M18 motorway which will have a positive impact on the growth of the local economy and the attractiveness of the area to potential investors.

|  |                   |   |                          |                    |                     |                      |   |
|--|-------------------|---|--------------------------|--------------------|---------------------|----------------------|---|
| <b>Site reference</b>  |                   | <b>156</b>                                |                          |                    |                     |                      |   |
| <b>Site address</b>  |                   | <b>North of West Moor Park, Armthorpe</b> |                          |                    |                     |                      |   |
| <b>Size (ha)</b>   |                   | <b>74.10</b>                              |                          |                    |                     |                      |   |
| <b>Potential future uses</b>   |                   | <b>B2 and B8</b>                          |                          |                    |                     |                      |   |
| <b>Significance and magnitude of impact</b>  |                   |   |                          |                    |                     |                      |   |
| <b>Major positive</b>  | <b>Positive</b>   | <b>Mainly positive but some negative</b>  | <b>Neutral</b>           | <b>Uncertain</b>   | <b>Adverse</b>      | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
| SA1, SA2, SA3, SA9   | SA7, SP17<br>SA19 | SA8                                       | SA4, SA12,<br>SA14, SA15 | SA6, SA13,<br>SA18 | SA10, SA16,<br>SA17 | SA5, SA11            |   |
| <b>Commentary</b>  |                   |   |                          |                    |                     |                      |   |
| <p>The site is strategically located along the A630 (Westmoor Link) within close proximity to junction 4 of the M18 motorway and the existing business park.</p> <p>The site is judged to be of moderate landscape sensitivity and value. On the other hand, new development will create a salient in the open countryside and would be “out of character” with the predominately agricultural landscape. The A630 forms a strong physical boundary to built development which separates the business park from the open countryside beyond. There is no built development to the north of the A630. The Doncaster Landscape Character Assessment and Capacity Study states that: “<i>The elevated A630 and M18 provides views into the area and the noise from both roads is very apparent.....large-scale warehouses of West Moor Park dominate the area, negatively affecting the quality of surrounding landscape</i>”. The proximity of the site to the motorway and business park means that the site experiences high levels of noise from road traffic and industrial processes.</p> <p>The site has good access to public transport routes, open spaces and existing employment opportunities within the settlement. Several public rights of way traverse the site. New development offers the opportunity to consolidate existing business activity within the area and attract new jobs and investment within close proximity to strategic highway motorway network.</p> <p>The site lies within an area of high flood risk and will require a detailed flood risk assessment to mitigate and offset the risk of flooding. New development would have a significant adverse impact on the character and physical identity of the settlement in that it would physically extend northwards beyond existing defensible boundaries. Suitable measures will be required to mitigate/offset the impact of noise and air pollution from the business park, M18 and A630 and the loss of trees/historic hedgerows.</p> <p>Due to its location within a mineral safeguarding area, development proposals will be required to provide borehole data from a qualified geologist confirming that the extraction of sand and gravel would not be economically feasible or environmentally acceptable in line with policy CS20.</p> |                   |   |                          |                    |                     |                      |   |

|  |                   |  |                          |                  |                          |                      |   |
|--|-------------------|--|--------------------------|------------------|--------------------------|----------------------|---|
| <b>Site reference</b>  |                   | <b>166</b>   |                          |                  |                          |                      |   |
| <b>Site address</b>  |                   | <b>Adjacent Cozen Croft, Armthorpe</b>                     |                          |                  |                          |                      |   |
| <b>Size (ha)</b>   |                   | <b>16.94</b>   |                          |                  |                          |                      |   |
| <b>Potential future uses</b>   |                   | <b>General industrial and distribution (B1, B2 and B8)</b> |                          |                  |                          |                      |   |
| <b>Significance and magnitude of impact</b>  |                   |  |                          |                  |                          |                      |   |
| <b>Major positive</b>  | <b>Positive</b>   | <b>Mainly positive but some negative</b>                   | <b>Neutral</b>           | <b>Uncertain</b> | <b>Adverse</b>           | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
| SA1, SA2, SA3, SA9   | SA7, SA17<br>SA19 | SA8  | SA4, SA12,<br>SA15, SA14 | SA6, SA18        | SA5, SA10,<br>SA16, SA20 | SA11, SA13           |   |
| <b>Commentary</b>  |                   |  |                          |                  |                          |                      |   |
| <p>The site benefits from excellent access to the motorway network (junction 4 of the M18) and main urban area. There are no known flood risk issues.</p> <p>Development would have a negative impact on the setting of the existing farm (a local wildlife site) in the open countryside, creating a salient. The A630 forms a strong physical boundary to built development which separates the business park from the open countryside beyond. There is no built development to the north of the A630. Overall, the capacity of the landscape to accommodate large-scale development is moderate. The landscape character assessment states that “<i>The elevated A630 and M18 provides views into the area and the noise from both roads is very apparent.....large-scale warehouses of West Moor Park dominate the area, negatively affecting the quality of surrounding landscape</i>”.</p> <p>While there is no risk of settlement coalescence in the short or medium term, it is likely that development would have significant cumulative/long term impact on the physical identity and character of the settlement, potentially leading to further expansion northwards into open countryside beyond defensible boundaries. New development in this location would need to take into account the sensitivity of the landscape and include suitable measures to mitigate or offset the impact of noise from the business park and the M18/A630.</p> |                   |  |                          |                  |                          |                      |   |



|   |  |  |                       |                  |   |                      |   |
|---|--|--|-----------------------|------------------|---|----------------------|---|
| <b>Site reference</b>   | <b>155</b>   |  |                       |                  |   |                      |   |
| <b>Site address</b>   | <b>Westfield Farm, Armthorpe</b>                           |  |                       |                  |   |                      |   |
| <b>Size (ha)</b>  | <b>64.69</b>   |  |                       |                  |   |                      |   |
| <b>Potential future uses</b>  | <b>General industrial and distribution (B1, B2 and B8)</b> |  |                       |                  |   |                      |   |
| <b>Significance and magnitude of impact</b>   |  |  |                       |                  |   |                      |   |
| <b>Major positive</b>   | <b>Positive</b>  | <b>Mainly positive but some negative</b> | <b>Neutral</b>        | <b>Uncertain</b> | <b>Adverse</b>                          | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
| SA1, SA2, SA3, SA9  | SA7, SA17  | SA8                                      | SA4, SA12, SA15, SA14 | SA6, SA18        | SA5, SA10, SA11, SA13, SA16, SA19, SA20 | SA9                  |   |
| <b>Commentary</b>   |  |  |                       |                  |   |                      |   |
| <p>A large greenfield site on the southern edge of Armthorpe between the M18 motorway, Nutwell Lane and Ox Carr Wood within predominately arable countryside.</p> <p>Due to the flat and exposed nature of the site, it is likely that large-scale employment uses would be highly visible, especially towards the motorway and Westfield Farm. Views of the site from existing residential areas overlook a number of detracting features including overhead power lines, the M18 motorway and an existing water treatment works. The landscape beyond the southern boundary has an attractive parkland feel, linking Cantley Park with Sandall Beat Wood. There are several local wildlife sites to the west of the site, including Tranmoor Wood, Crowther Wood and Ox Carr Wood. The site does not relate well to the existing urban form, creating a salient.</p> <p>New development would be dependant on the provision of a new access route to junction 4 of the M18 motorway to create extension to West Moor Park, but this represents a long-term option. The nearest motorway/trunk road junction is about 2km away (junction 4 of the M18).</p> <p>Due to its location within a mineral safeguarding area, development proposals will be required to provide borehole data from a qualified geologist confirming that the extraction of sand and gravel would not be economically feasible or environmentally acceptable in line with policy CS20.</p> <p>The sensitive nature of the location means that development is likely to give rise to a number of adverse effects in relation to landscape/green wedge, biodiversity, public transport, agricultural land, open space, land uses and transportation which could be cumulatively significant.</p> |  |  |                       |                  |   |                      |   |

|   |   |  |                             |                  |                       |                      |   |
|---|---|--|-----------------------------|------------------|-----------------------|----------------------|---|
| <b>Site reference</b>   | <b>48</b>                                 |  |                             |                  |                       |                      |   |
| <b>Site address</b>   | <b>Armthorpe Concept Masterplan</b>       |  |                             |                  |                       |                      |   |
| <b>Size (ha)</b>  | <b>27.24</b>                              |  |                             |                  |                       |                      |   |
| <b>Potential future uses</b>  | <b>General industrial or distribution</b> |  |                             |                  |                       |                      |   |
| <b>Significance and magnitude of impact</b>   |   |  |                             |                  |                       |                      |   |
| <b>Major positive</b>   | <b>Positive</b>                           | <b>Mainly positive but some negative</b> | <b>Neutral</b>              | <b>Uncertain</b> | <b>Adverse</b>        | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
| SA1, SA2, SA3, SA9  | SA7, SA17<br>SA19                         |  | SA4, SA12, SA15, SA14, SA20 | SA6, SA13, SA18  | SA5, SA10, SA11, SA16 |                      |   |
| <b>Commentary</b>   |   |  |                             |                  |                       |                      |   |
| <p>Lying between the A630 (Westmoor Link) and West Moor Park, the site is well located in relation to the strategic transport network, offering excellent access to the motorway junction off the A630. There are no known physical constraints which would preclude the development of this site. The site has moderate value in terms of its contribution to the landscape and wider countryside.</p> <p>Whilst forming a natural extension to the existing business park, development in this location would reduce the openness of the strategic gap between the A630 and settlement edge, which will, in turn, have an impact on views (visual amenity) and existing trees/hedgerows across the site. The site is closer to housing than the business park and a suitable landscape buffer/green corridor would need to be provided along the northern edge of the settlement to help screen the development from existing housing areas and the open countryside, in line with the recommendations of the Doncaster Landscape Character Assessment and Capacity Study (<a href="http://www.doncaster.gov.uk/planningandbuildings/doncasterlandscapecharacterassessment">www.doncaster.gov.uk/planningandbuildings/doncasterlandscapecharacterassessment</a>).</p> <p>New development offers the opportunity to consolidate existing business activity within the area and attract new jobs and investment within close proximity to strategic highway motorway network.</p> |   |  |                             |                  |                       |                      |   |

|                       |                        |
|-----------------------|------------------------|
| <b>Site reference</b> | <b>92</b>              |
| <b>Site address</b>   | <b>Holme Wood Farm</b> |

|  |                 |  |                       |                  |                             |                      |   |
|--|-----------------|--|-----------------------|------------------|-----------------------------|----------------------|---|
| <b>Size (ha)</b>   |                 | <b>103.07</b>                            |                       |                  |                             |                      |   |
| <b>Potential future uses</b>   |                 | <b>B2 and B8 uses</b>                    |                       |                  |                             |                      |   |
| <b>Significance and magnitude of impact</b>  |                 |  |                       |                  |                             |                      |   |
| <b>Major positive</b>  | <b>Positive</b> | <b>Mainly positive but some negative</b> | <b>Neutral</b>        | <b>Uncertain</b> | <b>Adverse</b>              | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
| SA1, SA2   | SA3, SA19       | SA7                                      | SA4, SA12, SA15, SA20 | SA6, SA13, SA18  | SA8, SA10, SA14, SA16, SA17 | SA5, SA11            | SA9                                     |
| <b>Commentary</b>  |                 |  |                       |                  |                             |                      |   |
| <p>This site lies to the north of site 93 (Holme Wood Farm 2) between the M18 motorway, Holme Wood and Holme Wood Lane. Due to its position on junction 4 of the motorway the site offers an attractive industrial and distribution location which could potentially facilitate business growth in an area of high market demand.</p> <p>Although the site is highly accessible by road, it is relatively remote from more deprived areas of the borough and overlooks open countryside on the periphery of the plan area. The nearest bus stop is 0.7 miles away along the A630 at West Moor Park.</p> <p>The site is subject to relatively high levels of noise from motorway traffic and sand and gravel operations, which will require appropriate mitigation. The site lies within an area of flood risk (flood zone 2).</p> <p>New development in this location would represent a significant incursion into the open countryside, creating an unsympathetic salient that would be out of character with the prevailing landscape. The elevated M18 motorway provides glimpsed views across the site although it acts as an effective buffer between the site and existing residential areas to the west. The site consists of high-grade arable farmland, a number of mature trees and a dense network of historic hedgerows which extend to the west of the site and contribute to the character of the wider landscape. As a result, it is likely that new development would give rise to significant adverse environmental impacts.</p> <p>Due to its location within a mineral safeguarding area, development proposals will be required to provide borehole data from a qualified geologist confirming that the extraction of sand and gravel would not be economically feasible or environmentally acceptable in line with policy CS20.</p> |                 |  |                       |                  |                             |                      |   |

|  |                 |  |                       |                  |                             |                      |   |
|--|-----------------|--|-----------------------|------------------|-----------------------------|----------------------|---|
| <b>Site reference</b>  |                 | <b>93</b>                                |                       |                  |                             |                      |   |
| <b>Site address</b>  |                 | <b>Holme Wood Farm 2</b>                 |                       |                  |                             |                      |   |
| <b>Size (ha)</b>   |                 | <b>92.58</b>                             |                       |                  |                             |                      |   |
| <b>Potential future uses</b>   |                 | <b>B2 and B8 uses</b>                    |                       |                  |                             |                      |   |
| <b>Significance and magnitude of impact</b>  |                 |  |                       |                  |                             |                      |   |
| <b>Major positive</b>  | <b>Positive</b> | <b>Mainly positive but some negative</b> | <b>Neutral</b>        | <b>Uncertain</b> | <b>Adverse</b>              | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
| SA1, SA2   | SA3, SA19       | SA7                                      | SA4, SA12, SA15, SA20 | SA6, SA13, SA18  | SA8, SA10, SA14, SA16, SA17 | SA5, SA11            | SA9                                     |
| <b>Commentary</b>  |                 |  |                       |                  |                             |                      |   |
| <p>The site lies to the south of site 92 (Holme Wood Farm) between the M18 motorway and Holme Wood Lane. Due to its position on junction 4 of the motorway the site offers an attractive industrial and distribution location which could potentially facilitate business growth in an area of high market demand. Although the site is highly accessible by road, it is relatively remote from more deprived areas of the borough and is set well back from the built-up-area. The nearest bus stop is 0.7 miles away at West Moor Park.</p> <p>New development in this location would represent a significant incursion into the open countryside, creating an unsympathetic salient that would be out of character with the prevailing landscape. The site is subject to relatively high levels of noise and air pollution from motorway traffic and sand and gravel operations, which will require appropriate mitigation. The site also lies within an area of flood risk.</p> <p>Part of the site has permission for leisure uses which may not be compatible with large warehouse units. The appraisal suggests that there are more suitable locations for employment within the parish of Armthorpe.</p> |                 |  |                       |                  |                             |                      |   |

|   |                 |  |                       |                  |                              |                      |   |
|---|-----------------|--|-----------------------|------------------|------------------------------|----------------------|---|
| <b>Site reference</b>                       |                 | <b>168</b>                               |                       |                  |                              |                      |   |
| <b>Site address</b>                         |                 | <b>Armthorpe South</b>                   |                       |                  |                              |                      |   |
| <b>Size (ha)</b>                            |                 | <b>78.18</b>                             |                       |                  |                              |                      |   |
| <b>Potential future uses</b>                |                 | <b>B2 and B8</b>                         |                       |                  |                              |                      |   |
| <b>Significance and magnitude of impact</b> |                 |  |                       |                  |                              |                      |   |
| <b>Major positive</b>                       | <b>Positive</b> | <b>Mainly positive but some negative</b> | <b>Neutral</b>        | <b>Uncertain</b> | <b>Adverse</b>               | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
| SA1, SA2,                                   | SA3, SA7, SA17  | SA8                                      | SA4, SA12, SA14, SA15 | SA6, SA13, SA18  | SA10, SA11, SA16, SA17, SA19 | SA5, SA9             |   |

|  |
|--|
| <b>Commentary</b>  |
| The site does not score well in sustainability terms due to its distance from the strategic highway network (A630 and junction 4 of the M18 motorway) and relative remoteness from existing employment sites and public transport services. The landscape/townscape is particularly sensitive to change owing to the diversity of wildlife and proximity of ancient woodlands (local wildlife sites) within the northern part of the site. According to the landscape character assessment, new development should be avoided within this part of the green wedge to preserve existing tree cover, avoid land use fragmentation and retain the open character of the countryside. The site contributes to the eastern setting of Doncaster and performs an important role in maintaining a clear physical separation between Armthorpe and the main urban area (Bessacarr and Cantley), both of which are vulnerable to coalescence. The site also overlooks areas of landscape and ecological value such as Sandall Beat Wood and Cantley Park. The site will require access via existing residential areas, which, in turn, has the potential to exacerbate existing congestion problems within the village. There are no known flooding issues. |

## Local employment site options

|  |  |  |                                  |                  |                       |                      |   |
|--|--|--|----------------------------------|------------------|-----------------------|----------------------|---|
| <b>Site reference</b>  | <b>211</b>   |  |                                  |                  |                       |                      |   |
| <b>Site address</b>  | <b>Gunhills Lane 2, Armthorpe</b>                          |  |                                  |                  |                       |                      |   |
| <b>Size (ha)</b>   | <b>1.27</b>  |  |                                  |                  |                       |                      |   |
| <b>Potential future uses</b>   | <b>General industrial and distribution (B1, B2 and B8)</b> |  |                                  |                  |                       |                      |   |
| <b>Significance and magnitude of impact</b>  |  |  |                                  |                  |                       |                      |   |
| <b>Major positive</b>  | <b>Positive</b>  | <b>Mainly positive but some negative</b> | <b>Neutral</b>                   | <b>Uncertain</b> | <b>Adverse</b>        | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
| SA1, SA2, SA3, SA9   | SA7, SA17 SA19   | SA8                                      | SA4, SA12, SA13, SA14 SA15, SA20 | SA6, SA18        | SA5, SA10, SA11, SA16 |                      |   |
| <b>Commentary</b>  |  |  |                                  |                  |                       |                      |   |
| A small parcel of vacant land within existing established Gunhills Lane industrial estate. There are no known physical constraints which would preclude the development of this site. The site is well contained within the existing industrial estate and existing built development surrounds the site on all four sides. There are no sensitive views in and out of the site. |  |  |                                  |                  |                       |                      |   |
| Overall, the site scores mostly positive scores and the negative impacts (e.g. noise and air pollution) are likely to be relatively minor in nature and could be satisfactorily mitigated.   |  |  |                                  |                  |                       |                      |   |

## APPENDIX 2: ASSESSMENT OF EMERGING NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES

This section assesses the effects of the emerging policies of the plan against the objectives of the sustainability framework, including potential cumulative effects arising from the allocation of sites, especially where they are located within close proximity to each other or share similar characteristics.

| <b>Policy ANP1 - Land allocation total and site allocations</b>  |                      |                                   |                       |                                  |                 |               |                                  |
|--|----------------------|-----------------------------------|-----------------------|----------------------------------|-----------------|---------------|----------------------------------|
| <b>Overview and summary of the policy</b>  |                      |                                   |                       |                                  |                 |               |                                  |
| Policy ANP1 allocates land for a total between 700 and 800 new homes during the period to 2028. Housing sites will be allocated at the Lings, West Moor Link Road (site 1) and west of Hatfield Lane (site 2) and each will provide between 350 and 400 dwellings subject to residential site briefs.  |                      |                                   |                       |                                  |                 |               |                                  |
| <b>Significance and magnitude of impact</b>  |                      |                                   |                       |                                  |                 |               |                                  |
| Major positive   | Positive             | Mainly positive but some negative | Neutral               | Uncertain                        | Adverse         | Major adverse | Mainly adverse but some positive |
| SA4  | SA1, SA7, SA17, SA19 | SA8, SA9                          | SA4, SA13, SA14, SA15 | SA3, SA6, SA11, SA12, SA18, SA20 | SA5, SA10, SA16 |               |                                  |
| <b>Commentary</b>  |                      |                                   |                       |                                  |                 |               |                                  |
| The Core Strategy identifies Armthorpe as a "Principal Town" within the settlement hierarchy for Doncaster and requires an indicative housing allocation of between 644 and 923 units to be provided over the plan period. The proposed policy is in general conformity with the Core Strategy.  |                      |                                   |                       |                                  |                 |               |                                  |
| However, development in this location would clearly reduce the openness of the green wedge between the A630 (Westmoor Link) and existing housing on the northern edge of Armthorpe which is likely to have an adverse cumulative impact (see policies AP10 and AP11 below) on the character of the landscape/townscape, subject to mitigation. |                      |                                   |                       |                                  |                 |               |                                  |

| <b>Policy ANP2 - Integrating allocated sites</b>   |                           |                                   |                                      |                |         |               |                                  |
|--|---------------------------|-----------------------------------|--------------------------------------|----------------|---------|---------------|----------------------------------|
| <b>Overview and summary of the policy</b>  |                           |                                   |                                      |                |         |               |                                  |
| Proposals for new housing in Armthorpe must ensure that the new homes are well integrated with the existing village and surrounding environment and services.  |                           |                                   |                                      |                |         |               |                                  |
| <b>Significance and magnitude of impact</b>  |                           |                                   |                                      |                |         |               |                                  |
| Major positive   | Positive                  | Mainly positive but some negative | Neutral                              | Uncertain      | Adverse | Major adverse | Mainly adverse but some positive |
| SA4, SA8, SA20   | SA1, SA7, SA9, SA17, SA19 | SA11                              | SA2, SA3, SA4, SA12, SA13, SA14 SA15 | SA5, SA6, SA18 | SA10    |               | SA16                             |
| <b>Commentary</b>  |                           |                                   |                                      |                |         |               |                                  |
| Overall, the policy is predicted to have positive impacts on several of the sustainability objectives in terms of enhancing property values, improving the character and quality of the built and natural environment (e.g. legibility, urban form etc), promoting settlement identity and improving the transition between built-up-area and open countryside, although many of the effects are uncertain at this stage as the magnitude and significance of these effects will depend on the detailed design of the new housing development. |                           |                                   |                                      |                |         |               |                                  |

| <b>Policy ANP3: Windfall sites</b>  |          |                                   |         |           |         |               |                                  |
|---|----------|-----------------------------------|---------|-----------|---------|---------------|----------------------------------|
| <b>Overview and summary of the policy</b>   |          |                                   |         |           |         |               |                                  |
| Permission will be granted for small housing developments on infill and redevelopment sites beyond Countryside Policy Protection Areas. Proposals should be well designed and meet relevant requirements set out in other policies in this plan and the LDF.              |          |                                   |         |           |         |               |                                  |
| <b>Significance and magnitude of impact</b>   |          |                                   |         |           |         |               |                                  |
| Major positive  | Positive | Mainly positive but some negative | Neutral | Uncertain | Adverse | Major adverse | Mainly adverse but some positive |
|   |          |                                   |         |           |         |               |                                  |
| <b>Commentary</b>   |          |                                   |         |           |         |               |                                  |
| This policy is based on the requirements set out in policy CS10 of the Core Strategy and paragraph 48 of the National Planning Policy Framework.  |          |                                   |         |           |         |               |                                  |
| Windfalls count as additional supply to provide additional flexibility in the provision of new homes (see paragraph 5.10 of the Core Strategy). As such, it is not considered that the policy will give rise to additional effects which have not already been appraised. |          |                                   |         |           |         |               |                                  |

|  |                           |  |                                  |                             |                |                      |   |
|--|---------------------------|--|----------------------------------|-----------------------------|----------------|----------------------|---|
| <b>Policy ANP4: Barton Lane</b>  |                           |  |                                  |                             |                |                      |   |
| <b>Overview and summary of the policy</b>  |                           |  |                                  |                             |                |                      |   |
| Barton Lane is identified on the proposals map as a Residential Policy Area and has the potential to accommodate around 185 dwellings  |                           |  |                                  |                             |                |                      |   |
| <b>Significance and magnitude of impact</b>  |                           |  |                                  |                             |                |                      |   |
| <b>Major positive</b>  | <b>Positive</b>           | <b>Mainly positive but some negative</b> | <b>Neutral</b>                   | <b>Uncertain</b>            | <b>Adverse</b> | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
| SA4, SA9   | SA1, SA2, SA7, SA10, SA17 | SP8                                      | SA3, SA4, SA12, SA13, SA14, SA15 | SA6, SA11, SA18, SA19, SA20 | SP5, SP16      |                      |   |
| <b>Commentary</b>  |                           |  |                                  |                             |                |                      |   |
| Barton Lane has been identified to help meet Armthorpe's housing requirement. The site has already been subject to sustainability appraisal (see appendix 1) and scores well against the objectives due to its brownfield nature and proximity to shops and services in the village centre. The parish council favour a comprehensive approach to the delivery of the site to avoid piecemeal development, and this should be reflected within the policy to more effectively mitigate or offset the access, residential amenity and ownership issues which have been identified through the site selection process. |                           |  |                                  |                             |                |                      |   |

|   |                 |  |                |                  |                |                      |   |
|---|-----------------|--|----------------|------------------|----------------|----------------------|---|
| <b>Policy ANP5: Design of new development</b>   |                 |  |                |                  |                |                      |   |
| <b>Overview and summary of the policy</b>   |                 |  |                |                  |                |                      |   |
| Proposals for new housing on the allocated sites must be of high quality and designed to reflect local character in line with Core Strategy and national planning policies.   |                 |  |                |                  |                |                      |   |
| <b>Significance and magnitude of impact</b>   |                 |  |                |                  |                |                      |   |
| <b>Major positive</b>   | <b>Positive</b> | <b>Mainly positive but some negative</b> | <b>Neutral</b> | <b>Uncertain</b> | <b>Adverse</b> | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
|   |                 |  |                |                  |                |                      |   |
| <b>Commentary</b>   |                 |  |                |                  |                |                      |   |
| This policy is based on the Core Strategy which seeks to achieve high quality design in all new development (see policies CS2 and CS14) and, as such, no additional effects have been identified in the sustainability appraisal. |                 |  |                |                  |                |                      |   |

|   |                                |  |                |   |                 |                      |   |
|---|--------------------------------|--|----------------|---|-----------------|----------------------|---|
| <b>Policy ANP6: Provision of new facilities</b>   |                                |  |                |   |                 |                      |   |
| <b>Overview and summary of the policy</b>   |                                |  |                |   |                 |                      |   |
| Housing developments must secure an appropriate level of facilities that contribute towards an increase in the development needs of the parish of Armthorpe. All housing development should be assessed against the needs of Armthorpe in terms of new facilities.                                  |                                |  |                |   |                 |                      |   |
| <b>Significance and magnitude of impact</b>   |                                |  |                |   |                 |                      |   |
| <b>Major positive</b>   | <b>Positive</b>                | <b>Mainly positive but some negative</b> | <b>Neutral</b> | <b>Uncertain</b>                              | <b>Adverse</b>  | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
| SA3, SA8, SA9, SA11   | SA1, SA2, SA4, SA7, SA19, SA20 |  |                | SA6, SA12, SA13, SA14, SA15, SA16, SA17, SA18 | SA5, SA10, SA16 |                      |   |
| <b>Commentary</b>   |                                |  |                |   |                 |                      |   |
| This policy has the potential to contribute positively to a number of the sustainability objectives, although the policy is relatively broad brush in nature and many of the impacts are uncertain at this stage.   |                                |  |                |   |                 |                      |   |
| Chapter 3 of this report highlights the need for a comprehensive audit of existing community facilities and an assessment of future needs arising from new development during the plan period. However, it would be useful to clarify who will be expected to collate or analysis this information. |                                |  |                |   |                 |                      |   |

|   |                 |  |                |                  |                |                      |   |
|---|-----------------|--|----------------|------------------|----------------|----------------------|---|
| <b>Policy ANP7: Provision of affordable housing</b>   |                 |  |                |                  |                |                      |   |
| <b>Overview and summary of the policy</b>   |                 |  |                |                  |                |                      |   |
| All proposals for new housing of 15 or more homes should provide affordable housing as required by policy CS12 of the Core Strategy. Affordable homes should be well integrated with market housing. The type and size of affordable homes should meet the specific needs identified for Armthorpe. Affordable housing should wherever possible be provided on-site and must be fully integrated with the market housing throughout the development. Affordable housing must be visually indistinguishable from the market housing. |                 |  |                |                  |                |                      |   |
| <b>Significance and magnitude of impact</b>   |                 |  |                |                  |                |                      |   |
| <b>Major positive</b>   | <b>Positive</b> | <b>Mainly positive but some negative</b> | <b>Neutral</b> | <b>Uncertain</b> | <b>Adverse</b> | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
|   |                 |  |                |                  |                |                      |   |

|  |                      |  |  |                                       |                |                      |   |
|--|----------------------|--|--|---------------------------------------|----------------|----------------------|---|
|  |                      |  |  |                                       |                |                      |   |
| <b>Commentary</b>  |                      |  |  |                                       |                |                      |   |
| This policy is based on the affordable housing requirements set out in the Core Strategy (policies CS2 and CS15) which have already been subjected to sustainability appraisal and, as such, no additional effects have been identified.   |                      |  |  |                                       |                |                      |   |
| <b>Policy ANP8: Provision of a mix of housing types</b>  |                      |  |  |                                       |                |                      |   |
| <b>Overview and summary of the policy</b>  |                      |  |  |                                       |                |                      |   |
| On schemes of more than 15 dwellings, a mix of dwelling types and sizes to meet the needs of current and future households in Armthorpe will be sought.  |                      |  |  |                                       |                |                      |   |
| <b>Significance and magnitude of impact</b>  |                      |  |  |                                       |                |                      |   |
| <b>Major positive</b>  | <b>Positive</b>      | <b>Mainly positive but some negative</b> | <b>Neutral</b>                                 | <b>Uncertain</b>                      | <b>Adverse</b> | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
| SA11   | SA7, SA8, SA17, SA19 | SA4, SA18                                | SA1, SA2 and SA3, SA10, SA12, SA13, SA17, SA20 | SA5, SA6, SA8, SA14, SA15, SA16, SA18 |                |                      |   |
| <b>Commentary</b>  |                      |  |  |                                       |                |                      |   |
| In general, the policy performs well against the objectives, especially in terms of creating mixed, integrated and vibrant residential communities; enhancing the quality of place; facilitating social interaction between different sections of the community; reducing social exclusion; and providing housing choice.  |                      |  |  |                                       |                |                      |   |
| However, the policy does not apply to windfall developments under 15 units. As such, potential negative impacts could arise where smaller scale housing development is proposed within areas where there is a shortage of specific dwelling types and tenures, and it could lead to unsympathetic layouts which do not fit into the character of the surrounding area. |                      |  |  |                                       |                |                      |   |

|  |                                      |  |                                  |                  |                |                      |   |
|--|--------------------------------------|--|----------------------------------|------------------|----------------|----------------------|---|
| <b>Policy ANP9: Phasing of housing development</b>   |                                      |  |                                  |                  |                |                      |   |
| <b>Overview and summary of the policy</b>  |                                      |  |                                  |                  |                |                      |   |
| The allocated sites will be phased in line with the specific infrastructure requirements outlined in the residential site briefs which accompany each site. The provision of affordable housing will be included in each stage of the planned development.   |                                      |  |                                  |                  |                |                      |   |
| <b>Significance and magnitude of impact</b>  |                                      |  |                                  |                  |                |                      |   |
| <b>Major positive</b>  | <b>Positive</b>                      | <b>Mainly positive but some negative</b> | <b>Neutral</b>                   | <b>Uncertain</b> | <b>Adverse</b> | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
| SA4, SA19  | SA3, SA7, SA8, SA9, SA11, SA17, SA18 | SA5, SA6                                 | SA1, SA2, SA34, SA12, SA13, SA15 | SA14, SA16, SA18 | SA10           |                      | SA5                                     |
| <b>Commentary</b>  |                                      |  |                                  |                  |                |                      |   |
| These sites are classed as urban extension sites, being located outside of the settlement envelope. Policy CS15 of the Core Strategy states that urban extension sites within Armthorpe will come forward during phase 2 of the plan period, from 2016 onwards. The precise timing of housing development on these sites will be determined through the planning application process in line with the specific infrastructure requirements set out in policies ANP10 and ANP11, which will mitigate, offset or reduce the effects arising from traffic congestion and the loss of open countryside, views and other features of local importance, as well as protect the residential amenity of existing and future residents. |                                      |  |                                  |                  |                |                      |   |

|   |                                      |  |                            |                  |                |                      |   |
|---|--------------------------------------|--|----------------------------|------------------|----------------|----------------------|---|
| <b>Policies ANP10 and ANP11 Residential site briefs for the allocated sites</b>   |                                      |  |                            |                  |                |                      |   |
| <b>Overview and summary of the policy</b>   |                                      |  |                            |                  |                |                      |   |
| The above policies have been subject to a composite assessment because they essentially cover the same issues. The plan allocates land at "The Lings", West Moor Link Road (site 1) and land to the west of Hatfield Lane (site 2) to accommodate between 350 and 400 dwellings on each site and addresses various policy requirements (e.g. affordable housing, education needs, open space) as set out in the Local Development Framework. Some of the requirements are site specific and have not been subject to appraisal (e.g. gateway location).   |                                      |  |                            |                  |                |                      |   |
| <b>Significance and magnitude of impact</b>   |                                      |  |                            |                  |                |                      |   |
| <b>Major positive</b>   | <b>Positive</b>                      | <b>Mainly positive but some negative</b> | <b>Neutral</b>             | <b>Uncertain</b> | <b>Adverse</b> | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
| SA4, SA19   | SA3, SA7, SA8, SA9, SA17, SA18, SA20 | SA5, SA6, SA11                           | SA1, SA2, SA12, SA13, SA15 | SA14, SA16, SA18 | SA10           |                      |   |
| <b>Commentary</b>   |                                      |  |                            |                  |                |                      |   |
| The appraisal suggests that the above policies will generally have positive effects on the quality and character of housing development on these sites. In addition, the policy requirements will make a significant contribution towards mitigating or reducing the effects arising from the development in terms of the highway network, access, landscape, residential amenity, education, drainage and green wedge etc. In particular, it seeks to ensure that new development is sensitively integrated into the sites and surrounding area in a way that protects the character and amenity of the area (including the green wedge) and minimises its potential impact on the landscape, whilst addressing the needs arising from the development, such as open space |                                      |  |                            |                  |                |                      |   |

and additional school places.

The policy also requires the identification of a substantial area of continuous open landscape to protect the integrity of the existing green wedge (as defined on map 8 of the Core Strategy) to provide an attractive, continuous landscaped buffer between housing and the wider countryside and prevent the coalescence of settlements. This new open space will have positive impacts on the character and distinctiveness of the area as recommended in the landscape character assessment. It provides an opportunity to provide an attractive and continuous green boulevard incorporating a belt of trees along the perimeter of the A630, with sufficient gaps to allow views across the open space and new housing.

## Policies ANP12: Major Employment Sites

### Overview and summary of the policy

The policy allocates the following sites as Major Employment Sites.

- Site 1: West Moor Park Extension (only B1, B2 and B8 uses will be permitted on the site unless the proposal is ancillary to the employment use).
- Site 2: West Moor Park (existing).
- Site 3: Land south of the West Moor Link Road (only B1 and B2 uses will be permitted on the site unless the proposal is ancillary to the employment use).

### Significance and magnitude of impact

| Major positive | Positive            | Mainly positive but some negative | Neutral        | Uncertain             | Adverse   | Major adverse | Mainly adverse but some positive |
|----------------|---------------------|-----------------------------------|----------------|-----------------------|-----------|---------------|----------------------------------|
| SA1, SA2       | SA3, SA8, SA9, SA19 | SA10, SA11, SA20                  | SA4, SA7, SA12 | SA6, SA15, SA17, SA18 | SA5, SA16 |               | SA13, SA14                       |

### Commentary

The proposed sites score well against the sustainability appraisal objectives (see appendix 1) and form part of an established cluster of employment uses within close proximity to the motorway network. The landscape has capacity to absorb the development and there are relatively few sensitive receptors. In view of their close proximity, it will be important to consider the potential cumulative effects arising from the interaction of the sites and new employment uses on the transport network and existing amenity of the area as part of the planning application process. At this stage, the potential cumulative effects on the highway network are uncertain in the absence of a detailed traffic impact assessment.

## Policy ANP13: Local Employment Sites

### Overview and summary of the policy

The policy identifies two sites along Gunhills Lane to accommodate smaller-scale employment uses: Gunhills Lane (existing site) and Gunhills Lane extension (new site). Alternative uses to B1b/c, B2 and B8 will be considered on their merits in accordance with other relevant policies.

### Significance and magnitude of impact

| Major positive | Positive            | Mainly positive but some negative | Neutral        | Uncertain             | Adverse   | Major adverse | Mainly adverse but some positive |
|----------------|---------------------|-----------------------------------|----------------|-----------------------|-----------|---------------|----------------------------------|
| SA1, SA2       | SA3, SA8, SA9, SA19 | SA10, SA11, SA20                  | SA4, SA7, SA12 | SA6, SA15, SA16, SA18 | SA5, SA17 |               | SA13, SA14                       |

### Commentary

The proposed sites are well-contained within the built-up-area close to existing businesses and industrial premises, offering good access to the strategic highway network. There are no sensitive receptors within the sites or within the surrounding area. As the sites are located within close proximity to each other there is likely to be cumulative impacts arising from the provision of new employment uses and replacement or enhanced facilities (e.g. increased risk of flooding). Most of these impacts will be positive (e.g. job creation and retention etc) but the potential effects arising from increased traffic/intensification of uses and air pollution will require careful investigation during the detailed planning application stage. The aim of the policy is to ensure that a range of employment sites and premises are available across the parish to address the current and future needs of the workforce.

## Policy ANP14: Retain existing employment land and use

### Overview and summary of the policy

Existing employment sites must remain in employment use (B1, B2 or B8). Proposals to redevelop or change of use of redundant land or buildings in employment or service trade use to non-employment uses will only be permitted if the existing use is no longer economically viable and the site has been marketed at a reasonable price for at least a year for that and any other suitable employment or service trade uses.

### Significance and magnitude of impact

| Major positive | Positive            | Mainly positive but some negative | Neutral             | Uncertain                   | Adverse | Major adverse | Mainly adverse but some positive |
|----------------|---------------------|-----------------------------------|---------------------|-----------------------------|---------|---------------|----------------------------------|
| SA1, SA2       | SA3, SA8, SA9, SA19 | SA10, SA11, SA20                  | SA4, SA5, SA7, SA12 | SA6, SA15, SA16, SA17, SA18 |         |               | SA13, SA14                       |

### Commentary

The policy is expected to have a significant positive impact on the sustainability objectives in terms of stimulating employment

opportunities, preventing the use of greenfield sites, reducing the need to travel, facilitating access to jobs and services, promoting a more diverse economy and tackling deprivation (e.g. through job creation and training). No significant adverse effects have been identified.

| <b>Policy ANP15: Support improvements to existing employment areas</b>   |  |                                   |                     |                                   |         |               |                                  |
|--|--|-----------------------------------|---------------------|-----------------------------------|---------|---------------|----------------------------------|
| <b>Overview and summary of the policy</b>  |  |                                   |                     |                                   |         |               |                                  |
| Proposals to upgrade or redevelop existing employment buildings and the surrounding area will be supported provided that there would be no adverse impacts on the amenities of surrounding uses and the improvements maintain or enhance pedestrian and cycle access; enhance access to bus stops and enhance the safety and security of users and neighbouring users.   |  |                                   |                     |                                   |         |               |                                  |
| <b>Significance and magnitude of impact</b>  |  |                                   |                     |                                   |         |               |                                  |
| Major positive   | Positive                               | Mainly positive but some negative | Neutral             | Uncertain                         | Adverse | Major adverse | Mainly adverse but some positive |
| SA1, SA2, SA9  | SA3, SA8, SA10, SA11, SA14, SA19, SA20 |                                   | SA4, SA5, SA7, SA12 | SA6, SA13, SA15, SA16, SA17, SA18 |         |               |                                  |
| <b>Commentary</b>  |  |                                   |                     |                                   |         |               |                                  |
| Overall, the policy is expected to have mostly positive impacts on the objectives as it seeks to improve the quality of existing public transport provision (e.g. bus access), facilitate a modal shift from private transport and enhance the safety and security of existing users in response to the changing demands of the workforce. Mitigation has already been built into the wording of the policy to ensure that redevelopment proposals and/or improvements to existing facilities within existing employment areas do not have adverse impacts on people, property and the surrounding environment. No additional adverse effects have been identified |  |                                   |                     |                                   |         |               |                                  |

| <b>Policy ANP16: All new developments shall provide good pedestrian and cycle connections to the village centre and other local destinations</b>   |                                      |                                   |                 |                        |         |               |                                  |
|--|--------------------------------------|-----------------------------------|-----------------|------------------------|---------|---------------|----------------------------------|
| <b>Overview and summary of the policy</b>  |                                      |                                   |                 |                        |         |               |                                  |
| Proposals to develop allocated sites should deliver good pedestrian and cycle connections as part of a comprehensive approach to movement that aims to encourage walking and cycling and reduce reliance on vehicles. Employment sites and housing sites must provide good pedestrian and cycle connections to the village centre and other local destinations.  |                                      |                                   |                 |                        |         |               |                                  |
| <b>Significance and magnitude of impact</b>  |                                      |                                   |                 |                        |         |               |                                  |
| Major positive   | Positive                             | Mainly positive but some negative | Neutral         | Uncertain              | Adverse | Major adverse | Mainly adverse but some positive |
| SA7, SA8 SA9, SA20   | SA1, SA4, SA5, SA6, SA11, SA16, SA19 |                                   | SA3, SA12, SA17 | SA13, SA14, SA15, SA18 |         |               | SA10                             |
| <b>Commentary</b>  |                                      |                                   |                 |                        |         |               |                                  |
| This policy provides a clear steer on the need to ensure good pedestrian and cycle connections to the village centre and other local destinations. It places the onus on the developer to demonstrate how the development will enhance existing connections, provide new routes (where access to the centre or other local designations is restricted) and effectively integrate it into the public rights of way and cycle network. The remit of the policy could be expanded to include non-allocated sites. |                                      |                                   |                 |                        |         |               |                                  |
| Opportunities also exist to improve connections to other important designations within the wider green infrastructure network (e.g. Sandall Beat Wood, Doncaster Racecourse, Cantley Park and the town centre) via the Trans Pennine Trail and national cycle network to the south of the parish.  |                                      |                                   |                 |                        |         |               |                                  |
| Overall, the policy will have a positive impact on the vast majority of objectives in terms of providing local access to jobs, reducing reliance on the highway network and improving connections to local services and facilities, notably schools, shops and leisure facilities.   |                                      |                                   |                 |                        |         |               |                                  |

| <b>Policy ANP17: Encourage better use of public transport</b>   |                                       |                                   |                                  |            |         |               |                                  |
|---|---------------------------------------|-----------------------------------|----------------------------------|------------|---------|---------------|----------------------------------|
| <b>Overview and summary of the policy</b>   |                                       |                                   |                                  |            |         |               |                                  |
| Armthorpe Parish Council will liaise with developers, the highways authorities and the bus and rail operators to encourage better planning of public transport.   |                                       |                                   |                                  |            |         |               |                                  |
| <b>Significance and magnitude of impact</b>   |                                       |                                   |                                  |            |         |               |                                  |
| Major positive  | Positive                              | Mainly positive but some negative | Neutral                          | Uncertain  | Adverse | Major adverse | Mainly adverse but some positive |
| SA2, SA3, SA9   | SA6, SA7, SA8, SA11, SA17, SA19, SA20 | SA5, SA16                         | SA1, SA4, SA12, SA13, SA14, SA15 | SA10, SA18 |         |               |                                  |
| <b>Commentary</b>   |                                       |                                   |                                  |            |         |               |                                  |
| This is a statement rather than a policy but the effects will generally be positive (in terms of improving access to services especially among deprived communities, reducing traffic congestion/pollution on local roads and promoting a modal shift from the private car etc) provided that the various agencies can work together to promote the effective planning of the public transport network. |                                       |                                   |                                  |            |         |               |                                  |



|   |                 |  |                            |                  |                |                      |   |
|---|-----------------|--|----------------------------|------------------|----------------|----------------------|---|
| <b>Policy ANP18: New development to provide parking on site for occupants and visitors</b>  |                 |  |                            |                  |                |                      |   |
| <b>Overview and summary of the policy</b>   |                 |  |                            |                  |                |                      |   |
| Development must provide on-site parking in accordance with Doncaster council standards.  |                 |  |                            |                  |                |                      |   |
| <b>Significance and magnitude of impact</b>   |                 |  |                            |                  |                |                      |   |
| <b>Major positive</b>   | <b>Positive</b> | <b>Mainly positive but some negative</b> | <b>Neutral</b>             | <b>Uncertain</b> | <b>Adverse</b> | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
| SA1, SA2, SA3, SA9  | SA7, SA17 SA19  | SA5, SA8, SA11                           | SA4, SA12, SA13, SA14 SA15 | SA6, SA10, SA18  | SA16           |                      |   |
| <b>Commentary</b>   |                 |  |                            |                  |                |                      |   |
| <p>New development must provide adequate on-site car parking provision based on the standards set out in the Doncaster LDF. No definition is provided in relation to on-site parking but it presumably means that the car must be parked on the driver or garage of a property or within a car park which forms part of the development. Off street parking will not be permitted. Overall, the policy generally scores well against the objectives because it will:</p> <ul style="list-style-type: none"> <li>• reduce the visual impact of parking on the streetscene;</li> <li>• provide clearly defined spaces;</li> <li>• discourage obstruction of footways and highways;</li> <li>• avoid street clutter; and</li> <li>• improve the quality of the built environment.</li> </ul> |                 |  |                            |                  |                |                      |   |

|   |                 |  |                |                  |                |                      |   |
|---|-----------------|--|----------------|------------------|----------------|----------------------|---|
| <b>Policy ANP19: Developer contributions</b>  |                 |  |                |                  |                |                      |   |
| <b>Overview and summary of the policy</b>   |                 |  |                |                  |                |                      |   |
| Developer contributions will be required to mitigate the impacts of any development and contribute to infrastructure provision.   |                 |  |                |                  |                |                      |   |
| <b>Significance and magnitude of impact</b>   |                 |  |                |                  |                |                      |   |
| <b>Major positive</b>   | <b>Positive</b> | <b>Mainly positive but some negative</b> | <b>Neutral</b> | <b>Uncertain</b> | <b>Adverse</b> | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
|   |                 |  |                |                  |                |                      |   |
| <b>Commentary</b>   |                 |  |                |                  |                |                      |   |
| This policy is based on policy SP44 of the emerging Doncaster Sites and Policies Development Plan Document which has already been subject to a sustainability appraisal and, as such, no additional positive, neutral or negative effects have been identified. |                 |  |                |                  |                |                      |   |

|  |                 |  |                |                  |                |                      |   |
|--|-----------------|--|----------------|------------------|----------------|----------------------|---|
| <b>Policy ANP20: Locate new retail development in the village centre</b>   |                 |  |                |                  |                |                      |   |
| <b>Overview and summary of the policy</b>  |                 |  |                |                  |                |                      |   |
| Permission will be granted for new town centre uses in Armthorpe district centre   |                 |  |                |                  |                |                      |   |
| <b>Significance and magnitude of impact</b>  |                 |  |                |                  |                |                      |   |
| <b>Major positive</b>  | <b>Positive</b> | <b>Mainly positive but some negative</b> | <b>Neutral</b> | <b>Uncertain</b> | <b>Adverse</b> | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
|  |                 |  |                |                  |                |                      |   |
| <b>Commentary</b>  |                 |  |                |                  |                |                      |   |
| This policy is based on policy CS7 of the Core Strategy which has already been subject to a sustainability appraisal and, as such, no additional positive, neutral or negative effects have been identified. |                 |  |                |                  |                |                      |   |

|  |                            |  |                                  |                  |                |                      |   |
|--|----------------------------|--|----------------------------------|------------------|----------------|----------------------|---|
| <b>Policy ANP21: Retain and enhance existing retail frontages</b>  |                            |  |                                  |                  |                |                      |   |
| <b>Overview and summary of the policy</b>  |                            |  |                                  |                  |                |                      |   |
| Within retail frontages, change of use from residential and/or employment to town centre uses will be supported provided that such proposed uses are compatible with nearby residential properties.  |                            |  |                                  |                  |                |                      |   |
| <b>Significance and magnitude of impact</b>  |                            |  |                                  |                  |                |                      |   |
| <b>Major positive</b>  | <b>Positive</b>            | <b>Mainly positive but some negative</b> | <b>Neutral</b>                   | <b>Uncertain</b> | <b>Adverse</b> | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
| SA5  | SA2, SA7, SA10, SA11, SA19 | SA1, SA18                                | SA3, SA6, SA13, SA14, SA15, SA20 | SA12, SA16, SA17 | SA4            |                      |   |
| <b>Commentary</b>  |                            |  |                                  |                  |                |                      |   |
| Armthorpe district centre is predominantly retail in character but lies within close proximity to residential properties (e.g. part of the new shopping centre includes residential uses on the upper floors) and other employment uses. The policy seeks to ensure that town centre uses predominate along the high street and changes of use from non town centre uses will be encouraged where they support the vitality and viability of the centre and not adversely affect the amenities of neighbouring properties. It will also be important to ensure that changes of use from retail or other town centre uses to residential or employment are compatible |                            |  |                                  |                  |                |                      |   |

with the character of the area and does not have an adverse impact on the vitality and viability of the district centre. As such, positive effects are likely to arise on a number of the objectives.

| <b>Policy ANP22: Permit small shops on allocated residential sites</b>  |                          |                                   |   |                       |         |               |                                  |
|---|--------------------------|-----------------------------------|---|-----------------------|---------|---------------|----------------------------------|
| <b>Overview and summary of the policy</b>   |                          |                                   |   |                       |         |               |                                  |
| Permission will be granted for small retail units within each allocated residential area outside the village centre.  |                          |                                   |   |                       |         |               |                                  |
| <b>Significance and magnitude of impact</b>   |                          |                                   |   |                       |         |               |                                  |
| Major positive  | Positive                 | Mainly positive but some negative | Neutral                                 | Uncertain             | Adverse | Major adverse | Mainly adverse but some positive |
| SA7, SA8  | SA1, SA4, SA6, SA9, SA19 |                                   | SA3, SA12, SA13, SA14, SA15, SA18, SA20 | SA2, SA12, SA16, SA17 | SA10    |               |                                  |
| <b>Commentary</b>   |                          |                                   |   |                       |         |               |                                  |
| This policy relates to housing site allocations and there is no equivalent policy within the Core Strategy or the Sites and Policies Development Plan Document, although it is broadly compatible with these higher level documents. Overall, the policy will have a positive impact on travel patterns (e.g. improve access to shops and services, maximise on-street surveillance and reduce car journeys) provided that the new shops and services are located within convenient and accessible locations within the site which all users and groups can access via a range of transport means. New development will be of sufficient scale to support and sustain new services such as new shops within these sites. The nearest shops and services are located over 1km away (along Church Street) from the district centre. |                          |                                   |   |                       |         |               |                                  |

| <b>Policy ANP23: Retain small scale employment in the village centre</b>   |                                 |                                   |  |            |         |               |                                  |
|--|---------------------------------|-----------------------------------|--|------------|---------|---------------|----------------------------------|
| <b>Overview and summary of the policy</b>  |                                 |                                   |  |            |         |               |                                  |
| Proposals to redevelop or change of use of the ground floor of redundant land/buildings in employment or service trade use to non-employment uses will only be permitted if the existing use is no longer economically viable and the site has been marketed for freehold or leasehold at a reasonable price for at least a year without restriction. Small scale employment uses (Use Class B1) contribute to the liveliness and activity of the village centre and should be retained.   |                                 |                                   |  |            |         |               |                                  |
| <b>Significance and magnitude of impact</b>  |                                 |                                   |  |            |         |               |                                  |
| Major positive   | Positive                        | Mainly positive but some negative | Neutral                                      | Uncertain  | Adverse | Major adverse | Mainly adverse but some positive |
| SA19   | SA2, SA5, SA8, SA10, SA11, SA18 | SA1, SA4                          | SA3, SA7, SA12, SA13, SA14, SA15, SA18, SA20 | SA16, SA17 | SA8     |               |                                  |
| <b>Commentary</b>  |                                 |                                   |  |            |         |               |                                  |
| In general, the policy is market driven and provides flexibility to permit other uses within redundant or underused employment sites such as housing in line with government guidance so long as it no longer fulfils a useful purpose and it has been actively marketed for at least one year, although this is a relatively short period of time in the current economic circumstances, and greater flexibility could be provided. In all cases, it will be important to ensure that changes of use from employment to housing and other uses are compatible with surrounding area and do not have an adverse impact on the amenities of the area. |                                 |                                   |  |            |         |               |                                  |

| <b>Policy ANP24: Support residential use on upper floors in the village centre</b>   |   |                                   |  |           |         |               |                                  |
|--|---|-----------------------------------|--|-----------|---------|---------------|----------------------------------|
| <b>Overview and summary of the policy</b>  |   |                                   |  |           |         |               |                                  |
| Within the village centre, office and retail uses will be permitted in upper floor accommodation above existing commercial premises provided that: <ul style="list-style-type: none"> <li>the viability of any ground floor commercial use would not be adversely affected;</li> <li>the site is well integrated with retail frontages; and</li> <li>there would be no adverse impact on the amenities of neighbouring uses.</li> </ul>  |   |                                   |  |           |         |               |                                  |
| <b>Significance and magnitude of impact</b>  |   |                                   |  |           |         |               |                                  |
| Major positive   | Positive  | Mainly positive but some negative | Neutral                                | Uncertain | Adverse | Major adverse | Mainly adverse but some positive |
|  | SA1, SA2, SA6, SA8, SA9, SA10, SA11, SA18, SA19 |                                   | SA3, SA7, SA13, SA14, SA15, SA17, SA20 | SA16      | SA4     |               |                                  |
| <b>Commentary</b>  |   |                                   |  |           |         |               |                                  |
| The policy seeks to encourage a more diverse range of uses especially on the upper floors of buildings (e.g. new office and retail uses) in the interests of creating a more viable and attractive centre. Most impacts will be neutral or positive although the re-use of the upper floors could potentially reduce the amount of residential accommodation within the centre contrary to SA4 and SP18. There is also scope to expand the village centre through the redevelopment of sites and changes of use. |   |                                   |  |           |         |               |                                  |

| <b>Policy ANP25: Avoid loss of residential accommodation in the village centre</b>                                       |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|
| <b>Overview and summary of the policy</b>  |  |  |  |  |  |  |  |
| Residential accommodation in the village centre should be retained except in cases of upper floor accommodation where an |  |  |  |  |  |  |  |

| independent access does not exist and cannot be provided; or in cases where there are insurmountable environmental factors, which mitigate against or where an employment or retail use is proposed, providing that use would enhance the vitality and viability of the village centre.   |                                  |                                   |   |                |         |               |                                  |
|---|----------------------------------|-----------------------------------|---|----------------|---------|---------------|----------------------------------|
| <b>Significance and magnitude of impact</b>   |                                  |                                   |   |                |         |               |                                  |
| Major positive  | Positive                         | Mainly positive but some negative | Neutral   | Uncertain      | Adverse | Major adverse | Mainly adverse but some positive |
|   | SA8, SA9, SA10, SA11, SA18, SA19 | SA4                               | SA3, SA6, SA7, SA12, SA13, SA14, SA15, SA17, SA20 | SA1, SA2, SA16 |         |               |                                  |
| <b>Commentary</b>   |                                  |                                   |   |                |         |               |                                  |
| Most impacts will be neutral or positive. No adverse effects have been identified as these will be addressed through the policy criteria (e.g. environmental mitigation) although it will restrict the ability of developers to change the use of the property or site to office or retail uses. Armthorpe includes a relatively diverse range of uses for a centre of its size, including residential accommodation alongside commercial floorspace. |                                  |                                   |   |                |         |               |                                  |

| <b>Policies ANP26 and ANP27: Contributions from developers of new housing to fund additional education facilities</b>   |           |                                   |         |  |            |               |                                  |
|---|-----------|-----------------------------------|---------|--|------------|---------------|----------------------------------|
| Developers will meet the requirements for new and additional education facilities brought about by the need for increased provision, resulting from their residential development. This can take the form of new development and facilities; refurbished or replacement, extended or enhanced facilities; commuted payments and an appropriate combination of any or all the above.   |           |                                   |         |  |            |               |                                  |
| Land for either a one form entry school (1.09 ha of land) and/or a two form entry school (2 hectares of land) is to be set aside and provided on the housing allocation sites set out in policy ANP1.   |           |                                   |         |  |            |               |                                  |
| <b>Significance and magnitude of impact</b>   |           |                                   |         |  |            |               |                                  |
| Major positive  | Positive  | Mainly positive but some negative | Neutral | Uncertain                              | Adverse    | Major adverse | Mainly adverse but some positive |
| SA1, SA2, SA4, SA8, SA19  | SA7, SA20 | SA4                               | SA12    | SA6, SA11, SA13, SA15, SA16, SA17 SA18 | SA10, SA14 |               |                                  |
| <b>Commentary</b>   |           |                                   |         |  |            |               |                                  |
| The findings of the appraisal indicates that the above policies will have significant positive effects on the objectives relating to education and training, employment, business conditions and land use objectives in terms of facilitating access to education facilities, raising aspirations, enhancing training and new learning opportunities and reducing the need to travel over long distances. Some minor negative effects have been identified (e.g. loss of greenfield/agricultural land/views). |           |                                   |         |  |            |               |                                  |
| Policy AN26 provides flexibility in terms of the nature, form, layout and location of new education facilities and delivery arrangements (e.g. commuted payments) relating to the provision of new education facilities in association with new housing development although the majority of effects are uncertain or not known at this stage pending further details on how these facilities will be provided.   |           |                                   |         |  |            |               |                                  |
| Policy AN27 sets aside land to accommodate new school facilities (level entry one or two) on the allocated housing sites. However, it is presumed that further education facilities will be required to meet the provisions of policy CS1 of the Core Strategy and policy AN19.   |           |                                   |         |  |            |               |                                  |

| <b>Policy ANP28: Armthorpe Miners' Welfare</b>  |                                     |                                   |                        |                           |         |               |                                  |
|---|-------------------------------------|-----------------------------------|------------------------|---------------------------|---------|---------------|----------------------------------|
| The sites under the ownership of the trust will be protected and allocated as open space and ancillary leisure and community facilities. Alternative uses (e.g. commercial/district centre uses) may be supported on the site near to the former Markham Main Sports and Social Club, so long as such uses will contribute to both (a) the vitality and viability of the centre and (b) the long term maintenance and enhancement of the existing open space/sports fields.   |                                     |                                   |                        |                           |         |               |                                  |
| <b>Significance and magnitude of impact</b>   |                                     |                                   |                        |                           |         |               |                                  |
| Major positive  | Positive                            | Mainly positive but some negative | Neutral                | Uncertain                 | Adverse | Major adverse | Mainly adverse but some positive |
| SA20  | SA2, SA7, SA8, SA9, SA10, SA11 SA13 | SA4                               | SA12, SA14, SA17, SA18 | SA1, SA4, SA6, SA15, SA19 |         |               |                                  |
| <b>Commentary</b>   |                                     |                                   |                        |                           |         |               |                                  |
| The policy seeks to protect and maintain the character and setting of existing areas of open space near the centre of the village which have a strong historical association with the mining industry and play a key role in the life of the village. Given the shortfall of open space within the village there is a continuing need to retain and, where possible, enhance the provision of recreational greenspace as highlighted in the baseline data. The sites will be protected from built development except in the case of the |                                     |                                   |                        |                           |         |               |                                  |

former sports and social club which remains derelict and lies within the boundary of the district centre as shown on the proposals map. In the event the site comes forward, it will be important to ensure that new development is well integrated into the district centre and provides a frontage to Church Street, given its prominent location at the gateway into the centre from the west.

Overall, the policy scores well against the quality of life, access and land use objectives, reflecting the multifunctional nature of these spaces.

### Policy ANP29: Briar Road Playing Field and Sports Centre

Land at the Briar Road Playing Field is allocated for a sports centre

#### Significance and magnitude of impact

| Major positive   | Positive          | Mainly positive but some negative | Neutral                           | Uncertain                              | Adverse | Major adverse | Mainly adverse but some positive |
|------------------|-------------------|-----------------------------------|-----------------------------------|--|---------|---------------|----------------------------------|
| SA7, SA8<br>SA20 | SA2, SA9,<br>SA11 |                                   | SA4, SA12,<br>SA14, SA17,<br>SA18 | SA1, SA6, SA11,<br>SA13, SA15,<br>SA19 | SA10    |               |                                  |

#### Commentary

The provision of a new sports centre will provide much needed improved recreational provision in an area of significant deficiency as highlighted in the baseline review, which will make a positive contribution to people's well being and quality of life. Overall, the policy will generally have significant positive effects in terms of improving access to services, promoting social interaction, encouraging healthier lifestyles and job creation, although it will reduce the amount of open space within the site.

### Policy ANP30: Protect existing open spaces

Open spaces within the parish will be protected and retained.

#### Significance and magnitude of impact

| Major positive | Positive | Mainly positive but some negative | Neutral | Uncertain | Adverse | Major adverse | Mainly adverse but some positive |
|----------------|----------|-----------------------------------|---------|-----------|---------|---------------|----------------------------------|
|                |          |                                   |         |           |         |               |                                  |

#### Commentary

The policy is based on the open space policies set out in the Local Development Framework which have already been subject to sustainability appraisal. No additional effects have been identified.

### Policy ANP31: Provide public open space on housing and windfall sites

Developers must provide publicly accessible open space in the locations required in the site-specific policies in housing allocations and windfall sites. This open space must connect to other open spaces.

#### Significance and magnitude of impact

| Major positive | Positive  | Mainly positive but some negative | Neutral   | Uncertain | Adverse | Major adverse | Mainly adverse but some positive |
|----------------|---|-----------------------------------|---|-----------|---------|---------------|----------------------------------|
| SA11, SA20     | SA2, SA4,<br>SA6, SA8,<br>SA10, SA12,<br>SA13, SA19 |                                   | SA1, SA3,<br>SA7, SA8,<br>SA9, SA14,<br>SA15, SA16,<br>SA19 | SA17      |         |               |                                  |

#### Commentary

Around the edge of the settlement are a number of important open spaces including woodlands, allotments, parks and sites of scientific interests which connect with the wedges of open land between Armthorpe and the main urban area.

New housing development provides an opportunity to significantly improve the connectivity and accessibility of this network to create a continuous ring of open space around the settlement (including a suitable landscape buffer within the proposed urban extension sites to preserve the open character and integrity of the green wedge) which, in turn, will have positive effects on landscape/townscape character and land use patterns. Positive effects are also predicted to occur in relation to access (e.g. linkages between open spaces), safety and security (e.g. increased surveillance), residential amenity, wildlife connectivity and physical infrastructure.

### Policy ANP32: Improve parks and open spaces

Existing parks and open spaces in the parish are to be improved and enhanced as opportunities arise.

#### Significance and magnitude of impact

| Major positive | Positive | Mainly positive but some negative | Neutral | Uncertain | Adverse | Major adverse | Mainly adverse but some positive |
|----------------|----------|-----------------------------------|---------|-----------|---------|---------------|----------------------------------|
|                |          |                                   |         |           |         |               |                                  |

#### Commentary

The policy is based on the open space policies set out in the Local Development Framework which have already been subject to a sustainability appraisal. No additional effects have been identified through the appraisal.

|  |                 |  |                |                  |                |                      |   |
|--|-----------------|--|----------------|------------------|----------------|----------------------|---|
| <b>Policy ANP33: Sustainable urban drainage</b>  |                 |  |                |                  |                |                      |   |
| Proposals for sustainable urban drainage are to be incorporated into new development and considered as part of the overall proposals for drainage.   |                 |  |                |                  |                |                      |   |
| <b>Significance and magnitude of impact</b>  |                 |  |                |                  |                |                      |   |
| <b>Major positive</b>  | <b>Positive</b> | <b>Mainly positive but some negative</b> | <b>Neutral</b> | <b>Uncertain</b> | <b>Adverse</b> | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
|  |                 |  |                |                  |                |                      |   |
| <b>Commentary</b>  |                 |  |                |                  |                |                      |   |
| The policy aligns with policies CS4 and CS17 of the Core Strategy which have already been subject to a sustainability appraisal. No additional effects have been identified through the appraisal. |                 |  |                |                  |                |                      |   |

|  |                     |  |   |                  |                |                      |   |
|--|---------------------|--|---|------------------|----------------|----------------------|---|
| <b>Policy ANP34: Incorporate and define a green wedge to the north of Armthorpe village</b>  |                     |  |   |                  |                |                      |   |
| Armthorpe's green infrastructure network will be protected, maintained, enhanced and, where possible, extended and a green wedge to the north of the village has been identified based on the principles set out in policy CS17. No development shall be permitted within the green wedge except where it is in accordance with the Core Strategy.   |                     |  |   |                  |                |                      |   |
| <b>Significance and magnitude of impact</b>  |                     |  |   |                  |                |                      |   |
| <b>Major positive</b>  | <b>Positive</b>     | <b>Mainly positive but some negative</b> | <b>Neutral</b>  | <b>Uncertain</b> | <b>Adverse</b> | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
| SA20, SA11   | SA2, SA4, SA8, SA10 |  | SA1, SA3, SA7, SA8, SA9, SA12, SA13, SA14, SA15, SA16, SA19 | SA17             |                |                      |   |
| <b>Commentary</b>  |                     |  |   |                  |                |                      |   |
| The land to the north of the village forms part of a green wedge (otherwise known as a "strategic rural gap") which extends from the main urban area (Edenthorpe) to the open countryside to the east of the A630, as shown on map 9 of the Core Strategy. Within this area, it is proposed to accommodate new housing development in the form of a large urban extension (sites 1 and 2).   |                     |  |   |                  |                |                      |   |
| While the Core Strategy does not preclude development within green wedges, it seeks to maintain the openness of the strategic gap between settlements in the interests of avoiding coalescence and undermining the physical identity of self contained settlements such as Armthorpe. The policy requires the identification of a large area of open space to the north of the proposed housing sites. This will help protect and maintain the integrity of the green wedge in this location in line with policies CS2 and CS17. |                     |  |   |                  |                |                      |   |
| The appraisal identifies a number of positive and negative effects in relation to land use, townscape/landscape and regeneration objectives in connection with other policies within the plan. The green corridor will enhance access to other open spaces, links to other assets within the green wedge and enhancing the sense of place. However, new development will also reduce the openness of the gap and alter the character of the landscape.   |                     |  |   |                  |                |                      |   |

|   |                 |  |   |                  |                |                      |   |
|---|-----------------|--|---|------------------|----------------|----------------------|---|
| <b>Policy ANP35: Visual connections with the countryside</b>  |                 |  |   |                  |                |                      |   |
| Development on the edge of Armthorpe should maintain and where possible make allowances for the visual openness and connections with and to the surrounding countryside. The visual impact of new development on views from the countryside must be minimised.  |                 |  |   |                  |                |                      |   |
| <b>Significance and magnitude of impact</b>   |                 |  |   |                  |                |                      |   |
| <b>Major positive</b>   | <b>Positive</b> | <b>Mainly positive but some negative</b> | <b>Neutral</b>                                  | <b>Uncertain</b> | <b>Adverse</b> | <b>Major adverse</b> | <b>Mainly adverse but some positive</b> |
| SA11  | SPA, SA4, SA20  | SA12                                     | SA1, SA3, SA7, SA8, SA9, SA14, SA15, SA16, SA17 | SA5, SA13, SA18  | SA10           |                      |   |
| <b>Commentary</b>   |                 |  |   |                  |                |                      |   |
| The generally flat and open nature of the landscape means that new development on the edge of the built-up-area will have an impact on views across the open countryside, especially to the north, south and south east. Development would be highly visible from the south and east (see paragraph 76 of the updated Doncaster Landscape Character Assessment and Capacity Study, March 2010). |                 |  |   |                  |                |                      |   |
| The policy aims to ensure that new development respects and maintains the visual sensitivity and openness of the landscape as far as possible, whilst minimising the loss of views and landscape features, especially within the green wedge, and, as such, it will make a positive contribution to the character and the distinctiveness of the area and surrounding landscape.                |                 |  |   |                  |                |                      |   |