

# ARMTHORPE NEIGHBOURHOOD DEVELOPMENT PLAN

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## **Introduction**

The Armthorpe Neighbourhood Development Plan (the ANDP) is a new type of planning document. It is part of the Government's new approach to planning, which aims to give local people more say about what goes on in their area. This is set out in the 'Localism Act' that came into force in April 2012.

The ANDP provides a vision for the future of the parish and sets out clear planning policies to realise this vision. These policies accord with higher level planning policy, as required by the Localism Act.

The ANDP has been developed through extensive consultation with the people of Armthorpe and others with an interest in the parish.

A Consultation Statement provides an overview of the consultation, demonstrating that it fully accords with the requirements of the Localism Act. This consultation has included meeting the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The Plan has been amended where appropriate in response to consultation comments.

## **How the Neighbourhood Plan fits into the Planning System**

Neighbourhood Plans must be in line with higher level planning policy. That is the National Planning Policy Framework (NPPF) and local policy, in particular Doncaster Council's Local Development Framework Core Strategy.

Neighbourhood Plans must be in line with European Regulations on strategic environmental assessment and habitat regulations. A Sustainability Appraisal (SA) of the ANDP has been undertaken and has helped shape the plan. The ANDP has given local people the power to decide where new housing and employment should go and how the village centre should change. Without the ANDP, Doncaster Metropolitan Borough Council would make these decisions on behalf of the people of Armthorpe. Doncaster Council will, however, continue to determine all planning applications based on the policies and proposals in the Neighbourhood Plan if it is formally adopted.

## **What is in the Neighbourhood Plan?**

The Vision sets the overall ambition for the policies and proposals and was established at the Planning Engagement Day held in December 2012.

The future housing requirements and allocations together with specific policies and proposals follow. There are also residential site briefs on the allocated sites which set out particular requirements and considerations to guide development.

The section on the economy, skills and jobs contains employment land allocations and seeks to retain existing employment and improve accommodation for employers while mitigating the physical impact on infrastructure for residents.

Transport and highways policies focus on improving the existing traffic management and ensuring that new development is not at the expense of a further significant deterioration of the congestion experienced in the village.

Shopping, the village centre and the high street looks to guide the future of retail development in the parish and to retain appropriate uses in the village centre in attractive premises and a pleasant environment.

The provision of leisure and community facilities is considered and examined in the context of new development contributing to their future enhancement.

The natural and built environment is examined in line with sustainability and environmental protection as key priorities.

Finally a delivery plan outlines the components of future development setting out timelines, investment and related infrastructure requirements for new developments.

## **VISION**

Armthorpe aims to be a place where all residents continue to be proud to live, where businesses can prosper and where visitors have a pleasing experience. It values a clean environment, access to the surrounding countryside, together with its role as a gateway to Doncaster town centre and nearby attractions.

It will manage growth and ensure that development is built with quality and has good access to local services. It will strive to be a village that keeps the heritage and traditions of the past, its mining legacy, the farming and rural pursuits and the vibrancy of the local community to the fore in securing a successful future for all its residents and businesses.



## **AIMS**

Armthorpe Parish Council has prepared a Neighbourhood Plan. It has set out a series of policies, proposals, residential site briefs and begins with a vision for the village and surrounding area which forms Armthorpe Parish Council's geographical area.

**Armthorpe is a gateway** to Doncaster and provides access to the town centre and the attractions and facilities that are located in it, notably the Racecourse, Lakeside, the mainline railway station and major shopping centres. It also has a role as a provider of housing, leisure, local shopping and community facilities.

Policies and proposals that seek to enhance and have regard to this gateway role are to be encouraged. Developments on the outskirts of the village need to reflect on how best to address this and Armthorpe will continue to play a significant part in the regeneration and growth of Doncaster.

**Armthorpe will promote itself and prosper as a beacon for sustainable growth** and expect the development being proposed to be based on the highest quality sustainable principles.

Growth in the village and parish is being managed but must be in line with the leading sustainability measures and doctrines. Policies which look to cater for this are set out in the plan.

**Armthorpe** village is surrounded by attractive and open countryside and **seeks to enhance the quality and role of the natural environment** and its many features.

One of the many attractive features of the parish is the rural setting enjoyed by the residents and businesses of Armthorpe. This is particularly important when considered along with the proximity to local services and facilities and policies to connect the village to the surrounding natural environment are promoted within the plan.

**Armthorpe will ensure wider access to a range of quality, local and affordable housing.**

Operating within a rapidly evolving housing market and development pressures puts affordable housing into sharp focus and the policies set out later in the plan reflect this situation. Specifically, they seek to maintain a realistic degree of flexibility while setting down individual requirements which developers are expected to deliver in partnership with other agencies and organisations as appropriate.

**Armthorpe will endeavour to make the village centre an attractive and safe environment.**

As the heart of the parish, the village seeks to become a more attractive and safer place and while planning policies are only one component in this, policies set out in the plan contain measures to work with all parties to deliver improvements.

**Armthorpe will press for and expect proposals for improved traffic management throughout the parish to be delivered.**

Consultation on the preparation of the plan has continually highlighted the need to minimise, improve and ensure any new developments satisfactorily address traffic congestion in the parish. Continued close liaison with the highway authority needs to be a priority and the Parish Council expects to be a fully engaged in any future transport and highway related issues, activities and proposals.

**Armthorpe will expect to secure the appropriate level of education provision.**

Providing the right level of education impacts as much on existing residents as it will on future ones living in the expected new housing schemes in the parish. As a clear priority, the planning impacts need to be assessed and accommodated in what is an increasingly difficult area to resolve in terms of resources and funding.

**HOUSING**

**Land allocation total and site allocations**

POLICY ANP1

**Allocate land for a total between 700 and 800 new homes during the period 2011 and 2028.**



**Permission will be given for new housing as set out in the Table 1 below and as shown in the Proposals Map and site allocation plans (Appendices 1 and 2), for development which meets the requirements of the residential site briefs, other relevant policies of this Plan and the provision and compliance with flood risk assessments.**

**Table 1**

<b><u>Site</u></b>	<b><u>Allocated housing numbers</u></b>
Site 1 The Lings, West Moor Link Road	Between 350 and 400 dwellings
Site 2 West of Hatfield Lane	Between 350 and 400 dwellings

In accordance with LDF Core Strategy policies CS2: Growth and Regeneration Strategy and CS10: Housing Requirement, Land Supply and Phasing, the sites in Table 1 are allocated for housing and will normally be released in accordance with Core Strategy Policy CS10.

They will be developed in accordance with the development requirements set out in ANP7 and ANP8 and the Local Development Framework policies relating to and addressing flood risk.

Policy CS2 of the LDF Core Strategy identifies Armthorpe as a Principal Town in the Settlement Hierarchy for Doncaster Borough and requires an indicative housing allocation of between 646 and 923 units to be provided over the plan period.

The Principal Towns housing growth range will support market-led housing growth and service improvements, provided a minimum requirement consistent with the lower end of the range is allocated to each town. Urban extensions will be necessary to accommodate the proposed growth and the two sites allocated here meet that description. The Parish Council has had close regard to the site selection criteria set out in the Issues Report for Armthorpe and are being proposed with the results of earlier public consultation being taken into account.

### Integrating housing sites

#### POLICY ANP2

**Proposals for all new housing in Armthorpe must ensure that the new homes are well integrated with the existing village and surrounding environment and services. Subject to viability and land ownership considerations, developments will therefore need to:**

- **incorporate good connections - short and direct routes for pedestrians and cyclists connecting to the rest of the village, and the village centre in particular**
- **be of good quality design**
- **provide new facilities that can be shared with adjacent areas - e.g. open space**

It is important that new and existing residents feel part of the same community. New developments should not be perceived as separate places and should be of a size and character that avoids dominating the local area. The policy seeks to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities required in Armthorpe.

The policy will ensure that developments are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. The policy will provide opportunities for sustainable transport, giving priority to pedestrian and cycle movements, and access to public transport facilities; creating safe and secure layouts which minimise conflicts between traffic, cyclists and pedestrians. The pedestrian and cycling connections sought through this policy and new facilities which can be shared with adjacent areas would need to be proportionate and deliverable without imposing an excessive burden on the developers and capable of being delivered having regard to land ownership. The means by which this could be achieved could include the creation of home zones and travel plans.

The policy seeks to ensure that good quality design including the provision of facilities such as open space will achieve a high quality neighbourhood.



## Windfall sites

### POLICY ANP3

**Permission will be granted for suitable residential developments on infill and redevelopment sites that are not in Countryside Policy Protection Areas. Proposals should be well designed and should meet relevant requirements set out in other policies in this ANDP, the Core Strategy DPD and the saved policies of the Doncaster Unitary Development Plan.**

Small residential developments may come forward in the period leading up to 2028. These are known as 'windfall sites'. Windfall sites comprise small sites which have not been specifically identified as available in the Plan process but are suitable for residential use. They normally comprise previously-developed sites that have unexpectedly become available for residential development and which may come forward in the period leading up to 2028.

The development of windfall sites should contribute to meeting the aims of the ANDP and not adversely impact on other policies within the ANDP, particularly those that relate to environmental and design quality. The density of development should create a character that is appropriate to the site's context.

Windfall sites must incorporate similar principles of creating good connections to those set out in policy ANP2 above.

### POLICY ANP4

**The site known as Barton Lane, which is shown for identification purposes only coloured salmon pink on the Proposals Map (Appendix 1) and as Site 3 in Appendix 2, has the potential for approximately 185 dwellings and is encouraged to come forward for residential development accessed off Barton Lane only.**

Development of this site is considered acceptable in terms of the other policies in both the Neighbourhood Plan and the LDF however it is recognised that the disparate pattern of ownerships and existing uses are a potential barrier to development. It is essential that a comprehensive development of the whole site is undertaken to meet the needs of the area and avoid piecemeal development, which would present difficulties in terms of infrastructure support and residential amenity. This will effectively mitigate or offset the access, residential amenity and ownership issues which were identified through the site selection process. The site is essentially a brownfield development and is close to the existing local facilities and services in Armthorpe.

**Design of new development**

POLICY ANP5

**Proposals for all new housing must be of high quality and designed to reflect local character. They must demonstrate how they meet Policy CS14 of the LDF Core Strategy. New housing (including apartment buildings, back land and infill, student accommodation, supported housing and homes in multiple occupation) will be supported where they meet the principles set out below which will be applied proportionately, having regard to viability considerations:**



- A) There is good access to local services, facilities, open space and public transport,**
- B) The layout, density, siting, massing, form, detailing and materials are sympathetic to the character of the area and where appropriate, the existing host property;**
- C) The development would result in a reasonable outlook, with adequate privacy, access to daylight and sunlight;**
- D) The development would not significantly impact on the living conditions or privacy of neighbours (including their private gardens) or be over-bearing;**
- E) There is adequate provision of internal living space, storage space, amenity areas, cycle and car parking space;**
- F) The design and layout identifies and incorporates existing green infrastructure assets and seeks to develop new networks. Details of future maintenance, management and finance should be identified in planning applications;**
- G) The development would not result in an unacceptable loss of trees or hedgerows and provides adequate landscaping to ensure a net gain in trees on the site (including tree planting along streets within public areas);**
- H) Adequate open spaces, suitable for outdoor sport, recreation and children’s play are provided as an integral part of the design concept, in attractive, safe, well surveyed and accessible locations (which are away from busy roads) and incorporate appropriate buffer zones;**

- I) Children's play areas should incorporate stand-off distances, provide for risk and challenge without putting users in serious risk of harm. The design and equipment should meet industry (and Authority) standards and ensure ease of maintenance, repair and replacement;



- J) The development provides an adequate landscape buffer (which excludes built development and residential gardens) adjacent to existing woodlands, wildlife sites and at the settlement edge;
- K) The development layout and street design will result in attractive, landscaped public realm and create an inclusive, safe and secure environment for people and property;
- L) Access points, parking and operational highway requirements must safely cater for pedestrians, cyclists and vehicles, not be visually dominant and in existing areas complement the qualities of the street-scene and local highway functions;
- M) Adequate visitor car parking is provided, with parking spaces that are well defined and integrated within good quality public realm;
- N) Plot boundaries (front, back and side) are demarcated with robust boundary walls, fences, railings or hedges appropriate to the area;
- O) Satisfactory arrangements are made for the storage and collection of refuse, recyclable materials and garden waste.
- P) Proposals located in or adjacent to identified flood risk areas incorporate resilience measures where required.

***Applicants will be expected to explain how these requirements have been met in their submitted Design and Access Statements.***

New residential and domestic developments must be accommodated in a manner that protects the living conditions of existing residents and contributes to the attractiveness of Armthorpe. These developments should generally be in character

with the existing built environment. It should not give rise to adverse amenity issues, particularly with respect to overshadowing, privacy and overlooking of occupiers of existing properties. Plot size, site layout, landscape, garden space provision, building size and form, architectural style, materials, access and car parking provision and arrangement are all key design aspects of a development which will be considered in the assessment of proposals, alongside Building for Life criteria required by LDF Core Strategy policy CS14.

**Provision of affordable housing**

POLICY ANP6

**All proposals for new housing of 15 or more homes should provide affordable housing as required by Policy CS12 of the Doncaster LDF Core Strategy, i.e. on-site, with the proportion, type and tenure split reflecting the latest Strategic Housing Market Assessment and where possible should meet the specific needs identified for Armthorpe.**

**Affordable housing must be visually indistinguishable from the market housing.**

**This Plan aims to ensure that developers provide housing that meets specific local needs, in accordance with the strategic housing market assessment, except where a developer can justify an alternative scheme in the interests of viability.**

**The provision of affordable housing will be included in each stage of the planned development on the allocated housing sites in the event that development is phased.**



National policy seeks to ‘create sustainable, inclusive, mixed communities in all areas’ and ‘to achieve a wide choice of high quality homes, both affordable and market housing to address the requirements of the community’. Mixed communities require a variety of housing in terms of

tenure, price and size. Market housing should include low cost market housing. Quality affordable housing should be provided for people who are unable to access or afford market housing.

### Residential site briefs for the allocated sites

This Section of the Plan allocates land for residential development. For each site, the following information is provided:

- A Site Allocation Plan (shown in Appendix 2) with policy requirements, identifying the overall extent of the land allocated for development. This plan includes all of the land allocated, including open space and landscape buffers as well as built development.
- An explanation of the 'Key Considerations' affecting the site. These typically include issues such as the landscape within the site, views to the site and potential connections to the surrounding area, and have been considered in setting out the policy requirements for each site.

#### POLICY ANP7

**Land at The Lings, West Moor Link Road coloured salmon pink on the Proposals Map (Appendix 1), edged blue as Site 1 in Appendix 2 and as Site One, Appendix 2A which shows the illustrative layout, roads, footpaths, access and crossing points, is allocated to deliver between 350 and 400 dwellings and should provide:**

- 1. Affordable housing on site in situ reflecting Doncaster Council's affordable housing policy requirement of 26%, subject to viability;**
- 2. Education facilities or contributions sufficient to meet need as a consequence of these development proposals;**
- 3. Open space commensurate with Doncaster Council's open space policy for developments of this scale;**
- 4. A design and layout which accommodates the Green Wedge to north of the site referred to and identified in Policy ANP28, including proposals for the beneficial use of the Green Wedge;**
- 5. A design and layout which protects the residential amenity of the existing residential properties to the south of the site;**
- 6. Recognition of the role that the site plays in establishing a gateway to Armthorpe village;**
- 7. Connections (including public transport) to the existing local services and facilities, in particular the village centre, local schools and community facilities;**
- 8. Prioritise sustainable local connections and access for pedestrians and cyclists, including the provision of footpaths and cycle paths within the site that connect to the surrounding area ;**

9. **A highway design which minimises traffic impact on the existing highway network as a consequence of these proposals and which is designed to reduce inconvenience to the users of the local road network during construction and following completion of the development;**
10. **The inclusion of a landscape and open space buffer designed to protect the residential amenity of dwellings in close proximity to the employment area.**

### **Key Considerations**

This site is located within the rural setting of Armthorpe village at the northern end of the parish. It abuts two major roads and is adjacent to an employment allocation made in this Neighbourhood Plan. Accordingly the site is well defined and outside the major flooding areas identified by the Environment Agency.

Specific requirements are established for the design and layout to accommodate the Green Wedge to the north of the site. Policy ANP28 applies here. The development must identify a substantial open space area, which fulfils the provisions of Policy ANP28 to the north of the site and demonstrate that the scheme is both compatible with such an open area and also allows access to it from the development.

The residential amenity of the existing housing, which lies to the south of the site is to be protected. A landscaped area of linear open space running east-west between these houses and the new development must be part of the overall layout of the new scheme.

Connections (including public transport) to the rest of Armthorpe and all its facilities and services are to be promoted in the scheme. An emphasis on pedestrian and cycling provision is required and these will also be compatible with and enhance connections to the surrounding countryside wherever possible.

Specific proposals for the mix of dwelling type, size and design are to be discussed extensively with the Parish Council **before** the submission of any planning application and these are to be held within the framework and context of local housing needs, as advised by Doncaster Council at that time.

The proposals to deal with access and traffic management are a priority for the Parish Council when developing the site. Public safety, reducing the impact of traffic and minimising the inconvenience during the construction phase, all need to be given the most serious attention and the developers should seek to provide a pleasant environment for those expecting to live in the new housing and as far as possible the existing residents and businesses affected by it.

The proximity of the allocated employment site to this site means that careful attention needs to be placed on protecting the residential amenity of prospective occupants. Integrating and designing an area of open space which separates and delineates the two sites is to be achieved.

A small part of the site lies near to grid reference SE 6309805898 within Source Protection Zone 1 (SPZ1), as defined by the Environment Agency, which represents the immediate area around a borehole where remediation of pollution is unlikely to be achievable within available timescales, such as less than 50 days. Housing development within SPZ1 poses an unacceptable risk to the abstraction of groundwater supplies that must, therefore, be avoided completely.

POLICY ANP8

**Land West of Hatfield Lane and situate to the rear of Fernbank Drive coloured salmon pink on the Proposals Map (Appendix 1) edged blue as Site 2 in Appendix 2 and as Site Two, Appendix 2B, which shows the illustrative layout, roads, footpaths, access and crossing points, is allocated to deliver between 350 and 400 dwellings and should provide:**

- 1. Affordable housing on site reflecting Doncaster Council's affordable housing policy requirement of 26%, subject to viability;**
- 2. Education facilities or contributions sufficient to meet need as a consequence of these development proposals;**
- 3. Open space commensurate with Doncaster Council's open space policy for developments of this scale;**
- 4. A design and layout, which accommodates the Green Wedge to north of the site referred to and identified in Policy ANP28, including proposals for the beneficial use of the Green Wedge.**
- 5. A design and layout which protects the residential amenity of the existing residential properties to the south of the site;**
- 6. Recognition of the role that the site plays in establishing a gateway to Armthorpe village;**
- 7. Connections (including public transport) to the existing local services and facilities in particular the village centre, local schools and community facilities;**
- 8. Prioritise sustainable local connections and access for pedestrians and cyclists, including the provision of footpaths and cycle paths within the site that connect to the surrounding area ;**
- 9. A highway design which minimises traffic impact on the existing highway network as a consequence of these proposals and which is designed to reduce inconvenience to the users of the local road network during construction and following completion of the development.**

## Key Considerations

This site is located within the rural setting of Armthorpe village at the northern end of the parish. It abuts two major roads and is adjacent to an open rural and largely agricultural environment to the west of the site. Accordingly, the site is well defined and outside the major flooding areas identified by the Environment Agency.

A small part of the site lies near to grid reference SE 6309805898 within Source Protection Zone 1 (SPZ1), as defined by the Environment Agency, which represents the immediate area around a borehole where remediation of pollution is unlikely to be achievable within available timescales, such as less than 50 days. Housing development within SPZ1 poses an unacceptable risk to the abstraction of groundwater supplies that must, therefore, be avoided completely.

The policy requirements set out in Policy ANP8 above conform with the wider policy requirements made in the LDF for affordable housing, education, open space and highway standards. While it is recognised that these are Borough wide policies, which themselves could be subject to amendment (over time) following changes in government policy, regulations or other statutory requirements, it is considered they provide the right approach for Site 2.

Specific requirements are established for the design and layout to accommodate a green wedge to the north of the site. Policy ANP28 applies here. The development must identify a substantial open space area which fulfils the provisions of Policy ANP28 to the north of the site and demonstrate that the scheme is both compatible with such an open area and also allows access to it from the development.

The residential amenity of the existing housing, which lies to the south of the site is to be protected. Consideration of a landscaped area of linear open space running east-west between these houses and the new development must be part of the overall layout of the new scheme.

Connections (including public transport) to the rest of Armthorpe and all its facilities and services are to be promoted in the scheme. An emphasis on pedestrian and cycling provision is required and these will also be compatible with and enhance connections to the surrounding countryside wherever possible.

Specific proposals for the mix of dwelling type, size and design are to be discussed extensively with the Parish Council **before** the submission of any planning application and these are to be held within the framework and context of local housing needs, as advised by Doncaster Council at that time.

The proposals to deal with access and traffic management are a priority for the Parish Council when developing the site. Public safety, reducing the impact of traffic, and minimising the inconvenience during the construction phase all need to be given the most serious attention and the developers should seek to provide a pleasant environment for those expecting to live in the new housing and as far as possible the existing residents and businesses affected by it.



## Residential Policy Areas

Residential Policy Areas and the extent of this for Armthorpe is denoted on the Proposals Map (Appendix 1) for the Neighbourhood Plan. This policy does not repeat the Core Strategy but the same breadth and policy coverage is applied to the Residential Policy Area in this Neighbourhood Plan as that in the LDF.

## THE ECONOMY, SKILLS AND JOBS

### Allocated sites

POLICY ANP9

### Major Employment Sites

The sites set out below and shown for identification purposes coloured purple on the Proposals Map Appendix 1 and edged blue as Sites 1, 2 and 3 in Appendix 3 are allocated as Major Employment Sites. They will be developed in accordance with the planning policy guidance in the Core Strategy for B1b/c, B2 and B8 use:

**Site 1 West Moor Park Extension**

**Site 2 West Moor Park**

**Site 3 Land south of the West Moor Link Road**

Major Employment Sites are large sites capable of locating large footprint buildings that can link to the strategic transport network. There is a need for more labour intensive and industrial and manufacturing employment in Armthorpe, which should be encouraged.



### **Employment Uses and the Use Class Order**

The uses that are identified as employment use are:

B1a: Business - Offices other than those within A2;

B1b: Business - Research and development of products or processes;

B1c: Business - Light Industry;

B2: General Industrial; and

B8: Storage and distribution.

Changes of use within a use class do not require planning permission, for example a light industry unit does not require permission to operate as another light industry use. Some uses are also permitted to change to a different use class:

## POLICY ANP10

**Local Employment Sites**

**The sites set out below shown coloured light blue on the Proposals Map Appendix 1 and as Sites 4 and 5 in Appendix 3 are allocated as Local Employment Sites.**

**Site 4 - Gunhills Lane**

**Site 5 - Gunhills Lane extension**

**They will be developed in accordance with the planning policy guidance in Core Strategy CS5.**

Alternative uses to B1b/c, B2 and B8 will be considered on their merits in accordance with other relevant policies. Any more vulnerable uses may require both a flooding sequential and exceptions test.

Local Employment Sites are smaller, with more direct access from urban areas and transport routes and have flexibility to permit alternative uses. They include existing developed sites and new allocations.

These sites are not suitable for large-scale warehousing/distribution but instead include light industry, manufacturing and smaller distribution. In line with Core Strategy policy CS5: Employment Strategy, alternative uses to employment may be supported on these sites.

New development proposals adjacent to or near Local Employment Sites will need to take account of the existing business activities and ensure that suitable mitigation measures are in place, so that businesses can operate efficiently and that neighbouring uses are compatible. Alternative uses are permitted, as Local Employment Sites will be close to other urban uses.

**Retain existing employment land and use**

## POLICY ANP11

**Excepting Barton Lane (where residential development is supported), existing employment sites will be retained in employment use within use classes B1, B2 or B8.**

**Proposals for the redevelopment or change of use of redundant land or buildings in employment or service trade use, to non-employment uses will only be permitted where it is demonstrated objectively that the property has been freely and continuously offered in the market for at least a year for employment use at market value, without securing a user on market acceptable terms, to justify that the existing use or other suitable employment or service trade uses are no longer economically viable.**

The retention of the existing employment sites and the strengthening of the employment base in Armthorpe is a priority for the Parish.

There are a number of benefits to allocating new local employment sites and retaining existing ones. These sites will help to stimulate employment opportunities, thus helping to develop a diverse economy as well as tackle deprivation through other job creation and training. The locations of these sites allow residents and workforces to benefit from easy access to employment providers and also make best use of the Borough's road and rail links.

### **Support improvements to existing employment areas**

POLICY ANP12

**Proposals to upgrade or redevelop existing employment buildings and the surrounding environment will be supported provided that:**

- **there would be no adverse impacts on the amenities of surrounding uses**
- **the improvements maintain or enhance pedestrian and cycle access**
- **the improvements maintain or enhance access to bus stops**
- **the improvements enhance the safety and security of users of the employment area and neighbouring users.**

This policy aims to support improvements to employment facilities and to encourage owners, occupiers and other agencies to strive towards meeting changing demands in the workplace, including the national and local economy. The issue of enhancing local access is also important and seeks to be improved wherever possible.

## **TRANSPORT, HIGHWAYS AND UTILITIES**

### **Transport Impact Assessments**

Policy ANP13

**Each site allocated for employment or residential development and/or the provision of educational facilities will need to provide a full Transport Impact Assessment (TIA), based on the indicative thresholds for TIA's within the 'DFT Guidance on Transport Assessment', for discussion with the Parish Council, Doncaster Council and relevant highway organisations. This would identify the full range of transport issues associated with the development and what measures are needed to deal with the impacts of the scheme, as well as**

**improving accessibility and safety for all modes of travel. The TIA will need to look at the operation of the highway network and where necessary provide suitable mitigation.**

The emphasis on providing access to jobs, housing and/or educational facilities the need to reduce the impact on the highway network of new or redeveloped sites and the ability to ensure good connections to local services and facilities notably schools, shopping, community facilities and the strategic highway network drives this policy.

**Requirement to comply with utility companies infrastructure**

Policy ANP14

**Developers shall take account of the location and nature of electricity installations and transmission equipment, pipelines and other infrastructure owned or operated by or on behalf of statutory utility companies and ensure that any proposed buildings will comply with all statutory safety clearances.**

This policy aims to ensure that all future developments are well planned and that development in the vicinity of statutory utility companies equipment, etc. is safe, allows easy access for maintenance of equipment and makes a positive contribution to the development of a site.

**Encourage better use of public transport**

POLICY ANP15

**Armthorpe Parish Council will liaise with developers, the Highways Authorities and the bus and rail operators to encourage better planning of public transport. Measures to mitigate the adverse impacts of housing and employment development to promote the use of public transport will be encouraged.**

Increasing the options for the use of public transport will help reduce congestion on Armthorpe’s roads and is increasingly accessible to the more deprived sections of the local population. Continual improvement is sought and where new housing and employment is developed particular focus should go on serving those with access to public transport.

**DEVELOPMENT CONTRIBUTIONS**

POLICY ANP16

**Where appropriate, necessary and subject to viability, developer contributions will be required to mitigate the impacts of any development and contribute to infrastructure where proposals require:**

- A) **direct provision to be made on site (e.g. for on-site affordable housing, open space, or sustainable drainage schemes);**
- B) **provision to be made off site as a direct result of the proposal, to ensure the development can be delivered in line with other policy objectives, and to a safe and satisfactory standard (such as off-site affordable housing, flood mitigation, education contributions or highways improvements).**

**Where infrastructure is to be provided either on or off site, provision for its long-term maintenance will be required (which may include its adoption either by the Local Authority or a third party, subject to the provision of appropriate maintenance funding from the developer).**

It is important that developments adequately deal with the resultant impact on the physical, social and green infrastructure. However, national policy indicates that the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. It indicates that Local Authorities (and in this case the Parish Council) should assess the likely cumulative impacts on development in their area of all existing and proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards. The cumulative impact of these standards and policies should not put implementation of the plan at serious risk and should facilitate development throughout the economic cycle.

## **SHOPPING, THE VILLAGE CENTRE AND THE HIGH STREET**

### **Locate new retail development in the village centre**

POLICY ANP17

**In Armthorpe village centre, applications will be supported for retail uses, of a scale appropriate to this District Centre (as defined in Policy CS7 of the Core Strategy) within Use Classes A1 – A5.**



The district centre provides retail and non-retail services, such as banks and restaurants, including a library. In keeping with Policy CS7 of the Doncaster LDF Core Strategy the provisions and justification for Policy ANP17 are based on those set out for Policy CS7.

**Retain and enhance existing retail frontages**

POLICY ANP18

**Within retail frontages, where planning permission is necessary, change of use from residential and/or employment to uses within A1 - A5 will be supported provided that such proposed uses are compatible with nearby residential properties.**

The vitality of the village centre is dependent on primary retail frontages and so it is important that the retail frontages be retained and enhanced.

**Permit small shops on allocated residential sites**

POLICY ANP19

**Within each allocated residential area, applications will be supported for small scale convenience retail development.**

Such proposals would also be subject to other planning considerations contained in this Plan and other adopted plans.

This type of retail development is not intended to compete with the village centre shops but provide for immediate day to day needs of nearby residents, by providing goods typically found in a local newsagent's premises of floor area up to 100 square metres or thereabouts. This includes retail premises to be located on new housing developments.

**Support office and retail use on upper floors in the village centre**

POLICY ANP20

**Within the village centre, office and retail uses will be permitted in upper floor accommodation above existing commercial premises provided that:**

- **the viability of any ground floor commercial use would not be adversely affected**
- **the site is well integrated with retail frontages**
- **there would be no adverse impact on the amenities of neighbouring uses.**

Encouraging a diverse range of uses in the village centre, by supporting new office and retail uses on upper floors, will assist in providing the centre to grow and be more resistant to pressing and difficult economic circumstances.

## **LEISURE AND COMMUNITY FACILITIES**

### **Contributions from developers of new housing to fund additional education facilities**

#### POLICY ANP21

**Subject to the limits imposed by pooled contributions, developers will be expected to meet the contributions as published from time to time by Doncaster Metropolitan Borough Council, reflecting the appropriate costs of mitigating the impact of residential development having regard to the pupil yield on a per pupil cost basis in respect of appropriate contributions towards the provision of:**

- (1) School buildings, having regard to the current DFE School Cost Multiplier, DFE Location factor, including an uplift of 5% to cover furniture and equipment; and**
- (2) Serviced land cost for the provision of school buildings and associated playing fields and related facilities of appropriate size.**

**These contributions shall be calculated and made on a per pupil basis having regard to pupil yield and taking into account any surplus capacities within the catchment area. These calculations shall be made for each planning application for residential development for both primary and secondary school provision within Armthorpe.**

The Local Education Authority has a statutory duty to ensure that there are sufficient school places for children of “statutory age” (Reception to Year 11 for most pupils) who wish to access state education. This policy sets out a requirement for future school provision and looks to cater for that as part of the new housing allocations. Negotiations with landowners, developers and other interested parties will be held to establish exactly where and how this provision will be made.

The Local Authority will consult with existing local schools and the Parish Council prior to the granting of planning consent and proposals will be taken forward in association with the policies on housing allocations, design and residential site briefs set out elsewhere in the Neighbourhood Plan (Policies ANP1, ANP5 and ANP7 and ANP8refer).

### **Armthorpe Miners’ Welfare**

#### POLICY ANP22

**The sites owned by the Trustees of Armthorpe Miners’ Welfare Recreation Ground, as identified coloured orange on the Proposals Map (Appendix 1), are to be protected for and allocated as open space and ancillary leisure and community facilities.**

**Proposals for alternative uses (such as commercial/village centre uses) may be supported for the site situate near to the former Markham Main Sports & Social Club (edged red on the Proposals Map) where it can be demonstrated that such uses will contribute to:**

- (a) the vitality and viability of the village centre;**
- (b) the long-term maintenance and enhancement of the existing open space/sports fields; and**
- (c) they are well integrated into the commercial/village centre and where possible provide a frontage to Church Street and/or improved connections to open space.**

These sites are essential to the heritage and local community of Armthorpe. Protected under charitable status and with attendant duties placed on the Trustees, the sites are nonetheless required to be protected and enhanced in planning terms. The sites should only be developed in line with land uses that generally conform to open space and leisure characteristics. Consequently, any redevelopment (other than the alternative uses referred to above) or refurbishment of buildings on these sites should be ancillary to open space and leisure uses.



The Parish Council is keen to see an enhancement of the uses and buildings on the sites. It recognises the constraints resulting from the current financial situation and would be pleased to take part in any discussions regarding the future of the sites. The location of the Miners' Welfare sites have

excellent connections to the centre of Armthorpe and the adjoining residential areas and this dictates that they should be the priority and focus for regeneration in the village.

### **Briar Road Playing Field and Sports Centre**

POLICY ANP23

**Land at the Briar Road Playing Field is allocated for a Sports Centre. The remaining land not taken up by the development of the Sports Centre will be retained as playing fields.**

The Parish Council is seeking to develop a Sports Centre for the residents of Armthorpe and will ensure that the development is in keeping with the surrounding area and built environment.



## **NATURAL AND BUILT ENVIRONMENT, SUSTAINABILITY AND ENVIRONMENTAL PROTECTION**

### **Protect existing open spaces**

POLICY ANP24

**Open spaces in the Parish will be protected and retained. Any infrastructure proposals within these open spaces will only be supported where they:**

- (a) benefit the local community by resulting in no net loss of green open space;**
- (b) benefit the site by retaining and enhancing the recreational or visual amenity value of the site; and**
- (c) benefit the area by providing for new, or improvements to existing ancillary open space facilities.**

The Parish Council has a role to play by identifying and protecting accessible open spaces. This will contribute toward creating an environment where access to activities is made easier and public health improved.



Not all open spaces are afforded the same level of protection. Playing fields and sports pitches are protected under national legislation. Some allotments, woodlands and nature

conservation areas are also protected by legislation. The remaining open space, including incidental informal green spaces and children's play space, requires protection at a local level.

It should be noted that some parts of Armthorpe include numerous open spaces, which are too small to be mapped. These areas tend to be amenity road verges, landscaped or 'grassed' incidental open spaces around buildings and residential areas, which have little or no recreational value. They do, however, make an important contribution to the environmental quality of the area and as such contribute positively to the urban aesthetic. These areas also contribute to the green infrastructure and as such are protected in accordance with Core Strategy Policy CS17.

Doncaster Council's Green Space Audit of 2013 identifies Armthorpe as having a deficiency in green space of over 9 hectares and an open space deficiency of 12 hectares. Consequently, the Parish Council will resist any development proposals resulting in the permanent loss of open space, especially in deficient areas. However, it also acknowledges that not all green space is of value to the local community. In such a case an assessment will be required to identify whether the site is suitable for a different type of green space use in the first instance or a beneficial local community use in the second instance. Permanent loss of green space will require careful consideration, as this can result in increased pressure on remaining facilities. Development proposals resulting in the permanent loss of the green space will be required to:

- demonstrate the land provides no benefit to the community and that the local community supports alternative proposals;
- demonstrate through an independent assessment that the land or buildings are surplus to requirements;
- ensure the need for and benefits of the development outweighs the loss; and
- provide compensation for loss of facilities.

**Provide public open space on housing and windfall sites**

POLICY ANP25

**Developers must provide publicly accessible open space in accordance with the site-specific policies on housing allocations and windfall sites, having regard to the advice contained in the Open Space Standards and Requirements of the Development Guidance and Requirements: Supplementary Planning Document (July 2015) and saved UDP Policy RL4.**

**Where feasible, open space should connect to other open spaces and provide links to new and existing pedestrian/cycle routes having regard to the safety and security of users. Where the provision of adequate publicly accessible open space is not feasible, compensatory contributions for off-site provision will be sought in mitigation through a Section 106 Agreement.**

This policy reflects the need to ensure that open space is catered for in new developments. It applies to both allocated and other windfall sites. The emphasis on connecting to other open spaces is particularly important, as it seeks to develop a coherent and accessible open space and green network in and throughout the parish.

Where it is deemed by the Parish Council and the local planning authority that such open spaces on a windfall site cannot be provided or are inappropriate, the developer will make a financial contribution (in lieu of the open space) under the terms of an agreement pursuant to Section 106 of the Town and Country Planning Act 1990 as amended or the Community Infrastructure Levy.

### Improve parks and open spaces

POLICY ANP26

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

Notwithstanding financial and resource constraints, the parks and open spaces of Armthorpe meet a longstanding need in the parish as a whole and the local areas that they serve. Accordingly, they will be enhanced, refurbished and improved wherever possible.

### Sustainable urban drainage

POLICY ANP27

**Proposals for sustainable urban drainage are to be incorporated into new development and considered as part of the overall proposals for drainage.**

New development will be expected to incorporate sustainable drainage schemes (SUDS) wherever possible taking into consideration potential land contamination or groundwater sensitivities. It should be demonstrated that opportunities to use SUDS as a way to provide quality green space and create additional habitat for wildlife have been incorporated where possible. Details of future maintenance, management and finance should be identified. Liaison with the Parish Council, Doncaster Council, the Internal Drainage Board and the Environment Agency should be undertaken at the early stages of planning for new developments.

### Incorporate and define Green Wedges to the north and south of Armthorpe village

POLICY ANP28

**Armthorpe's green infrastructure network will be protected, maintained, and where possible enhanced, including Green Wedges, to the north and south of the village as delineated on the Proposals Maps (Appendices 1 and 4).**

The policy seeks to increase the quality, number and connectivity of assets within these corridors and the wider green infrastructure network. To complement these green infrastructure corridors and to reinforce the protection of the countryside, Green Wedges are identified, particularly where development allocations need to be sensitive to strategic rural gaps between settlements.

Proposals will be supported which make an overall contribution to the green infrastructure network and the Green Wedge by:

1. including measures, either on or off site, that are of an appropriate size, shape, scale and type and that have regard to the nature of the proposal and its potential impact;
2. contributing to the delivery of identified opportunities and priorities;
3. providing for appropriate long term maintenance and management; and
4. avoiding damage to or loss of green infrastructure assets or, where loss is unavoidable and the benefits of the development outweigh the loss, including appropriate compensation measures.



The Green Wedges overlay the Countryside Protection Policy Area designation and areas identified for development. Thus the identification of areas as being within a Green Wedge would not in itself exempt it from development (although Countryside Protection Policy Area designation would). Where, however, the Green Wedges overlay development allocations, there will be a requirement that the development must deliver an extensive buffer with an exceptionally high standard of landscaping (to prevent the complete merging of settlements and enhance the amenity and visual appearance of settlement edges), as well as improving access to the countryside, etc. They will thus function as a type of green infrastructure corridor with a focus on landscape and amenity.

**Visual connections with the countryside**

POLICY ANP29

**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**

The setting of new development needs to sit comfortably within the surrounding rural areas. Where views are retained and enhanced and where the impact of the new development when seen from these rural locations is minimised, proposals will be favourably considered. This is particularly important for the new housing and employment allocations set out elsewhere in this Plan and where the identification of a Green Wedge will support this approach.

## **DELIVERY PLAN**

The way in which development is expected to come forward will be informed by the policies and proposals contained in this Plan. The delivery of key infrastructure is an essential part of this and while there will be detailed discussions with developers and the local planning authority at pre-application, application and post decision stages, the Parish Council is keen to highlight the following:

- Housing development will be phased in line with the provision of affordable housing and education provision as appropriate
- Highway infrastructure which is required as part of the development will be undertaken in advance of the development as appropriate
- Developer contributions will be secured in line with the overall planning requirements on each development utilising the appropriate agreements, obligations and conditions

The Parish Council expects to be involved in negotiations and discussions with developers and Doncaster Council over the timescales, phasing and delivery of development in the parish.

## **COMMUNITY ENGAGEMENT AND CONSULTATIONS**

- 6 March 2012 - Parish Council take the decision to produce a Neighbourhood Plan
- 17 July 2012 - Parish Council resolves to establish Neighbourhood Development Plan Steering Group
- 11 September 2012 - Doncaster Council hold public consultation at Armthorpe Community Centre on its Local Development Framework Sites & Policies DPD
- Steering Group meetings held on 16 October 2012; 20 November 2012; 18 December 2012; 15 and 22 January 2013; 5 and 12 February 2013; 12 March 2013; 24 April 2013; 21 May 2013; 18 June 2013; 10 September 2013; 10 October 2013; 19 November 2013; 10 December 2013; 14 January 2014.
- 2 November 2012 - Doncaster Council approved Area Designation for the Production of the Neighbourhood Plan
- 28 November 2012 - Steering Group representatives held public meeting with local residents at Armthorpe Community Centre
- 1 December 2012 - Neighbourhood Plan Planning Engagement and Public Consultation Day held at Armthorpe Community Centre
- 3 January 2013 - Issues Report published for public consultation

- 8 - 31 January 2013 - Public consultation in Armthorpe Library on allocation of Housing Sites
- 23 July 2013 - Special meeting of Armthorpe Parish Council approves publication of provisional (pre-Regulation) draft plan
- 1 August 2013 - email re Provisional Draft Plan
- 5 August 2013 - provisional (pre-Regulation) draft plan published for public consultation ahead of the formal plan
- 10 September 2013 - consideration of consultation responses to provisional (pre-Regulation) draft plan by the Steering Group
- 10 October 2013 - consideration of consultation response from Environment Agency and proposals to amend ANP22 re land situate near to the former Markham Main Sports & Social Club
- 14 November 2013 - Screening Opinion Request Letter
- 19 November 2013 - approval of replies to consultation responses to provisional (pre-Regulation) draft plan
- 10 December 2013 - consideration of further representations re Sites 513 and 514 at Nutwell South and recommending publication of the first draft plan
- 7 January 2014 - meeting of Armthorpe Parish Council approves publication of further draft plan
- 14 January 2014 - Steering Group Minutes
- 21 January 2014 - Have Your Say Notice
- 2 February 2014 - email to Consultees
- 3 February 2014 - first draft plan published for statutory six week consultation
- Local residents/businesses invited to attend Drop In Sessions to be held at the following locations on the dates and at the times shown, to have their say on the contents of the Draft Plan:-
  - Armthorpe Community Centre on 8 and 9 February 2014 from 9.30 a.m. to 4.00 p.m. each day
  - Charles Court, Charles Crescent, Armthorpe, DN3 2AQ, on 14 February 2014 from 9.30 a.m. to 11.30 a.m.
  - Walbank Community Hall, Walbank Road, Armthorpe, DN3 3TF on 14 February 2014 from 1 p.m. until 4 p.m.
- Steering Group meetings held on 18 March 2014.
- 15 April 2014 - Extraordinary Meeting of Parish Council - disbanded Steering Group
- 6 May 2014 - Annual Meeting of Parish Council - resolved that the Plan process be undertaken by Members of the full Council at future Extraordinary Meetings
- 2 July 2014 - Extraordinary Meeting of Parish Council

- 22 July 2014 - email inviting developers/landowners/agents to meet Council representatives re outstanding concerns
- 30 July 2014 - Extraordinary Meeting of the Parish Council approves publication of second draft plan
- 21 August 2014 - email to Consultees
- 22 August 2014 - Have Your Say Notice
- 22 August 2014 - second draft plan published for statutory six week consultation
- Local residents/businesses invited to attend Drop In Sessions to be held at the following locations on the dates and at the times shown, to have their say on the contents of the second draft plan:-
  - Armthorpe Community Centre on 30 and 31 August 2014 from 9.30 a.m. to 4.00 p.m. each day
  - Charles Court, Charles Crescent, Armthorpe, DN3 2AQ, on 5 September 2014 from 9.30 a.m. to 11.30 a.m.
  - Walbank Community Hall, Walbank Road, Armthorpe, DN3 3TF on 5 September 2014 from 1 p.m. until 3 p.m.
- 16 December 2014 - Extraordinary Meeting of the Parish Council approved the Second Draft Armthorpe Neighbourhood Development Plan, for submission as a proposal to Doncaster Metropolitan Borough Council, the local planning authority.

**Membership of the Steering Group comprised:-**

Parish Councillors - L.S. Dickman, C.J. McGuinness, S.L. McGuinness, W.L. Moore and F.J. Tyas.

Local Residents - Mrs. S. Faulkner, Head Teacher, Armthorpe Shaw Wood Academy, Mr. D. Mitchell, Proprietor of The Old Rectory Nursing Home and Mrs. C. Rusby, Armthorpe Women's Institute.

**Membership of Armthorpe Parish Council comprises:-**

Councillors J.R. Armstrong, A. Brown\*, A.J. Brown\*, E. Butler, T. Corden\*\*, L.S. Dickman, M.J. Doran, V. Doran, P.J. Farrell, P.A. Hanson, C.J. McGuinness, S.L. McGuinness, W.L. Moore, S.A. Pickles and F.J. Tyas.

\* Councillors A. Brown and A.J. Brown resigned from their respective Office of Councillor on 16<sup>th</sup> April 2014.  
Councillors M. Andrews and M. Walton replaced Councillors A. Brown and A.J. Brown on 1<sup>st</sup> July 2014.

\*\* Councillor T. Corden declared an interest in the Neighbourhood Plan process and did not participate in the same, as a result of him being a volunteer of the Miners' Welfare Memorial Garden

**Officers and Advisers to the Steering Group and Extraordinary Meetings of Parish Council:-**

Mr. K. Burley of Ken Burley Associates, Planning Consultants

Mr. S. Smales, Planning Consultant of Smales Planning & Regeneration Services Limited

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

Mr. G. Shephard, Clerk to Armthorpe Parish Council



Further information on the public consultation and the production of the Neighbourhood Plan can be obtained from Armthorpe Parish Council, 4 Church View, Campsall, Doncaster, DN6 9RA or email [armthorpendplan@btconnect.com](mailto:armthorpendplan@btconnect.com)

Simon Smales 2012-2013

Ken Burley 2013-2014