

ARMTHORPE NEIGHBOURHOOD DEVELOPMENT PLAN

PROVISIONAL (PRE-REGULATION) DRAFT
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Introduction

The Armthorpe Neighbourhood Development Plan (the Plan) 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 Plan 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 Plan 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 Plan may need to be undertaken and will be important in shaping the plan. The Plan has given local people the power to decide where new housing and employment should go and how the village centre should change. Without the Plan, 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 in 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 Table 1 and as shown in the Proposals Maps (Appendix 1 attached) site allocation plans, provided the development meets the requirements of the residential site briefs, other relevant policies of this Plan and the Doncaster Council LDF.

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 ANP10 and ANP11 and the Local Development Framework policies relating to and addressing flood risk.

Table 1

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

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 643 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 allocated sites

POLICY ANP2

Proposals for new housing in Armthorpe must ensure that the new homes are well integrated with the existing village and surrounding environment and services. 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**
- **provide a good mix of housing types**

New development should avoid single large developments that are perceived as a separate place. This will ensure that residents in the new homes feel integrated with the existing community. Dispersing new housing development across a range of sites will help ensure that these sites are of a size and character that avoids dominating the local area.

Windfall sites

POLICY ANP3

Permission will be granted for small residential developments on infill and redevelopment sites within the parish. Proposals should be well designed and should meet relevant requirements set out in other policies in this Plan and the Doncaster Council LDF.

Small residential developments may come forward in the period leading up to 2028. These are known as ‘windfall sites’. Development must achieve best use of land in a manner that does not adversely impact on other policies within the Plan, 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 and identified on the proposals map as Residential Policy Area has the potential for approximately 185 dwellings is encouraged to come forward for residential development.

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 anticipated that a comprehensive development of the whole site would best meet the needs of the area and help mitigate against piecemeal development, which could present difficulties in terms of infrastructure support and residential amenity. The site is essentially a brownfield development and is close to the existing local facilities and services in Armthorpe. This conforms with Policy SP19 on Residential Policy Areas of the Sites and Policies LDF DPD.

Design of new development

POLICY ANP5

Proposals for new housing on the allocated sites must be of high quality and designed to reflect local character. They must demonstrate how they meet the following - Policy CS14 LDF Core Strategy and SP22 LDF Sites and Policies DPD refers:



The components of development, including use mix, layout (movement patterns, townscape, landscape, open space and public realm), density (intensity of development) and form (scale, height, massing; and architectural details of buildings), will be assessed to ensure that the development proposed is robustly designed, works functionally, is attractive and will make a positive contribution to achieving the following qualities of a successful place:

1. **character - an attractive, welcoming place with its own identity appropriate to the area;**
2. **continuity and enclosure of streets and spaces by buildings;**
3. **quality, stability, safety and security of private property, public areas and the highway;**
4. **permeability - ease of pedestrian movement with good access to local facilities and public transport services;**
5. **legibility - a development that is easy to navigate;**
6. **adaptability - flexible buildings capable of changing over time;**
7. **inclusive - accessible development that meets the needs of as much of the population as possible;**
8. **vitality - creating vibrant, busy places with a mix of uses where appropriate; and;**
9. **sustainability - proposals are environmentally responsible and well managed.**
10. **new homes conform to code 4 for sustainable homes or higher as appropriate**

New housing and changes of use to 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

- 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 new facilities

POLICY ANP6

Housing developments must secure an appropriate level of facilities to meet the development needs of the parish of Armthorpe. These will be in line with Doncaster Council, central government and other statutory bodies requirements at the time the schemes come forward for development.

While specific requirements are set out in the Residential Site Briefs (Policies ANP10 and ANP11 refer) all housing development should be assessed against the needs of Armthorpe in terms of new facilities.

Provision of affordable housing

POLICY ANP7

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. 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.

Affordable housing must be of a type, size and tenure that meets local needs. Current information available from Doncaster Council addresses district-wide needs. This Plan aims to ensure that developers provide housing that meets specific local needs.



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.

In balancing need with viability evidence of viability on a case-by-case and up-to-date basis so that affordable housing can be phased, deferred or reduced as necessary to ensure viability will be assessed.

[Provision of a mix of housing types](#)

POLICY ANP8

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. Large areas of uniform type and size will not be acceptable.

Aspirations are generally traditional with strong preferences for two and three bedroom houses and bungalows and aspirations towards flats particularly two bedroom. The need for more 'executive housing' to support the borough's economic aspirations is also important and Armthorpe's ageing population is likely to be reflected in the type of properties being sought.

Phasing of housing development

POLICY ANP9

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.

Housing will be phased in general conformity with policy CS10 from the LDF Core Strategy but with a start date of 2014 onwards subject to all the developer requirements being met and the necessary planning consents obtained. This is in keeping with Armthorpe's identification as a Principal Town in the LDF Core Strategy.

Residential site briefs for the allocated sites

POLICY ANP10 and 11

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

- A Site Allocation Plan 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 ANP10

Land at The Lings, West Moor Link Road (Site 1) is allocated to deliver between 350 and 400 dwellings and required to provide:

- 1. Affordable housing in situ and in line with Doncaster Council's affordable housing policy requirement of 26%;**
- 2. Education facilities sufficient to serve the demographic profile of the housing on site;**
- 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 ANP34;**

5. **A design and layout which recognises the importance of protecting 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. **Landscaping treatments which identify the area as essentially within a rural setting with local natural features and vegetation;**
8. **The connections to the existing local services and facilities, in particular the village centre, local schools and community facilities must be secured and made in an attractive manner;**
9. **The ability to prioritise these local connections and access for pedestrians and cyclists, including the provision of footpaths and cycle paths within the site that connect to and extend out into the surrounding area ;**
10. **A mix of dwelling type, size and design which reflect local housing needs;**
11. **A highway and traffic arrangement, which minimises the impact on the existing highway network and is delivered so as to reduce any inconvenience to the local road network and users both during construction and at the completion of the development;**
12. **The inclusion of a landscape and open space buffer between the site and the allocated land for employment to the east of the scheme, with an emphasis on ensuring the residential amenity of those properties that back onto this site or have a view of it, are protected.**

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.

The policy requirements set out in Policy ANP10 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 1.

Specific requirements are established for the design and layout to accommodate the Green Wedge to the north of the site. Policy ANP34 applies here. The development must identify a substantial open space area, which fulfils the provisions of Policy

ANP34 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.

Efforts to secure green connections to the surrounding rural landscape should be made.

Connections 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.

Where education facilities are to be provided the need for a full transport assessment, based on the indicative thresholds for transport assessments within the 'DFT Guidance on Transport Assessment', should be discussed with the Parish Council and 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 Transport Assessment will need to look at the operation of the highway network and where necessary provide suitable mitigation.

POLICY ANP11

Land West of Hatfield Lane (Site 2) is allocated to deliver between 350 and 400 dwellings and required to provide:

- 1. Affordable housing in situ and in line with Doncaster Council's affordable housing policy requirement of 26%;**

2. **Education facilities sufficient to serve the demographic profile of the housing on site;**
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 ANP34;**
5. **A design and layout which recognises the importance of protecting 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. **Landscaping treatments which identify the area as essentially within a rural setting with local natural features and vegetation;**
8. **The connections to the existing local services and facilities in particular the village centre, local schools and community facilities are secured and made in an attractive manner;**
9. **The ability to prioritise these local connections and access for pedestrians and cyclists, including the provision of footpaths and cycle paths within the site that connect to and extend out into the surrounding area ;**
10. **A mix of dwelling type, size and design which reflect local housing needs;**
11. **A highway and traffic arrangement, which minimises the impact on the existing highway network and is delivered so as to reduce any inconvenience to the local road network and users both during construction and at the 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.

The policy requirements set out in Policy ANP11 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 ANP34 applies here. The development must identify a substantial open space area which fulfils the provisions of Policy ANP34 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.

Efforts to secure green connections to the surrounding rural landscape should be made.

Connections 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.

Where education facilities are to be provided the need for a full transport assessment, based on the indicative thresholds for transport assessments within the 'DFT Guidance on Transport Assessment', should be discussed with the Parish Council and 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 Transport Assessment will need to look at the operation of the highway network and where necessary provide suitable mitigation.

Residential Policy Areas

Policy SP19 of the LDF sets out the policy requirements for Residential Policy Areas and the extent of this for Armthorpe is denoted on the Proposals Map for the Neighbourhood Plan. The policy is not repeated here 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 ANP12

Major Employment Sites

In accordance with LDF Core Strategy policy CS2: Growth and Regeneration Strategy, and CS5: Employment Strategy, the sites set out below are allocated as Major Employment Sites. They will be developed in accordance with the development requirements set out in LDF Core Strategy Appendix 1 and other relevant Local Development Framework policies.

Site 1 West Moor Park Extension

Only B1b/c, B2 and B8 uses will be permitted on the Major Employment Site 1 unless the proposal is ancillary to the employment use.

Site 2 West Moor Park (Existing Major Site)

Site 3 Land south of the West Moor Link Road

Only B1b/c and B2 uses will be permitted on the Major Employment Site 3 unless the proposal is ancillary to the employment use.

Major Employment Sites are large sites capable of locating large footprint buildings that can link to the strategic transport network. Site 1 has the benefit of a current planning consent and is considered suitable for Distribution Warehousing, Light Industry and Manufacturing. There is a need for more labour intensive and industrial and manufacturing employment in Armthorpe. Accordingly Site 3 is allocated excluding B8 Distribution Warehousing, as there is a plentiful supply in the parish and elsewhere in Doncaster.



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 ANP13

Local Employment Sites

In accordance with LDF Core Strategy policy CS2: Growth and Regeneration Strategy and CS5: Employment Strategy, the sites set out below are allocated as Local Employment Sites. They will be developed in accordance with the development requirements set out in LDF Core Strategy Appendix 1 and other relevant Local Development Framework policies.

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.

Gunhills Lane (existing site)

Gunhills Lane extension (new site)

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 and are shown on the Proposals Map.

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 that ensure 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 ANP14

Existing employment sites must remain in employment use (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 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.

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 ANP15

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 AND HIGHWAYS

All new developments shall provide good pedestrian and cycle connections to the village centre and other local destinations

POLICY ANP16

Proposals for the development of allocated residential 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.



The emphasis on providing local access to jobs, 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 and community facilities drives this policy.

Encourage better use of public transport

POLICY ANP17

Armthorpe Parish Council will liaise with the Highways Authorities and the bus and rail operators to encourage better planning of public transport.

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.

New development to provide parking on site for occupants and visitors

POLICY ANP18

Development must provide on-site parking in accordance with Doncaster Council standards.

This policy aims to ensure that adequate parking is provided on new developments. The Parish Council is content to use the standards operated by Doncaster Council.

DEVELOPMENT CONTRIBUTIONS

POLICY ANP19

Where appropriate and necessary, 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);**
- C) contributions towards softer interventions that are necessary to ensure the benefits of the development are maximised by local communities (such as skills and training programmes, or public realm improvements); and**
- D) pooled contributions for schemes necessitated as a result of the cumulative impact of a number of developments. Such schemes may also include the requirement for retrospective contributions where infrastructure has been required in advance of some developments.**

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).

This approach is consistent with that outlined in Policy SP44 of the LDF Sites and Policies DPD.

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 ANP20

Permission will be granted for new town centre uses (Use Classes A1 – A5) in Armthorpe village centre (defined as a District Centre in Policy CS7 of the LDF Core Strategy).



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 ANP20 are based on those set out for Policy CS7.

Retain and enhance existing retail frontages

POLICY ANP21

Within retail frontages, 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 ANP22

Permission will be granted for a small retail unit of floor area up to 100 square metres within each allocated residential area outside the village centre.

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

Retain small scale employment in the village centre

POLICY ANP23

Proposals for the redevelopment or change of use of the ground floor 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 for freehold or leasehold at a reasonable price for at least a year without restriction.

Proposals for the redevelopment or change of use of redundant land or buildings in employment or service trade use, to A1 - A5 uses will be permitted in retail frontages.

Small scale employment uses (Use Class B1) contribute to the liveliness and activity of the village centre and should be retained.

The vibrancy of the village centre and many of the outlying residential and employment areas rests on having a range of uses commensurate with the scale of the development and its location. This policy seeks to facilitate a degree of flexibility that allows the market to influence the most appropriate type of land use in these areas.

Support residential use on upper floors in the village centre

POLICY ANP24

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.

Avoid loss of residential accommodation in the village centre

POLICY ANP25

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.**

This policy wants to encourage a diverse range of uses in the village centre by avoiding loss of residential uses. At the same time it recognises (in association with the preceding policies in this section) that a flexible approach is appropriate provided that the safeguards on the criteria set out in the policy itself are addressed.

LEISURE AND COMMUNITY FACILITIES

Contributions from developers of new housing to fund additional education facilities

POLICY ANP26

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, replacement, extended or enhanced facilities**
- **Commuted payments**
- **An appropriate combination of any or all the above**

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.

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 ANP10/11 refer).

POLICY ANP27

Land for either a one form entry school (1.09 ha of land) and/or a two form entry school (2ha of land) is to be set aside and provided for on the housing allocation sites set out in Policy ANP1.

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

Armthorpe Miners' Welfare

POLICY ANP28

The sites owned by the Trustees of Armthorpe Miners' Welfare Scheme, as identified on the Proposals Map, are to be protected for and allocated as open space and ancillary leisure and community facilities.

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 conform to open space and leisure characteristics. As such, any redevelopment or refurbishment of buildings on these sites should be ancillary to the above 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 ANP29

Land at the Briar Road Playing Field is allocated for a Sports Centre

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 ANP30

The open spaces covered by policy SP36 in the LDF Sites and Policies DPD will be protected and retained.

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.

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 ANP31

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.

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.

Improve parks and open spaces

POLICY ANP32

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 ANP33

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 need to conform to the Environment Agency’s policies and guidance. Intrinsic to this, however, is the need to make sustainable urban drainage provision a component of such schemes. Liaison with the Internal Drainage Board is to be undertaken especially at the early stages of planning for new developments.

Incorporate and define a Green Wedge to the north of Armthorpe village

POLICY ANP34

Armthorpe’s green infrastructure network will be protected, maintained, enhanced and where possible, extended and a Green Wedge to the north of the village is defined and more particularly delineated on the Proposals Maps, (Appendices 2 and 3 attached) which is based on the principles set out below – Policy CS17 of the LDF Core Strategy refers.

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, a Green Wedge is identified 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 Wedge overlays the Countryside Protection Policy Area designation and areas identified for development. Thus the identification of an area 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 Wedge overlays 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 ANP35

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 TO DATE

- 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
- 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
- 12 March 2013 - Consultation responses considered by the Steering Group
- 5 August 2013 – provisional (pre-Regulation) draft plan published ahead of the formal plan

Membership of the Steering Group comprises:-

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.

Officers and Advisers to the Steering Group:-

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

S. Smales August 2013