

MINUTES OF THE EXTRAORDINARY MEETING OF ARMTHORPE PARISH COUNCIL HELD IN ARMTHORPE COMMUNITY CENTRE, WELFARE PARK, CHURCH STREET, ARMTHORPE, ON TUESDAY, 08 SEPTEMBER 2026

PRESENT:

Chairperson: Councillor C Brodhurst Brown.

Councillors: A Barrington, C Head, L Monks, T Needham, E North, C Parry, M Phillips, and M Walton.

City Councillor: N Pritchard.

Clerk to the Council: S Youngman.

Chris Hall (CH), Planning Policy Team Leader: City of Doncaster Council.

Five members of the public.

EX01 ITEMS TO WHICH THE PUBLIC AND PRESS ARE TO BE EXCLUDED FROM

RESOLVED: None

EX02 DECLARATIONS OF PERSONAL AND PREJUDICIAL INTERESTS

RESOLVED: None

EX03 APOLOGIES

Apologies were received from Councillors A Nicholas, S Rose, C Trewick and City Councillor C Marriott.

RESOLVED: To approve the reasons for absence for Parish Councillors.

EX04 DONCASTER LOCAL PLAN SCOPING CONSULTATION

Chris Hall (CH), from Doncaster Council, outlined the process for developing a new Local Plan to replace the plan adopted in 2021. The current Local Plan, which covers 2018 to 2035, is performing well, with the Council meeting its housing delivery and economic growth targets. However, planning reforms and the Government's requirement for new local plans to be prepared within thirty months mean a replacement plan is now needed. Although the Council considered retaining the existing plan, it is out of date in light of new planning policies. The approach will continue to focus on strategy and effective planning delivery. The Local Plan consultation will be carried out in three stages. The first stage, Scoping, will gather early views through an online form. Respondents are not required to answer every question, although some questions ask them to rank priorities and choices. The Council's approach remains guided by national policy.

Council members were invited to ask questions.

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Councillor T Needham raised concerns about the level of growth Armthorpe has already experienced. He noted that Armthorpe has been designated as a main town in its own right, while Dunscoft, Dunsville, Stainforth and Hatfield are grouped together as one main town. Councillor Needham stated that, as Armthorpe has continued to meet housing and employment targets, the local authority should not assume that the village can make a further contribution. He expressed concern that additional development would attract a significant number of people to the village, where infrastructure is already under pressure which include:

- Local road infrastructure is already operating at between 99% and 105% capacity.
- Congestion is already a problem within the village.
- No significant development should be planned until these issues have been addressed.
- A lack of dropped kerbs and pedestrian crossings

Councillor Needham also noted that some recent applications rely on access through green spaces or residential streets. He stated that Armthorpe should not accept additional housing and that, as other towns are receiving development monies, those areas should be allocated more development.

CH advised that towns had been grouped to create settlements of broadly similar size, although there are some differences in the services available locally. He noted that Armthorpe is a well-populated town with a high level of services and had previously received a higher housing growth rate. The consultation asks respondents to identify areas they consider suitable for development.

Councillor C Brodhurst Brown advised that Armthorpe has a shortfall of 1.5 GPs serving the village.

A member of the public advised that Armthorpe has grown by 25% under the current Local Plan, while areas such as Hatfield and Rossington have grown by only 10%. They also noted that all traffic in Armthorpe converges on a single roundabout.

Councillor C Brodhurst Brown advised that Armthorpe has exceeded the Neighbourhood Plan housing target of 900 homes.

CH advised that growth had been distributed across the borough through the previous Local Plan. In response to concerns about infrastructure, he noted that the Government is considering ways to improve provision, including healthcare. Baselines need understanding to see how areas would be impacted by development, considerations will be made as to whether new developments can manage themselves and serve new residents. Modelling will be used for each potential site to assess how local highways would be affected and issues would be addressed; developments are never planned without modelling taking place.

Councillor C Parry expressed that although he is not opposed to new housing, any future development must be fully accessible and genuinely affordable for all residents. Concerns were also expressed regarding the limited provision of affordable and accessible homes within recent developments on Hatfield Lane.

CH advised that he was unable to comment on approved or existing planning applications. He noted that the emerging Local Plan will introduce policies aimed at continuing to exceed development standards.

Councillor M Walton highlighted the significant amount of warehousing surrounding the village, observing that this limits opportunities for further residential development within Armthorpe.

In response, C H explained that the consultation is specifically seeking public views on where development should be directed. He added that Armthorpe's proximity to the motorway naturally attracts warehousing and logistics businesses.

Councillor C Head queried why the scoping consultation period had been limited to three weeks.

CH clarified that the Local Authority is operating within government-set constraints. He emphasised that no decisions will be made at this stage, and that further details will be provided in the next phase of consultation.

Councillor A Barrington raised concerns about the shortage of social housing in the village and advised that some developers had sold properties to private companies rather than retaining them for affordable or social rent.

Chris Head responded that policies exist which developers are expected to follow.

Councillor M Phillips sought confirmation that Doncaster's target is to deliver 12,570 homes between 2029 and 2039 and questioned how services would accommodate an estimated population increase of 38,000 people, (based on three residents per dwelling).

C H confirmed the housing target but clarified that population growth will not directly mirror the number of new homes, as not all dwellings result in new residents moving into the area. He added that Doncaster Council will continue to monitor population trends and service needs.

Councillor C Head questioned where the funding is coming from for the new Local Plan.

C H confirmed that the planning team are constantly applying for funding and the remaining costs will be funded by reserves.

Councillor C Parry advised that a bypass is required before there is any further development or the village.

C H advised that the local authority need to look at infrastructure and whether improvements will be viable or essential. The planning department work closely with the Highways Department on all applications.

Councillor C Brodhurst Brown outlined significant concerns regarding the impact of further housing growth on the long-term sustainability of Armthorpe, stating that the village is already over-developed and unable to effectively accommodate additional large-scale development. Reference was made to that only two potential areas remain for future growth: Grange Farm or land on the opposite side of the link road.

It was acknowledged that Armthorpe's advantageous proximity to the M18 supports employment and logistics; however, concerns were raised that any further expansion risks creating urban sprawl and eroding the village's identity. Additional concerns were highlighted regarding ongoing traffic capacity issues, with Armthorpe effectively functioning as a ring road for the south of Doncaster. Reference was made to survey findings indicating that around half of service users are non-residents, placing further pressure on already stretched local infrastructure.

Councillor Brodhurst Brown stressed the importance of effective communication between Doncaster Council and the Parish Council, particularly to ensure consultation information is shared in a timely manner. Concerns were raised towards the developer funding, noting that only one funding pot maybe considered for the entire City. The village of Armthorpe receives no Local Authority funding, in contrast

to Rossington's recent allocation of £20 million over ten years, despite Armthorpe continuing to absorb significant development.

Emphasis was made for the need for Doncaster Council to work closely with healthcare commissioners to identify service requirements linked to future growth. Councillor Brodhurst Brown expressed opposition to Option One within the development proposals and suggested that a more appropriate approach would be to focus on a patchwork of smaller, distributed sites rather than a single large development area. Councillor C Brodhurst Brown also asked how the new Local Plan will affect Neighbourhood Plans as the Parish Council are looking at renewing the plan which expires in 2028.

CH advised that Doncaster is not a traditional city in its layout, the planning department are trying to get to grips with how health services and GPs are allocated. The Planning Department has no control over developer contributions; there are legal tests to prescribe how they are spent and they should be spent locally. If the Community Infrastructure Levy (CIL) was introduced, it is one single pot of money for the entire city with a list of schemes to allocate monies. With regards to Neighbourhood Plans, they are still important and it is a good time to update them as they will be out of date with the changes made to the National Planning Policy Framework (NPPF). Unfortunately, there is no longer any funding available for Neighbourhood Plans, although Planning Officers can provide advice on the plans. The changes to the NPPF are firm, there will be no deviations when reviewing applications and there is more emphasis on housing.

Councillor A Barrington questioned the next step for the Parish Council to take.

CH advised that the next step is to complete the Scoping consultation.

Councillor C Brodhurst Brown encouraged Council members and members of the public to complete the consultation and made a proposal for members to agree that the Clerk completes the consultation on behalf of the Council based on the notes from tonight's meeting.

RESOLVED: To approve for the Clerk to complete the Scoping Consultation.

Members of the public were invited to raise questions.

A member of the public advised that it is not possible to save and return to the scoping consultation, it has to be completed in one attempt.

A member of the public raised concerns with developers stating that they have nothing to do with infrastructure decisions and further concerns towards properties allocated for social housing being sold to private companies for rental at £1,250 per month.

A member of the public questioned which Local Plan the Ladycroft and Grange Farm proposed developments will be included in.

CH advised that national policies take precedence, and the importance of Doncaster Council meeting the five-year demand set by government.

A member of the public advised that other areas such as Lincoln and Bassetlaw aren't meeting their housing targets, but Doncaster have exceeded theirs, can the government reduce the allocation for Doncaster?

CH advised that this is not possible.

A member of the public raised concerns with the impact the additional housing and increasing population is having on the NHS.

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CH advised that the Local Authority is trying to work in tandem with health organisations to improve the infrastructure locally.

A members of the public raised concerns with developers gaining approval for new developments whilst the new Local plan is being developed.

A member of the public advised he is a resident of Edenthorpe and advised that the Grange Farm development will affect Edenthorpe more than Armthorpe. A suggestion was made for both Parish Councils to work together.

Councillor M. Phillips proposed that the Chairpersons of each Parish Council meet to explore establishing a working group, aimed at improving coordination and shared discussion on matters affecting the wider area.

RESOLVED: For the Clerk to contact Edenthorpe Parish Council to suggest a meeting.

A member of the public questioned whether the proposed developments on Ladycroft Road and Grange Farm will be factored into the Local Plan.

CH confirmed that all approved planning applications being delivered will be factored into the plan.

A member of the public questioned whether the new Local Plan will be streamlined to coincide with NPPF.

CH advised that the Local Plan would have locally distinctive policies included.

A member of the public questioned whether the Local Plan can be developed within 30 months.

CH advised that it is ambitious but new guidance is being published constantly to assist with the process.

Councillor C Parry raised concerns with young people accessing the housing ladder.

Councillor C Brodhurst Brown reiterated the importance of the patchwork provision for new housing with the inclusion of affordable and accessible housing.

EX05 PURCHASE OF GIFTS FROM THE CHAIRS ALLOWANCE

Council members were asked to consider allocating funds from the Chairs allowance to purchase a gift of thanks to acknowledge the work carried out by Captain Andrew Payne who had served as Interim Minister at the Church of St Leonard and St Mary for the past two years.

RESOLVED: To allocate a budget of £200.00 for gifts.