

MINUTES OF THE MEETING OF THE STRATEGIC PLANNING COMMITTEE HELD IN ARMTHORPE COMMUNITY CENTRE, WELFARE PARK, CHURCH STREET, ARMTHORPE, ON MONDAY, 24 MARCH 2025

PRESENT:

Chairperson: Councillor's C Brodhurst Brown.

Councillors: N Berry, T Needham, and S Rose.

Not present: Councillor K Stothard.

Also in attendance: S Youngman, Clerk to the Council.

94 APOLOGIES

None received.

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

None.

96 DECLARATIONS OF PERSONAL AND PREJUDICIAL INTERESTS

Councillor S Rose declared an interest in the car park project.

97 MINUTES OF THE MEETING HELD ON 03 MARCH 2025

RESOLVED: That the minutes of the meeting be approved and signed as a true record of the meeting.

98 PLAY PARK UPDATES

The Clerk confirmed that a meeting has been arranged with HAGS to discuss the timeline for installation and a meeting is to be scheduled with the planning consultant to progress the planning application.

Council member discussed providing HAGS with 50% of the project fees to mitigate the risk of financial loss.

RESOLVED: To make a recommendation to Full Council to pay HAGS 50% of the project fees once the investment funds arrive.

99 CAR PARK UPDATES

Councillor Rose agreed to arrange for a contractor to visit the site to determine the specification of the works to enable the tender documents to be produced.

100 DATE AND TIME OF NEXT MEETING

RESOLVED: Monday 7th April 2025 at 6pm.

Heart of the Village Play Park, Armthorpe - Supporting Planning Statement for Armthorpe Parish Council

SECTION 1: PURPOSE OF THIS STUDY

1. This short document has been prepared to accompany the pre-application submission to the City of Doncaster Council. It outlines the purpose and scope of the proposal, how it aligns with local and national planning policies and will benefit the local community. It also outlines why it is suitable for the site and its immediate environs and can be safely and sustainably accessed. It is supported by several supporting documents, which look at some of the key considerations in more detail.
2. It has been prepared by *Andrew Towlerton Associates* on behalf of Armthorpe Parish Council.
3. It is set out in various sections to present the information that has informed and shaped it.
 - Section 1: Sets out the purpose of the document
 - Section 2: Outlines the proposal
 - Section 3: Describes the site and the surrounding area
 - Section 4: Considers physical and other factors affecting the site and the proposal
 - Section 5: Looks at the planning history of the site
 - Section 6: Reviews relevant existing national and local planning policies
 - Section 7: Outlines the community consultation undertaken and the findings from it
 - Section 8: Provides a summary of the main findings and conclusions from the study
 - Section 9: Contains some illustrative photos of the site

SECTION 2: THE PROPOSAL

4. Armthorpe Parish Council intends to use its Investment Fund to provide a 'Heart of the Village' Play Park in the centre of Armthorpe.
5. The proposal would provide modern, safe, inclusive and attractive play, sport and recreational facilities that promote health, well-being, and community connection.
6. The project would be led by HAGS, leading manufacturers and installers of commercial outdoor Play Equipment, Sport and Fitness Equipment, it would provide enhanced opportunities for leisure and recreational activities for the residents, particularly children and young people, of the parish of Armthorpe and the wider area. Not only because there is no similar, facility in the local area but also due to its accessible location in the centre of Armthorpe. In addition, the use of, for example, durable surfaces and other materials as well as a floodlit car park means that it can be used during the evening and other times when recreational facilities are not normally safely available for use.

7. An illustrative drawing of the proposal can be seen below:



8. A location plan is attached as Appendix A and illustrative elevation drawing as Appendix B
9. More information on this scheme can be found on the Armthorpe Parish Council website: www.armthorpeparishcouncil.co.uk

SECTION 3: SITE DESCRIPTION AND THE SURROUNDING AREA

10. The proposal is located in the southeastern corner, and within the grounds of, the existing and long standing Armthorpe Miners Welfare Ground.
11. This site is currently vacant and disused – part of the site was formerly used as an overflow car park for users of Armthorpe Community Centre and Armthorpe Welfare Bowling Club.
12. It is roughly rectangular in shape and approximately 0.4 hectares in size.
13. Relatively flat, vehicular and pedestrian access to the site is available via a service path from Church Street to the north and a proposal to create pedestrian access from Southfield Road to the south.
14. There is good public transport provision to the site. The nearest bus stop is located immediately outside the Welfare Grounds and provides a frequency of one bus every 20 mins during the daytime from Armthorpe to Doncaster city centre and beyond.
15. It is bounded to its west by a fence then the rear of housing, and to its east is a bowling ground and north Armthorpe Parish Council Offices and vehicular access. To its south by a wall then housing then a football ground (used by Armthorpe Welfare Football Club).
16. Centrally located in the parish, it is in the built-up part of Armthorpe and within an established and mainly residential area, approximately half a mile away from defined

(in the Local Plan) Armthorpe village centre. Armthorpe village centre is a traditional high street including shops, supermarkets, pub, library, cafes and takeaways.

SECTION 4: DESIGN, HIGHWAYS, BIODIVERSITY AND OTHER CONSIDERATIONS

Highway and pedestrian safety

17. This document is accompanied by an initial 'desktop' transport assessment (attached as Appendix C) prepared by specialist and independent highway engineers HD Consulting. This concludes:

- *"There is a good existing network of footways and footpaths within*
- *Public transport provision to the site is good*
- *Vehicular impact on the local road network has been assessed and while some obstacles consider than through successful pre-application discussions with City of Doncaster Council these could be overcome".*

Heritage

18. There are no known 'designated' (e.g. Listed Buildings or Conservation Areas) or 'non-designated' heritage assets recorded for the site on the Government sponsored Heritage Gateway¹, City of Doncaster Council, or other recognised databases.

Ground contamination and pollution

19. There is no evidence to suggest that there is the potential for contamination or pollution from past or present uses of the site or neighbouring sites. The site does not appear on Doncaster Council's Brownfield Land Register (2024)².

Drainage

20. No formal drainage survey has been undertaken, and it is questioned if one is required.
21. It is understood that there are both existing foul and surface water drainage available within close vicinity of the site, which are available and adequate.
22. All surfaces are permeable apart from the footpath.

Services

23. The initial research indicates that there are likely to be no issues with providing electricity as well as other services such as gas and telecommunications, to the site, should they be required.

¹ [HeritageGateway - Home *](#)

² [Brownfield Land Register - City of Doncaster Council](#)

Ground conditions

24. No formal ground investigation surveys have been undertaken. However, initial analysis suggests that ground conditions would support this type of development.

Flooding

25. A desktop assessment has been undertaken to identify the flood risk potential. This shows that the site is not in a floodplain and generally at low risk of surface water flooding and very low risk of flooding by river or sea according to official data³.

Noise

26. It is recognised that the development may create additional noise especially through users of the proposed facility. Therefore, a formal noise assessment has been undertaken by independent acoustic, noise and vibration consultants Noise Assess. This is attached as Appendix D.
27. It concludes *"The results of the assessment indicate that children's voices in the proposed play park could result in an increase of 3 dB(A) in the current baseline noise level when there is no use of the site or adjacent sports and external play areas. This is just significant because an increase in noise level of up to 3 dB(A) is normally not considered significant. This is based on an occupancy of 84 children actively playing and vocalising. This is indicative and the actual noise impact will vary with numbers and positions and heights at which the children are playing.*

The existing use of the site and adjacent football pitch and external play area could potentially generate more noise at the houses than the proposed play park at times when they are in use for sports and external play.

The calculated noise generated by the play park in adjacent gardens and houses is below the criteria given in BS8233.

The above assessment includes a 2m acoustic fence along the boundary with the adjacent residential properties. A proposed specification for the fence is given above. It is recommended that this be included in the proposal and if necessary be made a condition of the consent.

Based on the above assessment, it is considered that the noise impact of the proposal will not be unduly onerous when compared with existing uses. Therefore, it is recommended that noise should not be a reason for the refusal of planning consent".

28. As such the proposal is considered acceptable in terms of noise impact subject to the above noise related mitigation measures, being included.

³ [Get flood risk information for planning in England - Flood map for planning - GOV.UK](#)

Trees

29. A formal arboriculture study has been undertaken by qualified Tree Surgeon and Arboriculture consultants Gloaming. This is attached as Appendix E.
30. This is stated as section 5 recommendations *"This report provides guidance for the design team and sets out the constraints relating to the trees on site. Tree survey and RPA detail can be found in the Tree Survey Schedule.*

In an effort to ensure any issues are resolved from the outset it is recommended that a site visit is undertaken with the Local Authority's Planning Case Officer and Tree Officer to ensure that the approach for development and tree retention is suitable. Gloaming Tree Surgery would be happy to make representation at such a meeting.

Five young and poor quality trees stand on the land, one of which is dead. The trees are insignificant and not visible from the highway. No tree protection measures are necessary in this instance and the trees do not impose any constraint on the development.

It is recommended that the five trees be removed and that the land be re-planted as part of the development".

Biodiversity

31. Improving the site's biodiversity is at the heart of the proposal. The aim is to notably enhance its value, both in the short and the long term, after the development than before it. This is irrespective of whether it is subject to BNG requirements or not.
32. The proposal contains a wide range of measures to achieve this. This includes the retention and protection through the development stage of existing trees; the planting of new trees and shrubs; the inclusion of a pond and a wildflower meadow area and a comprehensive and rich landscaping scheme.
33. As stated in the conclusion of the findings of a biodiversity assessment (which is attached as Appendix F within the submission) *"By including a variety of new trees, shrubs, wildflower meadow areas and the pond, the biodiversity of the site can be improved to make the site of real value to local wildlife as much as it is for residents".*
34. Advice is specifically sought on whether further ecological and arboriculture reports are required and whether the development would be subject to formal BNG obligations.

Equipment

35. The proposed play park will include the following items of equipment:
- 1 x Bespoke multiplay system for children aged 2+
 - 1 x Bespoke multiplay system for children aged 3-5
 - 1 x Frog springer
 - 1 x Wheelchair accessible roundabout

- 1 x Mushroom top
- 1 x Playtown bakery
- 2 x Dolly seat swing
- 1 x Multi user seesaw
- 1 x Cozy cocoon freestanding spinner
- 1 x Magic mixer play panel
- 1 x Minibeast sensory play panel
- 1 x Colour wheel kaleidoscope play panel
- 1 x Spider web maze play panel
- 1 x Playtown post office
- 1 x Omega swing set with...
- 1 x 3D frog
- 1 x Woodland accessory figures
- 1 x Eco glockenspiel aluminium flat panel
- 1 x Stainless steel tongue drum panel
- 1 x Inclusive springer
- 1 x Bespoke multiplay system for children aged 5-12
- 1 x Pirouette spinner
- 1 x 4m high rope climbing frame
- 1 x Accessible trampoline
- 1 x Inclusive seesaw
- 1 x Titan 6 swing unit with accessible seat
- 1 x Climber with rope
- 1 x Omega swing base with
- 1 x Set of steel posts with climbing bars
- 1 x Eco rain wheel
- 1 x Hammock
- 1 x Grey platform
- 2 x Senior football goalposts
- 1 x Play trail
- 1 x Spring mounted jeep
- 1 x Minibeast totem pole
- 1 x Wildlife totem pole
- 1 x 20m Zipwire with ramp
- 3 x Street/traffic signs
- 1 x 3.9m x 1.95 wooden stage
- 1 x 3 Tier 5 sided amphitheatre
- 2 x Nordic pine bench
- 1 x Nordic pine table
- 1 x 6m x 6m Square shade
- 6 x Steel rainbow arches
- 1 x Hexagon seat
- 1 x Sofiero smart bench
- 1 x Mini Nordic pine table
- 1 x Welcome archway
- 1 x Hello braille panel
- 1 x Sign language panel
- 2 x Children's picnic tables with chess panels

- 2 x A3 playground information signs
- 2 x Hallon picnic tables
- 4 x 1.8m tree trunks
- 1 x Photobooth panel
- 1 x Pair of bug pods
- 1 x Forest school archway sign

Floodlighting

- 36. The proposed floodlighting system will consist of 6 one panel low level column LED systems, each 6m in height, with associated lighting fixtures.
- 37. Their main purpose is to provide lighting for the car park.
- 38. There are neighbouring residential properties to the east and to a lesser extent, the south, so it is vitally important that the system is carefully designed to minimise the risk of any light spillage.
- 39. Light spill levels from the new floodlighting system will be much less, than the 10 Lux at the site boundary as required by national planning guidance⁴.
- 40. It is proposed to use solar power for the new floodlighting system.
- 41. Please refer to supporting documents (Appendix G) for more details.

Perimeter fencing

- 42. A 2-metre-high green palisade fencing will be installed along the eastern perimeter along with 1m high Forest Green, 12mm gauge, bow top fencing between the proposed car park and play park.

Other residential amenity considerations

- 43. The site is in an established residential area, the occupiers of which are likely to be sensitive to any adverse impacts the development may have on their amenity by way of privacy, overlooking, overshadowing or other disturbance. It is considered that through careful design, taking into account such factors as the scale, layout, landscaping, orientation and minimum separation distances, the site could be developed without having an unacceptable impact on the residential amenity of the surrounding area.

SECTION 5: PLANNING HISTORY

44. The site does not appear to have any relevant planning history. An online search of the City of Doncaster database of planning applications has not identified any planning applications that are considered to be relevant to this study.

SECTION 6: PLANNING POLICY

Introduction

45. Section 38(6) of the Planning and Compulsory Purchase Act 2004 essentially requires a planning determination should be made in accordance with the development plan.

National Planning Policy Framework (NPPF)⁵

46. The NPPF was published in December 2024 and sets out the Government's planning policies for England and how these are expected to be applied. It must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in the determination of planning applications. It contains several provisions that are relevant to this study.
47. The NPPF states at paragraph 7 *"that the purpose of the planning system is to contribute to the achievement of sustainable development"*. It goes on to state at paragraph 8 that *"Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways"*.
48. The proposal would create a modern, free multi-purpose recreational facility that would act as the focus for social interaction in an area, encourage and promote healthy lifestyles in an area that does not have anything similar. There would be significant benefits spanning all three objectives of sustainable development. In particular:
- Economic, by *"identifying and coordinating the provision of infrastructure"*.
 - Social, with its emphasis on supporting strong, vibrant and healthy communities and *"fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities"*.
 - Environmental, with an emphasis on making effective use of land, improving biodiversity and minimising waste and pollution.
49. It is also in full accordance with paragraph 96 with its emphasis on *"Planning policies and decisions should aim to achieve healthy, inclusive and safe places"* as well as paragraph 98 clause (d) and 98 (e), which requires *"To provide the social, recreational and cultural facilities and services the community needs, planning policies and*

⁵ [National Planning Policy Framework - Guidance - GOV.UK](#)

decisions should’..... “(d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and (e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services”. Especially as the proposal has been designed to make use of existing underutilised and disused space, in a central location accessible by foot and public transport and aims to encourage and promote healthy lifestyles by encouraging young people to participate in physical activity.

50. The proposal has been developed to fill an existing gap in the network of recreational facilities. This is in accordance with paragraph 103, which states *“Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.”* The proposed development has been developed with this in mind.
51. Paragraph 104 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on except in certain specified circumstances. This includes at c) *“that the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use*². The proposal would see the re-use of a poorly utilised space with a modern and much need recreation facility. It aims to significantly improve recreational facilities in the local area.
52. The proposal has been designed to be high quality, sustainable, safe, inclusive and accessible as well as to have little or no impact on surrounding uses and residents and enhance biodiversity (including trees) and as such it accords with paragraphs 131, 135, 136 and 187 (d).

Local (Doncaster-wide) Planning Policies

53. The most relevant planning policy document for this study is Doncaster Local Plan: 2015-2034 (adopted September 2021)⁶. It sets out the current planning strategy for the city and will be used to guide planning decisions and determine planning applications. The policies relevant to the development of the site are summarised below.

Policy 1: Settlement Hierarchy (Strategic Policy)

54. This identifies Armthorpe as a main town, stating: *“To maintain and enhance their roles as main towns, which each provide a high number of services for their own needs and their wider catchment areas, and in order to aid economic growth and regeneration, these settlements will be the focus for substantial housing growth, supported by appropriate levels of employment and retail growth and wider service provision”*. The proposal is in full accordance with this policy, especially as it will enhance the role of Armthorpe by providing a modern and much needed leisure and recreational facility serving the parish and the wider area.

⁶ Local Plan - City of Doncaster Council

Policy 13: Promoting Sustainable Transport in New Developments (Strategic Policy)

- 55. As evidenced by the supporting transport statement, one of the key reasons why the site was selected is its highly accessible location, well served by a variety of modes of travel, including by bus, foot and cycle.
- 56. The vehicular impact of the proposal on the local road network has been assessed and no major issues have been identified. There are also no major issues in relation to road safety in the vicinity of the site.
- 57. It is also proposed that car and cycle parking facilities will be provided for those visiting the proposal.
- 58. The proposal will be fully accessible to persons with disabilities.

Policy 27: Protecting Open Space and Non Designated Open Space

- 59. This proposal will provide a high quality and exciting recreation and leisure facility. It will provide an enhanced community, recreational and social facilities that will meet a specific need and has community support as evidenced by local surveys and consultation. It is, therefore, in full accordance with this policy.

Policy 29: Ecological Networks (Strategic Policy)

- 60. The proposal will deliver a net gain for biodiversity and will protect, create, maintain and enhance the biodiversity of the site – as such it is in accordance with and supported by this policy.

Policy 32: Woodlands, Trees and Hedgerows

- 61. The need to protect and enhance trees has been fully considered throughout the design process. It is proposed that the number of trees and their coverage will be greater after the development than before.

Policy 42: Good Urban Design (Strategic Policy)

- 62. Great care has been taken in the design and layout of the proposal to ensure that, it improves the general appearance of the area as evidenced through the detailed discussions and consultation that have taken place. It will be of high quality and attractive design that minimises any potential adverse impact on local residents.

Policy 50: Health (Strategic Policy)

- 63. The proposal is in full accordance with this policy, especially its emphasis on ensuring that development positively contributes to creating high quality places that support and promote healthy communities and lifestyles. The achievement of which is at the heart of the proposal, particularly for children and young people.

Armthorpe Neighbourhood Development Plan

64. Approved in 2018, the Armthorpe Neighbourhood Development Plan⁷ is a statutory planning document that forms an integral part of the development framework for Doncaster. It includes several provisions that are relevant to the study. Special mention here should be made to Policy ANP22 that specifically relates to Armthorpe Miners Welfare, which the development site forms part of.
65. Policy ANP22 states that Armthorpe Miners Welfare is *“to be protected for and allocated as open space and ancillary leisure and community facilities”*. Adding in the justification to this policy that Armthorpe Miners Welfare *“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.”* and *“The Parish Council is keen to see an enhancement of the uses and buildings on the sites”*.
66. The proposal is in full accordance with this policy and has been partly developed in response to it. It is ancillary (forming only a small part about 10% of the overall site area), while at the same will enhance its leisure and recreation, offering new leisure and recreational opportunities for residents and visitors alike.

SECTION 7: FINDINGS FROM COMMUNITY CONSULTAION

67. There has been extensive consultation with the local community, ward councillors, officers and members at Doncaster City Council throughout the development of the proposal.
68. A key milestone was a series of well attended ‘drop-in’ events organised by the Parish Council and held in April 2025. These were held in the Armthorpe Community Centre, Armthorpe library and all four local primary schools and sought to obtain feedback and expressions of preference on these proposals.
69. The key themes from the consultation were that the site was generally considered to be very suitable and conveniently located for the development and there was strong local support for it across all age groups, including children, young people and their parents (its target audience).

SECTION 8: SUMMARY AND CONCLUSIONS

70. This proposal aims to provide a much improved, high quality and exciting leisure and recreational facility within the location of an existing Welfare Ground in a suitable and sustainable location in the heart of Armthorpe.

⁷ [Armthorpe Neighbourhood Development Plan - Made - City of Doncaster Council](#)

71. It will provide much-needed opportunities for residents to participate in leisure and physical activity for health improvement, enjoyment and development of their skills, including amongst low participation groups.
72. It will meet a local need and is supported by the local community.
73. Of high-quality design, great care has been taken with design to ensure that any potential adverse impact on the local residents has been minimised and that it enhances biodiversity.
74. It is in accordance with national and local planning policies, especially the emphasis they place on supporting and encouraging development that promotes healthy lifestyles and community interaction, which this proposal does.

SECTION 9: ILLUSTRATIVE PHOTOS OF THE SITE







City of Doncaster Council

Mrs Sarah Youngman
Armthorpe Parish Council
Armthorpe Community Centre
Welfare Park

Contact: Nicola Howarth
Tel: 01302 734047
E-Mail: Nicola.howarth@doncaster.gov.uk
Website: www.doncaster.gov.uk
Our Ref: 25/01534/PREAPP
Date: 05.09.2025

Dear Mrs Youngman

Planning pre-application written advice

Thank you for taking advantage of our Pre-Application Enquiry Service. We aim to give you some initial feedback on your development proposal, highlight any major concerns that City of Doncaster Council may have and point you towards further details that may be required before submitting a valid planning application in the future.

From our understanding the details of your enquiry were as follows:

Location Armthorpe Miners Welfare Recreation Ground, Church Street, Armthorpe

Proposal Installation of a children's play park including installation of new flood lit car park.

Main Considerations

The application site lies within a Protecting Open Space Area, and Armthorpe: Main Town Development Limits within the adopted Doncaster Local Plan (2021).

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

For this proposal, the development plan consists of the Doncaster Local Plan (2021) and the Armthorpe Neighbourhood Plan (2018). Any future application for this site will generally need to comply with the following Doncaster Local Plan and Neighbourhood Plan policies and guidance and consideration will be given to national guidance. The policies most relevant to a potential planning application are:

Doncaster Local Plan:

Policy 1: Settlement Hierarchy
Policy 13: Promoting Sustainable Travel (Strategic Policy)
Policy 26: Green Infrastructure (Strategic Policy)
Policy 27: Protecting Open Space and Non Designated Open Space
Policy 29: Ecological Networks (Strategic Policy)
Policy 30: Valuing Biodiversity and Geodiversity (Strategic Policy)
Policy 32: Woodlands, Trees and Hedgerows



City of Doncaster Council

Policy 33: Landscape (Strategic Policy)

Policy 41: Character and Local Distinctiveness (Strategic Policy)

Policy 46: Design of Non-Residential, Commercial and Employment Developments (Strategic Policy)

Policy 48: Landscaping of New Developments

Policy 50: Health (Strategic Policy)

Policy 51: Protection of Education, Community and Leisure Facilities

Policy 56: Drainage

Policy 57: Flood Risk Management

Armthorpe Neighbourhood Plan

Policy ANP5 - Design of new development

Policy ANP22 - Armthorpe Miners' Welfare

Policy ANP24 - Protect existing open spaces

Policy ANP26 - Improve parks and open spaces

Policy ANP27 - Sustainable urban drainage

Doncaster Local Plan policy 27 advises the protection of open spaces which provide important opportunities for formal and informal recreation as well as those which provide a social, cultural and ecological role. Development on open spaces will only be acceptable which accord with several principles, most relevant being:

A) Within the open space policy areas, as defined on the Policies Map, proposals for the creation and enhancement of sports and recreation facilities will be supported, where:

1. there is no loss of open space such as playing fields or sports pitches.
2. visual amenity is retained and enhanced; and
3. the environmental and ecological value is retained and enhanced.

Policy 51 of the Local Plan states that areas defined on the Policies Map, or land and buildings currently used or last used for education (including school playing fields), community and leisure facilities, will be retained or developed for such purposes. Development resulting in the loss of an existing education, community or leisure facility, or land allocated for such purpose, will be assessed on merit and only be permitted where most relevant is:

D) the current use will be retained and enhanced by the development of a small part of the site.

Neighbourhood Plan Policy ANP24 of the Neighbourhood Plan are specifically relevant to the development. These require the protection of open space and Policy ANP26 supports the improvement and enhancement of parks and open spaces.



Neighbourhood Plan Policy ANP22 advises that the Armthorpe Miners Welfare is to be protected for and allocated as open space and ancillary leisure and community facilities.

National Planning Policy Framework (NPPF)

In December 2024, the Government published a revised National Planning Policy Framework (NPPF) which provides the overarching planning framework for England. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that there are 3 dimensions to this:

- An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places to support growth and innovation;
- A social role – supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations, and by creating a high-quality built development with accessible local services; and
- An environmental role – contributing to protecting and enhancing our natural, built and historic environment.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework and plans and decisions should apply this presumption in favour of sustainable development.

The NPPF advises that planning decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environment.

At paragraph 104 it advises that existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements;

or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location;

or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Main Issues for detailed consideration

As confirmed in our meeting, there are a number of matters or constraints which need to be considered in further detail prior to the formalisation of the design of the scheme. Most importantly are:

Highway Matters



City of Doncaster Council

As presented the internal access road is substandard and does not meet CDC requirements for access to the proposed car park. CDC Highways have confirmed that passing places are required along part of the length of the internal access road and there should sufficiently space for 2 cars to pass at the pinch point of the brass band Building. Tracking should be provided within the planning application to demonstrate that this is possible. In respect of car parking standards including the required level of disability spaces/cycle storage etc are set out within Appendix 6 of the Local Plan and these are extracted below:

Local community and outdoor sport and recreation (excluding cinemas, conference centres and stadia)	1 space per 22-100 m ²	1 space per 22-25 m ²	2500 m ²
Clubs/concert halls	1 space per 5 seats	1 space per 5 seats	All development
Sports facilities	1 space per 200 m ²	1 space per 200 m ²	All development

Disabled motorists	The recommended spaces for disabled motorist parking are contained within the latest guidance from the department of transport. The recommended proportions of spaces for blue badge holders are as follows. For car parks associated with new development premises, 5% of the total parking capacity should be designated (includes both employees and visitors). For car parks associated with shopping areas, leisure or recreational facilities and places open to the general public, a minimum of one spaces per disabled employee, plus 6% of the total capacity for visiting disabled motorists.
Pedal cycles	For residential developments, dedicated cycle storage for each property should be provided. For houses this could be in adequately sized garages or bike sheds and for flats or apartments this may be shared dedicated secure facilities. For non-residential developments, a minimum ratio of 1 cycle space per 10 parking spaces should be applied. Any departure from the standards for car parking provision should not be reflected in the reduction of cycle parking provision and, where appropriate, this should be increased in locations where cycling infrastructure encourages higher levels of cycling. For schools, cycle parking will be determined by an agreed school travel plan which will set out targets for cycling. The most appropriate facility for cycle parking will be a 'Sheffield stand'. The siting of the stand should be in a location that is convenient, under cover and secure through natural observation, for example, at entrance to the building. Location of pedal cycle parking facilities should be agreed in writing by the Local Planning Authority.

Motorcycles	A ratio of 1 motorcycle space per 20 parking spaces should be applied. Anchor points should be provided and the space should be convenient and secure through natural observation.
Electric vehicles	For residential developments, 1 charging point should be provided per unit (dwelling with dedicated parking for private usage). For any public usage (such as retail) 1 charging unit per 20 parking spaces. For business/staff usage 1 charging point per 10 staff parking spaces. These ratios may change as electric vehicle usage increases where there is an increased demand for vehicle recharging. In developments where short stay parking is likely, fast charging infrastructure should be used to promote high turnover of charging spaces. Grants may be available through the Office of Low Emission Vehicles.

Local amenity



City of Doncaster Council

The proposal could have the potential to impact local residential amenity through visual impact, overlooking, disturbance due to increased visitors, cars and noise generated during its operating hours.

Technically, the Environmental Health Officer has advised no objections in respect of noise and is satisfied with the mitigation proposed (2m high acoustic screen fence). As new lighting is proposed then artificial lighting has the potential to cause unacceptable light pollution in the form of sky-glow, glare or intrusion onto other property and land. It is recommended that a lighting strategy is submitted to ensure that external lighting is sensitively designed.

In terms on overlooking, the Local Plan sets out buffers zone for new play areas. These are shown below. For a NEAP this would be a 30m buffer zone. If this distance cannot be achieved then the LPA would expect the scheme to fully consider the scale of the scheme proposed including the size, design, orientation and location of certain play equipment and this should be detailed within the planning statement.

Table 13: Children's Play Area Requirements

	LAP	LEAP	NEAP
Walking distance	100m	400m	1000m
Straight Line Distance	60m	240m	600m
Age Range	Under 5 years old	6 to 11 years old	8+ years old
Activity Zone	100m ²	400m ²	1000m ²
Buffer Zone	5m (from activity zone)	20m (from activity zone)	30m (from activity zone)
Type of Equipment	Small, low key (not necessarily equipped but includes demonstrative play)	5 types of equipment and small games area	8 types of equipment / ball games (MUGA) or BMX / Skate Park
Minimum space required for equipped play areas and informal open spaces	400m ²	1600m ²	4000m ² (plus buffer)

The Local Plan also advises that any new play area proposal should be accompanied by 'Risk Benefit Analysis' (HSE Children's Play and Leisure – Promoting a balanced approach). This will help to ensure all equipped play areas are safe, easily observed, accessible, provide challenges and do not lead to further nuisance. This is also advised to be submitted.

Ecology

It is advised that a full Ecological Impact Assessment (EclA) is submitted to make an initial assessment on ecological impacts. Given the size of the site, the proposal would be subject to statutory BNG. Further advice is provided within the Consultation section.

Drainage

The application site is within Flood Zone 1 which confirms that there is minimal risk of flooding on site from rivers and watercourses etc. However, a part of the site is subject to surface water flooding (1:30 year) and therefore a FRA would be required as part of a planning submission as well as a drainage strategy. Further detailed advice from CDC Flood Risk Engineer is attached.

Community consultation



City of Doncaster Council

It is noted that some community consultation has already taken place which is welcomed, and it is advised that further consultation should be undertaken prior to the finalisation of the scheme development. Specifically, it is advised that some limited community consultation is undertaken with the closest properties who may have concerns about visual intrusion etc from the proposals. It is suggested that the results of the community consultation are included within the planning submission and whether this has necessitated any review of the scheme design.

Trees and hedgerows

From a Trees perspective, it appears that no trees/hedgerows will be impacted by the development. There is potential for the trees to be retained (although 1 is dead) and approx. 12 new native trees planted. CDC Tree Officer has no concerns and has advised that a landscaping scheme is submitted with a planning application.

Relevant planning site history

N/A

Site Key Constraints

The relevant site constraints and / or assets of the site

Constraint	Relevance to proposed development
Gas Areas	May require consultation at planning application stage. Potential for proposal to impact utilities.
Coal Authority Low Risk Area	Required to follow standing advice from the Coal Authority
Neighbourhood Plan	Armthorpe Neighbourhood Plan
Protecting Open Space/Community Facility	Sites allocation within the Doncaster Local Plan
Area of Surface Water Flooding	Require FRA and drainage strategy assessment in terms of policy 56 and 57 of the Local Plan and NPPF.
Yorkshire Water Authority and Severn Trent Water	Relevant water authority which will be consulted as part of the application.

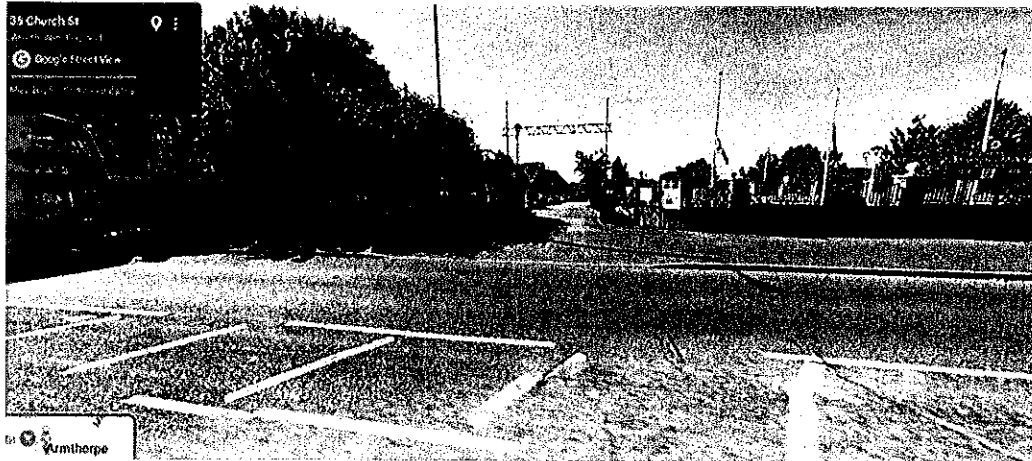
Consultation

CDC Highways: Having read through the Transport Statement it seems as though the applicant has highlighted safety issues with the existing site both pedestrian and vehicular,

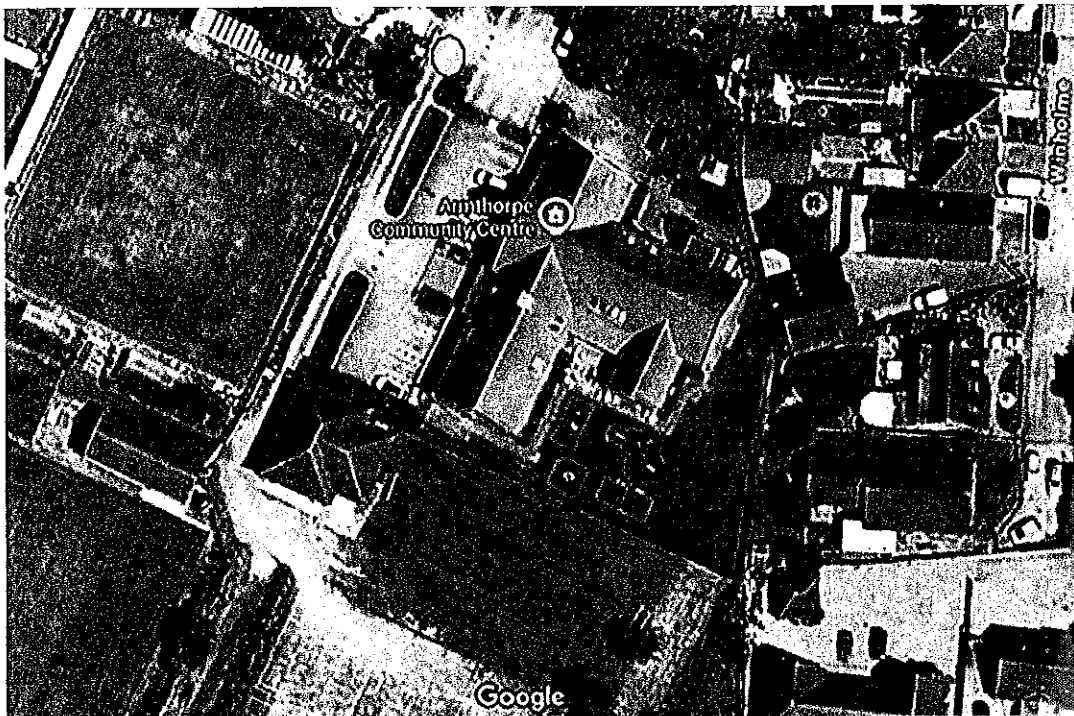


City of Doncaster Council

along with alternative design options that could/should be considered in any design going forward. Without getting into too much detail at this time then I will start with the main access into the development from Church Street. As can be seen in the Google screenshot below, the access already exists and at over 4.8m wide is fit for purpose as this is the minimum we would require for a private parking/drive access from a classified road.



Within the development itself then the width of the main access road is relatively constant from the junction with Church Street up until where the orange dot has been placed in the screenshot below and has also been shown in the photo on page 7 of the statement. The second photo on page 7 shows where the road narrows to approx. 3.5m, which is shown on the screenshot below from the orange dot through to the corner of the brass band building. This width is too narrow for two cars to pass and covers of 60m. Improvements need to be made to this stretch of road as there are real safety concerns with this being used as by two way traffic with safety compromised even further due to the poor visibility around the corner of the building



Access Road

Any future proposal would need to show, using AutoCAD tracking, how two cars can pass around the corner of the building, which would then need the access road reconstructing/widened to accommodate the required manoeuvres for each car. Where the car park entrance is located into the Community Centre car park, half way along the access road, I would require a 1m wide widening of the carriageway the full length of the entrance which is approx. 9m wide, in order to create a passing place, which then does not affect the car park entrance itself.

Pedestrian route

The width of the access road from the junction with Church Street to where it narrows, seems to safely support both vehicles/pedestrians in the same way any car park does and as I am also not aware of any incidents occurring within the car park to say otherwise, I would be content for this to remain as its existing use. The main concern is from the point where the road narrows to 3.5m, as pedestrians/vehicles using the same carriageway space is not safe and is further increased, due to children being the main users. A segregated pedestrian route from where the orange dot is shown within the screenshot above, will need to be provided however, the comments made in the three points within the Recommendations on page 10/16 all are very sensible and welcomed. What I would say about the three recommendations is that from the Church Street entrance into the development the pedestrian route is slightly more than I would have suggested as the vehicular movements, of a supermarket is far greater than for this site with only 24 spaces. Whilst it would be great to see an access from the southern



side, until such time it is a definitive then I cannot offer any further comments as it is unknown at present. With regard the improvements to the existing highway crossing points on the main routes to the site, then I would suggest consulting with colleagues in Transportation to agree some kind of scoping and the distance of how far this should cover.

Cycle route

I would refer this to colleagues in Transportation for comment as they deal with all cycle routes/matters within the City.

CDC Ecology: A full Ecological Impact Assessment (EclA), that is carried out in line with the guidance by CIEEM, must be submitted with this any full application. A Preliminary Ecological Appraisal is carried out to scope the potential ecological receptors that may be encountered on and beyond the site. A full Ecological Impact Assessment (EclA), that is carried out in line with the guidance by CIEEM, must also be submitted. This must take into account full on site and off-site impacts of what would be an extensive development taking into account associated infrastructure. If invasive alien species are found on site, then a management and removal strategy to ensure no offences are committed in respect of environmental protection legislation should be proposed.

The document "Biodiversity Considerations" submitted with this pre-application enquiry is quite comprehensive in outlining its proposals for a range of habitats to be incorporated into the overall development

The document states *"By including a variety of new trees, shrubs, wildflower meadow areas and the pond, the biodiversity of the site can be improved to make the site of real value to local wildlife as much as it is for residents."* Which is an ambitious aim and the creation of new viable habitats for a range of fauna to utilise within the urban village core will certainly deliver an uplift in biodiversity.

The resources and time required for the proper management and upkeep of grasslands and a pond should not be underestimated. Ensuring that biodiversity net gain target conditions for on site habitats is a very important part of the planning of this ambitious project.

More information about the Biodiversity Net Gain process including exemptions can be found on the Council's website [Mandatory Biodiversity Net Gain](#). This application as stated above is very likely to be subject to mandatory Biodiversity Net Gain, therefore the following information is likely to be required:

- A Biodiversity Net Gain Report and accompanying Biodiversity Metric Calculation carried out in the latest version of the Statutory Metric must be provided.
- A plan showing the baseline habitats present on site, mapped in UKHab terminology and drawn accurately to scale with a north arrow, must be submitted.
- Details of the post development biodiversity values that are estimated can be achieved on the site should be provided in the metric and detailed within the Biodiversity Net Gain Report. If onsite landscape plans are indicative at the time of



submission, then estimates should still be made for what units could potentially be delivered onsite. Only applications for outline permission, where all matters are reserved, might not be able to provide this additional detail about post development proposals. This is a validation requirement in the Council's local list.

- The Biodiversity Net Gain Report must detail how the Biodiversity Gain Hierarchy has been taken into account.
- Metric calculations and habitat drawings must reflect the final designs and the red line boundary of the submitted application.

Significant Onsite Enhancements

Where the Council considers that the habitats being delivered on site constitute "significant onsite enhancements" a s106 agreement will need to be signed to secure a monitoring fee that covers the Council's costs incurred in monitoring this onsite BNG delivery. Guidance on the types of things the Council might consider significant onsite enhancements can be found on the Council's website here [Significant Onsite Enhancements](#).

Draft Biodiversity Gain Plan

The application should be accompanied by a statement detailing broadly how it is proposed the legal requirement to delivery Biodiversity Net Gain will be met i.e., the anticipated balance between onsite units, offsite units and as last resort the use of statutory credits..

When the details of a proposed offsite biodiversity unit delivery project are known, then information about these should be submitted with the application.

Discharging the General Biodiversity Gain Condition

Post approval there will be a legal requirement to submit a Biodiversity Net Gain Plan before development commences. This will confirm the onsite and any offsite proposals needed to deliver a minimum 10% net gain in biodiversity.

CDC Environmental Health: I do not have any significant concerns should a full application be received. Similar use of the site has already been established and with proposed mitigation there is only a small increase to noise levels and this would only be the case when at capacity and I don't believe this would be the case the majority of the time. In terms of the lighting, I would just expect to see a more detailed plan of where the proposed lighting columns would be and this would also illustrate the lite spill from these but I don't anticipate there would be any issues as where the car park is slightly further away from the neighbouring properties to the site.



CDC Flood Risk Engineer: Comments attached.

CDC Local Plans Team (Countryside & Community) The building is classified as a Community Facility, therefore Local Plan Policy 51 is relevant. Although the Local Plan policy is not addressed in the planning statement, the proposal satisfies part (d) of Policy 51 in that the current use will be retained and enhanced by the development of small part of the site.

CDC Local Plans Officer (Open Space): This application is for the installation of a large and ambitious children's park on the site of Armthorpe Welfare, an existing designated formal public open space on the Local Plan policies map, and a formal (sports provision) open space as outlined in the Green Space Audit. Because this application is within a designated open space Policy 27 of the local plan is relevant. Local Plan Policy 27 part a) supports proposals within open space policy areas for the creation and enhancement of sports and recreation facilities where there is no loss of open space e.g. playing field or sports pitches; visual amenity is retained and enhanced; and environmental and ecological amenity is retained and enhanced. This proposed development appears to provide a positive ancillary use for the wider open space. It would result in an enhancement to the open space and its recreational offer, and could therefore be supported from an open space point of view. It appears to utilise a disused tarmac court which appears to have been marked out for tennis, football and basketball – but not to any formally playable standards, and which has been used for overflow parking according to the planning statement.

With regards to play provision, this proposed development would undoubtedly be a very positive addition to this open space and for the local community. However, there is concern for the potential impacts on the neighbouring residential properties in terms of noise, overlooking and visual impact. While the main piece of equipment would have a strong play benefit, the primary concerns would be regarding the 9m+ height of the equipment which may lead to issues of overlooking to adjacent existing residences. There appears to be little screening to Pitman Close or Southfield Road, and given the exceptional quality of the indicative proposals, it is highly likely this play area will be heavily used throughout the day, so the potential issue of overlooking is likely to be relatively constant.

It is stated in the planning statement that there were a series of community consultations in the form of drop in events. While it is positive that the community has been consulted in line with Policy 27, it would be useful to see the conclusions from this consultation specifically if any directly adjacent neighbours were consulted or provided any feedback to the proposals.

Overall, the quality of what is currently proposed looks to be a step above other play areas locally and it is pleasing to see such a comprehensive play offer. This would have significant benefits for local families and the community and could be an exemplary play area. However, the ambitious nature of it and the likely popularity that results from the quality of the offer will impact on neighbouring residential properties – be that overlooking, noise (buffering), or lighting. The accompanying statement acknowledges this but goes no further in clarifying how this will be managed or how this has been assessed. Before these proceeds further, these key matters need to be addressed. Although in a broad sense from an open space point of view



City of Doncaster Council

such a high-quality open space offer is supported, the applicants need to clearly address and show how the impact on existing neighbouring properties will be mitigated.

Finally, should the wider site be re-jigged so the bowling green moved to the tarmac area in question, and the play area moved nearer to the Aldi on Church Street, this could possibly mitigate the above concerns.

CDC Pollution Control - While the application is for a vulnerable/sensitive end use, there is no indication on the historic maps of previous industrial land use. Whilst contamination is more likely to arise in former industrial areas it cannot be ruled out in other locations, as quite often contamination is moved from its original source. As there is always a possibility that contamination could be found during the development works, we strongly advise **CON 2** is added to any favourable permission, this is to ensure that any contamination found is risk assessed in an appropriate manner and does not pose an unacceptable risk to the future site user. To ensure all imported soils are "clean" and suitable for residential gardens it is strongly advised **CON 3** is attached to any favourable permission

Justification: To secure the satisfactory development of the site in terms of human health and the wider environment, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

CDC Tree Officer: Although not within a Conservation area and no TPO trees on site, landscaping and green infrastructure is an important consideration on this kind of proposal, and good quality landscaping scheme to include trees and shrubs as well as perennials should be included within any application being brought forward

CDC Transportation: Comments to be forwarded following receipt.

CDC Rights of Way: There are no recorded public rights of way affected by the proposed development. I am not aware of any claims across the site; however, this does not preclude rights of way from being shown to exist in future.

Given the confidential nature of this pre-application enquiry, I have not consulted with other external interested parties who would likely be consulted on this proposal as a planning application. You may wish to seek pre-application advice with the following stakeholders:

- Yorkshire Water (water supply)
- Severn Trent Water (foul water)
- Sherburn Aero Club
- HSE (tall buildings/play areas)

Officer opinion on acceptability of proposal

As confirmed in our meeting, the development of a new play park is supported in principle. This proposed development would provide an enhanced play provision which would not



significantly impact the current level of open space provision and its role and would utilise an area which is currently underused. This aligns with current Local Plan and Neighbourhood Plan related policies. There are also considerable public health benefits from the scheme, and these should be set out within the planning statement to ensure that appropriate weight is applied in the planning balance. It is strongly advised that further work is undertaken to address the concerns raised by CDC Highways in respect of the internal access road to the car park and ensuring that pedestrian and vehicle movements are separated. As advised in the meeting the Highways Officer is fully supportive of the recommendations already advised by your Highways Engineers, HD Consulting in their desk top report.

Other matters in respect of overlooking, visual impact, health and safety, increased in disturbance from visitors should be considered in the overall design and scale of the development proposed and it may be that the scale is reduced given the access constraints and the local plan requirement for a 30m buffer zone. In assessing the planning balance Officers will also be mindful of the positive impact of such a development and benefits of providing enhanced play provision however the scale should be informed by site constraints and to some degree the responses from community consultation.

Pre-application, project specific issues – Indicative list

Subject to change following scheme development

Key:	Red	Amber	Green	Unknown
	Blocker to development proposal	Concern flagged but opportunity and suggestion to overcome	No issue and actively supported	Difficult for the Local Planning Authority to take a stance

Issue	Comments	RAG status
Principle of New Play Park	Development Plan policies supportive of a new enhanced facility in this location given the limited loss of the disused tennis court.	Green
Design and Amenity Impacts	Concerns over height of some equipment in terms of overlooking and visual impact. Design and location of equipment should consider this, and the planning statement should set out how this has been considered. Environmental Health Officer has no concerns related to the potential increase in noise with the mitigation provided (2m acoustic fence). Unsure as to how a 2m high	Amber



	acoustic screen fence will blend in with the surroundings and a specification is requested. Local Plan advises a 30m buffer zone between equipment and sensitive receptors. Planning statement should set out whether this is achievable and if not mitigation such as additional landscaping, scale and design of chosen equipment and re-location of equipment etc. A risk benefit assessment of the design as advocated by the HSE is also required to be submitted.	
Highway Design and Safety	Main concerns over substandard internal access road to the new car park and separation of pedestrians and cars. Car Park to meet Local Plan design standards.	
Tree/hedgerows/landscape	Detailed landscape scheme is advised to be submitted.	
Drainage and Flood Risk	FRA and Drainage Strategy Required	
Community Consultation	Further consultation is advised specifically with those neighbours closest to the site.	
Ecology	EciA informed by a PEA required.	

Guidance for validation

Should you wish to submit an application the following information would be required:
Please note: This advice is correct at the time and may be subject to change

- Completed Application form
- Application fee
- Completed ownership certificate and agricultural land declaration
- Red edged/blue edged Location Plan Scale 1:1250 or 1:2500
- Site Plan (1:500/1:200) Existing and proposed red edge/blue edges should match the location plan. Site plan should show boundary treatments.
- Existing and proposed metric scaled elevations of all equipment and buildings including acoustic fence details.
- Existing and proposed metric scaled Floor Plans



City of Doncaster Council

- Tracking must be shown on the layout to demonstrate that 2 cars can pass next to the Brass Band building. Passing places must be included on the internal access road leading to the car park.
- Noise Impact Survey
- Light spill report/details
- Planning Statement (including results of community consultation)
- Risk-Benefit Assessment as advocated by HSE
- Landscape scheme
- Flood Risk Assessment (including drainage strategy)
- EciA informed by a PEA
- If subject to BNG - A Biodiversity Net Gain Report and accompanying Biodiversity Metric Calculation carried out in the latest version of the Statutory Metric. A plan showing the baseline habitats present on site, mapped in UKHab terminology and drawn accurately to scale with a north arrow, needs also to be included.

You should be aware that in the course of processing your application we might require further specific details to be supplied by you to enable us to give your proposal proper consideration and to avoid delays.

Where an applicant fails to incorporate advice given at the pre-application stage into the formal planning application submission, and the resultant development is considered to be harmful in policy terms, it is likely that the application will be refused without any further negotiation. It is therefore important to respond positively to the advice given at the pre-application stage and to fully embrace the collaborative working as advocated by both the NPPF and NPPG.

We cannot consider multiple revisions of the submitted scheme where clear advice at the pre-application stage has been given in terms of making the proposal acceptable/policy compliant. Should any minor amendments be needed following first submission of your planning application, then we will of course work with you to make the proposed scheme better. However, we are unable to deal with multiple amendments pertaining to significant matters – especially if these were clearly detailed at the pre-application stage.

Should your application be refused you do of course have the right to appeal the decision taken by the Council.

Any comments made during pre-application or application meetings by a Council Officer are informal and intended as guidance. Any such comments are made entirely without prejudice to any such decision that City of Doncaster Council may make.

Please note all information relating to this Pre Application will be deleted 7 years after the Pre Application decision date.

Yours faithfully

N Howarth
Planning Officer



City of Doncaster Council

Planning Consultation Response:

Application Number	25/01534/PREAPP
Proposal	Installation of a children's play park including installation of new flood lit car park
Address	Armthorpe Miners Welfare Recreation Ground, Church Street, Armthorpe, Doncaster, DN3 3AG
Date of Consultation Reply	06/08/2025
Drainage Officer:	Matthew Guy

Consultee Comments:

Dear Local Planning Authority,

Thank you for consulting City of Doncaster Council, Lead Local Flood Authority (LLFA) on the above planning application.

The LLFA are currently a consultee on minor planning applications and a statutory consultee on major planning applications, whereby we provide technical advice on surface water drainage to the LPA. The City of Doncaster Council are also a Land Drainage Authority and the Highways Drainage Authority within the district.

It is the responsibility of the developer/applicant to ensure that the drainage strategy complies with the National Planning Policy Framework and Local Policy and that they have undertaken due diligence checks of the proposed drainage strategy.

Please ensure all drainage strategies are designed in accordance with the 'Flood Risk SPD', 'Technical and Developer Requirements SPD' and the 'SY interim guidance for SuDS'.

The documents can be found on the websites:

<https://www.doncaster.gov.uk/services/planning/development-and-floodrisk>

<https://www.doncaster.gov.uk/services/planning/ldf-supplementary-planning-documents>

Our Response:

Notes to the applicant:

1. As stated in the Flood risk and Coastal Change, National Planning Guidance, surface water run-off should be discharged as high up the drainage hierarchy, as reasonably practicable:
 - a) into the ground (infiltration);
 - b) to a surface water body;
 - c) to a surface water sewer, highway drain, or another drainage system*;
 - d) to a combined sewer.

11. An impermeable/permeable areas plan must be provided to illustrate areas used for hydraulic calculations.

12. Any SuDS/Drainage system installed must not be at the detriment to the receiving watercourse or ground (infiltration), so managing the quality of the run-off to must be incorporated into any design in accordance with CIRIA 753 the SuDS Manual.

The design of flow control devices should, wherever practicable, include the following features:

- a. Flow controls may be static (such as vortex flow controls or fixed orifice plates) or variable (such as pistons or slide valves);*
- b. Controls should have a minimum opening size of 100 mm chamber, or equivalent;*
- c. A bypass should be included with a surface operated penstock or valve; and*
- d. Access should be provided to the upstream and downstream sections of a flow control device to allow maintenance.*

13. The LPA is required to ensure there are suitable ongoing maintenance arrangements over the lifetime of the development (see NPPF paragraph 169, page 48).

Options for SuDS adoption (in order of preference) and maintenance include:

- Adoption by Water and Sewerage Company (WSC) - The developer may enter into a section 104/106 agreements (Water Industry Act 1991) with the local WSC.
- Adoption by Highways Authority - A SuDS system might be considered for inclusion in a S38 agreement (Highways Act 1980).
- Vesting in a Public (Flood) Risk Management Authority (RMA). The public RMAs in Doncaster are the Council, Internal Drainage Boards and the Environment Agency. The Council, for the time being has decided not to consider entering into such an agreement.

14. Private Maintenance Arrangement.

Please provide drainage management and maintenance plans (for the lifetime of the development), which shall identify drainage assets being adopted by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime (e.g. signed Section 104 agreement). Maintenance plans should also show any drainage apparatus which will be maintained by a management company or remain private. A maintenance plan for any drainage apparatus maintained by a management company will need to be submitted.

15. Please confirm the area and number of spaces of the proposed car park.



PLANNING CONSULTATION RESPONSE

Application No	25/01534/PREAPP
Proposal	Installation of a children's play park including installation of new flood lit car park.
Address	Armthorpe Miners Welfare Recreation Ground Church Street Armthorpe Doncaster

Date of Consultation Reply	15 September 2025
Consultee	Transportation

Consultation Assessment and Justification

A Desktop Submission and Supporting Statement has been submitted in support of this application, this has been reviewed and I have the following comments.

Traffic Generation

With regard to traffic generation, my first thoughts are that this facility will be for the use of local people and the majority of visitors will arrive on foot or possibly by bicycle. There may be a number who travel by car but I don't think the numbers would have a material impact on the highway network, however, I am happy to look over any traffic generation predictions should a full application come forward.

Collisions and Road Safety

I do not agree with the statement that there have been 'no Personal Injury Collisions' nearby, the extract from CrashMap shows at least 6 incidents on Church Street during the 5 year period selected. Any forthcoming application should review the detail of the collisions.

Access

I support the need for segregated access for pedestrians from Church Street into the site and a pedestrian and cycle only access from the South, if achievable, would be welcomed.

The provision of Cycle Parking is welcomed and should be secured by Condition HIGH4.

The 'No Cycling' sign looks like it is intended for the Miners Memorial Garden adjacent to this site but would need further investigation.



Consultation Conditions

1. HIGH4 – Cycle Parking

Consultation Informative

- 1.

Planning Obligations

- 1.

Armthorpe Parish Council, Church Street, Armthorpe, Doncaster, DN3 3AG

