

MEETING NOTES FROM THE PUBLIC CONSULTATION MEETING REGARDING THE PROPOSED DEVELOPMENT OF UP TO 200 DWELLING AT LADYCROFT ROAD, ARMTHORPE

PRESENT:

Chairperson: Councillor C Brodhurst Brown.

Councillors: A Bradley, L Monks, M Jackson, T Needham, E North, C Parry, S Rose, and C Trewick.

Clerk to the Council: S Youngman.

Deputy Clerk: B Walton.

City Councillors: C Marriott and N Pritchard.

ALSO PRESENT:

Representatives from Keepmoat Homes Ltd and Nineteen47 Chartered Town Planners and Urban Designers.

148 members of the public.

Councillor C Brodhurst Brown welcomed everyone to the meeting and explained that the meeting had been arranged to provide members of the public with an opportunity to learn more about the proposed development off Ladycroft Road. An opportunity to ask questions would be made available once the presentation has been delivered.

The following information was provided from the developer and consultants:

Due to a lack of housing throughout the UK, the government has proposed a target of 300,000 new homes, Doncaster are expected to deliver 1,235 homes each year. Doncaster Council are in the process of reviewing the Local Plan to identify sites that can be developed.

The development off Ladycroft Road is a site of 9.9 hectares, the plans currently available are indicative of the development, the dwellings will be of varying sizes and prices, once further information has been received, an outline planning application will be submitted which will be available to view on the Doncaster Council website.

The site does have some constraints which include:

- established trees in the area of the proposed access.
- part of the land lies within flood zone two and three.
- a 15-metre standoff is required between the development and Tranmoor Woods
- an existing farm track which needs to be retained
- a 9-metre easement is required due to the presence of water pipes.

Technical reports are currently being prepared with regards to highways, ecology and drainage and the site will have a drainage management system to ensure the current water levels are not made worse. The trees located at the access point are not covered by Tree Protection Orders, the plan is to enhance the area with green spaces, play equipment, landscaped buffering areas, and affordable housing.

The outline plans will determine whether the site can be developed for housing, Doncaster Council will scrutinize the plans and it is probable that a decision will be made by the Planning Committee at Doncaster Council. The timeline for this process is around a year.

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Questions and comments raised:

Q: A meeting was held 10 to 12 years ago about developing the same land, the proposal was dropped because of drainage, what has changed?

A: We are aware of the flood zones and will not be building houses in those areas, the development will include an attenuation basin to hold run off water.

Q: I agree that houses are needed, you need to look at traffic, as a resident of 35 years I have seen Parkway become busier, Nutwell Lane is a rat run, there are traffic issues from the two schools, how many exit routes will the development have?

A: This is a common problem, we will try to understand what transport links there are, consultants are working on an assessment currently and will work with Doncaster Council to not worsen the matter

Q: Attenuation ponds are designed to hold surface water then discharge the water; our systems can't accommodate more water.

A: Our consultants are working on the calculations to ensure that the water levels are not worsened.

Q: What is the long-term public impact of the development, why isn't an Environmental Impact Assessment (EIA) needed:

A: The EIA was an EU initiative. The EIA screening application will look at the thresholds to see if further assessments are required to look into the cumulative impact of the development.

Q: A question to the Council, if Ladycroft Road and Parkway are made into major roads will residents get a council tax rebate?

A: Doncaster Council are responsible for the highways, and the short answer is no.

Q: Has the farmers field been sold?

A: No.

Q: Will water pressure be affected?

A: Under reserved matters the water pressure will not be permitted to be worsened.

Q: A review of the Local Plan will take a long time, a third site of development would take the village over the agreed allocation in the Neighbourhood Plan, do you think Armthorpe can cope with additional traffic, and the schools are full to capacity?

A: Tests are ongoing to calculate whether the village infrastructures and services can cope with the extra capacity.

Q: Planning applications to develop the land have previously been refused, what has changed?

A: The local authority and the parish council have approved Local and Neighbourhood Plans but the government have changed the targets for housing, more is needed. The Local Plan process is not keeping up with the government plans.

Q: Agricultural land should not be built on unless the works are for agricultural purposes.

A: We need to work around planning policies; farmers have to look at alternative options if the use of the land is not sustainable.

Q: The land for the proposed development is in flood 2 and 3, who owns the green area on Ladycroft Road?

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A: The green space is currently unregistered; we are working on finding the owner in order to purchase it.

Q: There are bats in the trees, Armthorpe has the lowest number of green spaces per resident in the borough. the hedgerows and local wildlife will be impacted, what will be done to protect them?

A: The plans are indicative at the moment, as a developer we want to give something back, there will be a wetland area, a park, substantial trails, and re-enhanced buffers.

Q: Why is the proposed entrance to the estate on Ladycroft Road, why not the main road?

A: The land at the side of the development is not owned by Keepmoat Homes therefore access from the main road is not viable.

Q: You mentioned affordable housing; how much will the houses cost? And what percentage of the housing will be private buyers and landlords?

A: Keepmoat Homes sell 3,000 to 4,000 houses per year throughout the country, the average cost of a property is £217,000, the company aim to build properties suitable for first time buyers and downsizers. 23% of the development will be affordable housing,

Q: Who owns the piece of land where the development is proposed for?

A: Keepmoat Homes have an option to buy the piece of land highlighted in red on the map. This means that the land will be sold to Keepmoat Homes if planning is approved.

Q: I live next to the proposed entrance to the site, which is 13 metres from a 90° bend, I have witnessed many near misses/accidents, what will be done about that?

A: Visibility requirements will have to be met and be appropriate for highway standards.

Q: I bought a bungalow in a quiet area which is predominantly an area for retired residents. Residents feel heated about the development; I would not have bought the property if I had known about the plans for development. The increase in traffic and effects of social housing will have a massive disruption to the lives of retired residents.

A: The development is an emotive issue; the developer recognises this. Social housing does not mean council houses; it can mean shared ownership properties which are managed by registered providers. The developers are looking at Armthorpe because has a strong community.

Q: Between 7am and 9.45am, Nutwell Lane is gridlocked, how is the proposed entrance/exit viable?

A: We will look at measures all impacts; mitigations will be made to ensure that matters aren't worsened. There could be an agreement for contributions made to local GP surgeries and schools to enable them to improve their facilities.

Q: I have sent 13 questions to Nineteen47 and have not received any responses. What will be done about noise pollution and the disruption with construction traffic for the people living in the neighbouring bungalows? Keepmoat are thinking of profit before people.

A: Apologies for you not receiving a response to your questions, we will look into this and respond. Keepmoat Homes want to build housing with a lasting legacy a decision regarding the construction traffic has not been made yet.

Q: You mentioned earlier that resident would be encouraged to walk or cycle to the facilities in the village, who is responsible for road safety? The existing infrastructure needs improving to enable people to get to the amenities.

A: A travel plan will be submitted with the planning application; this will include details of how people will be encouraged to walk or cycle to amenities. A section 278 transport assessment will be undertaken to assess what improvements are required to enable the links to amenities for pedestrians and cyclists.

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Q: How will construction traffic access the site?

A: This has not yet been determined; we could explore using the existing farm track.

Q: How far will the boundaries be between the new and existing houses?

A: This will be in line with the amenity distance which is determined by Doncaster Council.

Q: The public consultation date has already passed, how are residents supposed to raise concerns or submit questions?

A: The original consultation has ended, the application is in the pre application stage, Armthorpe Parish Council has arranged this meeting to enable members of the public to raise questions, and we are happy to keep receiving comments. There will be further opportunity to raise concerns once the application has been submitted.

Q: This is an emotive subject, please put you hand up if you agree with this development, no hands were raised.

Q: I have concerns about the trees at the proposed access point; the access point is not suitable, can you tell me why the green space is located where it is?

A: No.

Member of the public responded with: When the houses were built in 1974 gas main pipes were found to be present, so the developer was not allowed to build on that space.

A: That is a good point, there are gas pipes present, we will create an easement which will leave space around the gas main.

Q: There were discussions previously about a bypass, what has happened with the plans for that?

A: The bypass was discussed as part of the previous Local Plan, the theory is good, but it would be a government decision for a development of that size, not Doncaster Council.