

## Print Version

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## Summary

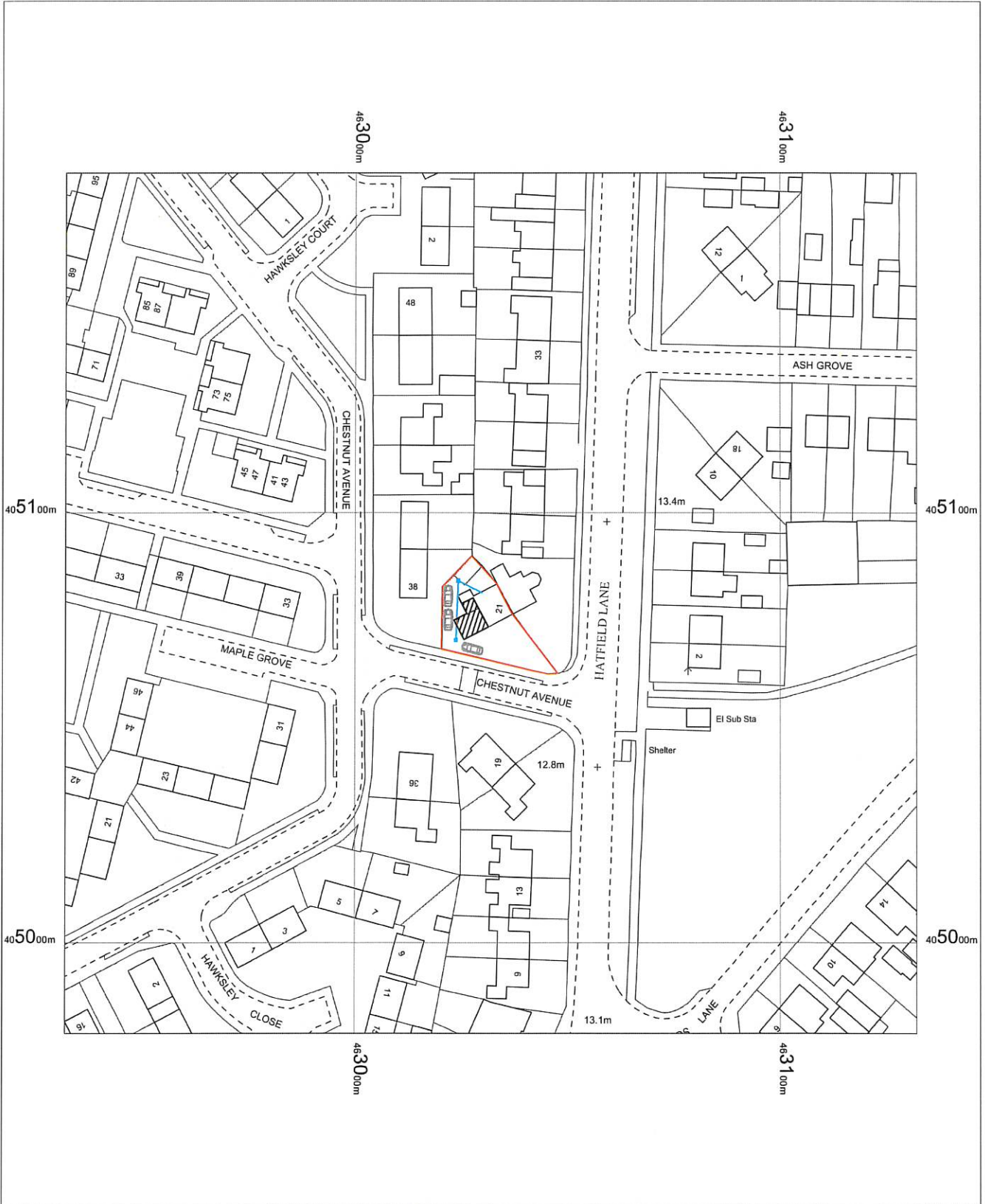
Reference	26/00207/FUL
Alternative Reference	PP-14671856
Application Received	Mon 02 Feb 2026
Application Validated	Mon 02 Feb 2026
Address	21 Hatfield Lane Armthorpe Doncaster DN3 3EU
Proposal	Erection of a 2 storey side extension and a single storey internal garage side extension
Status	Awaiting decision
Appeal Status	Not Available
Appeal Decision	Not Available

## Further Information

Application Type	Full Application
Expected Decision Level	Not Available
Case Officer	Nathan Ward
Parish	Armthorpe Parish Council
Ward	Armthorpe
District Reference	Not Available
Applicant Name	Mr Butler
Agent Name	Mr Christopher Beckett - HPDS Ltd
Agent Company Name	HPDS Ltd
Agent Address	Woburn House Pine Tree Close Wroot Doncaster DN9 2BT
Environmental Assessment Requested	No



21 Hatfield Lane, DN3 3EU



21 Hatfield Lane,  
 Armthorpe,  
 Doncaster,  
 DN3 3EU

OS MasterMap 1250/2500/10000 scale  
 Monday, November 10, 2025, ID: MPMBW-01249957  
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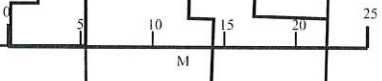
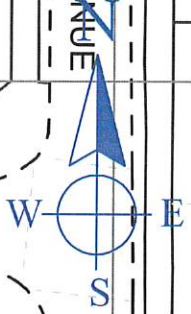
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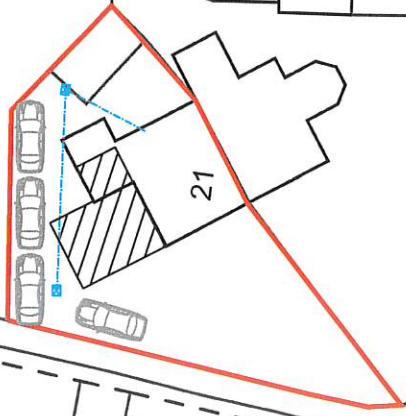
# BLOCK PLAN SCALE 1:500

CHESTNUT AVENUE



38

21



13.4m

HATFIELD LANE

CHESTNUT AVENUE

2

12.8m

Shelter

36

19

13

5

7

6

# Print Version

Close Window

Print

## Summary

Reference	25/02459/FUL
Alternative Reference	PP-14566823
Application Received	Tue 16 Dec 2025
Application Validated	Fri 13 Feb 2026
Address	Sandall View Barton Lane Armthorpe Doncaster DN3 3AB
Proposal	Erection of 2 four-bedroomed detached dwellings with integral garage following demolition of existing dwelling
Status	Awaiting decision
Appeal Status	Not Available
Appeal Decision	Not Available

## Further Information

Application Type	Full Application
Expected Decision Level	Not Available
Case Officer	Paul Barber
Parish	Armthorpe Parish Council
Ward	Armthorpe
District Reference	Not Available
Applicant Name	Mr Adrian Parkin Coates - Ulmus Homes Ltd
Agent Name	Mr Ian Barraclough - Barraton Design Studio
Agent Company Name	Barraton design studio
Agent Address	Pathways Whiphill Top Lane Branton Doncaster DN3 3PQ

## **DESIGN AND ACCESS STATEMENT**

**Prepared on behalf of Ulmus Home for the proposed development on land at Barton Lane Armthorpe Doncaster**

### **Introduction:**

The Design and Access Statement has been prepared in support of a full planning application for the proposed demolition of an existing single storey bungalow and the construction of two four-bedroom detached dwellings with integral garages on land at Barton Lane Armthorpe Doncaster.

The Statement has been prepared in accordance with the National Planning Policy Framework (NPPF) and relevant local planning guidance and seeks to explain the design principles and access arrangement that underpin the proposed development.

### **Site Context:**

- **Site Location:**

The application site is located on Barton Lane within the established settlement of Armthorpe Doncaster. Barton Lane is characterised by predominantly residential development comprising a mix of detached and semi-detached dwellings of varying ages, styles and plot sizes. The site currently accommodates a detached bungalow set within a generous plot with frontage to Barton Lane and private garden space to the rear.

- **Surrounding Area:**

The surrounding area is residential in nature with nearby properties generally arranged in linear form along Barton Lane. Building heights in the vicinity range from single storey bungalows to two-storey family dwellings. Materials commonly found in the area include facing brick, render, tiled pitched roofs and UPVC fenestration. The site benefits from good access to local services, public transport routes and the wider highway network.

- **Planning Policy Context:**

The proposal has been developed with regards to the following key policy considerations

1. National Planning Policy (NPPF)
2. Doncaster Local Plan
3. Local design guidance and residential amenity standards.

The principle of residential development on the site is established and the proposal

seeks to make more efficient use of the land while respecting the character and appearance of the surrounding area.

## **Design Principles:**

- **Amount**

The proposed development comprises two detached dwellings, each providing four bedrooms and integral garage accommodation. The scale of development represents a modest increase in residential intensity compared to the existing single dwelling, while remaining appropriate for the size of the plot and character of the area.

- **Layout**

The dwellings are positioned to address Barton Lane, maintaining a clear building line consistent with the neighbouring properties. Adequate separation distances are provided between the proposed dwellings and adjacent properties to safeguard residential amenity. Private rear garden areas are provided for each dwelling, offering usable outdoor amenity space. Vehicular access and parking are arranged to the front of the site in a manner that minimised visual impact and allows for safe manoeuvring

- **Scale and Massing:**

Each dwelling is two storeys in height, reflecting the prevailing scale of nearby residential development. The massing has been carefully considered to avoid over-dominance and to ensure a balanced relationship with neighbouring properties, particularly those of lesser height. The inclusion of integral garages reduces overall building sprawl and contributes to a compact and coherent built form

- **Appearance**

The architectural design adopts a contemporary yet contextual approach, drawing inspiration from the traditional character of Barton Lane. Materials are expected to include:

Facing Brickwork to walls.

Pitched tiled roofs

UPVC or aluminium framed windows and doors

Material choices will complement the existing streetscape and contribute positively to the visual character of the area.

## **Landscaping**

Soft landscaping will be retained where possible with new planting introduced to enhance the setting of the development and soften its visual impact. Boundary treatments will be designed to provide privacy for future occupants while maintaining an appropriate relationship with neighbouring properties and the street scene.

## **Access Statement:**

- **Vehicular Access**

Vehicular access to the site will be taken from Barton Lane, from two existing points, utilising a suitable deigned access point to serve both dwellings. The access arrangements will provide safe ingress and egress, with adequate visibility splays in accordance with highway authority standards.

- **Pedestrian Access**

Safe and convenient pedestrian access will be provided from Barton Lane to the entrance of each dwelling. Footpaths will be designed to be level, well-lit and clearly defined.

- **Inclusive Access**

The dwellings have been designed to ensure ease of access for all users, including those with reduced mobility. Level or gently sloping approaches will be provided, and internal layout will allow for adaptable living in accordance with current building regulations.

## **Impact on Neighbouring Amenity**

The proposed development has been designed to minimise impacts on neighbouring properties in terms of overlooking, overshadowing, and loss of privacy. Window positions and separation distances have been carefully considered, and the scale of development is appropriate to the setting

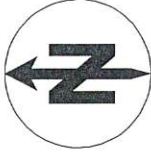
## **Sustainability Considerations**

The development will incorporate energy efficient construction methods and materials in line with current building regulations. Measures may include high levels of insulation, energy efficient glazing and modern heating systems to reduce energy consumption and carbon emissions.

## **Conclusion:**

The proposed demolition of the existing bungalow and erection of two four-bedroom detached dwellings represents a sustainable and appropriate form of development for the site at Barton Lane Armthorpe Doncaster.

The scheme has been carefully designs to respect the character of the surrounding area, provide high-quality family housing, and ensure safe and inclusive access for all users. The proposal is considered to accord with national and local planning policies and is respectfully submitted for approval.



CLIENT  
ULMUS HOMES

DRAWING TITLE  
LOCATION PLAN

PROJECT  
PROPOSED TWO NEW HOUSES  
ON LAND AT SANDALL VIEW  
BARTON LANE  
CHURCH STREET  
ARMTHORPE  
DONCASTER DN3 3AN

DRAWING No.  
025 / 056 / SLP2

DRAWING DATE  
DECEMBER 2025

DRAWN BY  
IKB

SCALE  
1:1250 @A3



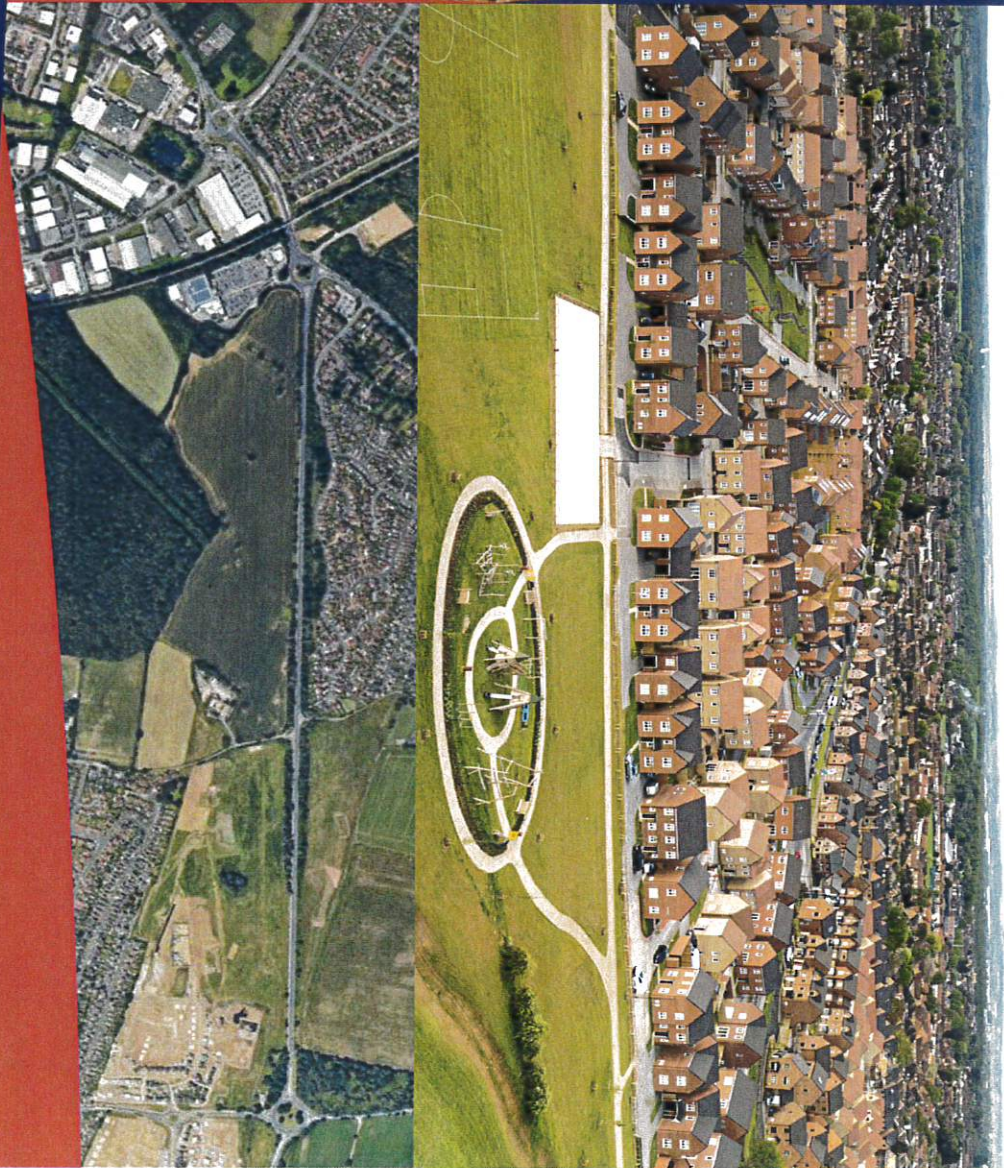
**BARRATTON**  
DESIGN STUDIO

BARRATTON DESIGN STUDIO  
PILFIRTHS  
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BARTON  
SOUTH YORKSHIRE  
DN3 3PQ  
TEL: 01300 370211  
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EMAIL: info@barrattondesign.co.uk





# Grange Farm, Armthorpe



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code to visit  
our website

# Proud to build quality homes for local communities

Albemarle Homes is a family-run housebuilder based in Doncaster, dedicated to creating high-quality homes across South Yorkshire, North Nottinghamshire and North Lincolnshire. With deep roots in the region, we are committed to building thoughtfully designed developments that complement local surroundings and provide lasting value for families and communities.

Our growing portfolio includes a number of successful developments across Doncaster and the wider area, offering a variety of homes to suit different lifestyles and budgets. Each development is carefully planned to provide attractive schemes, green open spaces and strong local connections, creating thriving neighbourhoods where people are proud to live.

From choosing the right locations and designing each home with care, to using professional grade materials and techniques and providing a friendly, personal service, we take pride in every detail. We ensure that every Albemarle home is built to last and designed for life.

Find out more about our homes and developments at:  
[www.albemarlehomes.co.uk](http://www.albemarlehomes.co.uk)



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## Why Grange Farm and Why Now?

- There is a **national crisis** in the **supply of new housing** with many people not able to access housing due to huge levels of undersupply.
- **Doncaster's new housing targets** from Central Government are due to increase in 2026 as part of the Government's pledge to deliver 1.5million new homes. This equates to an increase in the targets **from 512 to 1198 houses per annum** for Doncaster (before any further buffers are then applied on top of this standard method figure).
- **Main Towns** (which Armthorpe qualifies as) have a key role in delivering **40% of all new homes** in Doncaster's Local Plan.
- **Armthorpe's Neighbourhood Plan** is nearly 8 years old following its adoption in 2018. The two Hatfield Lane East and West allocations only have circa 250 houses left to deliver of the original 800 allocated.
- It is our view that the factors above mean that **Armthorpe will be expected to deliver a significant number of homes** under the next plan period for Doncaster to meet its housing target requirements, hence why Keepmoat are coming forward with the Landycroft Road proposals to the south of Armthorpe.



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# Our intentions for Grange Farm


- Albemarle Homes are planning to promote the site and would like to undertake this process in close liaison with the Armthorpe Parish Council
- We are planning to submit an Outline planning application for the site and we are currently in the early stages of preparing this for submission within 2026
- We know the importance of developing the proposals with the local community in mind and will be running a full comprehensive public consultation process before submitting any planning application



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**KEY**

-  Red edge indicating site boundary
-  Proposed Roundabout / access
-  Indicative SUDS pond
-  Proposed footpath / Cycleway
-  Existing PROW
-  Proposed play area
-  Existing retained trees / hedgerows
-  Grange farm retained and converted to small retail, community and work hub
-  Proposed care home
-  Proposed residential development cells
-  Proposed spine street
-  Proposed open space
-  Proposed indicative planting
-  Approximately 390no. residential dwellings (circa 12 dwellings per Ac)
-  Gross site area: 74.4 Ac / 30.1 Ha  
 Net site area: 32.5 Ac / 13.15 Ha  
 Care Home: 1.6 Ac

# Why Grange Farm and Why Now?

- A single access point off Westmoor Link means this site offers the delivery of new housing but with minimal impact on the roads and infrastructure within the heart of Armthorpe. The majority of peak hour traffic will head west (Doncaster Town Centre, Wheatley Hall Road, Tesco, Sainsburys and Lidl) or east (straight onto the M18) on Westmoor Link. *It is our view that there are no other alternative housing sites in Armthorpe that can deliver both new homes at the quantum required with limited traffic impacts on Armthorpe's road network that this scheme offers.*
- The site is in close proximity to amenities, is within short walking distances to both primary and secondary schools, is well located for bus services / the motorway and would be served off a major road. This makes it a very sustainable site from the perspective of new housing.
- The growth along Westmoor Link now means this is the logical extension to housing, we also believe our scheme will respond sympathetically to the surroundings and we will work closely with the Parish to achieve this.
- Will provide over 30 acres of new public open space.
- The site has excellent pedestrian / cycle permeability to Armthorpe, Edenthorpe and Shaw Wood's walking networks. It will also provide improved links between existing green infrastructure.
- We believe we could bring forward further amenities alongside just housing by bringing a Care / Retirement Home and a Community Hub / Small Retail opportunities as part of the masterplan.
- All utilities are readily available around the site.
- We are a Doncaster based housebuilder, who employs all but two of our office staff from Doncaster. A recent onsite survey demonstrated that 75% of our onsite contractors are also Doncaster residents. This means the vast majority of the economic benefits from build related activities would stay in Doncaster's economy should this development come forward. As a guide for the level of investment this represents, the build costs associated with the delivery of this development are in excess of £75 million.

Further to the above, the wider economic benefits of this development would (source [HBF Housing Calculator](#)):

- Support the employment of **1,355 people**
- Provide jobs for **16 apprentices, graduates or trainees**
- Generate **£17,550,000 towards affordable housing**
- Generate **£10.4 million** in tax revenue, including **£784,875** alone in Council Tax per year



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# Investing in our communities

Albemarle Homes takes pride in supporting local charities, community groups, young people, and grassroots sport here in Doncaster, ensuring the benefits of our homes stay within the borough.



## Supporting Health Services & Charities

We proudly support **Doncaster and Bassetlaw Teaching Hospitals NHS Foundation Trust** through our long-standing £100-per-home initiative, which has raised over **£32,000 so far**.

In 2025, our team also completed the **Three Peaks Challenge, raising £15,000 for Firefly**, the Doncaster charity supporting local people living with cancer.



## Investing in Young People & Skills

We're committed to helping the next generation succeed through our work with **apprenticeships**, work experience, placements & **classroom engagement** with **local schools in Doncaster & Bassetlaw**.



## Investing in Young People & Skills

We proudly support Doncaster's strong sporting and cultural identity. Our partnerships include:

- Sponsorship of local sports clubs
- Sponsorship of **Doncaster Rovers & Doncaster Knights**
- Supporting **community projects with local Parish Councils**

We've also supported **wider initiatives**, such as donations to the **Doncaster Ukrainian Centre**.



## Creating Community Benefits

We work with local partners to deliver improvements that benefit existing residents, not just new ones. This includes **green spaces, play areas, community events, & investment in local facilities**. We're committed to continuing this approach at Littleworth Lane.



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Any questions?



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Armthorpe Parish Council 2025-2026

Bank - Cash and Investment Reconciliation as at 31 January 2026

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**Confirmed Bank & Investment Balances**

Bank Statement Balances

31/01/2026	Co-Operative Bank Plc Current	743,280.96
31/01/2026	Co-Operative Bank Credit Card	-9,529.30

**733,751.66**

Other Cash & Bank Balances

**558.86**

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**734,310.52**

Receipts not on Bank Statement

**0.00**

**Closing Balance**

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**734,310.52**

All Cash & Bank Accounts

1	Co-Operative Bank Plc Current	743,280.96
2	Co-Operative Bank Credit Card	-9,529.30
	Other Cash & Bank Balances	558.86
	<b>Total Cash &amp; Bank Balances</b>	<b>734,310.52</b>

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## Armthorpe Parish Council – Payment Schedule

**03 March 2026**

Method	Payee	Item	Amount
DD	Quando Drinks Ltd	Bar Supplies	£1,774.55
	Doncaster Council	Business Rates	£1,227.00
	EDF Energy Ltd	Electricity Supply	£1,447.94
	Worldpay	Subscription	£1.20
		Commission	£83.10
	South Yorkshire Pensions Authority	Pension Contributions	£3,626.44
	Wages	Wages	£19,962.33
BACS	DSA Gardening	Grounds Maintenance Fees	£598.00
	M Dymniuk	Tea Dance Sessions	£180.00
	Building Link Design	Professional Fees – Car Park Design	£3,882.00
	Doncaster Council	Grounds Maintenance	£890.77
	White Rose Fire Safety	Fire Risk Assessment	£330.00
	C White	Entertainment Fees – Cocktail Night	£50.00
	Flying Futures	Youth Club Provision	£720.00
	Clean Safer	Carpet Cleaning Sealing & Protection Fees	£400.00
	Aircon Group	Servicing and Maintenance	£835.58
			£830.90
DD	BT	Broadband Charges – Community Centre	£63.78
	British Gas	Gas Supply – Community Centre	£989.32
	Tesco Mobile	Clerk Mobile Phone Charges	£31.99
	Copy Print Scan	Photocopying Charges	£168.64
	Sage	HR & Payroll Subscription	£112.80
	Biffa	Recycling Removal Fees	£35.39
			£23.93
	The Co-operative Bank	Commission	£4.32
	Waterplus	Surface Water Charges – Community Centre	£255.44
	O2	Sports & Recreation Mobile Phone Charges	£38.88
BACS	D Nicholls	Portable Toilet Hire Charges – Firework Event	£132.00
	LITE	Christmas Lighting Dismantling Charges	£9,821.04
	YLCA	Breakthrough Communication Training – Councillors (x7)	£245.00
	Bar 24 Ltd	Rent & Service Charges – The Acorn Hub	£2,807.48
	A Laoye	Refund for Cleaning Deposit	£100.00
DD	Cathedral Hygiene	Disabled Toilet Sanitary Unit Contract	£280.80

	Onecom	Telephone Charges – Community Centre	£175.9
	HMRC	PAYE & NI Contributions	£5,128.68
CC	Aldi	Milk	£4.80
	A to B Cycle Centre	Bike Repairs – Sports & Recreation	£9.99
	NWT Supplies Ltd	Sports & Recreation Equipment	£234.58
	Work Place Depot	Rock Salt & Grit Bin	£55.19
	Amazon	Angle Grinder	£65.59
	Aldi	Bar Supplies	£5.94
	Purifrost	Stickers – Accessibility Report	£11.48
	Home Leisure Direct	Air Hockey Table	£2,395.00
	Amazon	Coffee Cup Lids	£26.85
		Stationery	£11.99
	Lifestyle Leisure Products	Pool Table	£2,495.00
	B&Q	Decorating Equipment – Youth Club	£105.55
	Currys	TV and Wall Bracket	£2,248.99
	Amazon	PS5 Game – S&R	£13.00
			£22.95
	Screwfix	Padlock – Cow House Lane	£21.99
	Norton Internet Security	Subscription	£18.03
	Screwfix	Refund	-44.99
	The Purple Guide	Subscription	£30.00
	The Trimming Shop	Tablecloths	£62.93
	Amazon	First Aid Supplies	£15.57
		Tablecloths	£68.99
			£68.99
	B&M	Cleaning Supplies	£35.23
	Amazon	Karcher Floor Polisher	£242.33
	Aldi	Bar & Tea Dance Supplies	£29.37
	Amazon	Refund – Tablecloths	-68.99
		Tablecloths	£146.28
		Dry Floor Duster	£18.89
	Aldi	Bar Supplies	£4.36
	Amazon	Projector Screen	£76.49
	Event Decor Shop	Tablecloths	£42.52
	B&Q	Decorating Supplies – Youth Club	£40.50
	Aldi	Milk	£2.40
	Barmans Ltd	Cocktail Glasses	£53.9
	Amazon	Shot Glasses	£23.66
	Aardvark Online Trading Ltd	Wall Art – Youth Club	£35.98
	Amazon	Cocktail Glasses	£29.98
		Cocktail Glasses	£38.58
	North West Office Furniture	Table – Youth Club	£358.80
	Temu	Shelving & Clock – Youth Club	£18.42

CC	Temu	Chairs – Youth Club	£118.38
	Wallsauce	Wall Art – Youth Club	£191.33
	Power Music Inc	Subscription	£14.95
	Viking	Stationery	£110.27
	Amazon	Beer Glasses	£45.58
	Wickes	Decorating Supplies	£32.00
	Amazon	Refund – Tablecloths	£68.99

## Detailed Income &amp; Expenditure by Budget Heading 01/01/2026

Month No: 10

## Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<b>100 General / Administration</b>							
1076 Precept	318,708	318,708	0			100.0%	
1080 Bank Interest	0	0	(0)			0.0%	
1090 Grants Received	2,500	0	(2,500)			0.0%	
1095 S.106 Funds	108,430	108,430	0			100.0%	
1100 Investment Income	618,508	600,000	(18,508)			103.1%	500,000
1200 The Acorn Hub Rent	5,000	5,000	0			100.0%	
1340 Miscellaneous Income	199	0	(199)			0.0%	
4100 Stationery	(957)	(1,000)	43		43	95.7%	
4101 Training Cosrs	(2,872)	0	(2,872)		(2,872)	0.0%	
4105 Postage	(191)	(200)	9		9	95.7%	
4107 Website and Email Costs	(2,460)	(500)	(1,960)		(1,960)	492.0%	
4110 Subscriptions	(8,511)	(8,000)	(511)		(511)	106.4%	
4114 Shredding	(62)	(200)	138		138	31.0%	
4115 Photocopying & Printing	(1,822)	(4,000)	2,178		2,178	45.5%	
4116 Commission	(19)	(100)	81		81	19.4%	
4120 Audit & Accountancy Fees	(260)	(3,000)	2,740		2,740	8.7%	
4122 Consultancy Fees	(1,554)	0	(1,554)		(1,554)	0.0%	
4125 Advertising	(20)	0	(20)		(20)	0.0%	
4130 Office Equipment	(161)	(1,000)	839		839	16.1%	
4135 Defibrillator Costs	0	(200)	200		200	0.0%	
4140 Chairman's Allowance	(33)	(100)	67		67	33.3%	
4150 Elections	(209)	(5,000)	4,791		4,791	4.2%	
4170 Grants to Voluntary Bodies	(3,251)	(10,000)	6,749		6,749	32.5%	
4180 The Acorn Hub	(6,866)	(12,000)	5,134		5,134	57.2%	
4185 Card Machine Fees	(717)	(1,500)	783		783	47.8%	
4340 Miscellaneous Expenditure	(718)	0	(718)		(718)	0.0%	
4640 Telephone & Broadband	(297)	(500)	203		203	59.5%	
<b>200 Salaries &amp; Wages</b>							
4000 Administration Salaries	(51,860)	(70,550)	18,690		18,690	73.5%	
4005 Burials Salaries	(2,000)	(3,000)	1,000		1,000	66.7%	
4010 Parks Salaries	(3,283)	(3,818)	535		535	86.0%	
4015 Community Clean Up Salary	(7,940)	(9,524)	1,584		1,584	83.4%	
4020 Community Centre Salaries	(55,117)	(55,957)	840		840	98.5%	
4025 Bar Salaries	(13,991)	(22,332)	8,341		8,341	62.7%	
4030 Sports & Recreations Salaries	(28,578)	(36,996)	8,418		8,418	77.2%	
4035 The Acorn Hub Cleaner Salaries	(1,846)	(1,905)	59		59	96.9%	
4039 PAYE & NI Contributions	(13,225)	(22,089)	8,864		8,864	59.9%	
4040 Pension Contributions	(29,374)	(33,492)	4,118		4,118	87.7%	

## Detailed Income &amp; Expenditure by Budget Heading 01/01/2026

Month No: 10

## Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<u>300 Events</u>							
1300 Christmas Market Income	922	1,000	78			92.2%	
1302 Pantomime Income	308	0	(308)			0.0%	
1305 Table Top Sale Income	1,207	1,750	543			69.0%	
1310 Entertainment Income	813	0	(813)			0.0%	
1315 Tea Dance Income	6,615	8,000	1,385			82.7%	
1320 Fireworks Display Income	990	3,000	2,010			33.0%	
1340 Miscellaneous Income	1,619	0	(1,619)			0.0%	
4300 Christmas Market Costs	(1,199)	(1,000)	(199)		(199)	119.9%	
4305 Christmas Lighting / Tree	(38,628)	(45,000)	6,372		6,372	85.8%	
4306 Civic Carol Service	0	(100)	100		100	0.0%	
4307 Street Food Events	(2,000)	(2,000)	0		0	100.0%	
4308 Miners Memorial Event	(208)	(250)	42		42	83.2%	
4310 Events	(397)	0	(397)		(397)	0.0%	
4311 Children's Christmas Party	(332)	(500)	168		168	66.5%	
4312 Halloween Party	(311)	(500)	189		189	62.3%	
4313 Easter Party	(200)	(200)	0		0	100.0%	
4316 Remembrance Day	(1,570)	(1,700)	130		130	92.3%	
4318 Tea Dances	(2,480)	(4,000)	1,520		1,520	62.0%	
4319 Christmas Tea Event	(5,035)	(6,000)	965		965	83.9%	
4320 Fireworks Display Costs	(7,363)	(7,500)	137		137	98.2%	
4321 Coach Trips	(1,180)	(800)	(380)		(380)	147.5%	
4340 Miscellaneous Expenditure	(989)	0	(989)		(989)	0.0%	
<u>400 Allotments</u>							
1400 Rents	1,059	1,026	(33)			103.2%	
4400 Allotment Expenditure	(1,866)	(3,000)	1,134		1,134	62.2%	
<u>500 Burial</u>							
1340 Miscellaneous Income	600	0	(600)			0.0%	
1500 Burial Fees	13,896	15,000	1,104			92.6%	
4340 Miscellaneous Expenditure	(517)	0	(517)		(517)	0.0%	
4500 Burial Expenditure	(8,413)	(9,000)	587		587	93.5%	
<u>600 Community Centre</u>							
1340 Miscellaneous Income	1,730	0	(1,730)			0.0%	
1600 Lettings	66,736	70,000	3,264			95.3%	
1610 Entertainment Income	245	0	(245)			0.0%	
1620 Bar Income	26,398	40,000	13,602			66.0%	
4340 Miscellaneous Expenditure	(1,677)	(1,000)	(677)		(677)	167.7%	
4600 Business Rates	(14,721)	(14,720)	(1)		(1)	100.0%	
4605 Rent	(1,300)	(1,300)	0		0	100.0%	
4610 Gas	(2,761)	(4,000)	1,239		1,239	69.0%	

11:00

## Detailed Income &amp; Expenditure by Budget Heading 01/01/2026

Month No: 10

## Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4620 Electricity	(21,585)	(30,000)	8,415		8,415	71.9%	
4630 Water	(3,555)	(3,000)	(555)		(555)	118.5%	
4640 Telephone & Broadband	(1,716)	(2,000)	284		284	85.8%	
4650 Insurance	(3,150)	(3,150)	0		0	100.0%	
4654 Waste Removal Fees	(2,341)	(2,000)	(341)		(341)	117.1%	
4655 Waste Recycling Fees	(546)	(3,000)	2,454		2,454	18.2%	
4660 Cleaning Materials	(2,799)	(3,500)	701		701	80.0%	
4665 Grounds Maintenance - CC	(1,308)	(1,056)	(252)		(252)	123.9%	
4670 Maintenance	(27,245)	(25,000)	(2,245)		(2,245)	109.0%	
4676 Solar Panel	(1,500)	0	(1,500)		(1,500)	0.0%	
4680 Equipment / Furniture	(10,465)	(2,500)	(7,965)		(7,965)	418.6%	
4685 Uniform	0	(250)	250		250	0.0%	
4690 Entertainment Costs	(457)	0	(457)		(457)	0.0%	
4730 Bar Supplies	(13,066)	(20,000)	6,934		6,934	65.3%	
4740 Bar - Miscellaneous	100	(1,500)	1,600		1,600	(6.7%)	
<u>700 Sports &amp; Recreation</u>							
1700 Sports & Recreation Income	7,246	0	(7,246)			0.0%	
4640 Telephone & Broadband	(227)	(278)	51		51	81.7%	
4700 Sports & Receptions	(20,058)	(5,000)	(15,058)		(15,058)	401.2%	
4720 Parks Expenditure	(4,046)	(8,000)	3,954		3,954	50.6%	
4725 Public Benches	(13)	(2,000)	1,988		1,988	0.6%	
<u>800 Play Park</u>							
4340 Miscellaneous Expenditure	(1,460)	0	(1,460)		(1,460)	0.0%	
4750 Play Park	(218,474)	(600,000)	381,526		381,526	36.4%	533
<u>900 Community Clean Up Champion</u>							
4710 Community Clean Up Costs	(79)	0	(79)		(79)	0.0%	
<b>Grand Totals:- Income</b>	<b>1,183,728</b>	<b>1,171,914</b>	<b>(11,814)</b>			<b>101.0%</b>	
<b>Expenditure</b>	<b>665,327</b>	<b>1,121,767</b>	<b>456,440</b>	<b>0</b>	<b>456,440</b>	<b>59.3%</b>	
<b>Net Income over Expenditure</b>	<b>518,401</b>	<b>50,147</b>	<b>(468,254)</b>				
plus Transfer from EMR	533	0	(533)				
less Transfer to EMR	500,000	0	(500,000)				
<b>Movement to/(from) Gen Reserve</b>	<b>18,934</b>	<b>50,147</b>	<b>31,213</b>				



# Terms and Conditions

Please read the terms and conditions carefully. This forms the contract between the customer and our company and in the event of a conflict, these terms and conditions shall prevail.

## Software Purchase Terms and Conditions

- 1 Orders are subject to an initial 3 year minimum contract term for Annual Support and Maintenance. After year 3 the contract will automatically renew annually, unless cancelled in writing. Cancellations require six months' notice.
- 2 Support and Maintenance Fees are reviewed annually and will change over the contract term; these will be charged in advance for period to 31<sup>st</sup> March annually. The initial period commences upon the installation and setup.
- 3 Fees shall be applicable and charged from the initial scheduled go-live date, irrespective of any subsequent modifications.
- 4 If the customer elects to cease use of the software within the minimum term, the minimum terms fees must still be paid.
- 5 A cancellation fee of £100 is applicable upon cessation for read only access.
- 6 Software Purchases are subject to the use of the software as per the End User License Agreement, which is available upon software installation, or upon request.
- 7 Support and Maintenance services are provided subject to the Terms and Conditions of the Support and Maintenance Agreement available in the Customer Support Portal or available upon request.
- 8 We recommend you have an online demonstration of the software prior to purchase to ensure you are content the software meets your needs. Once installed and setup any fees due or paid are non-cancellable and non-refundable.
- 9 We do not offer our software without a support and maintenance contract. If this is ceased and a client then wishes to re-instate they may either pay the equivalent of the missing years support or purchase the software again whichever is most cost effective.
- 10 It is the responsibility of the Customer to ensure that all necessary equipment, documentation, and other resources required for the delivery of the agreed Software /and/or Professional services are provided within 5 business days from initial request.
- 11 It is the responsibility of the Council to back up the software and email the back up on a monthly basis where the data bank service is activated. No reminders are issued.  
Points 12:13:14:15 apply to only those customers who have taken the Allotment Inspections Feature:
- 12 Bbits is responsible for the delivery and maintenance of the Mobile Inspections App Service which is charged at £150 a year. Bbits terms and conditions will apply. If you require a demonstration of the mobile App contact them via email at [info@bbits.co.uk](mailto:info@bbits.co.uk).
- 13 Rialtas are providing the following aspects of the Allotments solution:
  - a. Ability to import the Mobile Inspections App data.
  - b. Ability to view the photographs captured by the Mobile App.
  - c. Ability to provide an export of Plots and Conditions to enable BBits to configure the App with relevant information for the customer.
- 14 BBits are providing the following aspects of the solution, their terms and conditions will apply, and you should contact them if you have any queries.
  - a. Ability to import the Mobile Inspections App data.
  - b. Ability to view the photographs captured by the Mobile App.
  - c. Ability to provide an export of Plots and Conditions to enable BBits to configure the App with relevant information for the customer.
  - d. Mobile Inspections App User Support
- 15 Rialtas and BBits are each responsible for their respective aspects of the solution. The customer understands and will contact the relevant company related to the functionality.  
 Tick if you do not consent to receiving marketing emails from Rialtas including promotions, updates about our products and services, and for the council to be included in our social media, marketing, and literature.



**Item 10c (ii)**

**Summary of Quotes Received**

**Project: Supporting planning reports for the play park planning application, Quotes sourced by Building Link Design, appointed architect for the project.**

**Date of Summary: 19<sup>th</sup> February 2026**

<b>Company</b>	<b>Description of Works</b>	<b>Cost</b>
<b>Brian Armstrong</b>	Biodiversity Net Gain Assessment	£750.00 plus vat
<b>Estrada</b>	Biodiversity Net Gain Assessment	£2,150.00 plus VAT
<b>JRD</b>	Drainage Strategy	£2,350.00 plus VAT
<b>Soil Experts</b>	Phase 1 Contamination Report and Percolation Test	£3,200.00 plus VAT



# Traffic Committee

## Terms of Reference

### 1. Purpose

The purpose of the Traffic Committee is to provide a collaborative forum for representatives of the Parish Council, City of Doncaster Council, South Yorkshire Police and local schools to discuss, review, and recommend actions to address traffic management and parking concerns outside local schools within the Parish area.

The Committee aims to promote safety, improve traffic flow, and enhance the wellbeing of pupils, parents, and residents.

### 2. Objectives

The Committee will:

- Identify and assess traffic and parking issues affecting schools within the Parish.
- Consider feedback from residents, parents, schools, and other stakeholders.
- Explore practical solutions to improve road safety and reduce congestion.
- Liaise with relevant authorities to implement agreed measures.
- Promote road safety education and awareness initiatives.
- Monitor the effectiveness of implemented actions and make further recommendations as needed.

### 3. Membership

The Committee will comprise:

- **Parish Council Representatives:** Councillors - Chris Brodhurst Brown, Tim Needham, Andy Barrington, Craig Parry, Colin Head
- **City of Doncaster Council Representative(s):** Mr. Lee Moses – Principal Civil Enforcement Officer ([lee.moses@doncaster.gov.uk](mailto:lee.moses@doncaster.gov.uk)), Rebecca Tuffrey – Thrive Locality Manager ([Rebecca.tuffrey@doncaster.gov.uk](mailto:Rebecca.tuffrey@doncaster.gov.uk)), Salma Rashid – Locality Co-ordinator ([salma.rashid@doncaster.gov.uk](mailto:salma.rashid@doncaster.gov.uk))
- **South Yorkshire Police Representative(s):** Simon Lovell – Sergeant for East of Doncaster ([simon.lovell@southyorkshire.police.uk](mailto:simon.lovell@southyorkshire.police.uk)), and as reserve, in his absence, Inspector Alison Carr ([Alison.Carr@southyorkshire.police.uk](mailto:Alison.Carr@southyorkshire.police.uk)), PC Jordan Coward ([Jordan.Coward2@southyorkshire.police.uk](mailto:Jordan.Coward2@southyorkshire.police.uk)), PCSO Darren Hauton ([Darren.Hauton@southyorkshire.police.uk](mailto:Darren.Hauton@southyorkshire.police.uk))
- **School Representatives:** Head Teachers/Principals of Tranmoor Primary School, Shaw Wood Academy, Southfield Primary School, Our Lady of Sorrows Catholic

Primary School, Armthorpe Academy - May be invited to attend specific meetings where relevant.

#### 4. Chairing and Administration

- The Committee will be chaired by a Parish Councillor, appointed by the Parish Council.
- Administrative support, including agenda preparation and minute-taking, will be provided by the Parish Council Clerk (or nominee).
- Meeting agendas and supporting papers will be circulated at least three working days prior to each meeting.

#### 5. Meetings

- The Committee will meet quarterly (or more frequently as required).
- Additional meetings may be convened at the request of the Chair or any member organisation.
- A quorum shall consist of at least ~~one representative from each of the three core organisations: the Parish Council, City of Doncaster Council, and South Yorkshire Police~~ two thirds of members (6).

#### 6. Reporting and Accountability

- The Committee will report to the Parish Council through written minutes and action summaries.
- Recommendations requiring formal decisions, funding, or enforcement will be referred to the relevant authority (e.g. Parish Council, City of Doncaster Council or South Yorkshire Police).
- Outcomes and updates will be shared with schools and the community through Parish Council communications.

#### 7. Scope and Limitations

The Committee is advisory in nature and does not have executive powers. It may:

- Recommend actions or priorities to the relevant authorities.
  - Support and promote local initiatives (e.g. school travel plans, parking awareness campaigns).
- It may not:
- Implement highway alterations or enforce parking restrictions directly.

#### 8. Review

These Terms of Reference will be reviewed annually at the Annual Parish Council Meeting in May to ensure they remain relevant and effective.

**Approved by:** Armthorpe Parish Council

**Date of Approval:** 11<sup>th</sup> November 2025

**Reviewed:** 18<sup>th</sup> February 2026

**Date of Approval:** 3<sup>rd</sup> March 2026



**ARMTHORPE**  
PARISH COUNCIL

**LOCAL GOVERNMENT PENSION  
SCHEME REGULATIONS 2014**

**EMPLOYER DISCRETIONS  
POLICY STATEMENT**

## Discretions of the Employing Authority

<b>COMPULSORY DISCRETIONS</b>		
<b>Main Purpose of Regulation</b>	<b>Regulation</b>	<b>Discretion Exercised</b>
Funding of Additional Pension through a Shared Cost Additional Pension Contribution - Where an active Scheme member wishes to purchase extra annual pension up to the maximum by making Additional Pension Contributions (APCs), the employer may choose to (voluntarily) contribute towards the cost of purchasing that extra pension via a Shared Cost Additional Pension Contribution (SCAPC).	Regulation 16 (2)(e) and/or 16 (4)(d)	The Parish Council will only consider a request for additional/shared cost funding by an active member of the pension scheme in exceptional circumstances, such circumstances to be considered on an individual basis by the Finance Committee and ratified by full Parish Council.
Flexible Retirement - This regulation allows the employer to consent to the early release of all, or part, of a member's LGPS benefits provided they have also consented to the reduction of hours worked or grade in which the member is employed. The member must be aged 55 or over.	Flexible retirement, Regulation 30 (6)	The Parish Council will only consider a request for flexible retirement from employees who have reached the age of 55. Such a request would be considered on an individual basis and would only be granted if it would not have a detrimental effect on the finances and running of the business.
Waiving of actuarial reduction - This regulation allows the employer to consent to the early release of all, or part, of a member's LGPS benefits provided they have also	Regulation 30 (8)	The Parish Council will only agree to waive actuarial reductions on compassionate grounds, such compassionate grounds to be considered on an individual basis by the Finance Committee

**COMPULSORY DISCRETIONS**

<b>Main Purpose of Regulation</b>	<b>Regulation</b>	<b>Discretion Exercised</b>
<p>consented to the reduction of hours worked or grade in which the member is employed. The member must be aged 55 or over.</p>		<p>and ratified by full Parish Council.</p>
<p>Switching on the 85-year rule for members voluntarily drawing benefits on or after age 55 and before age 60 -</p> <p>Whilst the 85-year rule does not automatically apply in full if the employee decides to voluntarily draw benefits on or after age 55 and before age 60, this regulation allows the employer to switch the rule back on.</p> <p>If the employer switches on the 85-year rule they will pick up any strain on Fund cost.</p>	<p>Schedule 2 of the Transitional Regulations.</p>	<p>Applications to apply the 85-year rule to pre-1 April 2014 benefits (subject to a minimum actuarial reduction to age 60) will only be considered in exceptional circumstances such circumstances to be considered on an individual basis by the Finance Committee and ratified by full Parish Council.</p>
<p>The power of employing authority to award additional pension - this regulation allows an employer to resolve to award a member an amount of additional pension, up to the LGPS maximum, to an active scheme member or within 6 months of leaving to a member whose employment was terminated on the</p>	<p>Regulation 31</p>	<p>The Parish Council will only consider awarding additional pension to an active member of the pension scheme for reasons other than loss of pension contributions due to unpaid absences in exceptional circumstances, such circumstances to be considered on an individual basis by the Finance Committee and ratified by full Parish Council.</p>

**COMPULSORY DISCRETIONS**

<b>Main Purpose of Regulation</b>	<b>Regulation</b>	<b>Discretion Exercised</b>
grounds of redundancy or business efficiency.		

<b>Date Revised</b>	<b>Date Approved</b>	<b>Summary of Changes</b>	<b>Author</b>

# INVESTMENTS POLICY

## 1. Introduction

1.1 A local council may invest funds for any purpose relevant to its statutory functions or for the purpose of prudent financial management (ss.12, 19 and 23 LGA 2003 LGA2003 s12 onwards). The latest guidance on local authority investments was issued by the Department of Levelling-Up, Housing and Communities (DLUHC) in 2018.

1.2 Armthorpe Parish Council acknowledges its responsibility to the community and the importance of prudently investing any reserves held by the Council.

## 2. Objectives

2.1 The general policy objective of the Council is prudent investment of its balances. The Council's investment priorities are:

- (i) Security of reserves  
and then
- (ii) Liquidity of investments

2.2 The Council will aim to achieve the optimum return on its investments commensurate with proper levels of security and liquidity.

## 3. Investment policy

3.1 Armthorpe Parish Council shall diversify its reserves between multiple relatively highly rated UK banks and building societies. The Council shall only use specified investments as defined by the Department for Communities and Local Government (DCLG) guidance.

3.2 A significant percentage of the Council's reserves shall be placed on interest bearing term/notice deposits.

3.3 To retain liquidity these shall be placed with phased end dates i.e. there will always be some maturing sooner than others.

3.4 No one investment shall be for a period longer than 12 months.

3.5 No investment shall be held with the council's current bankers.

3.6 The Council shall only invest with banks/building societies which it defines as "High Credit Quality". This being those with a credit rating of A with Moody's Investors Service or BBB with Standard and Poor's or Fitch Ratings Ltd.

- 3.7 Investments shall be placed by the Responsible Financial Officer (if delegated authority is in place) having used due diligence including as a minimum finance search engines and ratings agencies.
- a. This shall be under the oversight of at least two members of the Parish Council.
  - b. The actual movement of money shall be by the usual authorised signatories.
- 3.8 The procedure for undertaking investments, considering the need for timely and speedy placing of deals shall be documented by the Responsible Financial Officer and approved by the Parish Council before any investments are placed.
- 3.9 The Responsible Financial Officer shall review credit ratings of organisations in which the Council hold investments on a quarterly basis. Should the credit rating of an organisation fall below that specified under 3.6, the Responsible Financial Officer shall consult the Parish Council and take the appropriate action.

#### **4. Revision**

- 4.1 Any revisions to this policy shall be approved by the Full Council.
- 4.2 The Parish Council shall review this policy annually and recommend any proposed changes prior to the commencement of the new financial year.
- 4.3 Where no changes are proposed, Full Council shall note the policy.
- 4.4 Notwithstanding 4.2 this policy shall be reviewed in the event the Bank of England increases its base rate above 3.75% or the Financial Services Compensation Scheme is extended to cover the Council.

Dated: 11<sup>th</sup> November 2025  
Approved: 3<sup>rd</sup> March 2026  
Reviewed: March 2027



## Internet Banking Policy

### Background

The Legislative Reform (Payments by Parish Councils, Community Councils and Charter Trustees) Order 2014 came into effect on 12th March 2014. This Legislative Reform Order repeals the statutory requirement for two elected members to sign cheques and other orders for payment.

The removal of this particular legal requirement enables Parish Councils to take an overall approach to how it controls its money as well as taking advantage of modern technology including internet banking.

The Parish Council acknowledges the need to maintain robust controls on payments as an integrated part of its overall financial control system.

### Account details

The Parish Council has an account with The Co-operative Bank. This account is organised with the bank to require internet payments to be authorised by two signatories. This is in accordance with the guidance on page 14 of the document "The Good Councillor's Guide to Finance and Transparency" where it states – "Where electronic banking is used, arrangements should ensure that at least two people are involved in any transaction, one of whom must be a councillor".

### Account signatories

The following are signatories on the account:

- The Clerk (with internet access)
- Councillor T. Needham
- Councillor E. North
- Councillor A. Bradley
- Councillor S. Rose

### Internet Banking Procedure

Payments will be made by internet banking where possible. The following sentences (a – g) set out the principles and procedures of operation of the online account with particular attention to the raising of payment requests and their authorisation. The actual process of operating the online account will be the subject to the rules and security authorisation process of the bank:

- a. The Council's Financial Regulations 7.1 to 7.14 will be adhered to for internet banking.
- b. All orders for payment will be verified for accuracy by the Parish Clerk.

- c. A schedule of all payments shall be prepared by the Parish Clerk and presented to each meeting of the Council together with any supporting invoices or other documentation for approval. The approved schedule will be initialled by the Chairman of the meeting.
- d. Once the payments have been authorised, the Parish Clerk will set up the payments and inform one of the Councillor signatories with internet access by email.
- e. On receipt of the email the Councillor will authorise the payment, cross referencing with the schedule which was agreed at the meeting (Point (a) above) to ensure there are no discrepancies.
- f. Where payments may be required in between meetings the Parish Clerk will email copies of the invoices requiring payment to one of the Councillor signatories with internet access before raising a payment request online. The Councillor will then authorise the payment as in (e) above.
- g. All payments authorised between meetings will be done so in accordance with the Council's Financial Regulations. If such a payment requires authorisation by the chairman (Financial Regulation 5.15), the email from the chairman containing the authorisation will be forwarded to the councillor authorising the online payment with the associated papers (point (f) above).

**Dated:** 10<sup>th</sup> November 2025

**Approved:** 3<sup>rd</sup> March 2026

**Review Date:** March 2028

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## A new Banking Hub is coming to Armthorpe

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From Claire Adrych  
Date Wed 11/02/2026 14:00

Good Afternoon,

I am delighted to share that Cash Access UK will be bringing a new cash solution to Armthorpe.

Following a recent review by [LINK](#), your community has been recommended for a Banking Hub, which will be delivered by Cash Access UK — a not-for-profit company funded by the major high street banks. Our mission is simple: to ensure every community has access to cash and everyday banking services where they're needed.

Across the UK and Northern Ireland, we have already delivered more than 320 cash services, which are making a real difference to individual customers, small businesses and their wider communities. To find out more about us and the work we do to improve access to cash, please [visit our website](#).

The banking hub will open before the local bank branch closes, meaning there will be no break in service for residents or businesses.

A banking hub provides:

- A counter service for essential cash transactions such as deposits, withdrawals and paying utility bills that is available for customers of all major banks every weekday
- A community banker service, where customers can speak face-to-face with their own bank about more complex matters on the day their bank is in the hub.

To tell you more, I would love for you to join our online introduction session on 16th February at 2pm. This will be a great opportunity for you to:

- Learn more about Cash Access UK
- Find out more about the new service coming to your community
- Ask any questions and share local insights
- Explore how we can work together to raise awareness within the local area

Please RSVP by emailing me at [Claire.Adrych@cashaccess.co.uk](mailto:Claire.Adrych@cashaccess.co.uk) so I can send you the meeting link and details in advance.

We know that our services are a lifeline for many people who rely on access to cash and face-to-face banking facilities, so we're especially keen to connect with local organisations and groups who support older or more vulnerable residents and small businesses. If you can suggest who we should speak to — or can make introductions — it would be greatly appreciated and will help ensure we're able to reach those who will benefit most from the new service we'll be providing.

As the Regional Manager covering the Midlands for Cash Access UK, I'll be your main point of contact and will stay in touch as plans progress.

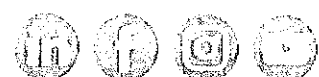
I look forward to working with you as we bring improved access to cash and banking services to your community.

Kind Regards

Claire



Claire Adrych  
Regional Manager  
[@](#) Cash Access UK  
☎ +44 20 4534 4138



Cash Access UK Limited (Company number 14546064) is a private company limited by guarantee and registered in England and Wales at 27 Old Gloucester Street, London WC1N 3AX. A list of members' names is available for inspection at its registered office and at **Companies House** under the registration number 14546064. For details on how we handle your personal data, please see our **Privacy Notice**.

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# Welcome to your new banking hub

[www.cashaccess.co.uk](http://www.cashaccess.co.uk)



# Shared cash and banking services in the heart of your community

Your new banking hub will bring cash and banking services to your community.

This pack includes the information we often get asked for by communities, including how we choose a location, the timescales involved and what to expect from the banking hub once it's open.

The Cash Access UK team will keep you updated throughout, and we look forward to working with you to bring the banking hub to your community.

## Quick links

3. About Cash Access UK
4. Our journey so far
5. Is there a banking hub near me?
6. Why are we getting a banking hub?
7. Our commitments
8. How soon will we get our hub?
9. What we look for in a permanent location
10. Our community plan
11. Working with you
12. Contacts



← Return to start

## About Cash Access UK

Cash is still important to millions of people in the UK. Between 5 and 6 million adults say they rely on cash in their day to day lives and digital or online solutions don't yet work for everyone all the time.

With these needs in mind, Cash Access UK was set up in early 2023 by the major banks.

We're a not-for-profit company funded by the UK's biggest banks, including AIB NI, Bank of Ireland UK, Barclays, Danske Bank, HSBC UK, Lloyds Banking Group, NatWest Group, Santander, TSB and Virgin Money. These firms have come together to bring shared cash and banking services to communities across the UK.

The banking hubs we've opened so far are making a real difference to individuals, businesses and the wider community.

Find out more about our work at [www.cashaccess.co.uk](http://www.cashaccess.co.uk).



# Our journey so far



Find out more about our work at [www.cashaccess.co.uk](http://www.cashaccess.co.uk).



← Return to start

## Is there a banking hub near me?

Banking hubs are opening rapidly across the UK and come in all shapes and sizes. They're now a familiar sight in England, Scotland, Wales and Northern Ireland.

By the end of 2025, we had over 200 hubs open, providing essential cash and banking services to communities. This amount is growing all the time.

You can check what cash services are already near to you using the LINK Cash Locator to find cash machines, post offices, banking hubs, and shops offering cashback.



Use the [LINK Cash Locator](#)



## Why are we getting a banking hub?

LINK, the UK's cash machine network, decides where new services are needed. LINK is an independent, regulated company with many years' experience in assessing communities' cash needs.

LINK reviews the impact of every proposed branch closure. A community can also ask LINK to carry out an assessment of the community if they feel they need better access to cash.

LINK has recommended a banking hub is needed in your community and Cash Access UK are now responsible for delivering it.

If you'd like to learn more about LINK's assessment of your community's access to cash, you can find the report on their [website](#).



[Click here](#) to take a look around a permanent banking hub



## Our commitments

All our banking hubs offer the same core services, regardless of their size or layout. Each one is then shaped around the needs of the local community it serves.

### Cash services

Banking hubs offer easy access to face-to-face cash and banking services. Each hub has a counter service available to all customers, Monday to Friday, where you can:

- pay in cash and cheques
- withdraw cash
- check your balance
- pay utility bills
- top up your gas\* and electricity
- access change giving services (for small businesses)

Banking hubs are open Monday to Friday, 9am to 5pm.



### Banking services

Customers can also talk face-to-face with their own bank about more complicated banking enquiries like payments and transfers, managing their account, and how to use online banking.

Community bankers take it in turns to visit the hub so you will find a different bank available on each day of the week. Community bankers are usually provided by the banks with the most customers in the community.

8/10

of our banking hub customers would likely recommend our services

## How soon will we get our hub?

As soon as LINK announces a new banking hub, we begin work to deliver accessible cash and face-to-face banking services in the community.

### Last bank branch closing?

Where the last bank branch is closing, your banking hub will be up and running before it shuts its doors for the final time — so your community isn't left without access to cash.

In parallel to finding a suitable location for your banking hub, we will always try to identify a site for a temporary home to serve the community while we continue to look for a permanent site.

### Community request?

If your community has been without a bank and a hub has been recommended following a community request, we'll open a banking hub within three months of LINK's recommendation.

As there's limited access to cash because you don't have a local bank branch, we might need to make access to cash and basic banking services available to you in a temporary location. You'll still be able to use all the same services as you can at a hub in a permanent home, but these might be housed in public spaces, such as a library or community centre.



as you can at a hub in a permanent home, but these might be housed in public spaces, such as a library or community centre.



## What we look for in a permanent location

Choosing a suitable location for a banking hub isn't just about finding an available premises. There are a number of key considerations that help us decide where we can open a banking hub in its permanent location.

If your hub opens in a temporary home, we'll keep looking for a permanent location — and your temporary hub will stay open until the permanent one is ready.

[Click here to take a look around a permanent banking hub](#)

What we look for in a permanent location:

**Customers:** The space for the banking hub has to work for you, or it won't work at all. It needs to be accessible and welcoming, serving as a trusted place for everyone.

**Availability:** It may sound obvious, but a suitable property needs to be available and on the market. This doesn't always mean a traditional bank building; it could be another retail unit in the area. Where availability is limited and a suitable premises cannot be found, a modular hub can provide a fully functional, permanent solution.

**Accessibility:** The entrance, counter and meeting room need to be easy for everyone to access and compliant with accessibility regulations.

If you have a suitable property in mind, please let us know and we will pass this on to our acquisitions team.

## Our community plan

We are committed to leaving a positive legacy within all our communities by:

- Establishing banking hubs and deposit services in communities that would otherwise have no services.
- Considering the environmental impact throughout.
- Offering face-to-face services in banking hubs to welcome and support local customers, engaging more personally and directly with communities.
- Working hard to ensure that our physical premises are accessible.
- Developing partnerships with local charities and community groups to ensure we are reaching and supporting the people who need our services the most.



## Working with you

Our services can play a crucial role in creating an environment where everyone can participate in society.

We want to work with local people who can help us make a positive difference in the local community.

We will keep you informed about your hubs progress and aim to:

- Meet community organisations, attend planned events, such as focus groups or public meetings to discuss Cash Access UK and your new banking hub.
- Organise informal events such as drop-in sessions or coffee mornings.
- Provide you with updates on the latest milestones such as when the lease has been signed and works start on site.
- Let you know as soon as we have an opening date for your hub, whether it's a temporary or permanent location. When your permanent hub opens, we'll also provide you with details of the official launch event to mark the occasion.

← Return to start

# Contacts

## General enquiries



[customerengagement@cashaccess.co.uk](mailto:customerengagement@cashaccess.co.uk)



[www.cashaccess.co.uk](http://www.cashaccess.co.uk)



[@cashaccessUK](https://www.facebook.com/cashaccessUK)



[cash-access-uk](https://www.linkedin.com/company/cash-access-uk)

Your main point of contact is:

**Claire Adrych**

Regional Manager

[Claire.Adrych@cashaccess.co.uk](mailto:Claire.Adrych@cashaccess.co.uk)



Cash  
Access  
UK

## Re closure of Halifax bank

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From brenda

Date Thu 12/02/2026 17:56

To clerk@armthorpeparishcouncil.co.uk <clerk@armthorpeparishcouncil.co.uk>

Dear Sirs

I am waiting to ask if you as a Parish Council could make an attempt to get our last remaining bank kept open. I am aware that there is a proposed banking hub which will be sited somewhere in the village but will only be available to Halifax customers just one day a week. You only need to see the many people queuing inside to get to speak to an advisor to see how we will be impacted, There is a blind man who I see regularly coming into the bank where he is greeted by a member of staff who takes his arm and guides him to where he should be and help with his transactions...he is then led back outside to his waiting taxi. We must not just accept that's everyone in online and our village does have a lot of elderly people living here.

I trust you will see what you as a Parish council can do to help the villagers.

Kind regards

Brenda

## Funding for shed base

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**From** Armthorpe Community Theatre

**Date** Mon 16/02/2026 10:47

**To** clerk@armthorpeparishcouncil.co.uk <clerk@armthorpeparishcouncil.co.uk>;  
clerk@armthorpeparishcouncil.gov.uk <clerk@armthorpeparishcouncil.gov.uk>

Dear Sarah,

As you know the community theatre group are in the process of purchasing a shed to aid with storage issues, which will be sited in the grounds of the community centre. It has become apparent that prior to a shed being purchased and erected, we are needing to secure a hard base. To date we have received one quote for this which is £1200. I would be grateful if the Armthorpe parish council would consider funding this hard standing in part or in full.

Thank you for considering.

Regards

Lisa (A.C.T treasurer)

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**Fwd: World Scout Jamboree funding support**

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From Lorna Ingleton ·

Date Mon 16/02/2026 16:24

To clerk@armthorpeparishcouncil.gov.uk <clerk@armthorpeparishcouncil.gov.uk>

Hi Sarah,

Hope you are well.

I've update the email below, as we have been made aware there may be another scout who possibly lives in the Edenthorpe area is going on the Jamboree and whilst this doesn't change what I have stated about Armthorpe, I feel I should ensure the information is as accurate as possible when requesting funding support. I've also added in the sponsored activity Charlie will be doing as well for extra information

Hope this is ok and please let me know if you have any questions.

**Updated request:**

I am writing to you today regarding my son, Charlie Ingleton, and an opportunity he has been selected for: the World Scout Jamboree in Poland in 2027.

Charlie's journey in scouting began at age 6, with the 32nd Armthorpe group, where he proudly achieved the Chief Gold Award and represented the group at local events such as armistice parade. Now 15, he continues his commitment as an Explorer Scout at Edenthorpe Pegasus group and volunteers locally as a Young Leader at the 32nd Armthorpe.

The World Scout Jamboree will see Scouts engage in educational activities, cultural exchanges, community projects, and the sharing of customs, food, music, and traditions with peers from across the globe.

There were over 100 applicants. After attending a selection camp he was selected to join the Unit 59 South Yorkshire Scouts along with 35 young people from across South Yorkshire, he is the only Scout from Armthorpe 32nd in this group.

The total cost of this experience, which includes necessary training leading up to the event, is £3550. As part of this commitment, Charlie will be carrying out various fundraising activities over the next 18 months, such as table-top sales, sponsored events, car boot sales, and raffles.

For his sponsored event Charlie and his Dad will be completing a 107 miles cycling challenge in 26 days. The distance is symbolic, representing one mile for every year the World jamboree has existed since its founding in 1920.

We would be extremely grateful if the local parish council would consider providing a grant or financial contribution to help Charlie reach his fundraising goal and represent our village as part of the South Yorkshire Group at the World Scout Jamboree.

Thank you very much for considering this request.

Further details about the World Scout Jamboree can be found here: <https://www.jamboree2027.org/stories/what-is-the-world-scout-jamboree/>

----- Forwarded message -----

**From: Lorna Ingleton**

Date: Thu, 29 Jan 2026 at 17:59

Subject: World Scout Jamboree funding support

To: <[clerk@armthorpeparishcouncil.gov.uk](mailto:clerk@armthorpeparishcouncil.gov.uk)>

Hi Sarah,

I hope this message finds you well. Thank you for the information you provided during my recent visit to the community centre.

I am writing to you today regarding my son, Charlie Ingleton, and an opportunity he has been selected for: the World Scout Jamboree in Poland in 2027.

Charlie's journey in scouting began at age 6, with the 32nd Armthorpe group, where he proudly achieved the Chief Gold Award and represent the group at local events such as armistice parade. Now 15, he continues his commitment as an Explorer Scout at Edenthorpe and volunteers locally as a Young Leader at the 32nd Armthorpe.

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We would be extremely grateful if the local parish council would consider providing a grant or financial contribution to help Charlie reach his fundraising goal and represent our village as part of the South Yorkshire Group at the World Scout Jamboree.

Thank you very much for considering this request.

Further details about the World Scout Jamboree can be found here:  
<https://www.jamboree2027.org/stories/what-is-the-world-scout-jamboree/>

Many thanks,

Lorna Ingleton

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## Proposed Development Off Ladycroft Road - Concerns

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From Jamie Kerr

Date Sat 14/02/2026 09:22

To clerk@armthorpeparishcouncil.gov.uk <clerk@armthorpeparishcouncil.gov.uk>

FAO Chris Brodhurst Brown

Dear Councillor

I wish to express my serious concerns in respect of the proposed housing development in Armthorpe, off Ladycroft Road.

Having been a homeowner within 200m of Ladycroft for over 30 years I feel I have sufficient experience of the local area to offer a considered opinion on the matter and wish to raise the following:

- Support of Locals:

It was clear from the public meeting held on the 2nd of February that this development does not have the support of the local people. In a show of hands of 140+ residents not one hand was raised in favour of it. Whilst I accept that some of the residents' concerns, some of which are echoed here, are not within the control of the developers, I do think they are very valid points that the LPA, DMBC and Parish Council should be giving serious thought to before granting any permissions.

- Armthorpe has already exceeded its contribution to housing development:

The Armthorpe Neighbourhood Development Plan (ANDP) at ANP1 states that Armthorpe has been identified as a Principal Town and should contribute up to 923 new houses before 2028. The ANDP states that there are to be 7-800 new homes as a result of developments on The Lings and west of Hatfield Lane. There is also provision within the ANDP for further development of 185 houses off Barton Lane. These developments are close to completion or completed. Taken as a whole, this means Armthorpe has already met its obligation with respect to the Government's Housing Plan. This was highlighted, but I feel glossed over, at the Public Meeting (2nd Feb).

- Armthorpe Deficiency in Green Spaces:

The ANDP at ANP24 states the following: *"Doncaster Council's Green Space Audit of 2013 identifies Armthorpe as having a deficiency in green space of over 9 hectares and an open space deficiency of 12 hectares. Consequently, the Parish Council will resist any development proposals resulting in the permanent loss of open space, especially in deficient areas."*

This was prior to the three new developments already stated. Further ANP28 states that the Green Wedge area to both North and, more relevant, South of the village should be protected to maintain Open Space. *“The policy seeks to increase the quality, number and connectivity of assets within these corridors and the wider green infrastructure network. To complement these green infrastructure corridors and to reinforce the protection of the countryside, Green Wedges are identified, particularly where development allocations need to be sensitive to strategic rural gaps between settlements.”*

- Loss of Trees and Hedgerows, impact on wildlife:

The area under discussion supports a vast array of wildlife which I am certain would be negatively impacted by this development. I have witnessed Bats and Owls regularly using this area both for roosting and feeding. These are present throughout the year especially on a summer evening and are clearly resident. I have asked the LPA to carry out a bat analysis but suspect that at this time of year it may not show a great deal due to the hibernation of Bats. Should planning permission be granted for this new development I am concerned that it would have an irreversible impact on local wildlife and the further erosion of Hedgerow and permanent loss of mature native trees in the area all of which support songbirds and various other species which are already under vast pressure.

- Increase in Local Traffic Volume:

It was stated at the Public Meeting that a Traffic Impact Assessment is to be carried out to assess the potential impact of 200 new houses (potentially 400+ more cars) on local transport routes. I am concerned that the timing of this assessment is crucial to its realistic assessment potential. At peak times Nutwell Lane, Parkway, Mill Street and Church Street are already gridlocked with traffic crawling through the village. A significant indicator to this is the increased traffic volume around the new developments on Hatfield Lane which also backs up towards Mill Street. The new development would add significantly to the traffic load on Parkway. Parkway is a minor road and is already used as a cut through at peak times by drivers trying to circumvent the build up on the main roads. Parkway is showing serious signs of wear and tear, and I suspect subsidence, in a number of areas. Any further load onto this road will exacerbate this situation.

- Construction Traffic – Impact on residents:

Whilst I appreciate this is not a permanent problem, the layout and dimensions of the road through to the proposed green space onto Ladycroft Road would put a significant number of heavy plant vehicles extremely close to existing residents and I feel would have a serious negative impact on the quality of life of those residents, many of whom are elderly. Article 8 of The Humans Rights Act states that people have a right to private and family life. It is my belief that the noise and pollution from these vehicles will affect this right. As most of the residents in this area are elderly they tend to be at home during the day and enjoy sitting outdoors in the warmer months. With heavy plant vehicles constantly passing their homes this opportunity will be disproportionately diminished. This will be felt mainly by the two residences either side of the green space and several of those opposite the green space but also residents around the route from the development site onto the main arterial routes.

- Infrastructure already swamped – Shops, Drs, Dentists:

There is a growing concern in Armthorpe that access to Doctors and Dentists is becoming increasingly at a premium. The rhetoric of both Central Government (not just this one) and the Media that this is a national problem is not one to which I subscribe. I have family and friends spread out across the UK and whilst some are in a similar position to Armthorpe residents' others benefit from quick and easy access to the NHS. I am concerned that any new development within Armthorpe would only place an even heavier load on a local system that is already creaking.

I would ask the Parish and City Council what plans they have in place to support the residents of Armthorpe and what assurances can they give us that an already troubled public service will not be placed in further jeopardy.

- Schools:

The schools in the Armthorpe area are already at full capacity. Whilst I accept that I cannot state fact and figures in respect of this I am constantly hearing about families being turned away from our local schools due to there being no places left. With the addition of the 3 new housing developments and proposed development of Ladycroft Road, what provision is or has been made for an uplift in the education facilities within Armthorpe.

*ANP21 states that, "The Local Education Authority has a statutory duty to ensure that there are sufficient school places for children of "statutory age" (Reception to Year 11 for most pupils) who wish to access state education. This policy sets out a requirement for future school provision and looks to cater for that as part of the new housing allocations. Negotiations with landowners, developers and other interested parties will be held to establish exactly where and how this provision will be made."*

I am sure that the facts and figures I have alluded to above can be readily secured by the Parish Council and should be considered for this application.

- Existing Properties overlooked:

At the Public Meeting (2nd Feb) the question was raised regarding the existing residences looking onto the proposed development and if the new development would take into consideration the existing houses being overlooked by any new builds. I noticed with great concern that the answer given by the panel very much skirted around addressing this concern. Whilst I appreciate that the planning is allegedly in its earliest phase, the statement of "mixed housing types" does mean that the current residents of Ladycroft could be faced with the very real possibility of two or even three storey builds being adjacent to their bungalows. For the residents of Ladycroft this would be a massive change to their current situation.

- Previous applications rejected:

I am aware that at least one previous application was rejected. Whilst I could quote verbatim the reasons for this I would be very interested as to what has changed in just over a decade that significantly changes any stance in respect of this.

Finally, whilst I would have greatly liked to have attended the meeting on the 14th February I have a prior commitment. I would say that the choice of date and what I consider to be short notice and lack of advertising of this meeting will result in a low attendance and may give the impression that the residents affected by this proposal are indifferent to the outcome. On this case I would point the meeting organisers to the 700+ signatures placed on the online petition which stands against this proposed development.

I would welcome any and all feedback from my Parish and City Councillors in respect of my concerns on this matter.

Yours Sincerely

R J Kerr



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