

**ARMTHORPE PARISH COUNCIL**

**LIST OF PLANNING APPLICATIONS FOR CONSIDERATION  
AT THE MEETING TO BE HELD ON 07 APRIL 2026**

Reference	Property	Application
26/00297/COU	Units 18 & 19 Durham Lane	Change of use from B2 to E(d) to create a purpose built padel court and health and wellbeing facility.
26/00369/ADV	Unit 6 Mill Street	Installation of replacement canopy sign and display of an additional wall-mounted sign on the west elevation of the premises.
26/00368/FUL	Unit 6 Mill Street	Proposed alterations to the existing shopfront and display of replacement signage.
26/00411/OUTM	Land South of Ladycroft Road	Outline application for residential development of up to 200 houses with associated infrastructure (all matters reserved except for access.



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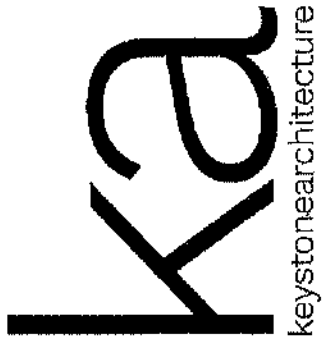
## Summary

Reference	26/00297/COU
Alternative Reference	PP-14694993
Application Received	Thu 12 Feb 2026
Application Validated	Fri 06 Mar 2026
Address	Units 18 And 19 Durham Lane Armthorpe Doncaster DN3 3FE
Proposal	Change of use from B2 to E(d) to create a purpose built padel court and health and well being facility
Status	Awaiting decision
Appeal Status	Not Available
Appeal Decision	Not Available

## Further Information

Application Type	Change of Use
Expected Decision Level	Not Available
Case Officer	Owain Herring
Parish	Armthorpe Parish Council
Ward	Armthorpe
District Reference	Not Available
Applicant Name	Select Padel Ltd
Agent Name	Mr Jon-Christopher Bayley - Keystone Architecture Ltd
Agent Company Name	keystone architecture Ltd
Agent Address	Britannia House High Street Scunthorpe DN15 6EA
Environmental Assessment Requested	No





PLANNING STATEMENT 1.1

**CHANGE OF USE | 18-19 DURHAM LANE | ARMTHORPE**

## 1.0 Introduction

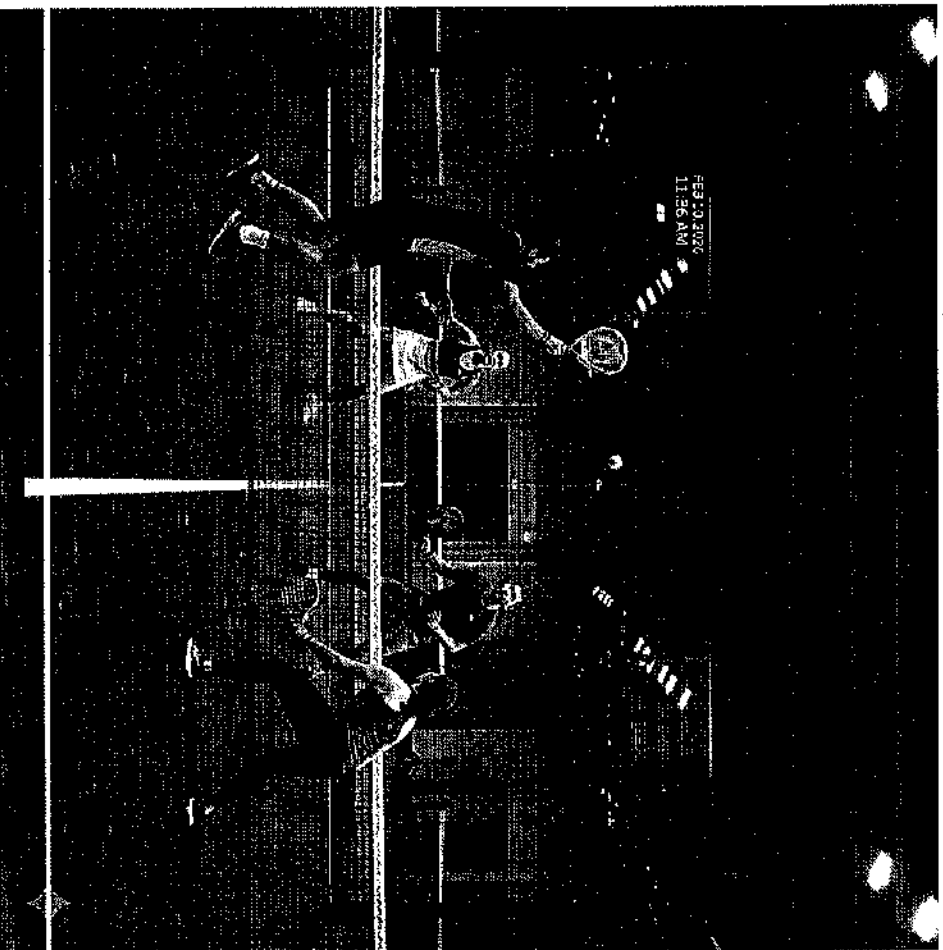
This Planning Statement has been prepared by **keystonearchitecture** on behalf of the Applicant to accompany a Full Planning Application for the Change of Use from Class B2 (General Industrial) to Class E(d) of 18-19 Durham Lane, Armthorpe, Doncaster DN3 3FE.

The Local Planning Authority is City of Doncaster Council.

The site is located within the defined development boundary of Armthorpe, and is not located within any Conservation Area or adjacent to any Listed buildings.

The proposed changes seek to create a purpose built Padel Court and health and wellbeing facility, from the previous use of the building as an interiors / joinery facility.

Padel is officially recognised as the world's fastest-growing sport, with over 25-30 million players across more than 110 countries, driven by its social, easy-to-learn nature, and a blend of tennis and squash. Played on smaller enclosed courts, it has experienced explosive growth, particularly in the UK, with a 2,567% rise in players between 2019-2025.



All Generated Image

## 2.0 Physical Context

The site is located off Durham Lane within the Westmoor Industrial Park / employment policy area, to the Western edge of Armthorpe, and was last used as commercial / industrial space, within the wider mixed-use commercial / industrial park.

The immediate area surrounding the site consists of mixed-use industrial and commercial business development to the North, East and West, with green spaces and residential properties beyond, to the South.

The site is located just South of the main arterial route into Doncaster from J4 of the M18, via the A630 and Yorkshire Way, providing easy access to the wider motorway network.

The site itself is currently a pair of purpose-built industrial units, constructed around 2007, with extensive hardstanding and parking facilities in front of the building.



Units 18-19 Durham Lane – image courtesy of Flint Real Estate

## 3.0 Relevant Policies

This Planning Application seeks to formalise the change of use from Class B2 (General Industrial) to Class E(d).

The relevant policies that relate to the proposal have been assessed and addressed as below.

The development plan for Armthorpe consists of the Doncaster Local Plan 2015-2035, adopted in September 2021, and the Armthorpe Neighbourhood Plan.

Doncaster Local Plan: Policies 1, 2, 13, 50, 53, 56, 57.  
Armthorpe Neighbourhood Plan: Policy ANP12.

### Policy 1 Settlement Hierarchy

This policy identifies that new employment sites should focus on locations such as Armthorpe, which are classed as 'Main Towns', in locations attractive to the market with good access to the network via a range of transport modes.

The application site is located within the defined development of Armthorpe, and within an established industrial / commercial park, close to the town centre and main access routes and public transport links, with conducive adjacent land uses.

### Policy 2 Level of Growth

The Local Plan aims to help deliver new leisure uses, and this proposal helps improve the availability of leisure activities in a sustainable location in a main town, with excellent transport links.

#### Policy 4 Employment Policy Area

The site is located in an area identified as an Employment Policy Area, which seeks to support continued use of buildings / land for B2 or B8 use classes. Other uses, such as that proposed, may be considered where it can be demonstrated that the proposed use supports adjacent businesses and the use will be beneficial to the community.

In this instance, it is considered that the provision of the sports and recreational services, adjacent to places of employment, is very compatible and seeks to provide a vital service to support nearby residents and employees of the numerous adjacent businesses, with health and wellbeing services, with the physical and mental benefits that brings, before work, during lunch breaks and after work, in an easily accessible location.

On the basis the proposal provides community benefits, it should be demonstrated that alternative employment sites are still available, the proposed use is appropriate in terms of scale, and will not adversely affected adjacent land uses.

The site is located in the wider West Moor Park / Gunhills Lane Employment Policy Area, which has now been extended South onto land identified as EMP11 in the Local Plan, and totals around 346 acres. Within this area there are extensive and varying employment businesses operating, from small individual businesses, to large multi-national companies. The occupation of one small commercial unit in the corner of Durham Lane will not result in a noticeable reduction in available B2 / B8 land or property in the immediate location. Extensive, alternative employment sites are easily accessible from the identified location.

It has been confirmed that the proposals are suitable for the identified location, adjacent to residential and commercial facilities, without impacting on neighbouring properties or businesses, with no impact on traffic or highway safety (see Policy 13), or loss of amenity (see Armthorpe Neighbourhood Plan).

The scale of the change of use development is modest, with a maximum number of Parcel players of 12 at any one time. The additional services offered by the facility are considered secondary, with Plates and other health and wellbeing services which may attract up to 10 additional users. This results in little or no notable adverse impact on neighbouring properties or businesses through environmental, amenity or traffic problems.

The change of use of the land / building requires no physical development, but will create employment for up to 6 full-time staff members to support the operations of the facility.

Evidence is provided in support of this Application, that the building is no longer viable for B2 or B8 (or E(g)) use, by way of a statement by the Land Agent, Flint Real Estate.

### Policy 13 Promoting Sustainable Transport in New Developments

The site is located within an established industrial / commercial employment area, close to the main access routes into Doncaster and to the motorway network. The site is located within easy reach of public transport, with bus stops close by on Durham Lane and Yorkshire Way, serving Armthorpe, Doncaster and surrounding residential areas.

The proposed use of the building would see no increase in parking requirements over the existing / previous industrial uses. The current site provides over 30 parking spaces, and it is anticipated that a maximum of 20 spaces would be used at any one time, so it could be considered that there would be a reduction in parking requirements.

It is likely that many users will access the site on foot, including those living nearby in Armthorpe and those working at the adjacent employment facilities.

Staff and visitors will be actively encouraged to access the site via public transport, on foot or by bicycle.

The site also benefits from two dedicated disabled parking spaces.

### Policy 50 Health

The proposals for the Padel courts and associated indoor health and fitness facility close to residential area, in a sustainable and easily accessible location, help strengthen the Councils support to improving healthy communities, by providing good access to leisure facilities encouraging and supporting healthy lifestyles or residents (and workers) locally.

### Policy 53 Provision of New Indoor Recreation and Leisure Facilities

New indoor recreation and leisure facilities such as the proposed Padel courts and Pilates studio etc. shall be supported and encouraged in locations such as that proposed, which benefits from excellent access to the residential areas of Armthorpe and the surrounding industrial / commercial park off the Yorkshire Way.

Padel is officially recognised as the world's fastest-growing sport, and demand locally is rising. There is currently only one other Padel facility in Doncaster, which is located in the centre of the City, often requiring travel by car to access.

This site is located close to residential areas and bus routes, allowing access on foot, bicycle and public transport, as well as good road access for vehicles accessing the site directly from major arterial routes, rather than through residential areas on minor roads.

The scale of the development sees only 3 Padel courts proposed, totalling a maximum number of users of 12 at any one time. The additional services offered by the facility are considered secondary, with Pilates and other health and wellbeing services which may attract up to 10 additional users. This is considered suitable for the location amongst existing employment facilities.

### Policies 56 & 57 Drainage and Flood Risk

The existing foul and surface water arrangements shall remain unaltered, and as such it is not considered that the proposals will have a negative impact on the existing sewer network, or increase flood risk elsewhere.

The site is located in a Flood Zone 1, identified as a 'Low Probability' zone, and the proposed use for leisure purposes is considered 'Less Vulnerable' under Appendix 3 of the NPPF. As a result, the proposals are considered suitable in respect of flood risk.

The supporting Flood Risk Assessment confirms that the proposals are appropriate.

## Armthorpe Neighbourhood Plan

The Armthorpe Neighbourhood Plan identifies under ANP12 that redeveloping existing sites shall be supported where the proposals do not have a negative impact on the amenities of adjacent users, maintain sustainable access and improve safety and security.

It is considered that the proposals are conducive to the industrial / commercial location, close to but not directly adjacent or within a residential area, to ensure there is no impact on residential amenity, with little or no notable difference in vehicle movements whilst encouraging and maintaining sustainable forms of access to the site.

The facility shall also see operational use of the site outside of normal commercial / industrial operating hours of the adjacent facilities, allowing improved security of the adjacent business through the extended occupation of the site (evenings / weekends).

## 4.0 Conclusion

This Application is for the Change of Use from Class B2 (General Industrial) to Class E(d), for a Padel and health and wellbeing facility.

Considering the development against the City of Doncaster Local Plan and Armthorpe Neighbourhood Plan, policies 50, 53 and ANP12, support the provision of sustainably located leisure facilities in sustainable and suitable areas such as that identified.

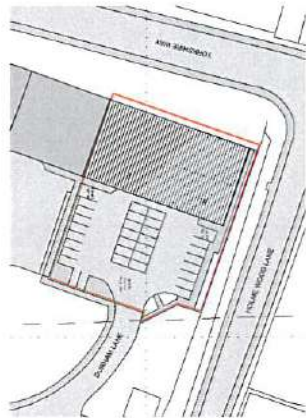
The site is well located for access via car and public transport, as well as other sustainable means, including walking and cycling, especially from the adjacent residential areas of Armthorpe, and the commercial / industrial employment area of Westmoor Industrial Park. The use of the building would see no increase in parking requirements over the existing office use.

The change of use to a leisure facility would have no impact on any neighbouring properties or land uses. The building would remain as it stands, and the operational differences would be internal only, without creating a negative impact on any residential amenity or conflicting with adjacent land uses.

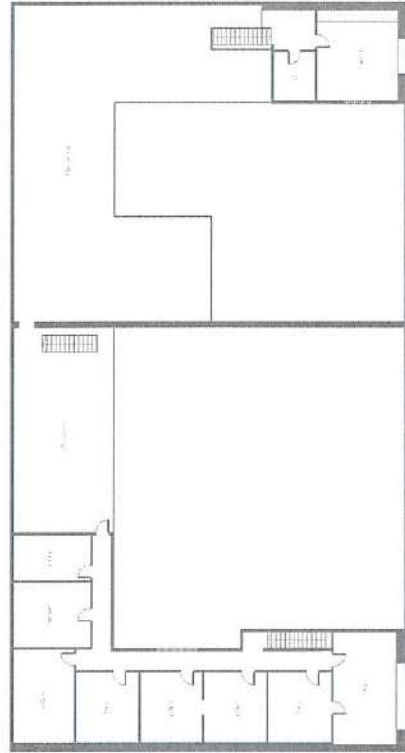
Opening hours would see the site available for use from 6.00am to 11.00pm every day, providing access to healthy leisure services for visitors around most regular work hours.

The change of use of the land / building requires no physical development, but will create employment for up to 6 full-time staff members to support the operations of the facility.

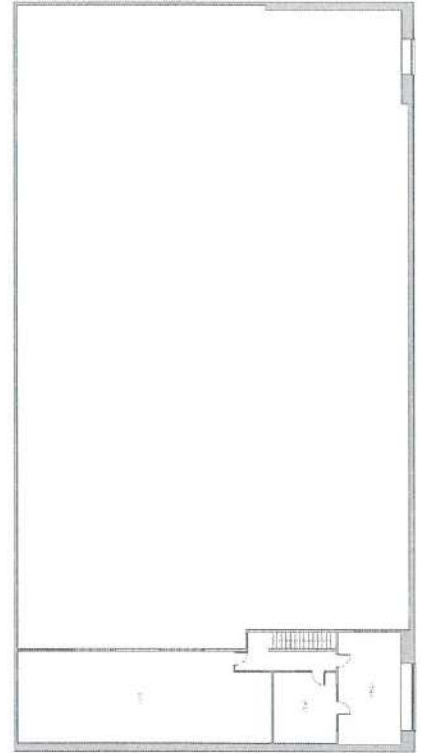
It is concluded that the change of use would improve leisure, health and wellbeing facilities in Armthorpe and surrounding areas of Doncaster, in a sustainable and accessible location, without impacting on or conflicting with, neighbouring land uses, and offering employment opportunities.



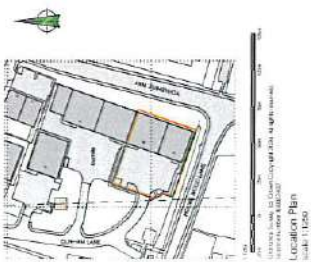
Proposed Block Plan  
scale 1:500



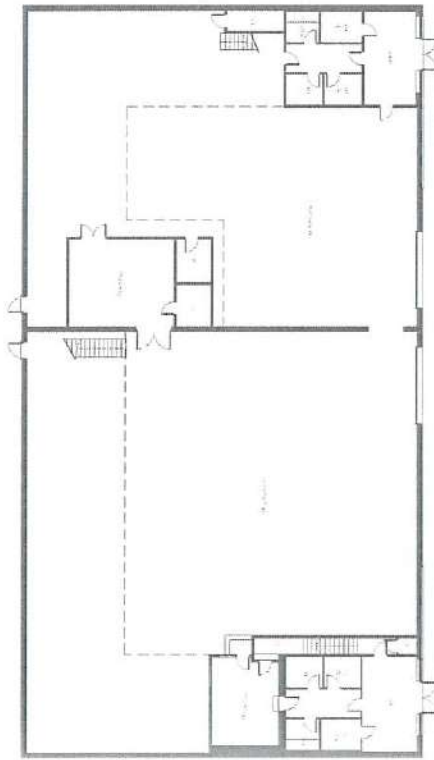
Existing First Floor



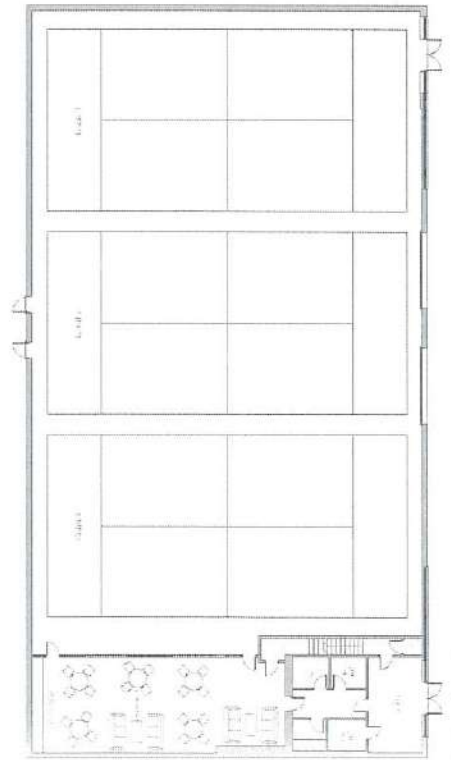
Proposed First Floor



Location Plan  
scale 1:1,250



Existing Ground Floor



Proposed Ground Floor



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## Summary

Reference	26/00369/ADV
Alternative Reference	PP-14725044
Application Received	Mon 23 Feb 2026
Application Validated	Tue 03 Mar 2026
Address	Unit 6 Mill Street Armthorpe Doncaster DN3 3DL
Proposal	Installation of replacement canopy sign and display of an additional wall-mounted sign on the west elevation of the premises
Status	Awaiting decision
Appeal Status	Not Available
Appeal Decision	Not Available

## Further Information

Application Type	Application to Display Adverts
Expected Decision Level	Not Available
Case Officer	Nicola Howarth
Parish	Armthorpe Parish Council
Ward	Armthorpe
District Reference	Not Available
Applicant Name	Coopland And Son (Scarborough) Limited
Agent Name	Ms S Chen - Balance Planning Solution Ltd
Agent Company Name	Balance Planning Solution Ltd
Agent Address	4 Malham Grove York North Yorkshire YO31 0QG
Environmental Assessment Requested	No



# Print Version

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## Summary

Reference	26/00368/FUL
Alternative Reference	PP-14725044
Application Received	Mon 23 Feb 2026
Application Validated	Mon 23 Feb 2026
Address	Unit 6 Mill Street Armthorpe Doncaster DN3 3DL
Proposal	Proposed alterations to the existing shopfront and display of replacement signage
Status	Awaiting decision
Appeal Status	Not Available
Appeal Decision	Not Available

## Further Information

Application Type	Full Application
Expected Decision Level	Not Available
Case Officer	Nicola Howarth
Parish	Armthorpe Parish Council
Ward	Armthorpe
District Reference	Not Available
Applicant Name	Coopland And Son (Scarborough) Limited
Agent Name	Ms S Chen - Balance Planning Solution Ltd
Agent Company Name	Balance Planning Solution Ltd
Agent Address	4 Malham Grove York North Yorkshire YO31 0QG
Environmental Assessment Requested	No



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**Proposed External Signage**

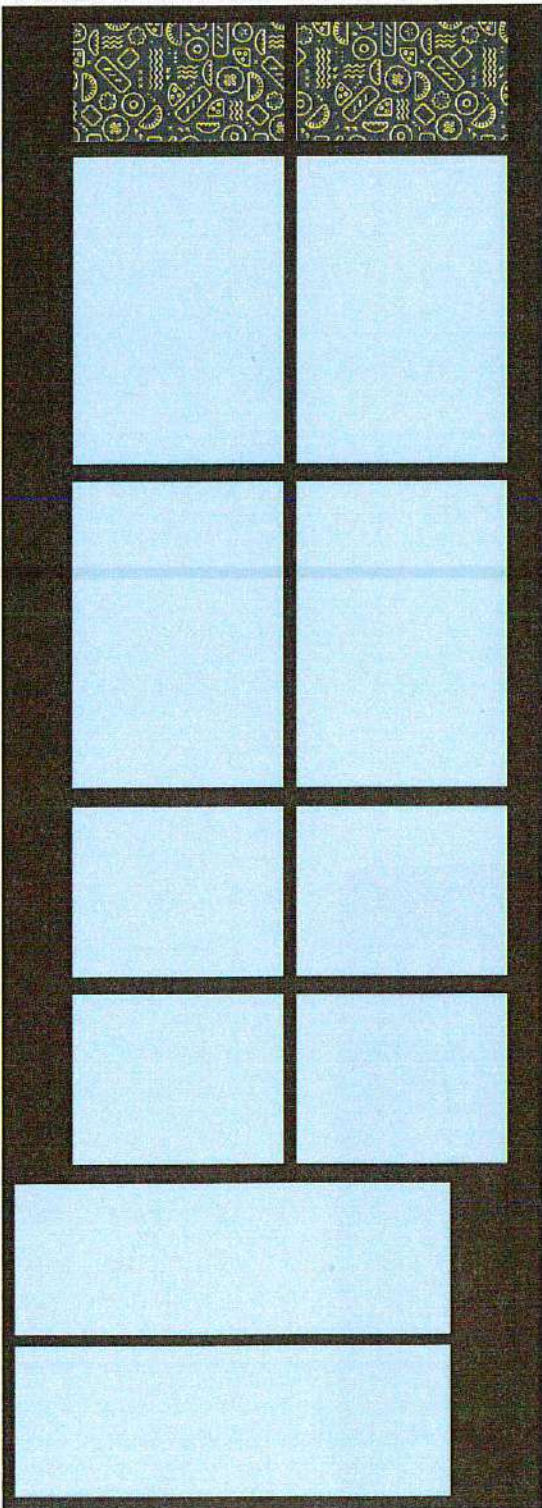
All dimensions shown are in mm

**Client:** Cooplands | **Project:** New Stores - New Branding | **Job Ref:** - | **Revision:** 01 | **Date:** 16/02/26 | **Designer:** SC



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# Proposed External Signage

All dimensions shown are in mm

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Existing



Proposed

FRONT ELEVATION



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**Proposed External Signage**

All illustrations shown are in mm

**Client:** Cooplands

**Project:** New Stores - New Branding

**Job Ref:** -

**Revision:** 01

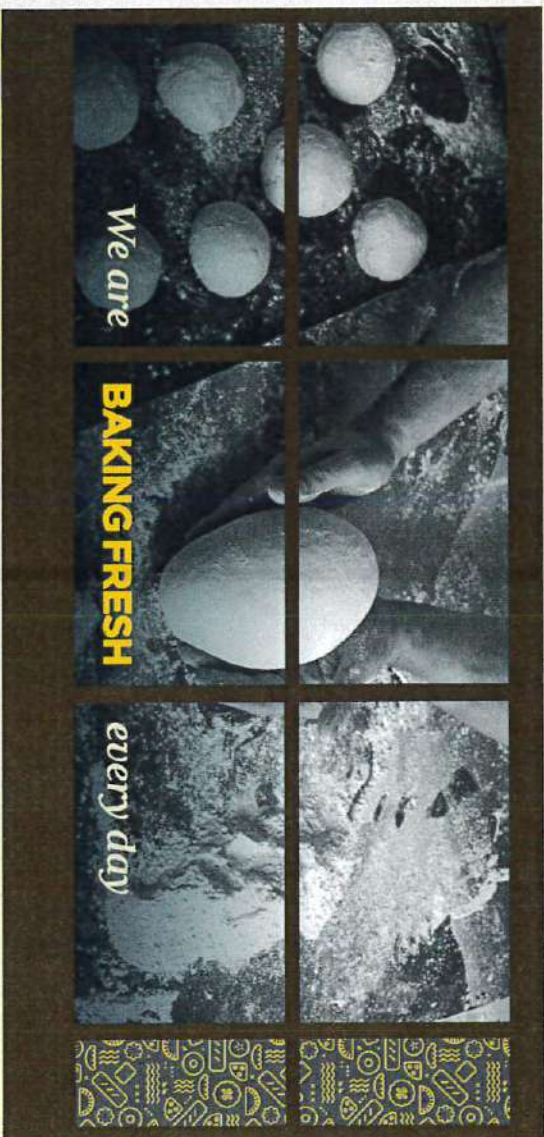
**Date:** 16/02/26

**Designer:** SC



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# Proposed External Signage

All dimensions shown are in mm

Client: Cooplands | Project: New Stores - New Branding | Job Ref: - | Revision: 01 | Date: 16/02/26 | Designer: SC



Existing



Proposed

## SIDE ELEVATION



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# COOPLANDS

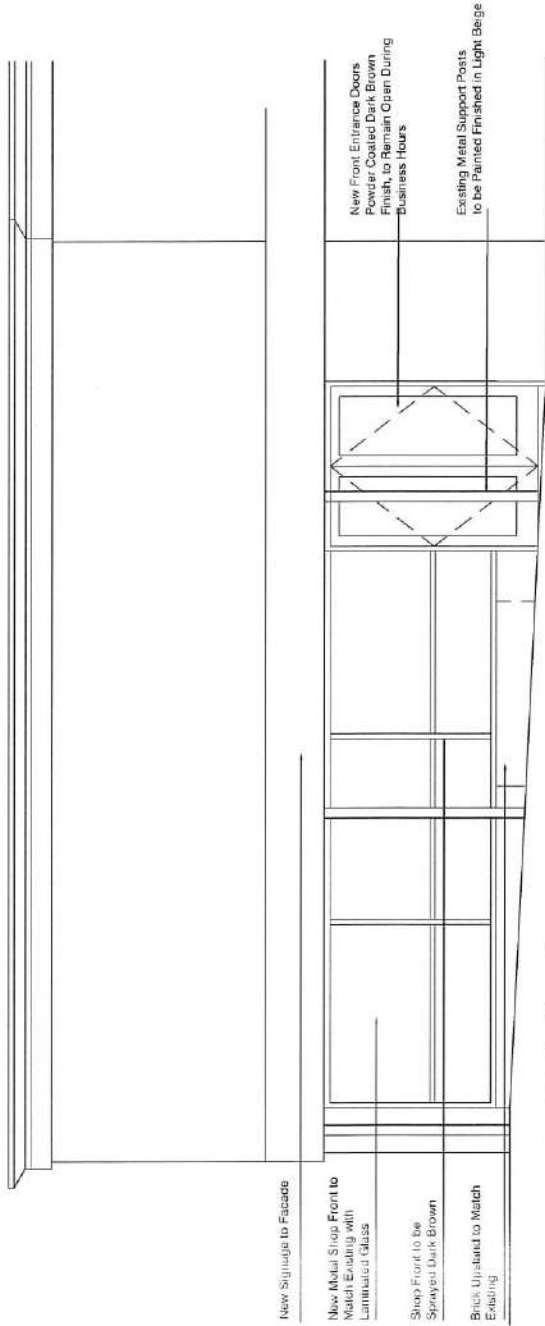
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SIDE ELEVATION - HIGH LEVEL SIGNAGE

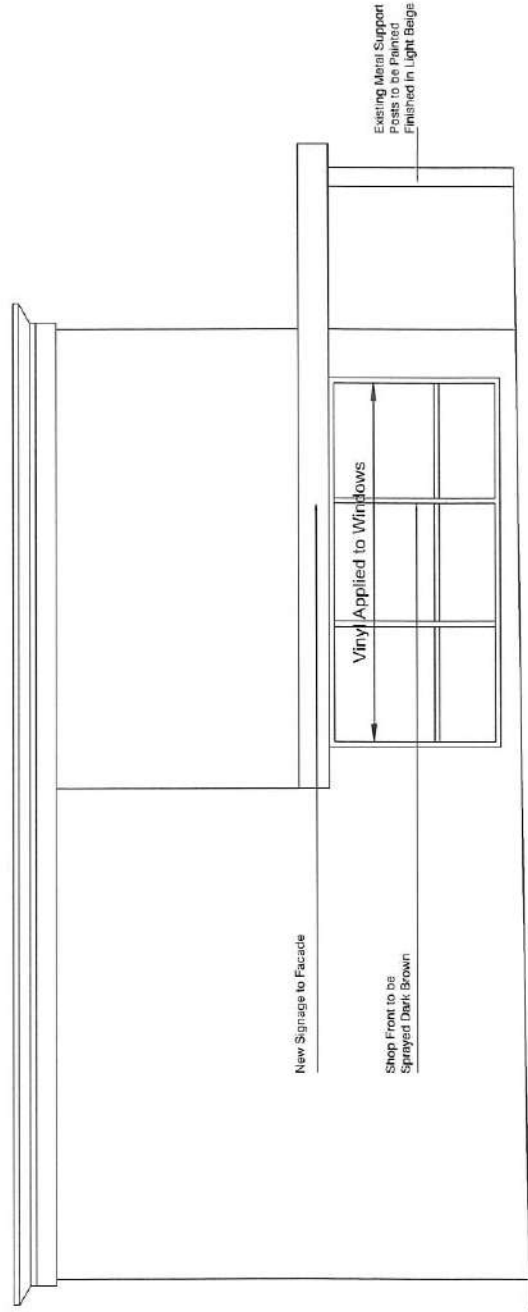


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Car Park Elevation



Mill Street Elevation

Notes:  
 1. Detail work to be signed, stamped, and dated.  
 2. All work to be done in accordance with the relevant standards and specifications.  
 3. The Architect is not responsible for the structural integrity of the building.  
 4. The Architect is not responsible for the safety of any work carried out on the site.  
 5. The Architect is not responsible for any damage to the building or its contents.

Date	By	10/14	10/15	10/16	10/17	10/18	10/19	10/20	10/21	10/22	10/23	10/24	10/25	10/26	10/27	10/28	10/29	10/30	10/31

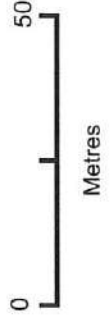


CLIENT  
 Cooplands Quality Bakers  
 PROJECT  
 Unit 6  
 Mill Street  
 Armthorpe  
 Doncaster DN3 3DL  
 DRAWING  
 Proposed Front & Side Elevations  
 SCALE DATE  
 1:50 @ A3 Nov 2025  
 JOB No DRAWING No REV  
 18858 202 A



Date Produced: 23-Feb-2026

Scale: 1:1250 @A4



Planning Portal Reference: PP-14725044v1



## Print Version

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## Summary

Reference	26/00411/OUTM
Alternative Reference	PP-14611199
Application Received	Mon 02 Mar 2026
Application Validated	Mon 02 Mar 2026
Address	Land South Of Ladycroft Road Armthorpe Doncaster
Proposal	Outline application for residential development of up to 200 houses with associated infrastructure (all matters reserved except for access)
Status	Awaiting decision
Appeal Status	Not Available
Appeal Decision	Not Available

## Further Information

Application Type	Outline Planning Major
Expected Decision Level	Not Available
Case Officer	Mr Mark Boyd
Parish	Armthorpe Parish Council
Ward	Armthorpe
District Reference	Not Available
Applicant Name	Keepmoat Homes
Agent Name	Mr Ashley White - Nineteen47
Agent Company Name	nineteen47
Agent Address	6 Pat Midgley Lane Sheffield S2 5PN
Environmental Assessment Requested	No





# LADYCROFT ROAD ARMTHORPE

Design and Access Statement  
February 2026



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## **1.0 INTRODUCTION WITH BACKGROUND AND CONTEXT**

- 1.1 A TRUSTED PARTNER
- 1.2 THE VISION
- 1.3 PLANNING BACKGROUND
- 1.4 THE LOCAL PLANNING POLICY  
AND GUIDANCE CONTEXT

# 1.0 INTRODUCTION WITH BACKGROUND AND CONTEXT

nineteen47 are instructed by Keepmoat to prepare this Design and Access Statement in support of an outline application for residential development of up to 200 houses with associated infrastructure (all matters reserved except for access).

This statement focuses on explaining the design process that has been followed during the formulation of these proposals for a place with a sense of identity and which brings wider benefits to the local area. This report summarises the key technical considerations and design parameters that have shaped the proposals, and for specific details please refer to the relevant technical reports.

## DESIGN TEAM

Planning:	nineteen47
Urban Design / Masterplanning:	nineteen47
LVA:	Influence
Ecology:	Brooks Ecology
Transport:	LTP
Tree Survey / AIA:	BWB
AQA:	BWB
Heritage / Archaeology:	BWB
FRA:	James Easton Design
Engineering Feasibility:	James Easton Design

### Keepmoat key facts



**£294.4m**  
local supply chain spend\*



**200+**  
Partnerships



**90+**  
Active developments

**£217k**  
Average selling price



\* financial year ending 31st October 2024

### We deliver homes for

- ▶ Open Market Sale
- ▶ Shared Ownership
- ▶ Social Rent
- ▶ Affordable Housing
- ▶ Private Rented Sector



**67%**  
of open market homes to first time buyers

**79%**  
of buyers under 35 years old



**81%** of the homes built were on regeneration land\*



Site Location Plan

## 1.1 A TRUSTED PARTNER

As one of the UK's top ten leading residential house builders, Keepmoat have a long history of success. This success has been the result of the collective expertise, knowledge, and specialist resources at our disposal. We have deployed these characteristics in developing our proposal within Armthorpe. We deliver successful developments through our strengths in the following areas:

### Partnership Approach

We are proud of our long track record and unrivalled experience of working in Partnership with a wide array of Public Sector Partners to deliver holistic development proposals which not only achieve 'Best Value' to the public purse but utilise our innovation and passion to create a social benefit alongside. We work collaboratively with both our public sector and private sector partners to maximise both the physical and socio-economic potential of development opportunities, tailoring the outputs and outcomes of our schemes to closely align with our Partners' strategic aims and objectives.

### Financial Strength

Our current reserves will provide significant financial security, this associated with an annual turnover of £778.1m along with direct access to funding gives us financial strength to deliver projects of this scale.

### Programme Delivery

A significant strength of Keepmoat and our offer is our construction delivery capability, delivering a record breaking 724 homes within East Yorkshire and 3,822 across the group in 2023, we offer a consistent stream of work for our workforce. Our systems and proven delivery procedures are focused on being able to get to site quickly and provide safe, flexible construction management services backed up by a robust local supply chain and an exemplary after care service. Keepmoat Homes East Yorkshire is a 5 Star home builder for customer satisfaction.

### Working in the Community

We are committed to working closely with City of Doncaster Council and the local community, to understand local needs and help find opportunities to contribute towards enhancing the social value. We have teamed up with Volunteer it Yourself to help young people gain essential qualifications and introducing them to the construction sector, whilst at the same time delivering a community project.

### Training and Employment

Through our Social Value and Partnerships Manager, we will look to maximise the benefits to local residents, including work experience, training and support for community organisations creating lasting benefits for the local neighbourhoods. Our proven track record of providing numerous social value benefits through schemes including World of Work and Employment Hubs truly reflects our vision of 'Building Communities. Transforming Lives'.

## 1.2 THE VISION

The vision for the site is to deliver a sustainably located and sensitively designed extension to Armthorpe, creating a development that integrates seamlessly with the existing village and the surrounding open countryside. The proposals seek to respond positively to the established character of the area, reinforcing local identity while providing high-quality homes.

The development will be guided by a landscape-led approach, with green infrastructure forming a key structuring element of the masterplan. A tree-lined avenue will create a strong and legible primary route through the site, supported by a network of attractive streets and informal green spaces. The layout will be designed to address the proposed green edges of the site, incorporating informal footpaths linking the development to Armthorpe, alongside areas of landscaping, a children's play area and a pond, all positively overlooked by housing.

These landscape features will enhance biodiversity and provide opportunities for recreation and social interaction, helping to promote positive health and well-being.



Illustrative Layout

## 1.3 PLANNING BACKGROUND

Full consideration of the national planning policy context is set out in the submitted Planning Statement, but the below is a succinct summary focused specifically on design and access matters.

### The National Planning Policy Framework 2024

The National Planning Policy Framework (NPPF) outlines the Government's planning policies for England. The 'presumption in favour of sustainable development' is at the heart of the document. The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve:

**Section 12** of the NPPF specifically addresses the matter of well designed places. It corroborates the principle that good design and good planning are indivisible and, taken together, are a key component of achieving sustainable development.

**Paragraph 124** of the Framework states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring viable and healthy living conditions.

**Paragraph 129** with reference to density, states that Planning policies and decisions should support development that makes efficient use of land.

**Paragraph 135** states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

- d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

**Paragraph 136** states that trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.

### Planning Practice Guidance

Practice Guidance (PPG) was launched on the 6th March 2014 and provides guidance on Design and Access Statements; it states that they must:

- Explain the design principles and concepts that have been applied to the proposed development;
- Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.



### National Design Guide

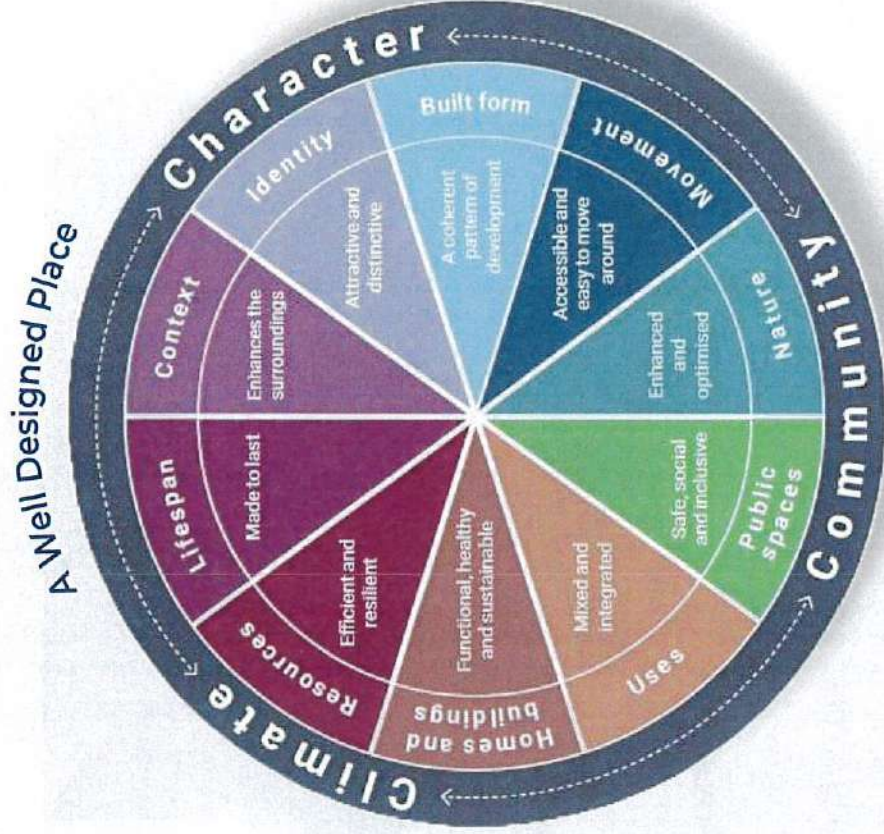
The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

The ten characteristics are: -

1. Context – enhances the surroundings.
2. Identity – attractive and distinctive.
3. Built form – a coherent pattern of development.
4. Movement – accessible and easy to move around.
5. Nature – enhanced and optimised.
6. Public spaces – safe, social, and inclusive.
7. Uses – mixed and integrated.
8. Homes and buildings – functional, healthy, and sustainable.
9. Resources – efficient and resilient.
10. Lifespan – made to last.

### Building for a Healthy Life

Building for a Healthy Life is the latest edition of – and new name for – Building for Life 12. The original 12-point structure and underlying principles within Building for Life 12 are at the heart of BHL. The new name reflects changes in legislation as well as refinements which have been made to the 12 considerations in response to good practice and user feedback.



## 1.4 THE LOCAL PLANNING POLICY AND GUIDANCE CONTEXT

As with the national picture, full consideration of the local planning policy context is set out in the submitted Planning Statement, but the below is a succinct summary focused specifically on design and access matters

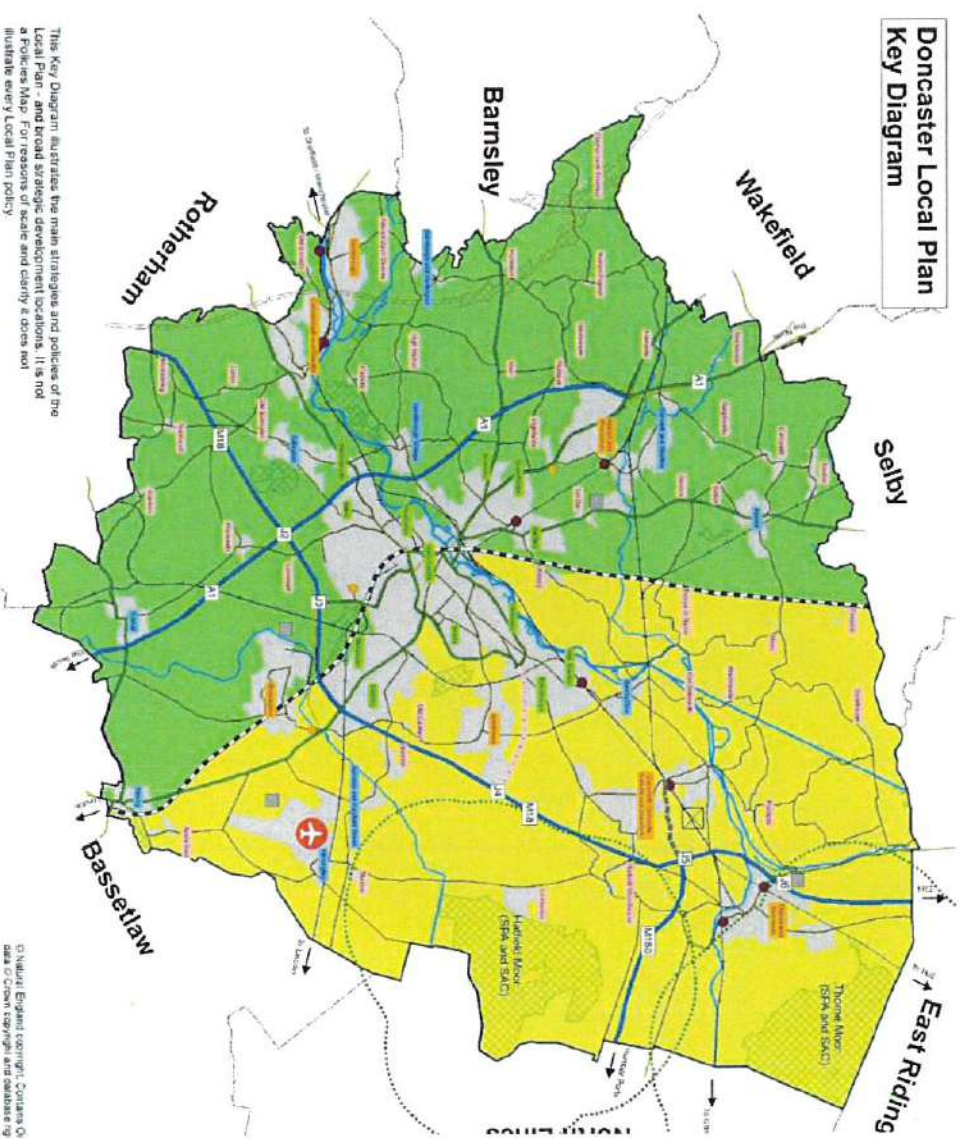
### Doncaster Local Plan 2015-2035

The Doncaster Local Plan 2015-2035 was adopted in September 2021 and forms a key part of the Development Plan for the area. This sets out how Doncaster will grow and develop across the plan period. It identifies where and how new jobs, homes and services will be located; its policies promote investment and development, encourage sustainable and inclusive economic growth, protect the environment and promote social inclusion.

The Site is located on the edge of but outside of the Armthorpe settlement boundary. Land outside of the Doncaster urban area and the other settlement boundaries are shown on the Policies Map) is identified as countryside. The Site has no other specific designations in the Local Plan.

Armthorpe is identified as a Tier 2 'Main Town', which are recognised as having a high number of services for their own needs and their wider catchment area. Main Towns are the locus for substantial housing growth, accommodating approximately 40% of new homes.

Whilst the Site is located outside of the urban area, it is physically and visually well connected to the existing settlement. The Settlement Hierarchy for Doncaster (Policy 1) directs development to appropriate locations. 40% of new housing (of at least 15,640 new homes) will be concentrated in the 'Main Towns', including Armthorpe.



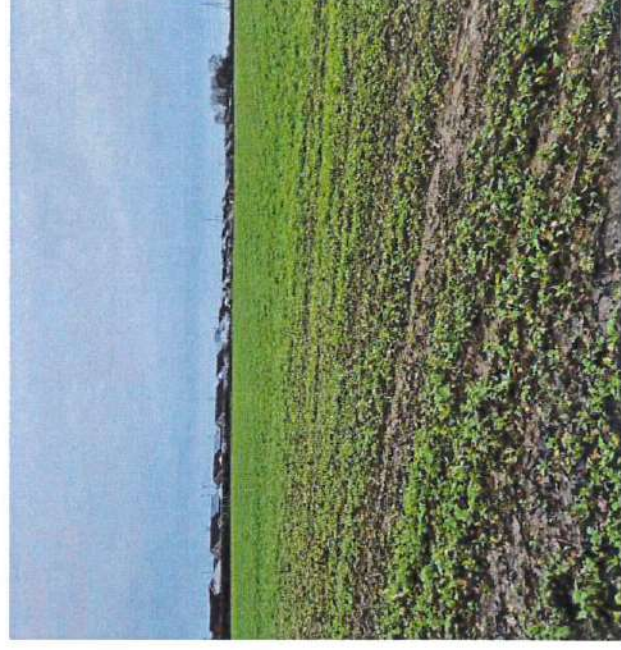
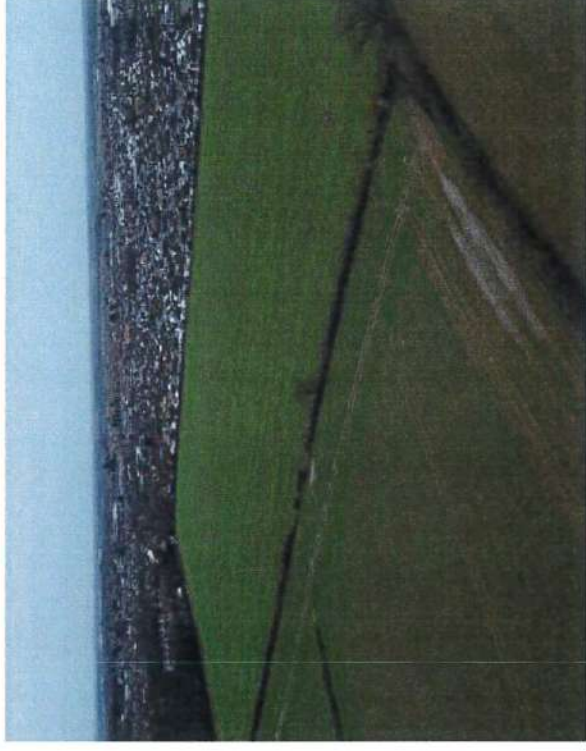
It is considered that the following Local Plan policies are relevant in the context of the DAS:

- Policy 28 – Open Space Provision in New Developments
- Policy 32 – Woodlands, Trees, and Hedgerows
- Policy 41 – Character and Local Distinctiveness
- Policy 42 – Good Urban Design
- Policy 44 – Residential Design
- Policy 45 – Housing Design Standards
- Policy 47 – Safe and Secure Places
- Policy 48 – Landscaping of New Developments

### Armthorpe Neighbourhood Plan

The Armthorpe Neighbourhood Plan was adopted in November 2018. The Neighbourhood Plan provides a vision for the future of the parish and includes planning policies towards achieving this vision.

The Site is located within a Green Wedge Zone (Policy ANP28). This designation does not prevent development but seeks to retain and enhance existing ecological corridors.



## **2.0 SITE ASSESSMENT**

- 2.1 THE SITE
- 2.2 MOVEMENT AND CONNECTIVITY
- 2.3 SERVICES AND FACILITIES
- 2.4 LOCAL CHARACTER ASSESSMENT
- 2.5 LANDSCAPE AND VISUAL CONTEXT
- 2.6 DESIGN PARAMETERS
- 2.7 CONSTRAINTS AND OPPORTUNITIES
- 2.8 DESIGN EVOLUTION



## 2.0 SITE ASSESSMENT

The planning application is supported by a suite of detailed technical assessments covering topics such as Landscape and Visual Impact, Heritage, Ecology, Drainage, Transport, Flood Risk and Arboriculture. The outcomes and recommendations of this work, whilst not expressly referred to in this DAS, have informed a wide-ranging understanding of the site and its context. The following pages present this knowledge as a high-level summary using non-technical language and graphics wherever possible.



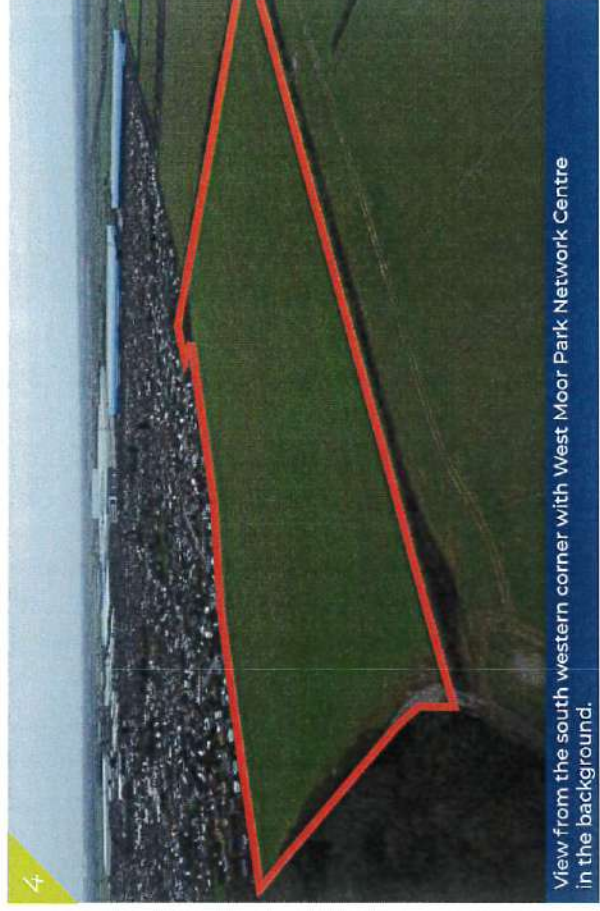
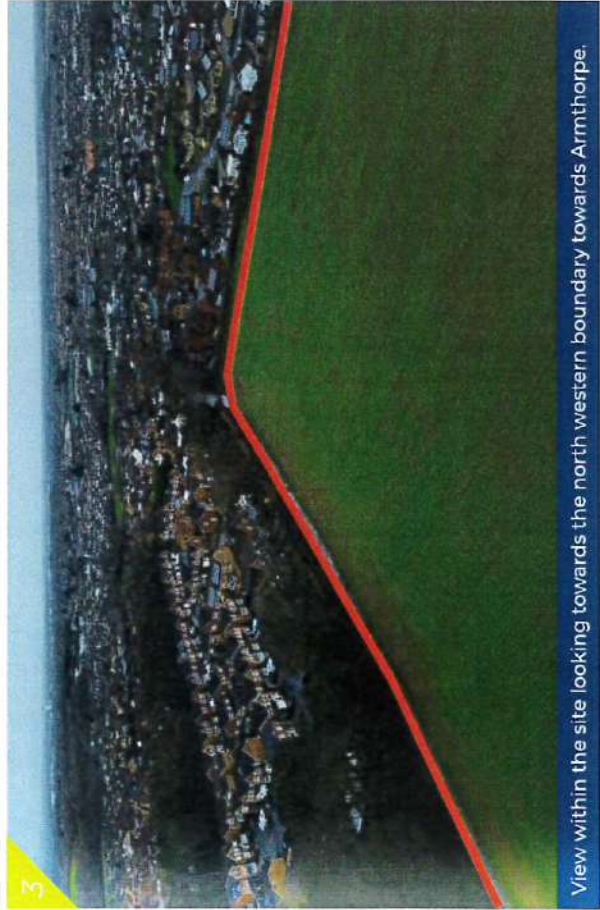
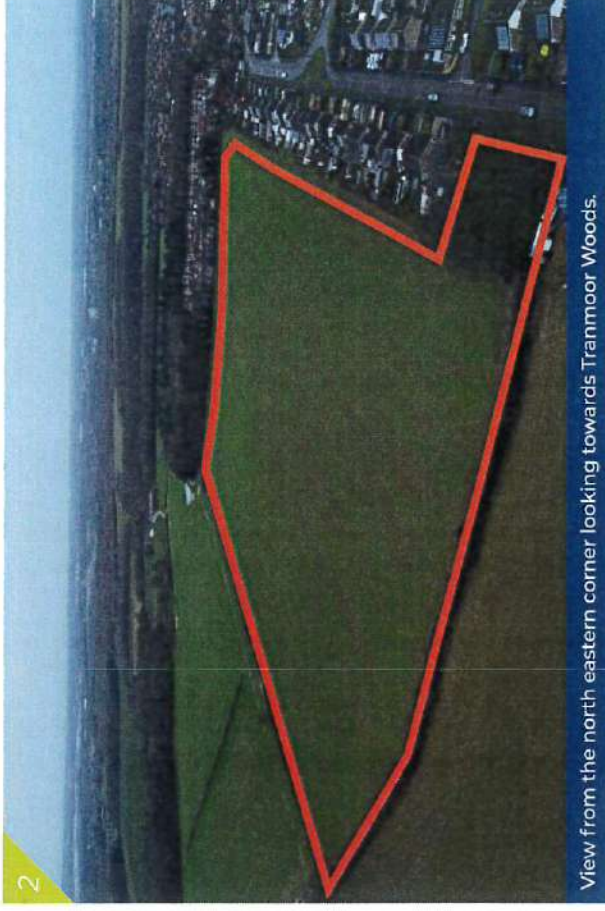
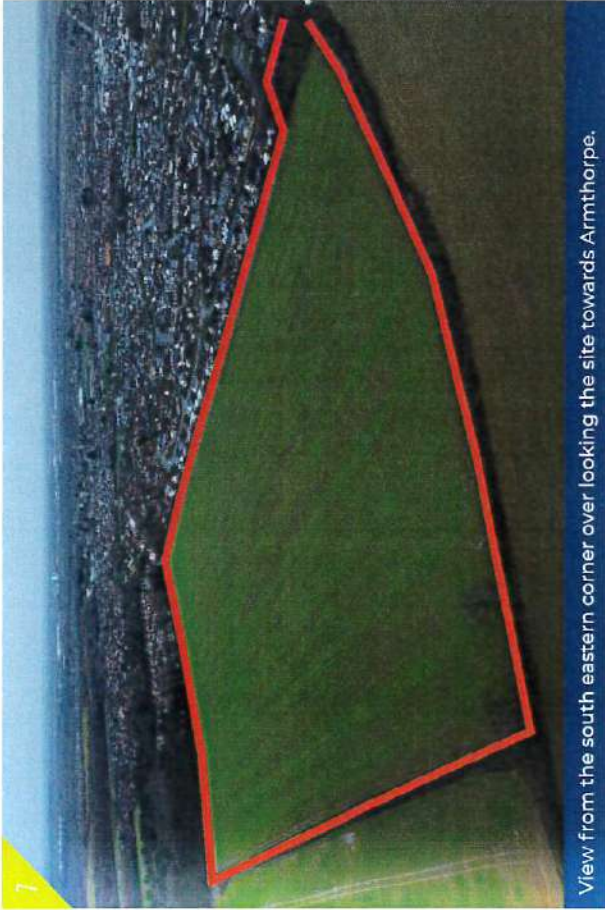
## 2.1 THE SITE

Amthorpe is a village located to the north of Doncaster, approximately 12.5 km from the city centre. The site itself is located to the southern side of Amthorpe, south of properties along Ladycroft Road and Ladycroft Road.

The site measures 10.14 hectares / 25.07 acres and is currently used as agricultural land. To the north, the site is bounded by existing single-storey dwellings that back onto the field. Established hedgerows define the eastern and southern boundaries, enclosing the site. To the west, an existing farm track runs north-south; single-storey dwellings back onto the southern section of this boundary, while Tramoor Woods lies to the south.



Aerial Location Plan



## 2.2 MOVEMENT AND CONNECTIVITY

Amthorpe is well connected, offering a range of transport options for residents.

### Road network

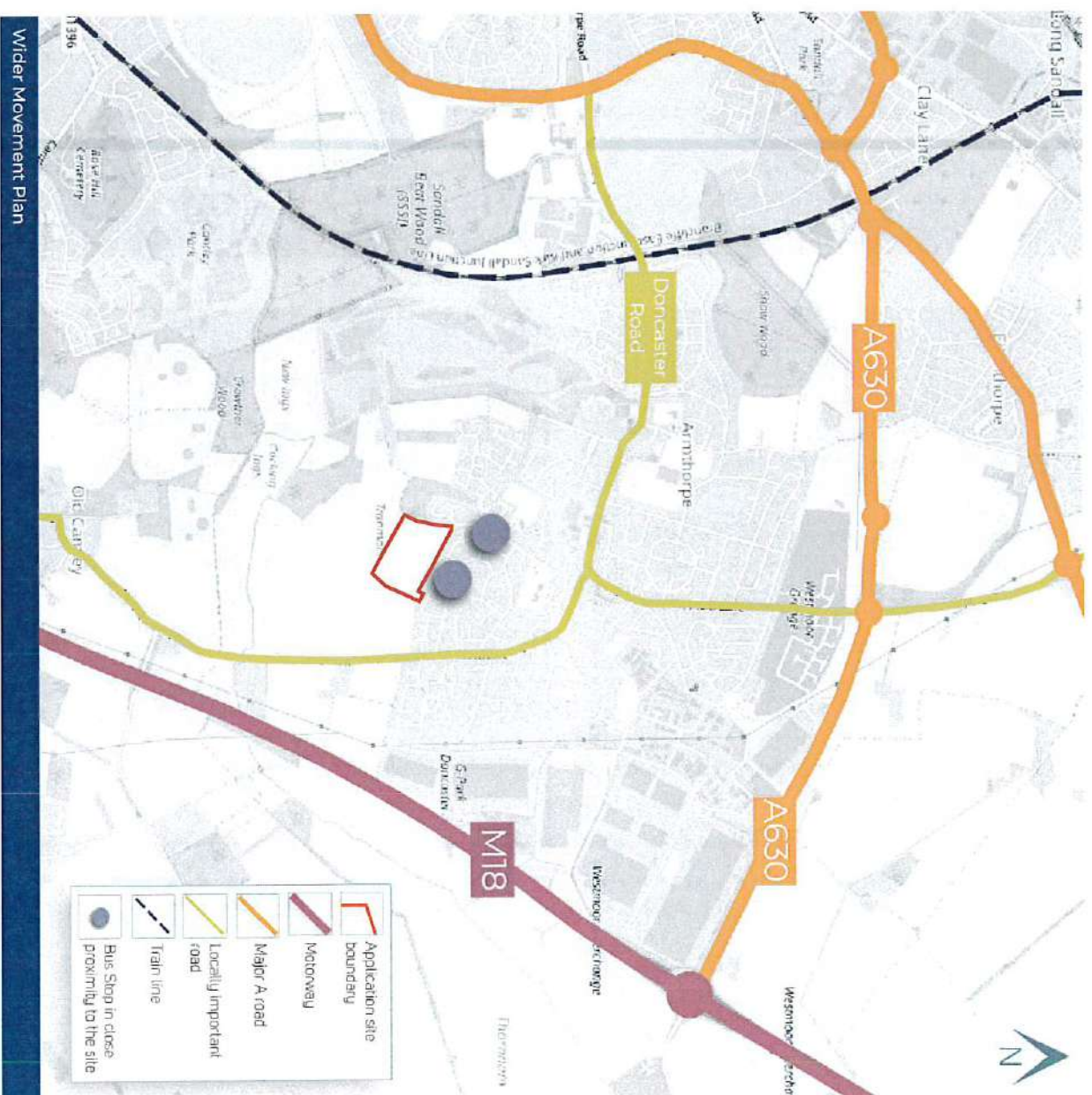
The B1396 (Doncaster Road) runs through the village, providing direct access to the A630, which links with Junction 4 of the M18 motorway. The J118 then connects to the A1(M) and other major routes, facilitating access to Doncaster town centre, Sheffield, Leeds, and wider regional destinations.

### Public transport

Bus services such as the 381 and 382 run frequently along Doncaster Road, linking the village with Doncaster town centre and surrounding areas. From Doncaster Interchange, passengers can connect to national rail services offering links to major cities across the UK. While Amthorpe does not have its own train station, the proximity to Doncaster provides reliable rail access, complementing the bus network for daily commuting and regional travel.

### Pedestrian movement

Pedestrian movement is supported by local paths linking local amenities and bus stops; however, there are no public rights of way immediately adjacent to the site. The existing footway network allows safe local travel, while cycle and shared-use routes in parts of the village support active travel options.



Wider Movement Plan

## 2.3 SERVICES AND FACILITIES

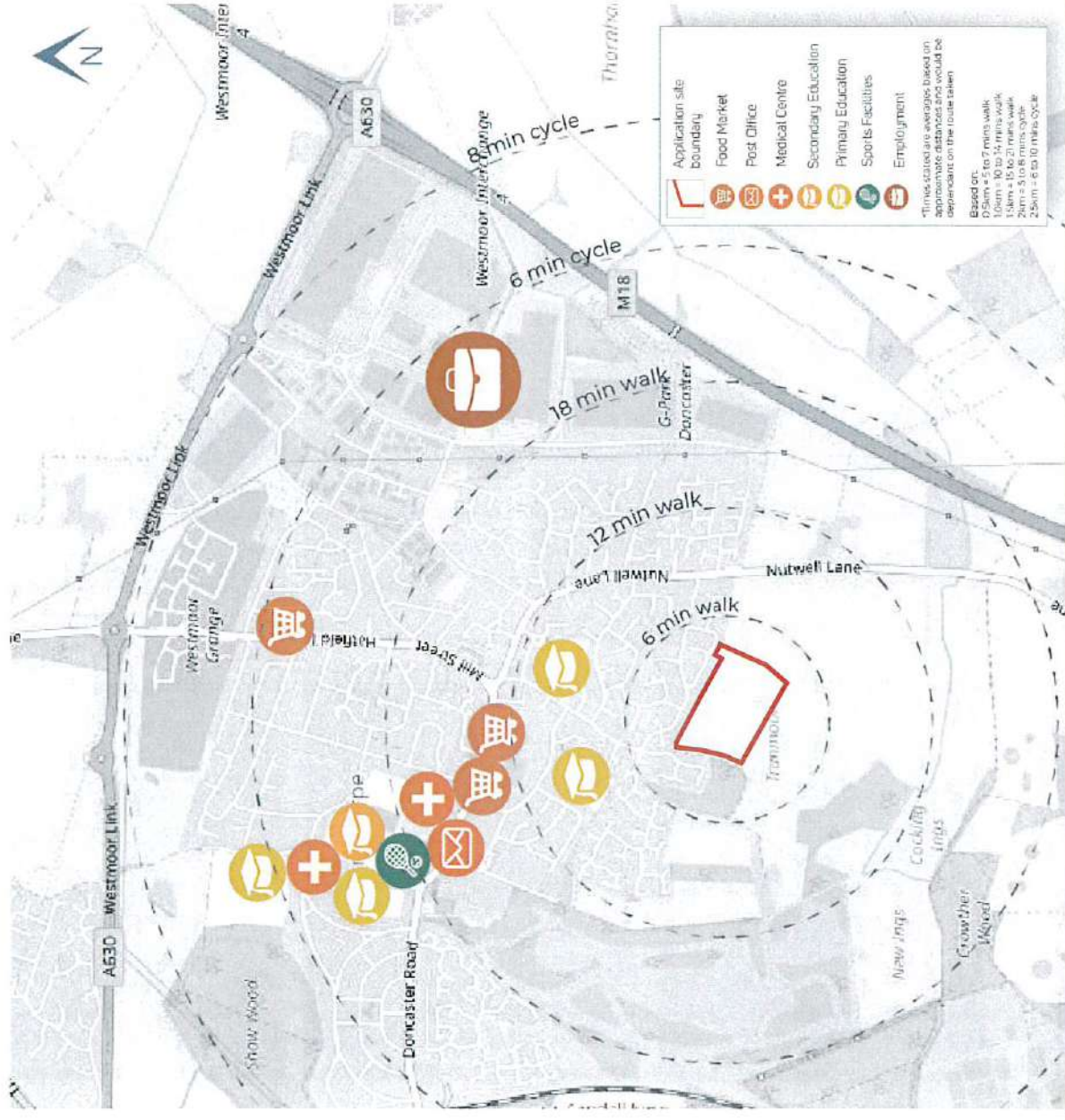
Armthorpe provides a range of services and facilities that support both residents and those who work within area.

### Local Amenities

- Morrisons
- ALDI
- Co-Operative
- Armthorpe Post Office
- White House Farm Medical Centre
- ASA Medical Group - Armthorpe Branch
- Armthorpe Leisure Centre
- Several convenience Stores
- Several Public Houses / Eatery's

### Education

- Tranmoor (Primary School)
- Southfield (Primary School)
- Shaw Wood (Primary School)
- Our Lady of Sorrows (Primary School)
- Armthorpe Academy (Secondary School)



Services and Facilities Plan

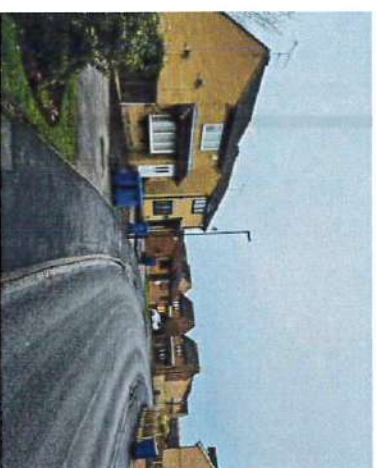
## 2.4 LOCAL CHARACTER ASSESSMENT

Arnthorpe is a settlement whose built character has evolved from a small rural village into a predominantly residential community shaped by 20th-century planned development. The historic core is limited, with the principal surviving pre-industrial structure being the Church of St Mary.

The most significant period of growth occurred in the early to mid-20th century following the establishment of Markham Main Colliery. This led to the creation of planned mining estates characterised by terraced and semi-detached dwellings arranged in distinctive crescents and zigzags, rather than a traditional grid layout.

Post-1990s development introduced contemporary suburban housing, incorporating lighter brickwork, render, and occasional cladding, alongside larger window openings and modern detailing. Despite variations in age and style, Arnthorpe maintains a consistent residential character defined by low-rise development, masonry construction and coherent estate layouts, providing a clear contextual framework for new development.

The prevailing material palette within Arnthorpe is dominated by red and orange facing brick with clay tile or slate roofs, reflecting the area's 20th-century mining and suburban development. More recent housing introduces lighter brick tones, areas of render and limited cladding, while maintaining a consistent low-rise, masonry-led residential character.



Armthorpe features a network of pocket greens, verges, and landscaped strips integrated throughout the residential areas. These small open spaces provide visual relief within the streetscape, contribute to local biodiversity, and offer informal spaces for recreation and social interaction. Grass verges along roads and footpaths help define routes, enhance pedestrian safety, and contribute to the village's green character.

Throughout Armthorpe, street layouts and open spaces often incorporate terminating vistas, where views along streets or footpaths are deliberately framed by trees or landscaped features. These tree-lined focal points enhance the visual structure of the village, provide orientation cues, and contribute to a sense of place.



View of tree-lined street on Hatfield Lane



View of pocket park by Cranfield Close



View of pocket park by Brampton Lane



View of pocket park by Brampton Lane



View of tree terminating vista on Parkway

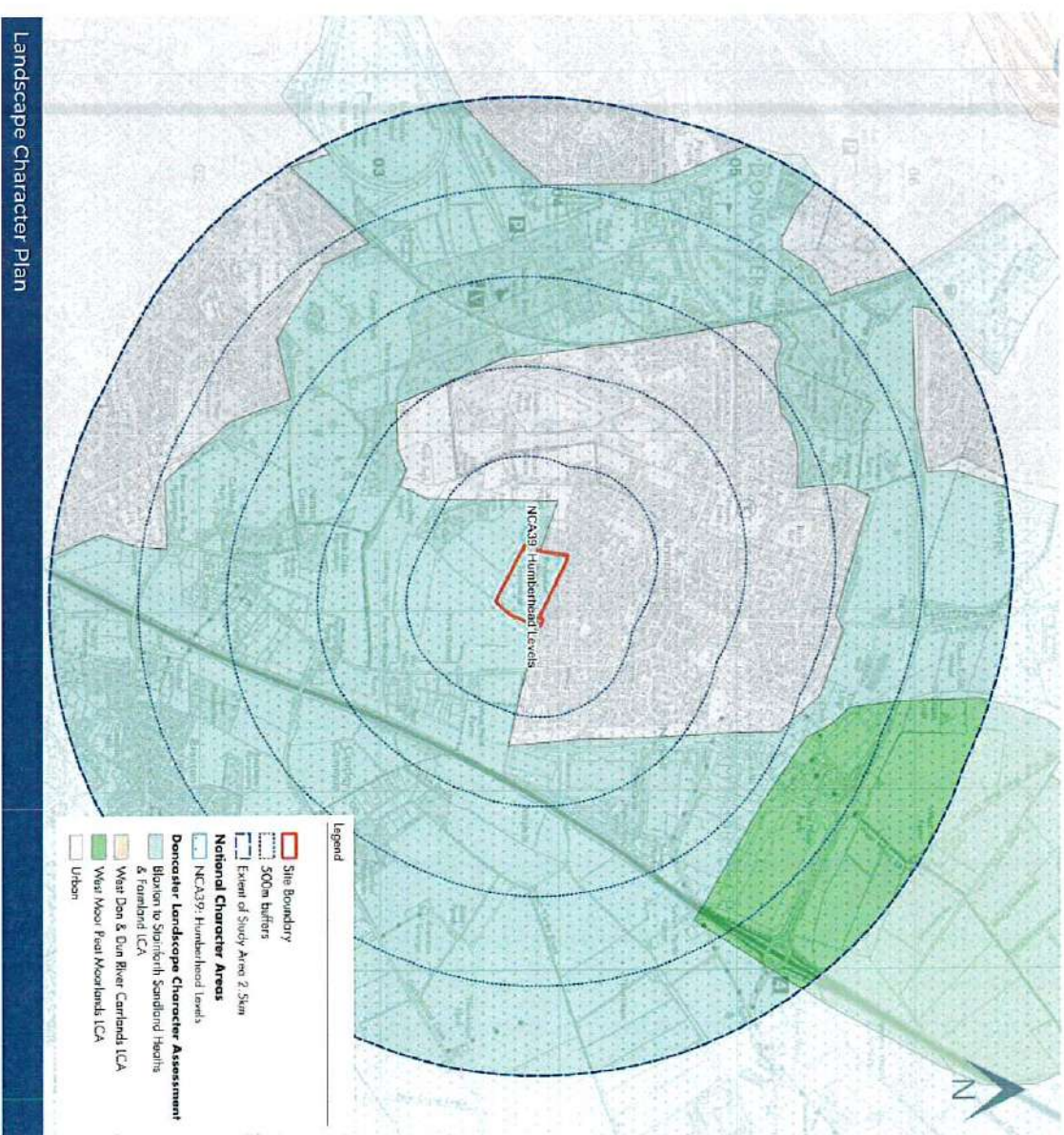
## 2.5 LANDSCAPE AND VISUAL CONTEXT

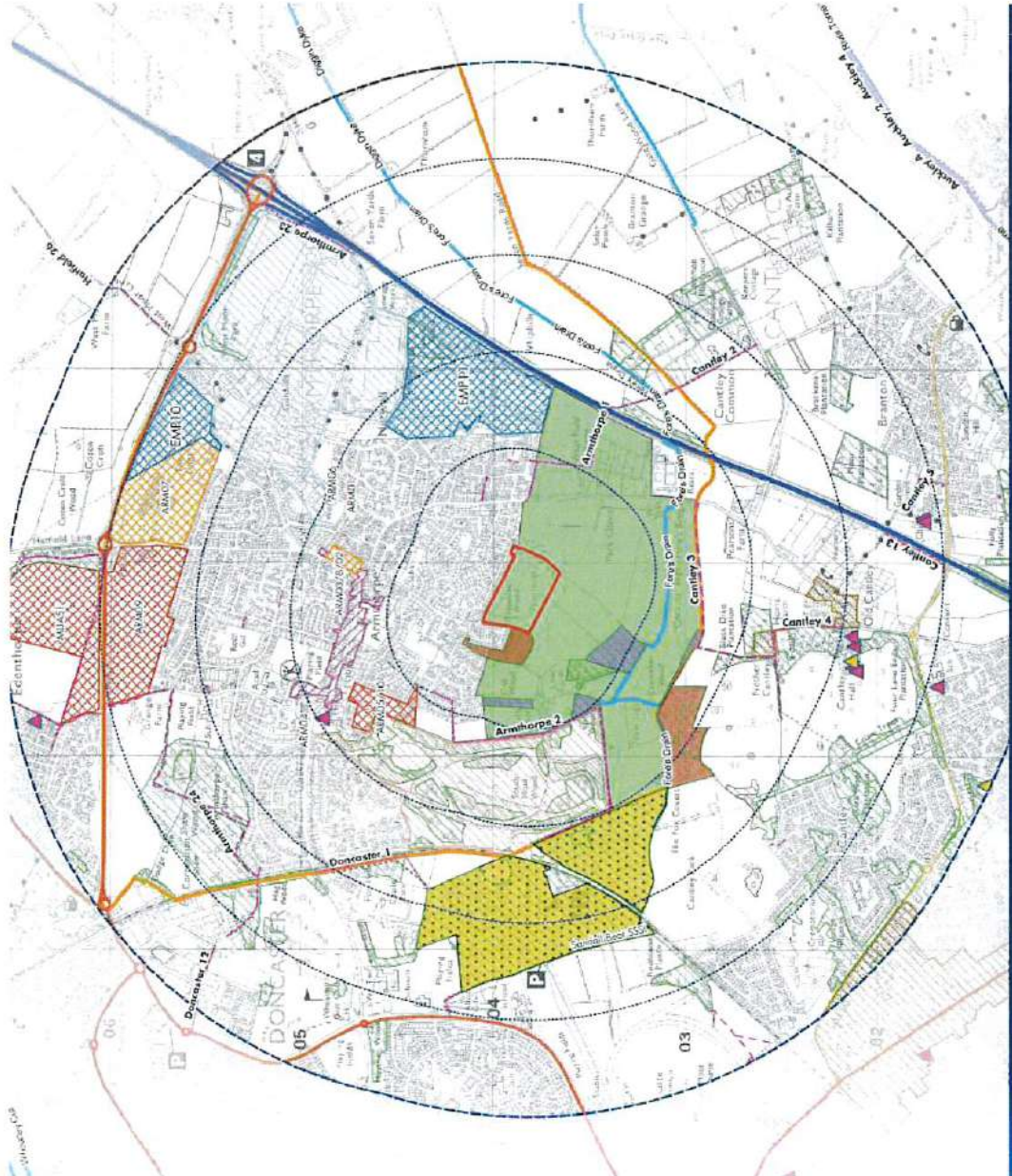
The site is located on the south-eastern edge of Norththorpe within the administrative area of the City of Doncaster. It comprises approximately 9.9 hectares of predominantly flat arable land at around 8–10m AOD and sits within National Character Area 39 Humberhead Levels and Landscape Character Area H2 Blaxton to Stainforth Sandland Heaths and Farmland.

The surrounding landscape is low-lying, open farmland defined by medium to large geometric fields, drainage ditches, and intermittent hedgerows, with occasional woodland blocks and remnant heathland. The site itself is a single rectangular field enclosed by hedgerows to the east and south and by woodland, including Tranmoor Wood (Local Wildlife Site), to the west.

The northern boundary adjoins residential development, while the wider context to the east and south remains rural. Large electricity pylons associated with the A163 corridor are notable vertical elements within the otherwise horizontal landscape. The site lies within Norththorpe's designated Green Wedge, which aims to maintain settlement separation, protect openness, and enhance the visual quality of settlement edges. Development here should provide high-quality landscaping and retain or enhance visual connections with the surrounding countryside.

Overall, the site represents a transitional urban-rural edge location, retaining the openness, agricultural character, and simple field structure typical of the Humberhead Levels while forming part of the wider Green Wedge network.





Context and designation plan

- Legend**
- Site Boundary
  - Extent of Study Area 2.5km
  - 500m buffers
  - Public Right of Way**
  - Footpath
  - Bridleway
  - Woodland
  - Ancient Replanted Woodland
  - Ancient and Semi-Natural Woodland
  - SSSI
  - Local Nature Reserves
  - Conservation Areas
  - Listed Buildings**
  - ▲ II
  - ▲ II\*
  - Roads**
  - A Road
  - B Road
  - Motorway
  - Watercourse
  - Armthorpe Neighbourhood Plan Area
  - Policy ANP28 Incorporate and define Green Wedge to the north and south of Armthorpe village
  - Site Allocations
  - Employment Allocation with Permission
  - Housing Allocation with Permission
  - Allocation with Permission
  - Housing Allocation
  - Employment Policy Area
  - Town Centre Boundaries
  - Protecting Open Space

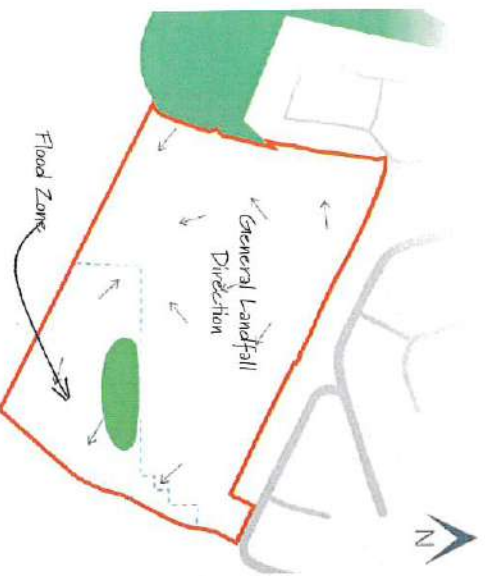
## 2.6 DESIGN PARAMETERS

Design parameters were established to inform an understanding of the site and its context. These parameters combine information gathered from the various disciplines involved throughout the planning application process.

### Site Conditions

The south-eastern part of the site lies within Flood Zones 2 and 3, as identified in the Doncaster Strategic Flood Risk Assessment.

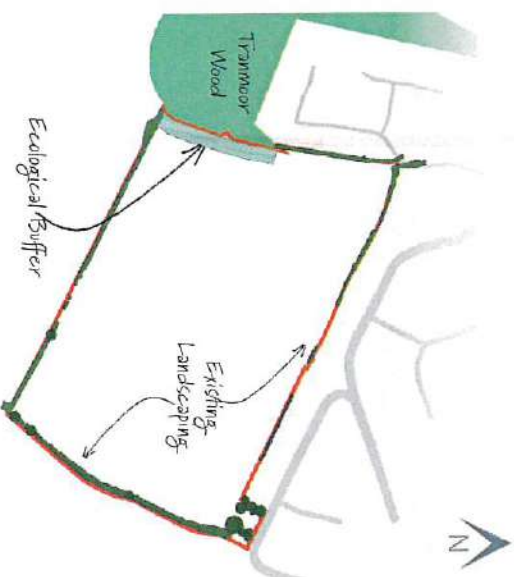
The site topography generally falls from the northern boundary towards the south and then eastwards, making these areas suitable locations for attenuation basins.



### Landscape & Ecology

The site is currently enclosed by perimeter landscaping on all four sides, with gaps present in the northern hedgerow. Several trees are clustered in the north-eastern part of the site. Where possible, existing landscaping should be retained.

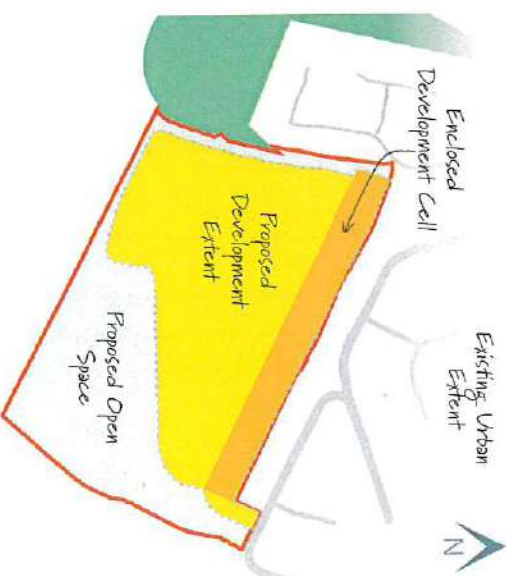
To the west of the site, Trannoor Wood bounds the southern side of this boundary. A 15m ecological buffer between the woodland and proposed development should be provided.



### Land Uses & Edges

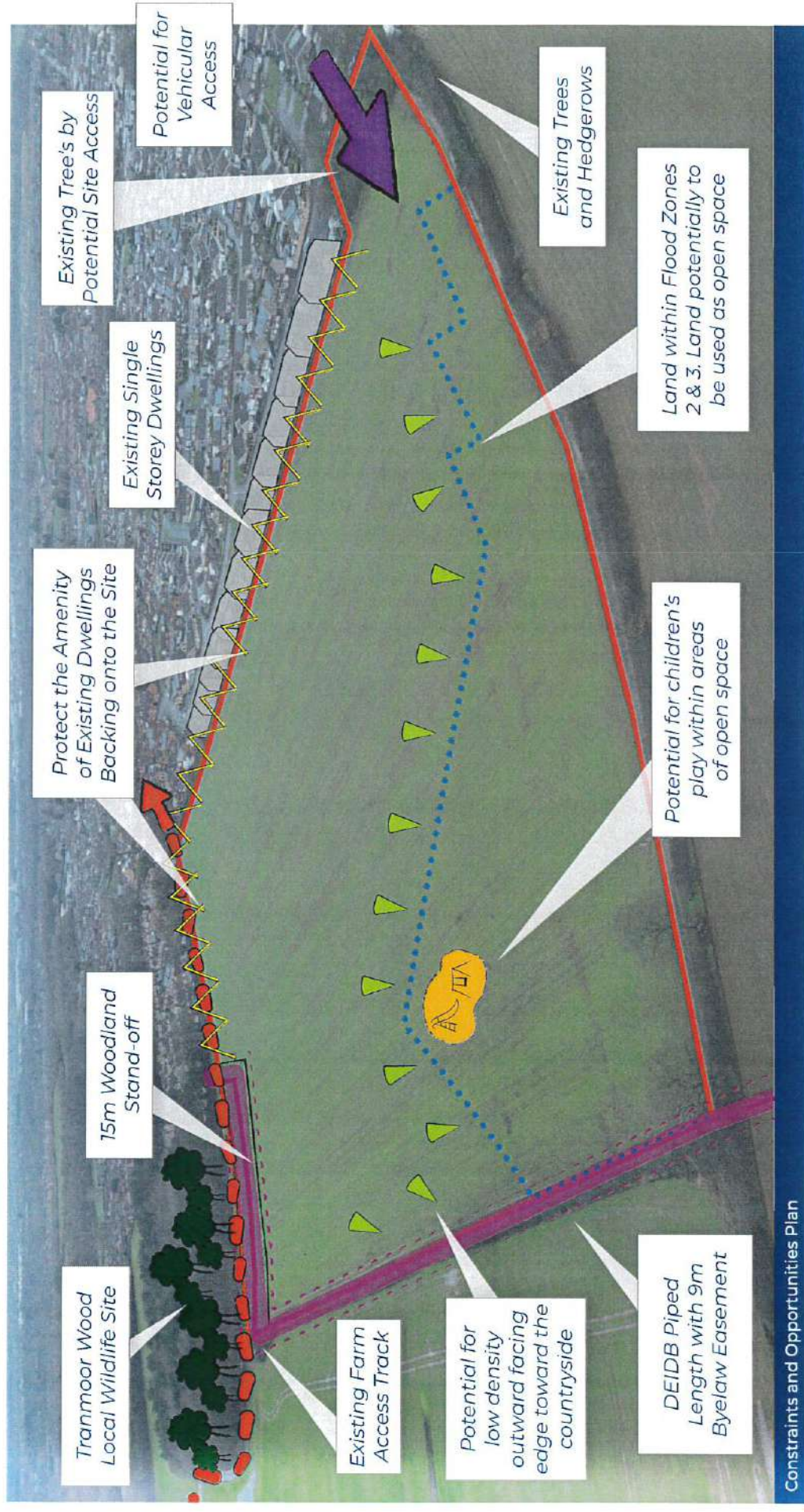
To the north lies the existing urban extent of Arnthorpe, with residential properties backing onto the site's northern boundary. Open countryside lies to the south and east.

The proposed residential layout should reflect this context, with higher-density development located adjacent to the existing urban edge and lower-density development transitioning towards the surrounding countryside. Development cells should also take account of the relationship with existing dwellings along the northern boundary.



## 2.7 CONSTRAINTS AND OPPORTUNITIES

The Design Parameters presented previously were the starting point from which the design concept evolved. It has also been informed by the constraints and opportunities of the site and its context, which is shown on the below plan.





<b>Pre-Application Feedback</b>	<b>Design Response</b>
Proposed housing numbers (200 units) should be tested through an illustrative layout that complies with policy and Council standards; density may need reviewing.	A testing layout was prepared to demonstrate that 200 units can be accommodated within the development area while adhering to local and national urban design principles. This exercise informed the Illustrative Layout presented in Section 3.0: Design Proposal of this Design and Access Statement.
Existing streets nearby display "garden village" characteristics (grass verges, street trees, strong boundary treatments); similar landscaping approach expected within the site.	Street trees are proposed through the site, and particularly along 'The Avenue' within dedicated Manco verges. Some feature trees are also proposed to frame views to the end of streets. Details can be found in Section 3.5 Access and Connection.
Primary route through the site is currently convoluted; should form a clear tree-lined loop connecting key destinations (POS, secondary access points).	A tree-lined street is proposed as 'The Avenue' with dedicated Manco verges. For further details see Section 3/5 Access and Connection.
Adjacent area predominantly 1-2 storeys; northern boundary requires sensitive transition to bungalows and countryside	Dwellings are proposed to back onto the existing properties along the northern boundary, helping to create defensible boundaries. Appropriate separation distances have been provided.
Building lines should be regular; curved streets follow street curve.	The Illustrative Layout (shown on page 30) demonstrates indicatively how regular building lines can be achieved
Corner properties require true dual aspect on key junctions; blank gables to public realm avoided.	Although a detailed matter, Section 3.8 Crime Impact Assessment, identifies how dual aspect properties can be located at the corners of perimeter blocks to ensure blank gables to the public realm are avoided
Driveways should not dominate street scene; 50/50 ratio of driveways to gardens	Although a detailed matter, Section 3.5 Access and Connection identifies how streets could be designed to accommodate different car parking typologies and how landscaping could be implemented to ensure that the appearance of parked cars does not dominate the streetscene.
POS should have defined uses: children's play, amenity, recreation, biodiversity, SUDS/drainage, and landscape.	The Landscape Strategy Plan in Section 3.6 Landscape, identifies the different POS uses throughout the site, and how the Illustrative Layout can accommodate this.
Centralised POS preferred over peripheral areas for natural surveillance and connectivity.	Due to the site constraints identified within Section 2, public open space is predominantly situated to the edges of the site, however, pockets of green space could be incorporated into the layout, through pocket parks and manco verges along 'The Avenue'. Section 3.4 Land Use illustrates how green spaces could be distributed within the development
Existing trees and hedgerows retained where practicable; tree, shrub, and hedge planting integrated with street hierarchy.	The Landscape Strategy Plan in Section 3.6 Landscape, identifies areas where existing landscape could be retained.
Pedestrian and cycle connections to local services, facilities, and public transport should be maximised.	Section 3.5 Access and Connection demonstrates how pedestrian and cycle routes are provided within the site and onto Ladycroft Road, which provides connections to local services, facilities and public transport identified in Section 2.0 of this document

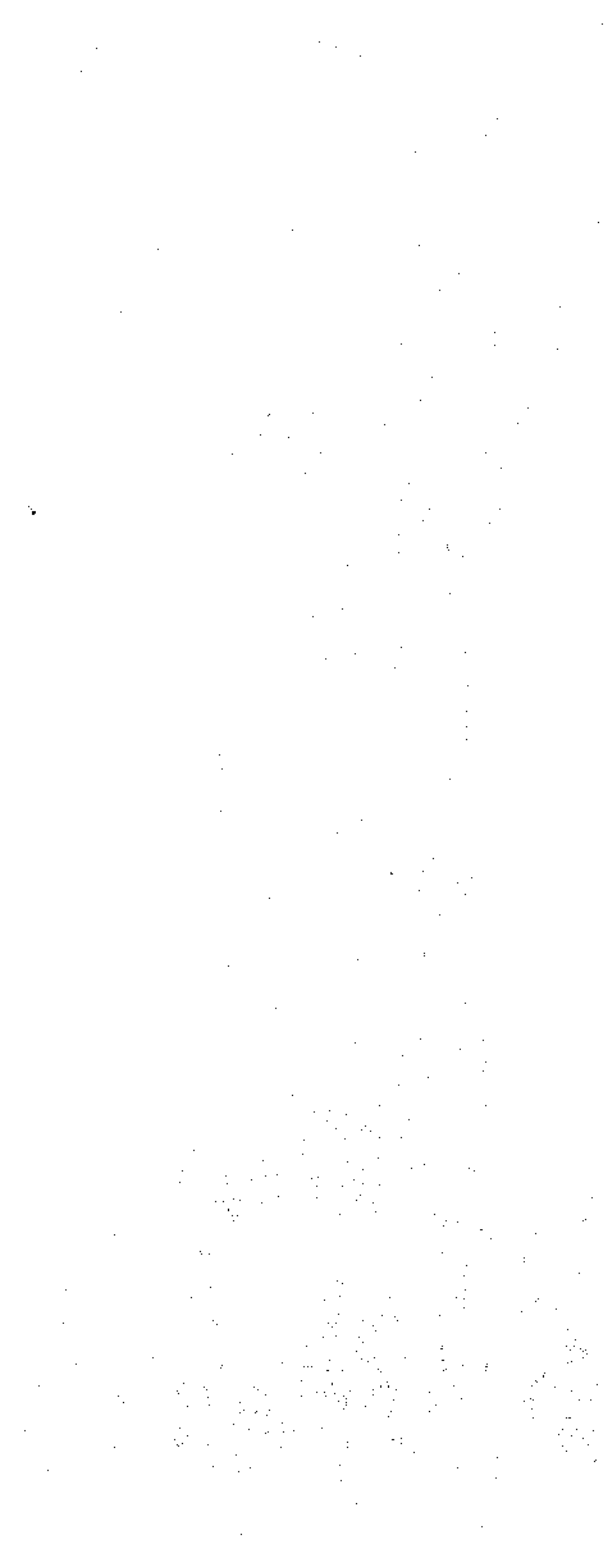
## Concept Plan

The understanding of the site and its context gained during the assessment work that has taken place shaped an initial "Design Concept". The key elements of this approach to setting out residential development on the site are:

- Retention of existing perimeter trees and hedgerows where possible;
- Development to the north western part of the site, keeping open space in the areas within the flood zones and adjacent to the open countryside
- Tree lined avenue with feature trees at key focal points, creating legibility within the site;
- Perimeter block structure, with an enclosed development cell to the north backing onto existing gardens;
- Permeability for pedestrian / cycle connections to and through the site;
- Ecological buffer between proposed development and Tranmor Wood;
- Pocket greens within the site to enhance legibility and to visually link existing conditions within Armthorpe.



Illustrative Masterplan



- 
- 3.0 DESIGN PROPOSALS**
- 3.1 PRINCIPLES OF DEVELOPMENT
  - 3.2 FEATURES OF THE LAYOUT
  - 3.3 KEY PRINCIPLES
  - 3.4 LAND USE
  - 3.5 ACCESS AND CONNECTIVITY
  - 3.6 LANDSCAPE
  - 3.7 CHARACTER AND PLACE
  - 3.8 CRIME IMPACT ASSESSMENT
  - 3.9 SUSTAINABLE PLACES

Children's  
Play

The Avenue

Attenuation Basin

### 3.1 PRINCIPLES OF DEVELOPMENT

A Parameter Plan is submitted for approval, which gives a degree of certainty and control over how future reserved matters submissions come forward. An Illustrative Layout has also been prepared that accords with the Parameter Plan and is presented in this document to show one way in which development could come forward. The Illustrative Layout is not however, intended to become an approved plan.



Parameters Plan



Create a network of streets and spaces that are well enclosed by buildings and/or structural landscaping, taking care to ensure that front doors and the principal facades of buildings face streets and public spaces.

*Building for a Healthy Life*

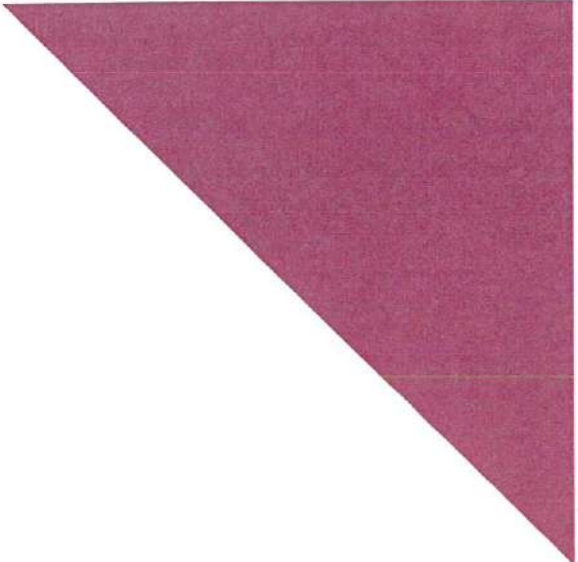




## 3.2 FEATURES OF THE LAYOUT

The Parameter Plan defines the extent of the developable area that is considered to represent an appropriate location for and quantum of development.

The Illustrative Layout shown on Page 28 represents one way in which development proposals could be arranged in accordance with the Parameter Plan to deliver the design vision and accommodate up to 200 dwellings. The Illustrative Layout incorporates the following structuring elements:

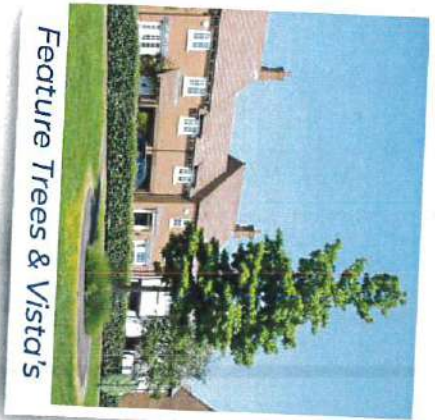
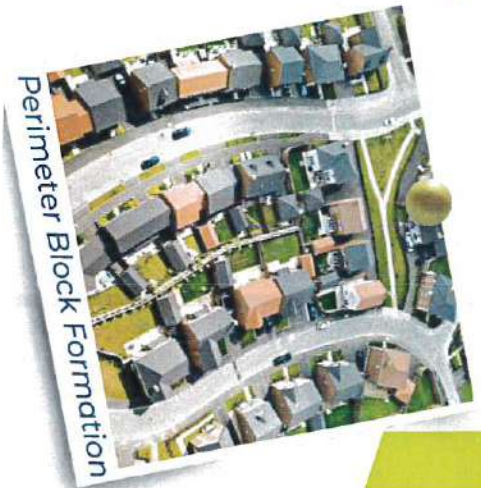
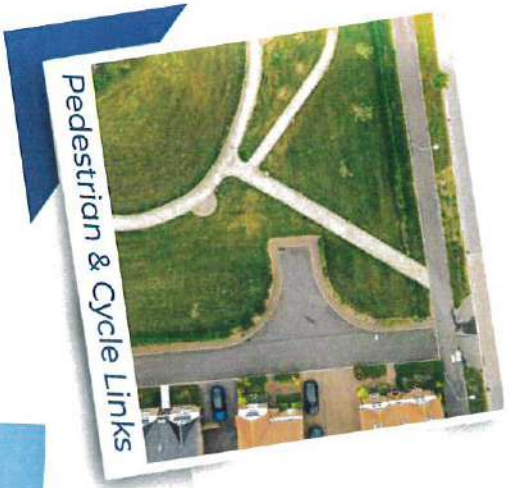
- Perimeter block formations are proposed including dwellings that back onto the northern boundary ensuring that front doors address streets and rear gardens are contained securely. Appropriate separation distances have been considered where existing dwellings back onto the site to protect their amenity;
  - A legible street hierarchy, incorporating several street typologies that are clearly distinguishable from one another;
  - Pocket parks and green walkways have been incorporated throughout the site, creating nodal points and open spaces that are inspired by the patterns and character of Armthorpe, as identified in the 'Local Character Assessment';
  - Feature trees are strategically positioned to terminate key vistas and create visual connections to similar landscape features found within Armthorpe, as highlighted in the 'Local Character Assessment';
  - Development that features a soft, outward-facing edge, where building density gradually decreases toward the countryside, creating a sensitive transition between the new homes and the surrounding rural landscape;
  - A children's play space has been positioned within the large area of open space, which is overlooked by proposed dwellings and active frontages.
- 



	Application site boundary
	Perimeter block
	Feature tree
	Children's play
	Pocket green's
	Soft outward looking edge
	Location of complete perimeter block where dwellings back onto the site

Illustrative Features of the Layout

### 3.3 KEY PRINCIPLES





Pocket Parks & Walkways



Legible Street Hierarchy



Outward Looking Edge



Create places that are well integrated into the site and their wider natural and built surroundings. Avoid creating isolated and disconnected places that are not easy places to move through and around.

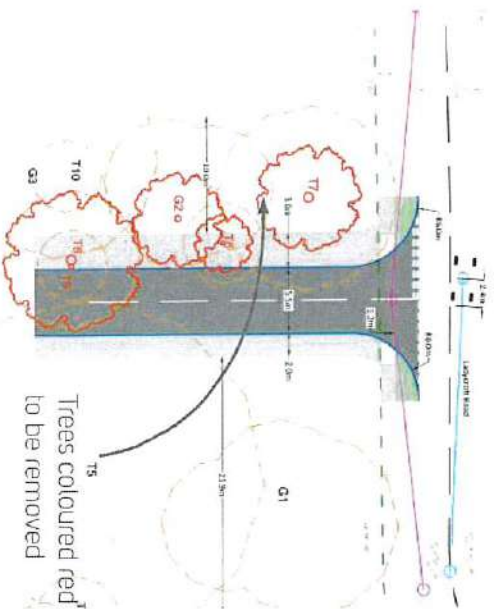
*Building for a Healthy Life*



### 3.5 ACCESS AND CONNECTIVITY

#### Access

The scheme proposes a vehicular access point from Laddycroft Road along the site's northern boundary. This will feature a 5.5m carriageway with a 2m footpath to one side and a 3m footpath to the other for the purpose of emergency access, ensuring a safe and accessible route for residents to enter and exit the site. It is anticipated that the 3m footpath would taper down to 2.5m as you get into the site.



For the detailed site access drawing, refer to the submitted drawing number - LTP 6686 P1 01 01 (REV D Proposed Access Preliminary Design).



### Street Hierarchy

Within the site, a simple hierarchy of streets is defined which will create a legible place, form the basis of a permeable movement framework and contribute to a recognisable character. Street typologies have been created that are intentionally different, so that residents and visitors are able to understand where they are. The hierarchy of streets consists of;

#### The Avenue

As the primary street to the site, The Avenue proposes a 5.5m carriageway with 2.5m footpaths. 2.5m footpaths are proposed to allow pedestrians and particulars users with prams, wheelchairs users etc to pass if a car is parked on the kerb. Either side of the footpaths a 4m wide verge is proposed allowing for planting such as hedgerows and trees creating a definitive separation between private and public.

#### Main Streets

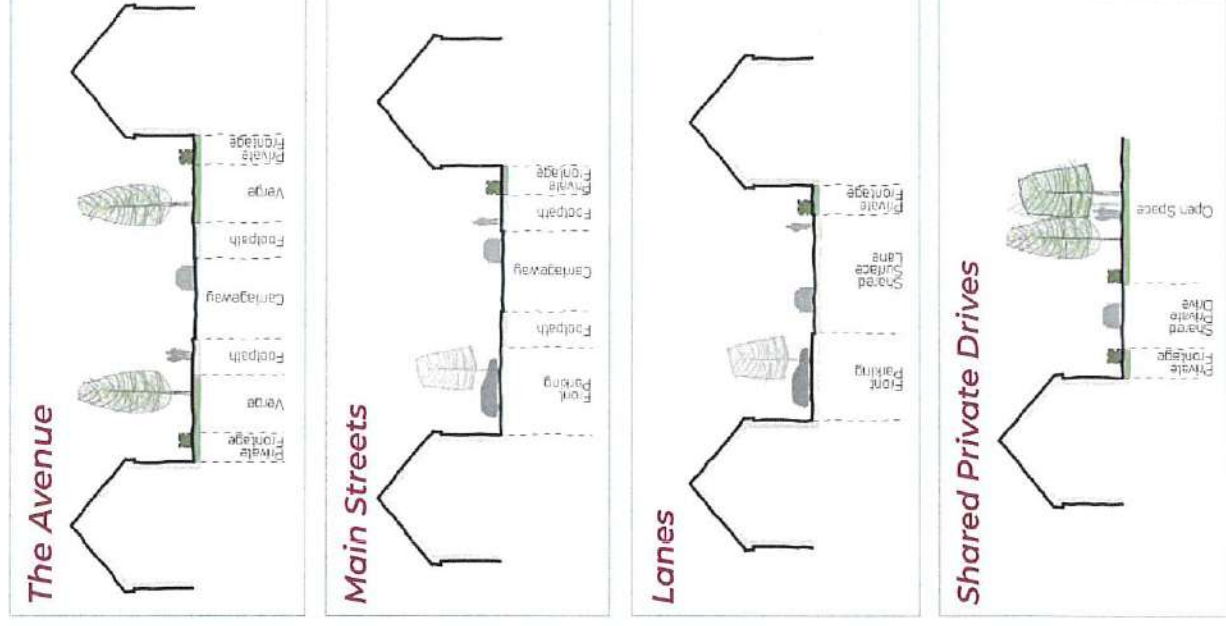
Similar to The Avenue, the Main Streets proposes a 5.5m carriageway with 2.5m footpaths. On one side of the street, space for frontage parking has been considered, with planting such as trees between plots.

#### Lanes

The Lanes propose a total highway width of 8.2m. Frontage parking is also proposed on this typology, which also allows for planting such as trees between plots.

#### Shared Private Drives

Predominantly toward the edges of the development, Shared Private Drives are proposed which vary between 4.5m - 6m depending on the parking typology served, and are designed to serve a maximum of 5 dwellings.



## Parking

The Illustrative Layout shows how streets could be designed at a detailed design stage to accommodate different car parking typologies. It is anticipated at this stage, that car parking will be located between/to the side of dwellings and in front of them; in accordance with Doncaster Local Plan Appendix 6: Parking Standards. Streets will also need to be designed to accommodate visitor car parking.

## Refuse Collection, Emergency Services and Deliveries

Shared private driveways shown on the Illustrative Layout have been considered with regard to fire tender, refuse collection requirements and household deliveries. This level of detail will be defined as a detailed scheme is presented at the reserved Matters stage.



## Pedestrian and Cycle Connectivity

The Illustrative Layout demonstrates several pedestrian / cycle routes throughout the site.

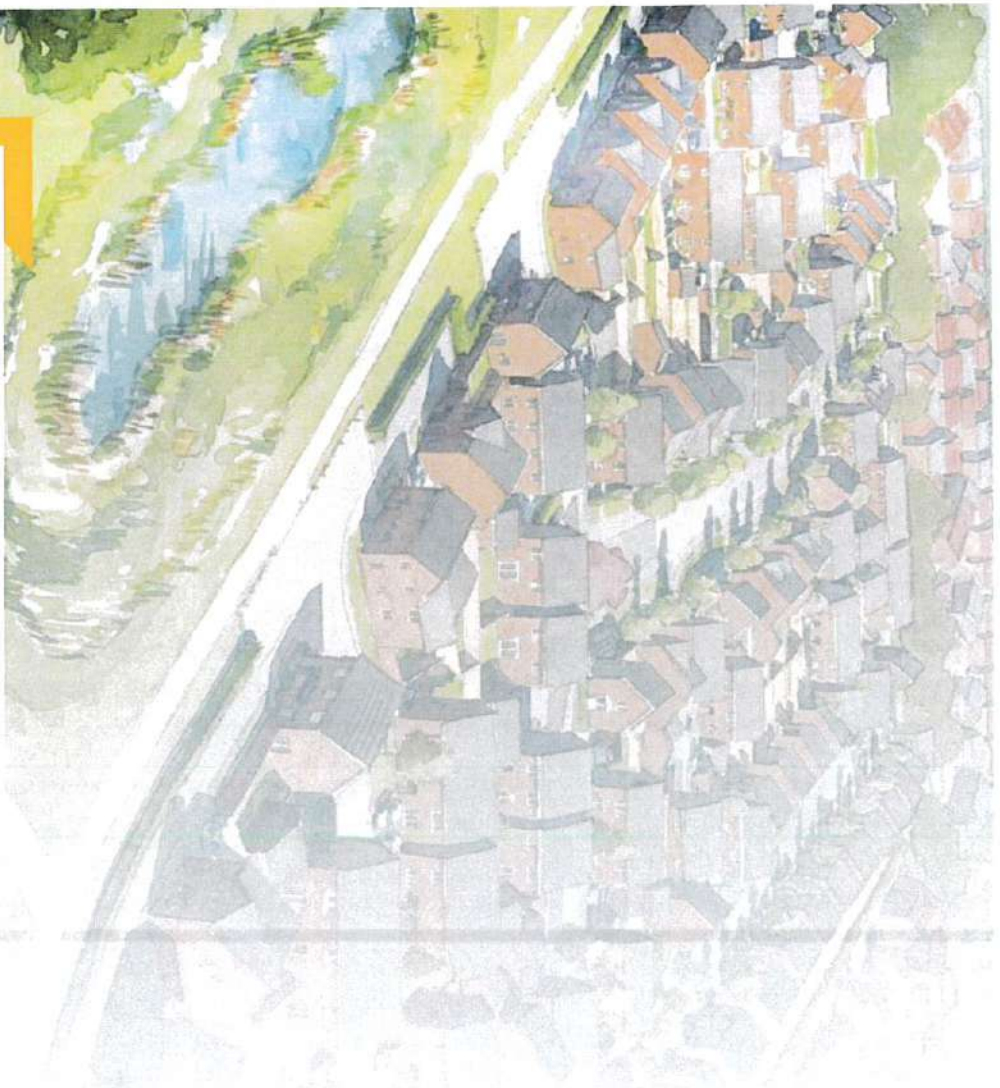
A proposed link is shown from Trammoor Lane that loops around the site within the proposed open space. A second loop is also proposed which allows for formal movement, connecting the development to the open space and children's play area.

Within the development, a green walkway / cut-through is proposed, allowing for pedestrian friendly routes within the site, encouraging sustainable means of connectivity.

Successful development depends upon a movement network that makes connections to destinations, places and communities, both within the site and beyond its boundaries.

*National Design Guide*





Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well designed places.

*National Design Guide*

Illustration by Peter Cook, Head of Architecture

## 3.6 LANDSCAPE

### Landscape Strategy

The proposed development will integrate green links and public open space to form an extensive recreational network connecting to Colliery Country Park, Sandall Beat Wood, Armthorpe Pit Top, and Cantley Park, benefiting both new and existing residents. The layout and landscape strategy include tree-lined streets, a landscaped buffer to the west offset from Tranmoor Wood (replanted ancient woodland), and a large public open space in the southeastern portion of the site, providing circular recreational routes and dedicated play areas.

Existing field boundary hedgerows and trees will be retained, enhanced, and strengthened through infill planting of native and locally appropriate species, maintaining and reinforcing the site's historic field pattern. A wide green buffer to the southern boundary will be delivered to an exceptionally high standard, enhancing the amenity and visual quality of the settlement edge.

Additional planting of native trees, hedgerows, scrub, wildflowers, and grassland will be combined with Sustainable Drainage Systems (SUDS) to manage water sustainably on site. The built form will be concentrated in the northwestern portion, leaving substantial areas of POS to the east and southeast. Over time, these landscape features will mature to assimilate the development into the surrounding countryside and reinforce the transition between Armthorpe and its rural edge.



Landscape Strategy Plan

- Key**
- Existing tree/ tree group/ hedgerow retained
  - Existing tree/ tree group/ hedgerow removed
  - Area of proposed housing development
  - Proposed focal point tree species - predominantly native
  - Proposed native tree species to POS areas
  - Proposed native tree species groups to POS areas, fruiting rich
  - Proposed small native or cultivated native trees, fruiting rich
  - Proposed small native or cultivated native tree species to property frontages and avenues, fruiting rich
  - Proposed native scrub
  - Proposed native hedgerow, fruiting rich
  - Proposed species rich grass mix - mown glades
  - Proposed wildflower mix
  - Proposed shade tolerant wildflower mix
  - Proposed native bulbs swathes
  - SUDS/ attenuation pond planting
  - Proposed pond wildflower mix
  - Proposed wetland edge wildflower mix
  - Proposed semi wetland edge wildflower mix
  - Proposed recreational route
  - Proposed play area with trim trail and incidental seating
  - Proposed Pumping Station
  - Proposed opportunities for integrated bat and bird boxes with the building
  - Proposed area within existing trees for opportunity for bat and bird nesting/roosting.
  - Existing 9m Byelaw Easement to the Board Maintained Culvert

## 3.7 CHARACTER AND PLACE

### Appearance

Appearance is a reserved matter that will be dealt with in a later, detailed design stage.

It is anticipated the material palette and colours will be similar to the surrounding context previously mentioned in the local character assessment in Section 2.

Selection of materials and/or boundary treatments can be an effective way of creating recognisable differences between street typologies or character areas and of highlighting important buildings and spaces as legible features:

### Building Height

The proposed development is expected to be predominantly two-storey, with occasional 2.5 to three-storey homes strategically located at the end of streets, to help define spaces, enclose green areas, and provide variation in the roofscape. This approach ensures the scheme integrates harmoniously with the surrounding area, with the exact location and suitability of these taller dwellings to be determined in the reserved matters stage.



## Keepmoat Developments

## 3.0 DESIGN PROPOSALS



## 3.8 CRIME IMPACT ASSESSMENT

### Designing Out Crime

The perimeter block formation shown by the illustrative layout ensures that front doors address the street and rear gardens are secure and private. It also allows homes to be arranged to overlook areas of open space and the footpath network, providing natural surveillance, and making people feel safe. The integration of existing dwellings at the edges of the site into the perimeter block formation also features previously exposed rear garden fences within blocks and so improves their security.

Allocated car parking is provided on-plot, with spaces located close to the front door and such that people cannot see their car from their home.



### Turning Corners and Addressing Views

The illustrative layout allows for the delivery of several interesting spaces on the journey through the site. Active building frontages and feature landscaping are then carefully positioned to address views experienced on the journey along the various street typologies, with nodal spaces in key areas allowing for legibility within the site.

Buildings are located so that views along streets are terminated at the main elevation of a dwelling rather than at a blank side gable, garage, or parking area.

Buildings are indicatively shown that have corner-turning plan forms to provide dual-aspect outlooks at external corners of the perimeter blocks.

## 3.9 SUSTAINABLE PLACES

Keepmoat's Sustainable Places Model provides a clear framework for understanding and delivering sustainable neighbourhoods. By integrating environmental, social and economic considerations across five sustainability themes, it ensures that every aspect of a development contributes to creating resilient, inclusive and high-quality places. These principles guide decision-making from the outset, helping to balance community needs, ecological performance and long-term viability, and ensuring that each project delivers measurable, positive outcomes for people, the environment and the local economy.

### Great Design

The intention is to embed a place-led, sustainable design approach from the outset, integrating quality layout, biodiversity, climate resilience, active travel and inclusive design within a clear development vision. National design guidance and standards inform the process, ensuring the creation of a well-connected, healthy and high-quality neighbourhood that responds positively to environmental challenges and the needs of a diverse community.

### Reflecting Local Priorities

The intention is to ensure that placemaking is closely aligned with local priorities, informed by partnership working, community engagement and an understanding of local social, economic and demographic needs. By responding to local authority objectives, community aspirations and regional strategies, the approach seeks to deliver

development that supports local outcomes, strengthens communities and reflects the specific character and priorities of the area.

### Social and Economic Value

The intention is to ensure development delivers positive social and economic value by supporting local employment, supply chains, training and career opportunities. Through initiatives such as apprenticeships, skills development, local procurement and engagement with disadvantaged groups, the approach seeks to create sustainable, inclusive communities where people can access opportunities, benefit from growth and feel optimistic about the future.

### Efficient Homes

The intention is to deliver low-carbon, energy - and water-efficient homes that are fit for a sustainable future. By exceeding current Building Regulations and supporting net-zero-ready technologies, the approach ensures homes are efficient, healthy and future-proof, while also helping residents access low-carbon solutions through advice, customer support and engagement with green mortgage initiatives.

### Access to Housing

The intention is to provide housing that is accessible and affordable to a wide range of people. By offering a flexible mix of tenures, including open market and affordable homes, and delivering properties at prices below the national average, the approach ensures that the development supports stable, inclusive communities in line with Keepmoat's vision for sustainable and socially responsible placemaking.

### Great design

- Quality layout and design
- Nature and biodiversity
- Climate change resilience
- Inclusive places

### Reflecting local priorities

- Plans aligned to local authorities and regional priorities
- Consideration to local profiles
- Community engagement
- Transport and amenity connections

### Social and economic value

- Local supply chain spend
- Trainees and apprenticeships
- Careers engagement
- Opportunities for disadvantaged groups

### Efficient homes

- Low carbon living
- Energy efficiency
- Water efficiency
- Healthy homes

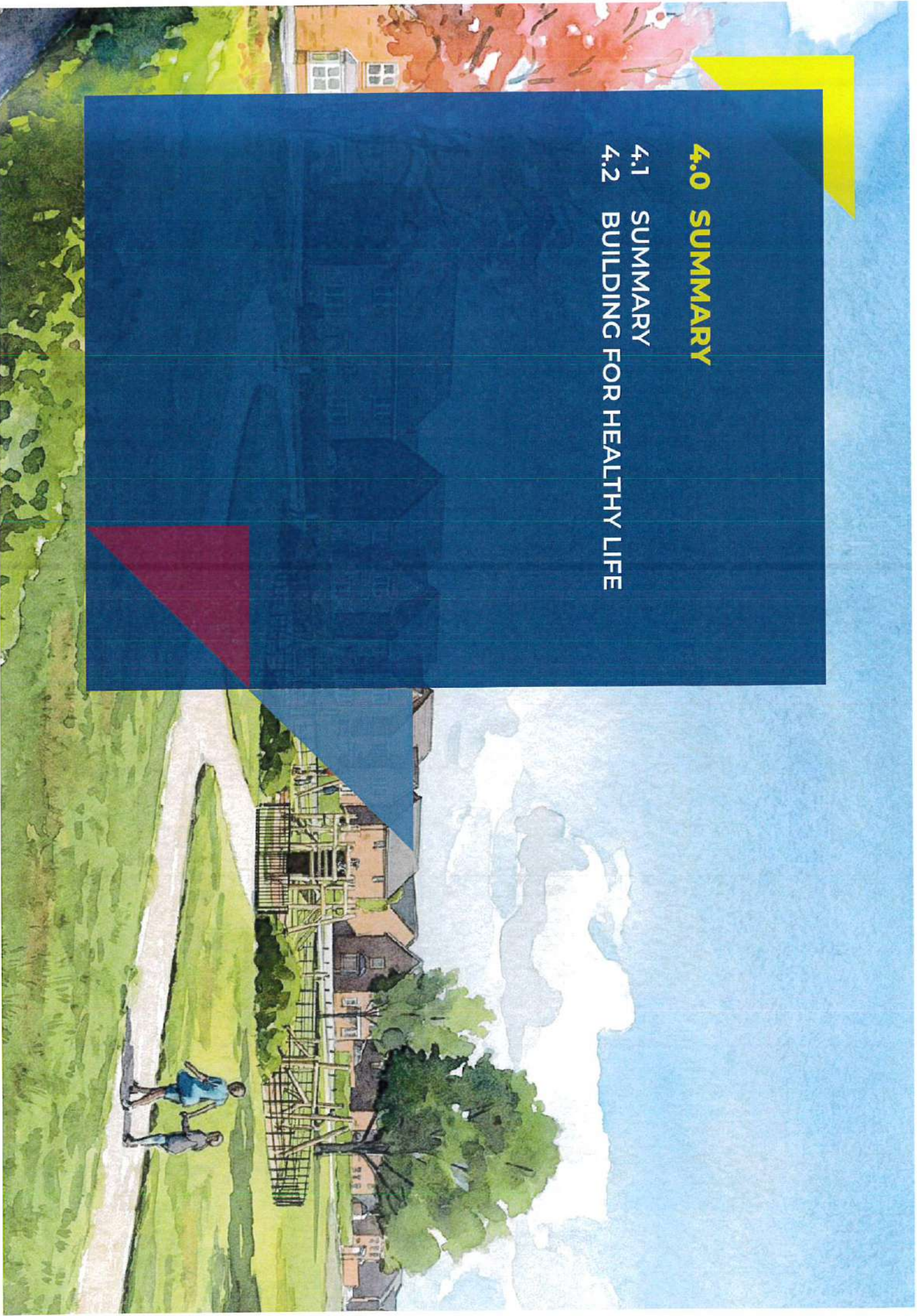
### Access to housing

- Sales prices within reach
- Affordable housing products

## 4.0 SUMMARY

### 4.1 SUMMARY

### 4.2 BUILDING FOR HEALTHY LIFE



## 4.1 SUMMARY

This Design and Access Statement provides a concise overview of the design process that has been undertaken in formulating the Illustrative Layout for up to 200 dwellings.

This statement demonstrates that the various constraints and opportunities of the site have been carefully considered and that the proposals have evolved to embrace stakeholder feedback.

It is considered that the Parameter Plan establishes a framework for the delivery of an attractive residential development that integrates logically with the existing settlement. The Illustrative Layout demonstrates how the proposed number of dwellings can be successfully accommodated within the development extent defined by the Parameter Plan.

The document demonstrates that the Illustrative Layout meets the criteria within the Building for Healthy Life Assessment such as, Natural Connections; Meeting Local Housing Needs; Green and Blue Infrastructure; Healthy Streets. As well as the characteristics set out within the National Design guide such as, Context; Built Form; Movement; Nature. It is considered that the proposals accord with the relevant policies of the Doncaster Local Plan and the Armthorpe Neighbourhood Plan.



The Illustrative Layout

## 4.2 BUILDING FOR A HEALTHY LIFE

Building for a Healthy Life (BHL) updates England's most widely known and most widely used design tool for creating places that are better for people and nature. The original 12-point structure and underlying principles within Building for Life 12 are at the heart of BHL. The new name reflects changes in legislation as well as refinements which have been made to the 12 considerations in response to good practice, user feedback and increased focus on Health and Wellbeing.

In addition to the assessment of the proposals against the National Design Guide, the following reviews the proposals against the BHL considerations.

Our design grounds we believe the application accords with policy requirements. The BHL qualifications are an accepted measure of good quality design and have been used below to summarise the qualities of the development.



# INTEGRATED NEIGHBOURHOODS

## 1. Natural Connections.

Create places that are well integrated into the site and their wider natural and built surroundings. Avoid creating isolated and disconnected places that are not easy places to move through and around.

The illustrative layout illustrates a vehicular loop, ensuring permeability. Pedestrian and cycle movement is prioritised through a network of well-overlooked streets and informal paths within the Public Open Space, forming continuous walking routes that link homes to green space, play areas, and surrounding neighbourhoods. Perimeter blocks integrate with existing development along the northern boundary, while lower-density homes at the site edges provide a sensitive transition to the countryside. The layout therefore promotes strong natural connections and avoids creating an isolated development.

## 3. Facilities and Services.

Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes

Pedestrian connections and active frontages are proposed to link the new development to Ladycroft Road which have footpaths linking with nearby schools, play spaces, retail services, and local employment opportunities.

## 2. Walking, Cycling and public transport.

Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions.

The proposed footpaths and cycle-friendly shared surfaces provide residents and visitors with safe, accessible routes throughout the site and its surrounding green spaces. Streets are designed to be low-speed and pass in front of dwellings, promoting natural surveillance and a sense of safety. Long, uninterrupted stretches of carriageway are minimised, with street curvature incorporated as a natural form of traffic calming. Informal pedestrian and cycle links are also proposed along the edges of the site within public open spaces, connecting to the wider green infrastructure network and enhancing accessibility for all users, as indicated on the illustrative masterplan.

## 4. Homes for Everyone.

A range of homes that meet local community needs.

Up to 200 new homes are proposed on the site, comprising a mix of house types, bedroom numbers, and tenures to address local housing needs. The detailed housing mix will be confirmed at the Reserved Matters application stage.

# DISTINCTIVE PLACES

## 5. Making the most of what's there.

Understand and respond.

The proposed masterplan responds to the site's existing context, addressing constraints and maximising opportunities. Existing landscaping along the eastern and southern boundaries will be retained wherever possible. Outward-facing development in these areas is designed to maximise views over the surrounding countryside. Local character, including materials and architectural preferences, will be incorporated into the designs at the Reserved Matters stage to create a distinctive development that reflects its context.

## 6. A memorable character.

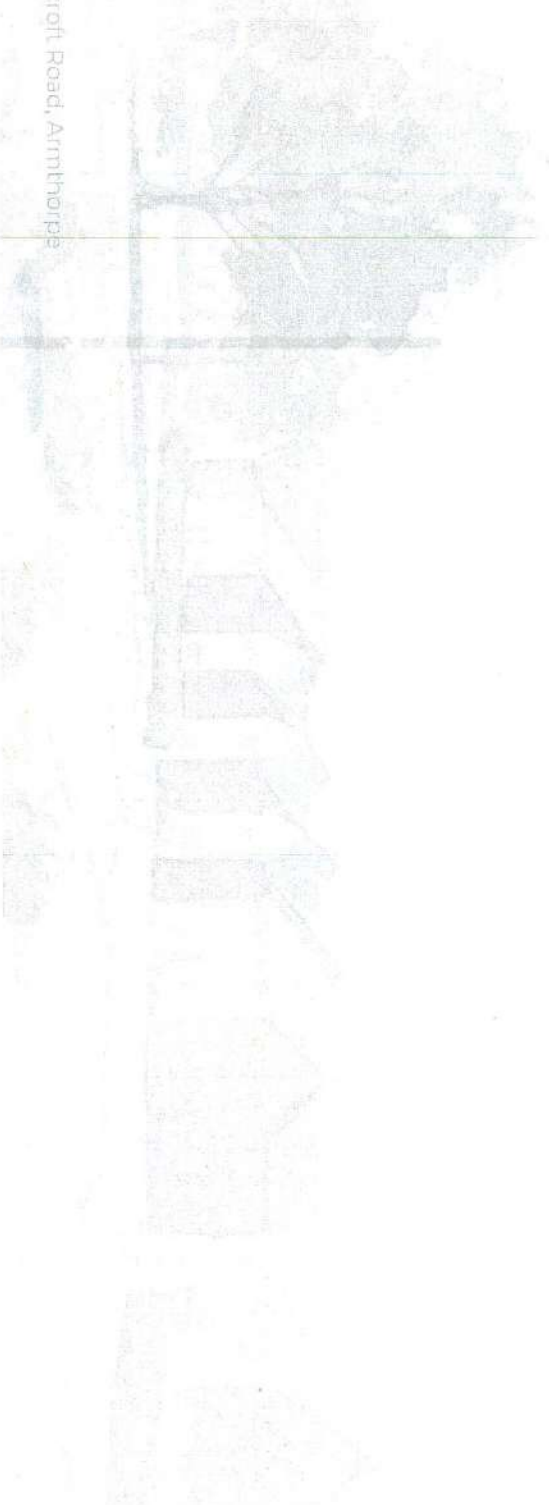
Create places that are memorable.

Distinct character areas can be established through variations in building styles, materials, and boundary treatments. A strong Primary Street is proposed, featuring trees, hedgerows, and brickwork, forming the potential heart of the site. Local influences have informed the design, including the strategic placement of feature trees at street ends and the provision of incidental open spaces to enhance the public realm.

## 7. Well defined streets and spaces.

Create a network of streets and spaces that are well enclosed by buildings and/or structural landscaping, taking care to ensure that front doors and the principal facades of buildings face streets and public spaces.

A material strategy, identifying brick and roof types, can be used to reinforce the street hierarchy and could be applied to distinguish between different street typologies. Dwelling styles, sizes, and design features could be varied to provide visual interest and character. Street corners should be designed with dual-aspect frontages, while road ends could be used to frame key views and vistas to support wayfinding. The layout could establish a network of well-overlooked streets and spaces, using perimeter blocks with clearly defined public frontages and private rear areas.



# STREETS FOR ALL

## 8. Easy to find your way around.

Legible features to help people find their way around a place.

This layout structure defined at Concept stage has been designed to create a series of interesting and varied spaces along the journey through the site. The Primary Street is designed to be distinctive, characterised by a tree-lined avenue, while feature trees and pocket parks provide memorable focal points within the public realm. Buildings are positioned so that views along streets are terminated by the main elevations of dwellings. Corner-turning dwellings with dual-aspect layouts provide active courtyards and outlooks at the external corners of perimeter blocks.

## 9. Healthy streets.

Streets are different to roads. Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease. Activity in the street is an essential part of a successful public realm.

Within the site, a clear hierarchy of streets and shared spaces has been designed to create a permeable movement framework for all users, including pedestrians, cyclists, and wheeled users. Footpaths and informal pedestrian/cycle links have been provided within the site, which are overlooked by housing, linking to Ladycroft Road, which provides existing footpaths to surrounding amenities. Street typologies have been differentiated to help residents and visitors orient themselves, with dwellings positioned so that front doors face streets and green spaces, creating active and engaging frontages. Natural surveillance is enhanced through corner-turning, dual-aspect dwellings at intersections, while street trees, planted verges, and water features provide green and blue infrastructure that enhances safety, comfort, and enjoyment along the routes.

## 10. Cycle and car parking.

Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion, and the quality of the street scene. Well-designed streets will also provide sufficient and well-integrated car parking.

Car parking has been carefully designed to ensure the streetscape is not dominated by vehicles. Side parking are prioritised along the primary street to maintain green frontages, while any front-facing parking is softened with landscape features. The scheme provides safe and attractive pedestrian and cycle routes, offering strong connectivity to the local area and transport links to encourage walking and cycling and reduce congestion. All dwellings will include well-integrated cycle parking within their curtilage.

## 11. Green and blue infrastructure home.


Creative surface water management such as rills, brooks and ponds enrich the public realm and help improve a sense of wellbeing and offer an interaction with nature. As the richest habitat for a range of flora and fauna, they are also a key play in achieving the net gain in biodiversity sought by the 2020 Environment Bill.

The proposed masterplan is underpinned by a strong green (landscape) and blue (drainage) infrastructure framework. An attenuation basin is proposed within the public open space in the southeastern part of the site. The Primary Street is designed to be tree-lined, with landscaped verges forming a key green corridor through the development. Variation in tree species and landscaping approaches is incorporated to reinforce the hierarchy of streets and spaces throughout the site.

## 12. Back of pavement, front of home.

Garden cities, towns and suburbs used hedges to define public and private spaces, helping to create characterful and biodiverse places. The space between the back of the pavement and the face of buildings has a significant impact on the quality of a place. Clear demarcations between public and private spaces can encourage people to personalise the front of their homes whilst also offering opportunities to integrate level changes, utility boxes and waste storage.

The site has been designed to create active frontages and well-overlooked streets, with dwellings oriented so that front doors face the public realm, promoting natural surveillance and a safe environment. A variety of boundary treatments, including hedges and estate railings, define private and public areas and add visual interest, with detailed designs to be confirmed at the Reserved Matters stage. Bin storage and waste collection points are carefully located to the side or rear of properties, ensuring they are discreet and do not detract from the quality of the streetscape or public realm.

A watercolor illustration of a residential neighborhood. The scene is viewed from an elevated perspective. In the foreground, a paved path leads from the bottom left towards the center. To the right of the path, there is a large, dense cluster of green trees. Further back, several houses are visible, featuring brick facades and grey roofs. Some houses have dark-colored cars parked in front of them. The background shows more houses and a glimpse of a street. The overall style is soft and artistic, typical of watercolor painting.

Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion. Well-designed places are based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design...

*National Design Guide*



nineteen47  
CHARTERED TOWN PLANNERS  
& URBAN DESIGNERS