

Building Link Design
15 Thorne Road
Doncaster
DN1 2HG

The Council has signed up to a Government backed initiative, this being the Planning Quality Framework. This framework requires the Local Planning Authority to make a commitment to ensure we are delivering a quality, value for money service and ensuring that we are delivering what our customers want. The Council will contact our Planning customers asking your opinion about our service. To find out more information and how to opt out of future surveys please log on to <https://www.doncaster.gov.uk/services/planning/planning-performance-and-customer-feedback>

Please note that the full version of this document cannot be viewed on all devices. If this document does not include the City of Doncaster Council crest and an electronic signature please contact tsi@doncaster.gov.uk

Applicants are requested to remove any site notices related to this application from outside the property to which the application relates.

26/00787/FUL

THE DEVELOPMENT HEREBY GRANTED SHALL BE CARRIED OUT IN ACCORDANCE WITH THESE CONDITIONS AND THE DETAILS SHOWN ON THE APPROVED PLANS. THIS PERMISSION MAY INCLUDE CONDITIONS WHICH ARE REQUIRED TO BE DISCHARGED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT. YOU ARE REMINDED THAT THE COUNCIL HAS THE STATUTORY AUTHORITY TO TAKE ANY NECESSARY ACTIONS TO ENSURE COMPLIANCE WITH THE TERMS OF THIS DECISION. PLEASE VISIT THE FOLLOWING WEBPAGE "POST DECISION GUIDANCE NOTES" AT [Post decision guidance notes - City of Doncaster Council](#) TO VIEW GUIDANCE NOTES TO SUPPORT THE DECISION NOTICE. YOU WILL NEED TO CONTACT BUILDING CONTROL TO DISCUSS THIS PROJECT – PLEASE TELEPHONE 01302 734848



City of
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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PLANNING PERMISSION GRANTED

Application **26/00787/FUL**

Proposal **Proposed play park on existing dilapidated recreational ground to the rear of Armthorpe Community Centre**

Location **Community Centre Church Street Armthorpe Doncaster**

Dated **24th September 2026**

City of Doncaster Council acting as the Local Planning Authority, has considered your application described above and has decided to **GRANT PERMISSION** subject to the following **CONDITIONS/DIRECTIVES** as set out below. Your further attention is drawn to any informatives attached thereafter.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

Design

CONDITIONS

01. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON

Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.

Scott Cardwell
Service Director for Development & Traded Services

City of Doncaster Council, Civic Office, Waterdale, Doncaster, DN1 3BU



City of Doncaster Council

02. The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows:
Proposed Elevations - 4237-03B received 23.09.2026
Proposed Plan - 4237-02G received 23.09.2026
JAKOUSTIC® REFLECTIVE specification received 24.07.2026
Sales and Installation Drawing, Jakoustic Fencing System - 2m high. Ref: J7/010143 received 24.07.2026
REASON
To ensure that the development is carried out in accordance with the application as approved.
03. Should any unexpected significant contamination be encountered during development, all associated works shall cease and the Local Planning Authority (LPA) be notified in writing immediately. A Phase 3 remediation and Phase 4 verification report shall be submitted to the LPA for approval. The associated works shall not re-commence until the reports have been approved by the LPA.
REASON
To secure the satisfactory development of the site in terms of human health and the wider environment, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.
04. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and be approved in writing by the LPA prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall then be carried out and verification evidence submitted to and approved in writing by the LPA prior to any soil and soil forming material being brought on to site.
REASON
To secure the satisfactory development of the site in terms of human health and the wider environment, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.
05. No development shall take place on the site until a detailed soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a soft landscape plan, a schedule providing plant and tree

Scott Cardwell
Service Director for Development & Traded Services



numbers and details of the species, nursery stock specification in accordance with British Standard 3936-1:1992 Nursery Stock and planting distances of trees and shrubs, and British Standard 8545:2014 Trees: from nursery to independence in the landscape; a specification of planting and staking/guying; a timescale of implementation and details of aftercare for a minimum of 5 years following practical completion of the landscape works. Thereafter the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified in writing within 7 working days to approve practical completion of the planting. Any part of the scheme which fails to achieve independence in the landscape or is damaged or removed within five years of planting shall be replaced during the next available planting season in full accordance with the approved scheme unless the local planning authority gives its written approval to any variation.

REASON

In the interests of environmental quality and in accordance with Policy 48 of the Local Plan.

06. Prior to the commencement of construction activities a Construction Environmental Management Plan shall be submitted to the LPA for approval, and the implemented in accordance with the approved details. The Construction Environmental Management Plan shall draw upon measures and prescriptions set out in the document Armthorpe Play Area, Ecological Appraisal and Biodiversity Net Gain Assessment, Armstrong Ecology Ltd. March 2026 and include
- o A risk assessment of the potentially damaging construction activities in relation to wildlife and habitats.
 - o A method statement for the protection of reptiles and other terrestrial fauna that may be encountered on site.

REASON:

To ensure the ecological interests of the site are maintained in accordance with Local Plan policy 29

07. Within one month of the commencement of development, a lighting design plan for light-sensitive biodiversity will be submitted to and approved in writing by the Local Planning Authority. The plan shall:
- o Provide details of all external lighting to be installed on the site.
 - o Be informed by the latest version of the Institute of Lighting Professionals and Bat Conservation Trust Guidance on Bats and Artificial Lighting in the UK.

Scott Cardwell
Service Director for Development & Traded Services



City of Doncaster Council

- o Specify the use of lighting as informed by Section 5.8 and Appendix 3 of the document Armthorpe Play Area, Ecological Appraisal and Biodiversity Net Gain Assessment, Armstrong Ecology Ltd. March 2026. No external lighting shall be installed on the site except in accordance with the approved plan. The plan must be implemented in full prior to the first use of the approved development.

REASON

To ensure the ecological interests of the site are maintained in accordance with Local Plan policy 29.

08. The development hereby permitted shall not be brought into use until details of secure, enclosed cycle storage facilities have been submitted to and approved in writing by the local planning authority. These facilities shall be fully implemented and made available for use within 3 months of the development being brought into use and shall thereafter be retained for use at all times in accordance with those approved details.

REASON

To ensure that satisfactory facilities for the storage of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy 13 of the Doncaster Local Plan.

09. Notwithstanding the submitted details, no connection shall be made to the receiving drainage system until written evidence has been submitted to and approved in writing by the Local Planning Authority demonstrating that all necessary permissions, easements, discharge consents and agreements have been obtained from the relevant landowner(s), drainage asset owner(s), drainage authority and/or sewerage undertaker for the installation, connection, operation and future maintenance of the drainage system.

REASON

To ensure a suitable and deliverable point of discharge exists for the lifetime of the development.

10. No building or play structure hereby permitted shall be occupied/used until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be designed,

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Service Director for Development & Traded Services



managed and maintained in accordance with the non-statutory technical standards and local standards.

REASON

To comply with current planning legislation - National Planning Policy Framework

11. Prior to the first use/occupation of the development hereby approved, details of the drainage management and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. The drainage system for foul and surface water drainage shall be retained, managed, and maintained for the lifetime of the development in accordance with the approved drainage management and maintenance plan.

REASON:

To ensure the drainage apparatus of the site is adequately maintained for the lifetime of the development.

12. The approved 2 metre high acoustic barrier fencing, as shown on the approved plans and specifications, shall be fully installed prior to the first use of the play area hereby permitted. The fencing shall thereafter be retained, maintained and kept in good repair for the lifetime of the development.

REASON

To safeguard the amenity of nearby residential occupiers from noise impacts arising from the use of the play area, in accordance with the National Planning Policy Framework and Policy 46 of the Doncaster Local Plan (2021).

INFORMATIVES

Statutory Biodiversity Gain Condition

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and*
- (b) the planning authority has approved the plan.*

The applicant should note there are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found here: Mandatory Biodiversity Net Gain. When baseline biodiversity net gain information was agreed as part of a planning application the subsequent permission is

Scott Cardwell

Service Director for Development & Traded Services



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considered to be one which will require the submission to and approval of a biodiversity gain plan by City of Doncaster Council before development commences.

Cadent Gas own and operate the gas infrastructure within the area of your development. Contact the Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email plantprotection@cadentgas.com. Alternatively you can register on www.beforeyoudig.cadentgas.com This service is free of charge.

Scott Cardwell
Service Director for Development & Traded Services

City of Doncaster Council, Civic Office, Waterdale, Doncaster, DN1 3BU

ARMTHORPE PARISH COUNCIL

LIST OF PLANNING APPLICATIONS FOR CONSIDERATION
AT THE MEETING HELD ON 06 OCTOBER 2026

APPLICATIONS		
Reference	Property	Application
26/01722/FUL	Ground Floor 24-26 Mill Street	Change of use from Use Class E/Dry Cleaner (Sui Generis) to Sui Generis (Betting Office), external alterations and signage
26/01723/ADV		Display of one non illuminated fascia sign with a height of 0.675m, width of 11.436m, depth of 0.11m and with height from the ground to the base of advertisement of 2.24m and maximum projection from the face of the building is 0.11m
26/01701/SCRE	Land at Grange Farm, Mere Lane	Request for a screening opinion for outline planning application for the erection of residential dwellings, care home and nursery and the change of use of existing buildings to retail/community uses, with all matters reserved except access into the site (but not within)
26/01643/ADV	The Acorn, Hatfield Lane	Display of internally illuminated fascia sign (height 0.76m, width 6.689m and depth 0.045m) and one externally illuminated totem sign (height 3.45m, width 0.92 and depth 0.05m)
26/01418/COU	3 The Crescent	Change of use from dwelling (Class C3) to children's care home (Class C2)
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	26/01722/FUL
Alternative Reference	PP-15213429
Application Received	Thu 10 Sep 2026
Application Validated	Thu 10 Sep 2026
Address	Ground Floor 24-26 Mill Street Armthorpe Doncaster DN3 3DL
Proposal	Change of use from Use Class E / Dry Cleaner (Sui Generis) to Sui Generis (Betting office), external alterations and 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	Nathan Ward
Parish	Armthorpe Parish Council
Ward	Armthorpe
District Reference	Not Available
Applicant Name	Boyle Sports (UK) Ltd
Agent Name	Miss Naomi Parker - Lichfields
Agent Company Name	Lichfields
Agent Address	2 Bond Court Leeds LS1 2JZ

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Summary

Reference	26/01723/ADV
Alternative Reference	PP-15213429
Application Received	Thu 10 Sep 2026
Application Validated	Thu 10 Sep 2026
Address	Ground Floor 24-26 Mill Street Armthorpe Doncaster DN3 3DL
Proposal	Display of one non illuminated fascia sign with a height of 0.675m, width of 11.436m, depth of 0.11m and with height from the ground to the base of advertisement of 2.24m and maximum projection from the face of the building is 0.11m
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	Nathan Ward
Parish	Armthorpe Parish Council
Ward	Armthorpe
District Reference	Not Available
Applicant Name	Boyle Sports (UK) Ltd
Agent Name	Miss Naomi Parker - Lichfields
Agent Company Name	Lichfields
Agent Address	2 Bond Court Leeds LS1 2JZ

Scale 1:1000	1" = 100'
Scale 1:500	1" = 50'
Scale 1:250	1" = 25'
Scale 1:125	1" = 12.5'
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24-26 Mill Street, Armthorpe,
Doncaster

Change of Use from Use Class E
to Sui Generis (Betting Office),
External Alterations and
Advertisement Consent

Planning Statement

BoyleSports (UK) Limited

09 September 2026

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Contents

1.0	Introduction	1
	BNG De Minimis	1
	Statement Structure	1
2.0	Site Description and Background	3
	The Applicant	3
	The Site	3
	Planning History	4
3.0	Proposed Development	5
4.0	Planning Policy Context	7
	Statutory Development Plan	7
	National Planning Policy Framework	7
	Key Policy Considerations	8
5.0	Planning Assessment	9
	Principle of Development	9
	Consideration of economic benefits	11
	Sustainable Development	12
	Design Considerations	12
6.0	Conclusion	14

1.0 Introduction

1.1 This Planning Statement has been prepared by Lichfields on behalf of BoyleSports (UK) Ltd to accompany a planning application for change of use to Sui Generis (Betting Office) at 24-26 Mill Street, Armthorpe, Doncaster, DN3 3DL ("the site").

1.2 External alterations to the site are proposed to enable the unit to be used as a licensed betting office. The application also seeks Advertisement Consent. The description of development is as follows:

"Change of Use of 24-26 Mill Street, Armthorpe, Doncaster from Use Class E to Sui Generis (Betting Office), external alterations and advertisement consent"

1.3 This Statement should be read alongside the following documents, which have also been prepared to accompany the planning application submission:

- 1 Covering Letter;
- 2 Completed application form, including certificates;
- 3 Site Location Plan (ref. 3553-003 rev A);
- 4 Block Plan (ref. 3553-001 rev A);
- 5 Aerial Block Plan (ref. 3553-002 rev A);
- 6 Ground Floor Plan (ref. 3553-500 rev A);
- 7 Elevations and dish positions (ref. 3553-502 rev A); and
- 8 Existing and proposed shopfront elevation and signage details (ref. 3553-501 rev A).

BNG De Minimis

1.4 Biodiversity Net Gain (BNG) is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). The proposed development is exempt from delivering BNG as it is below the de minimis threshold.

1.5 The proposed development would not impact any onsite priority habitat and impacts less than 25sqm of an onsite habitat that has a biodiversity value greater than zero and less than 5m length of onsite linear habitat. Therefore, the development qualifies for the de minimis exemption for mandatory BNG in line with regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Statement Structure

1.6 The statement is structured as follows:

- **Section 2** provides an overview of the applicant and describes the application site and surroundings;
- **Section 3** provides a description of the proposed development;
- **Section 4** summarises relevant national and local planning policy;

- **Section 5** assesses the proposed development against the development plan; and
- **Section 6** summarises and presents conclusions.

2.0 **Site Description and Background**

The Applicant

- 2.1 Boylesports (UK) Limited provides gambling and betting services and offers a wide range of betting opportunities in horse racing, football, tennis, golf, rugby, cricket, basketball and numbers betting. Boylesports serves customers worldwide.
- 2.2 Founded in 1989 by John Boyle, the business has grown to over 400 shops in Ireland and the UK, offering telephone, mobile and online betting and gaming services in Ireland, the UK and a range of international markets.
- 2.3 More recently, the business purchased a group of 13 shops in the Birmingham area in 2019, which saw the start of their expansion in the UK. Geographic coverage has widened in recent years with additional locations carefully chosen to open additional shops, with the current UK estate size over 80 shops. The business seeks to continue this expansion within selected locations.

The Site

- 2.4 The site is located along Mill Street and is in the administrative boundary of the City of Doncaster Council.
- 2.5 The site is located within the designated Armthorpe District Centre boundary. The site comprises two ground floor retail units, which are already connected. Both units are currently vacant, having previously been occupied by Doncaster Discount Store (Use Class E).
- 2.6 The units are part of an established shopping parade within the town centre, with the majority of units at ground floor level having modern signage, with rear and the upper floors being in residential use. Shared car parking for the units is available in front of the store.
- 2.7 The site is not within a Conservation Area and there are no listed buildings within close proximity to the site. The site is entirely located within Flood Zone 1, which is identified as the lowest risk of flooding and no areas of the site are at risk of surface water flooding.
- 2.8 The site is bound to:
- the north by a hot food takeaway “*Red Relish Fresh Burgers*”;
 - to the east by a private road, beyond which are residential properties;
 - to the south by an existing betting office “*William Hill*”; and
 - to the west by the shared parking of the shopping parade, beyond which is Mill Street and residential properties.
- 2.9 The wider shopping parade has a mixture of units, including both Use Class E retailers, in addition to restaurants and takeaways. Including the above ‘William Hill’, there are two existing betting offices within the parade.

- 2.10 The site itself is highly accessible by public transport with bus stops on Mill Street approximately 100m north of the site providing services to Doncaster Interchange. Shared car parking, including EV, is also provided in front of the shopping parade.

Planning History

- 2.11 Based on a review of the Council's online planning register, the only planning application relevant to the site relates to the proposed "*installation of roller shutters to the front elevation and steel security gates to rear doors of shops*". This application (05/01285/P) was approved in May 2005 and the plans submitted with the application indicate that no.24 was at the time in use as a dry cleaners (Sui Generis). This permission has been implemented. We are further able to ascertain from Google Street View that no.24 (part of the application site) was used as a Dry Cleaner up until at least 2021, meaning that the use of no.24 as a Dry Cleaner (Sui Generis) was established and immune from enforcement action.
- 2.12 No.26 appears to have been used intermittently as a traditional shop over the course of the course of the last 25 years (Use Class E).
- 2.13 Most recently, both units (the application site) have been used as a Discount Store (Use Class E). Whilst this use has now ceased, we note that there are no permitted development rights from Sui Generis to Use Class E, meaning that the established use of unit 24 remains a Dry Cleaner (Sui Generis).
- 2.14 This application is therefore seeking planning permission for the site's change of use from Use Class E/dry cleaner (Sui Generis) to a betting office (Sui Generis).

3.0 **Proposed Development**

- 3.1 The application seeks planning permission for the change of use of 24-26 Mill Street from Use Class E/Dry Cleaner (Sui Generis) to Sui Generis to enable the premises to be used as a licenced betting office.
- 3.2 Permission is also sought for the following external alterations:
- Installation of three wall mounted AC units to be fixed to the rear external wall elevation (details shown on plan ref. 3553-501 rev A and 3553-502 rev A); and
 - Installation of two satellite dishes and one no. starlink dish positioned on the rear external wall elevations (details shown on plan ref. 3553-501 rev A and 3553-502 rev A).
- 3.3 The existing shopfront is to be retained, thoroughly cleaned, and repaired as required. All damaged or weathered elements will be locally patched, resealed, and redecorated to blue. Any missing or defective components, including seals, gaskets, and trims, will be reinstated on a like-for-like basis. All new signage and display installations will match the existing design in scale, ensuring full visual consistency with the host building and adjacent retail frontages. No alterations to the architectural rhythm or appearance of the façade are proposed.
- 3.4 The existing door is to be replaced with a new 10.8mm laminated safety glass to the shopfront and a 6.8mm laminated safety glass to the entrance door (details shown on drawing ref. 3553-502 rev A).
- 3.5 In accordance with UK Building Regulations, transparent glazing will incorporate a manifestation to reduce the risk of accidental collision. Manifestation will also occur at two height bands: between 850mm and 1000mm, and between 1400mm and 1600mm above floor level. Frosting to the glazed door is also proposed with solid stripes to the bottom becoming more translucent on the way up.
- 3.6 Advertisement consent is also being sought for:
- New internally illuminated fabricated fascia sign on the front elevation (details shown on drawing refs. 3553-501 rev A and 3553-502 rev A); and
 - New manifestation signage on the safety glass of the entrance door/shopfront (details shown on drawing refs. 3553-501 rev A and 3553-502 rev A).
- 3.7 Advertisement consent is sought for a single fascia sign. This would be installed above the shopfront entrance in the same location as the previous Doncaster Discount Store Signage.
- 3.8 The proposed manifestation on the safety glass of the entrance door is to include 'BoyleSports' (as shown on drawing refs. 3553-501 rev A and 3553-502 rev A). Advertisement Consent is not required for this, and it is shown for illustrative purposes only. The dimensions of the signs are set out in Table 3.1 below.
- 3.9 The proposed fascia sign will be fabricated from 2.5mm aluminium panels powder coated RAL by Design 270 40 40, with 110mm returns & 20mm up stand and 10mm pushed through opal acrylic detail with vinyl to the face. Internal illumination will be provided by

LED fittings with switch to start control gear and wired back to timer. Only the 'BoyleSports' logo is to be illuminated and the blue background will be opaque.

Table 1 Dimensions of proposed advertisements

Sign Type	Width	Height	Depth	Maximum letter height
Fascia sign – front elevation	11436mm	675mm	16mm	675mm
Entrance door manifestation signage (advert consent not required)	1912mm	257mm	1mm	257mm

4.0 **Planning Policy Context**

- 4.1 This section of the Planning Statement outlines the relevant local and national planning policies. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004), planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

Statutory Development Plan

- 4.2 The statutory development plan for the site comprises the Doncaster Local Plan Core Strategy and associated policies map (adopted September 2021). The key policies relevant to the site includes:
- Policy 1 – Settlement hierarchy
 - Policy 22 - Locating Main Town Centre Uses
 - Policy 23 – Development within Town, District and Local Centres
 - Policy 42 – Good Urban Design
 - Policy 46 - Design of non-residential, commercial and employment development

National Planning Policy Framework

- 4.3 The National Planning Policy Framework (August 2026) sets out the planning policies for plan making and for making decisions on development proposals in England. The sections listed below are considered of relevance to the determination of the development proposal:
- Section 4 – Achieving sustainable development;
 - Section 7 – Building a strong, competitive economy;
 - Section 8 – Ensuring the vitality of town centres; and
 - Section 14 – Achieving well-designed places
- 4.4 The central aim of the NPPF is to establish a presumption of sustainable development. Paragraph 17 sets out the three overarching objectives of sustainable development which underpins the planning system. These are interdependent and need to be perused in mutually supportive ways:
- a An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible community facilities, public service infrastructure and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;

- c An environmental objective – to support efforts to mitigate and adapt to climate change, including moving to a low carbon economy; and to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution.

- 4.5 Providing further support for building a strong, competitive economy, Policy E1 states to support business investment, plans should take into account both business needs, wider needs and opportunities for economic growth. Policy E2 emphasises that substantial weight should be given to proposals that allow businesses to invest expand and/ or adapt.
- 4.6 To ensure the vitality of town centre, Policy TC2 seeks to promote the long-term value and viability of town centres by prioritising them as locations for main town centre uses. Annex 2 of the Framework identifies leisure development as a 'main town centre use' which, in our opinion and as supported through planning appeal decisions, includes betting offices.
- 4.7 In achieving well designed places, Policy DP3 states that proposals should respond to their context, including history, character and features of their site and its setting.

Key Policy Considerations

- 4.8 Based on the policy context described above, we considered that the following issues are key to the determination of the proposed development:
 - 1 The principle of development;
 - 2 Consideration of economic benefits;
 - 3 Sustainable development; and
 - 4 Design considerations

5.0 Planning Assessment

Principle of Development

- 5.1 The site is located within Armthorpe Town Centre as defined by the adopted Local Plan Policies Map. Core Strategy Policies 1 and 22 establishes that, following Doncaster Town Centre, priority will be given to improving the quality and diversity of designated town centres, with proposals for 'Main Town Centre Uses' directed to these locations.
- 5.2 Core Strategy Policy 23, Part 3 provides a list of criteria that proposals for betting offices must comply with in order to be supported. This includes:
- a *The property is vacant and/or has been marketed unsuccessfully for at least one year and the rent value has been set as a realistic rate;*
 - b *The new use would generate footfall within the shopping frontage; and*
 - c *There is no clustering or cumulative impact resulting from an over concentration of such uses in an area. Clustering will occur where more than 10% of units, in a parade of Main Town Centre Uses, will be used (in any combination) for betting shops, amusement arcades, pay down loan units, and/or pawnbrokers.*
- 5.3 In relation to criterion (a) of Policy 23, a letter from the landlord of the entire shopping parade is provided in Appendix 1. The letter explains that the premises were formerly occupied by K.S.M Dry Cleaners before becoming vacant in November 2022. Doncaster Discount Store subsequently occupied the unit from January 2025 to February 2026
- 5.4 However, during the period from 2022-2025, and subsequently following February 2026, no substantive offers or significant levels of market interest has been received for the unit. This is despite the extensive marketing undertaken to both national and local retailers, including the use of marketing agents, targeted marketing calls and marketing boards on site. The only serious and committed interest has come from Boylesports.
- 5.5 Consequently, whilst the unit has been vacant for seven months, it has a history of vacancy extending over a period of up to three years. The owners of the parade are supportive of Boylesports occupying the unit, as this would help to encourage the long-term vitality and viability of the parade. This is further supported by the landlord's recent letting to Boylesports on a very similar parade in Exeter, where two existing betting offices were already trading from smaller units, representing a similar position to that at Mill Street. As a result of the letting, the landlord observed increased footfall within these locations.
- 5.6 It is therefore clear that there is no longer a need for this unit to be within retail use within the town centre. The limited occupation of the application site over the last 4 years, with the Discount Store essentially acting as a pop-up operation, highlights that despite extensive active marketing at competitive rates, there is a clear absence of demand for retail purposes.
- 5.7 If planning permission for the proposal were to be refused permission, the application site is likely to remain vacant for a considerable period of time. The marketing history and local market knowledge set out by the landlord should be afforded substantial weight which we consider satisfactorily addresses criterion (a) of Policy 23.

- 5.8 The NPPF also clearly states in Policy TC2 that substantial weight should be given to the benefits of supporting the overall vitality and viability of the centre, including where this can be achieved through the diversification of uses. Annex 2 of the NPPF defines a list of 'main town centre uses'. This list extends far beyond traditional retail development and specifically identifies leisure development as a main town centre use, which in our opinion as supported through appeal decisions, includes betting offices. Thus, reducing vacancies is vital in order to retain strong levels of footfall within the town centre, as occupied shops support each other with the creation and shared visitors (Further detail on betting offices increasing footfall below). Retail demand has changed significantly in recent years and units such as the site are now less likely to attract traditional retail interest, with more interest coming from leisure and fast-food operators. Overall, evidence clearly aligns with criterion (a) and the proposal should be supported.
- 5.9 In relation to criterion (b) of Policy 23, betting offices have been shown to generate footfall and support the vitality and viability of centres in numerous appeal decisions as they encourage people to spend longer in a prescribed centre, therefore supporting the shopping function of centres. This was demonstrated in an appeal decision in Harrow (APP/M5450/W/19/3241217) whereby the appellant's betting office was shown to be a strong footfall generator within Harrow Metropolitan Town Centre and was the most visited unit amongst those surveyed. In addition, the research found that those visiting the betting shop will go on to shop at other units in the town centre, creating linked trips that provide direct economic benefits to other shops and services in the area.
- 5.10 The Inspector concluded that *"the proposed change of use would make a significant contribution to the vitality and viability of Harrow Metropolitan Town Centre and that it would support the retail function of the Metropolitan centre."* This appeal decision confirms that a betting office is a footfall generating use and that people who visit betting offices also visit and spend money in other shops and services in the town centre. This behaviour demonstrates components of a healthy retail environment and highlights that betting offices positively contribute towards the shopping function and vitality and viability of town centres. The same conclusion has been reached on numerous appeals across the United Kingdom and reflects an established pattern. Other relevant examples include:
- 1 Ref. APP/Z0116/A/12/2180389 – 782 Fishponds Road, Fishponds, Bristol, BS16 3TT (paragraph 12)
 - 2 Ref. APP/U2615/A/14/2214695 – 19 Market Place, Great Yarmouth, Norfolk, NR30 1LY (paragraph 10)
 - 3 Ref. APP/C5690/W/23/3335264 – 80 Deptford High Street, Lewisham, London, SE8 4RT (paragraph 13)
 - 4 Ref. APP/W4705/W/24/3358277 – 15-17 Broadway, Bradford, BD1 1JD (paragraph 9)
 - 5 Ref. 6005111 – 164-166 Rushey Green, Catford, SE6 4HQ (paragraph 13)
- 5.11 The above appeal decisions confirm that betting offices are a complimentary main town centre use, which generate significant footfall and compliment the retail function of town centres. We therefore consider that the proposal is in full compliance with criterion (b) of Policy 23.

- 5.12 In relation to criterion (c), there are currently only two betting offices within Armthorpe's defined town centre boundary. The recent closure of Mark Jarvis on Church Street in late 2023 means that the proposal would, in effect, reinstate the previous number of betting offices within the town centre as a whole.
- 5.13 When considering the District Centre in its entirety, the proposal would not lead to clustering or present a cumulative impact resulting from an over concentration of such uses, particularly given the diversity of uses present within the centre.
- 5.14 A review of the District Centre indicates that there are approximately 78 units within the town centre, of which only two units (2.6% of the total) are classed under Policy 23 as "Betting offices, amusement arcades, pay day loan units and/or pawnbrokers". The addition of the proposed betting office would increase this proportion to 3.8% of the total number of units, which is well below the 10% threshold outlined in Policy 23. As advised previously, the proposal would simply reinstate the recently closed betting office on Church Street.
- 5.15 As such, the proposal cannot reasonably be considered to result in an over concentration of such use within Armthorpe District Centre.
- 5.16 Furthermore, the supporting text of Policy 23 makes clear that concerns regarding an increase in betting shops principally arise from perceptions of the potential negative effect that such uses may have on the town centre. However, the evidence presented above demonstrates that betting offices can contribute positively to the vitality and viability of town centres. As such, it is considered that the principle of locating a betting office within this established town centre location has been appropriately justified.

Consideration of economic benefits

- 5.17 This proposal, through the direct investment from BoyleSports (UK) Ltd, would contribute to the economic growth of Armthorpe District Centre. On average, £300,000 is invested by BoyleSports on the fitting out of each new unit with BoyleSports paying an average of £9,500 of business rates per unit, per annum, to the Council.
- 5.18 The proposal creates 3 full time and 3 part time jobs (including a part time cleaner). Each new BoyleSports unit also creates 26 temporary construction jobs over the 6–8-week construction period (This includes 3no. Shopfront & Signage; 3no. Joiners; 3no. Electricians; 2no. Plumbers; 3no. A/C Contractors; 1no. Tiler; 2no. Carpet fitters; 2no. CCTV & Alarm; 3no. Technical installers, 2no. Painter & decorators, 2no. General labourer). The proposal also create indirect employment through the supply chains for consumables, waste management and utilities.
- 5.19 Doncaster Racecourse is one of the oldest and most prestigious racecourses in the UK. It is home to the world's oldest classic horse race and the final leg of the British Triple Crown. In addition to hosting race days, the racecourse offers a range of experiences from live music nights to family entertainment – the venue is a key component of the local community and importantly, the local economy.
- 5.20 Subject to planning permission being obtained, the payment for media rights and the requisite levy back to horse racing from the application site is likely to be approximately £40,000. This will directly benefit Doncaster Racecourse. In addition, Boylesports is a major sponsor of horseracing, particularly in areas where they have shops. Again, this

presents a major economic benefit to Doncaster Racecourse should planning permission be granted.

- 5.21 It is therefore clear that the proposal would provide economic growth which aligns with Chapter 7 of the NPPF (building a strong, effective economy). NPPF Policy E2 further states that substantial weight should be given to the economic benefits of proposals for commercial development which allow businesses to invest, expand and/or adapt. The economic benefits relating to the development proposals are therefore a material consideration that can be afforded substantial weight in the determination of this application, and the proposal should therefore be viewed favourably.

Sustainable Development

- 5.22 The development will allow for the effective re-use of a previously developed site clearly aligning with the aspirations of the NPPF.
- 5.23 The occupation of the unit will deliver clear and tangible benefits to the vitality and viability of the district centre.
- 5.24 The proposal will provide a significant visual enhancement (including the removal of roller shutters) to the application site and would maintain an active frontage. The longer operating hours will encourage customers to visit the district centre through the day, including early evening.
- 5.25 The site's sustainable location, along with its previously developed nature satisfies the requirements of environmental sustainability, which is recognised as one of the three key dimensions of sustainable development by the NPPF (Paragraph 17).

Design Considerations

- 5.26 Policy 42 requires development to be high quality and optimise the potential of a site, whilst responding to local character and design standards.
- 5.27 Policy 46 further sets out that commercial developments must be designed to be high quality, attractive and make a positive contribution to the area in which they are located. This includes criterion 10 which states that proposals will be supported where they *"consider advertisement, signage, and security measures so they are not overly prominent or dominant and contribute to the visual character and vitality of the street scene"*.
- 5.28 The proposed development has been designed to complement the existing design, scale and character of units within Armthorpe District Centre, which comprises a range of modern and contemporary shopfronts. Betting offices typically provide an active frontage that is comparable to traditional town centre uses, the proposal would, therefore, integrate within the existing built form and would not appear incongruous within the street scene.
- 5.29 The proposed illumination of the signage is considered appropriate and consistent with the established character and would be suitably proportioned and designed to avoid any adverse visual impact.
- 5.30 The proposed development would also support natural surveillance and encourage people to spend longer within the town centre due to their longer operating hours and increased

footfall. Accordingly, the proposal would assist in preventing crime and improving community safety by maintaining an active and occupied town centre environment.

- 5.31 The proposed development is therefore considered to be compliant with design Policies 42, 46, as well as NPPF Policy DP3.

6.0 Conclusion

- 6.1 This Planning Statement has set out the proposed development at 24-26 Mill Street, Armthorpe, Doncaster comprising the change of use from Use Class E/Dry Cleaners (Sui Generis) to Sui Generis (betting office), together with associated external alterations and advertisement consent. It demonstrates that, the proposed development is in accordance with relevant national and local policy.
- 6.2 The proposed development would create additional employment in the local area, including financial support to Doncaster Racecourse – a key community asset and present significant investment in the fitting out of the new unit. These are matters that are considered material in the determination of the proposal which can be afforded substantial weight.
- 6.3 The scale, design and illumination of the proposed advertisement and shopfront are considered appropriate to the site and would be consistent with the established character and appearance of Armthorpe District Centre.
- 6.4 Overall, the proposed development represents a suitable and appropriate use of the premises and would make a positive contribution to the vitality, viability and attractiveness of Mill Street. Accordingly, planning permission and advertisement consent are respectfully sought.

Appendix 1 Vacancy Letter on behalf of Landlord

1st September 2026

RE: 24-26 Mill Street, Armthorpe, Doncaster DN3 3DL

To whom it may concern,

We write in support of the planning application in relation to 24-26 Mill Street, Armthorpe, Doncaster. I act on behalf of the landlord.

The premises was formerly K.S.M Dry Cleaners, situated on Mill Street, until they notified the landlord of their intention to vacate in May 2022, where they eventually vacated fully in November 2022. The unit was marketed by Sheet Anchor Evolve from the time K.S.M notified their plans to vacate. The property attracted limited interest, we took targeting approaches to make direct contact with a range of different retailers including the likes of; national and local charity shops, fashion retailers, opticians, food uses, phone shops, tanning salons, cafes and more, of which attracted no significant levels of interest; the following measures were also carried out:

- The erection of a prominent marketing board on site.
- Preparation and circulation of marketing particulars.
- Distribution of marketing particulars to local and national agents.
- Direct, targeted marketing, including telephone calls and approaches to operators of which we have considered may have a requirement for this location.

Whilst this is a good-sized property, it isn't within one of the most prominent positions of the shopping parade.

Following a difficult period of formally marketing the unit, an offer was received from Doncaster Discount Store in August 2024. As a result, a subsequent 10-year lease was completed on 21st January 2025. Unfortunately, due to issues with trade, the business was unable to prove viable, and the lease was forfeit on 11th February 2026. Since February 2026, we have also made direct approaches to several of the national and regional retailers with whom we already have landlord-tenant relationships elsewhere. Interest in the property has been very limited, a small number of parties made initial enquiries, but in each case, following financial appraisals and consideration of trading viability, those prospective tenants chose not to proceed.

The only serious and committed interest has come from Boylesports. They are the sole party who have demonstrated genuine demand for the premises and who are willing to commit to a lease. We are confident that if a viable occupier for the existing use had come forward during this period, we would have secured them; unfortunately, no such party has been forthcoming.

We confirm therefore that over the last few years, the property has been subject to a thorough and sustained marketing campaign, and that the proposed use by Boylesports represents the best opportunity to bring this vacant property back into occupation. As owners of the full parade, it is in our interests to maximise footfall and ensure the composition of tenants remains attractive to the local community, ensuring the long-term vitality and viability of the parade, which also benefits the wider Armthorpe retail offering. We are confident the investment from Boylesports will support this aim, which is why we are happy to agree a letting to them.

The landlord has recently completed a letting to Boylesports on a very similar parade in Exeter, of which there were 2 existing betting offices trading from smaller units, a similar position to Mill Street. We are delighted to have seen the excellent standard of shop fit and improvement to the shopfront that Boylesports have provided at this site; this has

Sheet Anchor Evolve Ltd

LCP House
The Pensnett Estate
Kingswinford
West Midlands
DY6 7NA

Sheet Anchor Evolve Ltd

seen significant increases in the footfall at these locations, mirrored by a positive response from competitive retailers, who have now invested in their own units, seeing the parade present better.

With the marketing experience we have seen, and lack of any significant interest from other potential occupiers, it seems clear that it would be likely to remain vacant for a considerable time if Boylesports are not able to complete this proposed letting. Should a long-term vacancy period persist, this could prove a detriment to the wider property, as has been the case for the last 3-years.

Sheet Anchor Evolve manage over 660 commercial properties in retail centres across the country, reducing vacancies is vital to retain strong levels of footfall within each location. Occupied shops support each other with the creation of footfall. Retail demand has changed significantly in recent years, particularly since Covid, units such as this are now less likely to attract traditional retail interest, with more interest predominantly forming from leisure and fast-food operators as town centres have changed. We have adapted our approach to this change in demand across the country, and with the support of Planning Authorities, we aim to ensure a strong composition of tenants within our properties, such as Mill Street, Armthorpe.

Should you require any further information please do let me know.

Yours Sincerely,

Harry Eades

Asset Manager

Sheet Anchor Evolve (part of M Core)

E: Heades@saevolve.com

M: 07564 052 326

Sheet Anchor Evolve Ltd

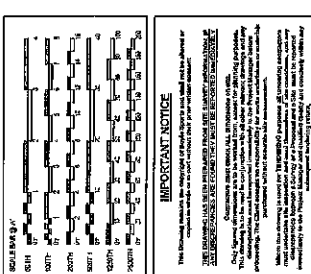
LCP House

The Pensnett Estate

Kingswinford

West Midlands

DY6 7NA



AREAS SCHEDULE		
GROSS UNIT AREA	217.62SQ'±	2,841.39 SQ'±
GROSS CUSTOMER AREA	168.62SQ'±	1,705.31 SQ'±
NET CUSTOMER AREA	162.66sq'	1,579.13 SQ'±

BOYLE
SPORTS

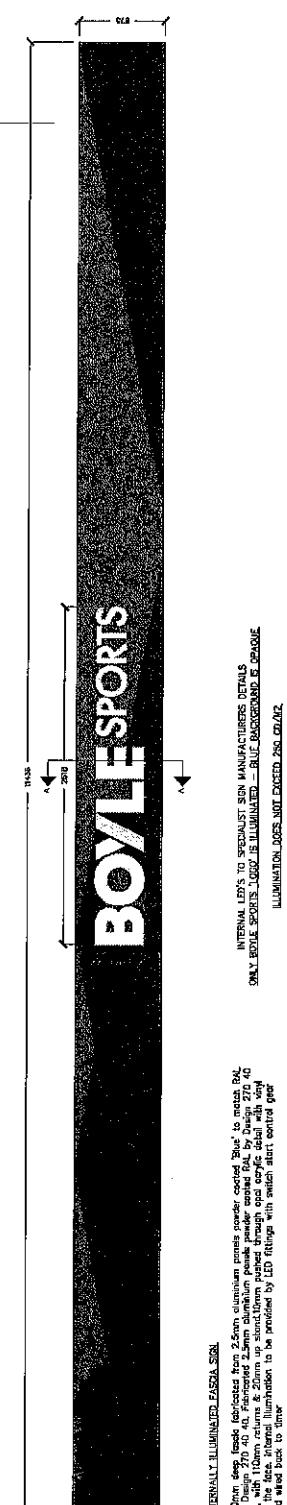
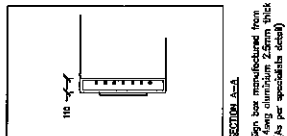
DMU DESIGNS
 20 PERIODS/80 HRS
 KET 141166
 © 1997 WADSWORTH, INC.

4-26 MILL STREET
WIMBORNE, DORSET
DN3 3DL

**EXISTING & PROPOSED SHOPFRONT ELEVATION
: SIGNAGE DETAILS**

DATE	AUGUST 2026	TIME	1:50@A1 / 1:10@A3
BY	PTM	PA	JF

553-501 553-501	A
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INTERNAL LED'S TO SPECIALIST SIGN MANUFACTURERS DETAILS
ONLY BODILE SPORTS LOGO IS ILLUMINATED - BLUE BACKGROUND IS OPAQUE
ILLUMINATION DOES NOT EXCEED 250 CD/M2

thin deep (acids fabricated from 2.5mm aluminium panels powder coated 'Blue' to match RAL Design 270 40. Fabricated 2.5mm aluminium panels powder coated RAL by Design 270 40 with 110mm returns & 20mm up stand. Then pushed through opal acrylic detail with vinyl the face. Internal illumination to be provided by LED fittings with switch alert control gear & wired back to timer

PROPOSED SHOPFRONT DESCRIPTION

* shootfront to LHS of Unit and existing retained RHS shootfront to be finished in RAL By Design 27D 40 40, new signage and display installations to match the existing design in scale, ensuring full visual consistency with the existing building and adjacent retail frontages. No alterations to the architectural rhythm or appearance in the facade are proposed.

RESEARCH REPORT

2mm deep foci fabricated from 2.5mm aluminium powder coated 'blue' to match RAL by Design 270 40. Fabricated 2.5mm aluminium powder coated RAL by Design 270 40 40, with 110mm returns & 50mm top section. 110mm polished through acrylic detail with vired to the face. Internal illumination to be achieved by LED fittings with switch start, control gear and wired back to timer, all wiring concealed, driven

THE UNIVERSITY OF TEXAS AT AUSTIN

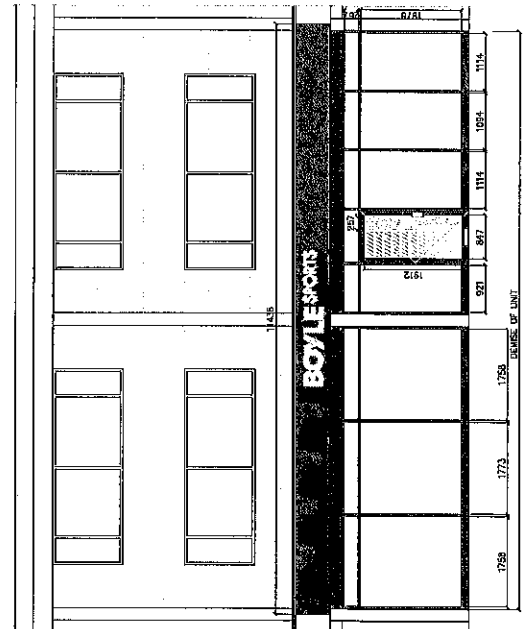
INFESTATION ON WINDOWS

in accordance with UK Building Regulations, transparent glazing must incorporate modification to reduce the risk of accidental collision. Modification is required at two height bands: between 850mm and 1000mm, and between 1400mm and 1600mm above floor level.

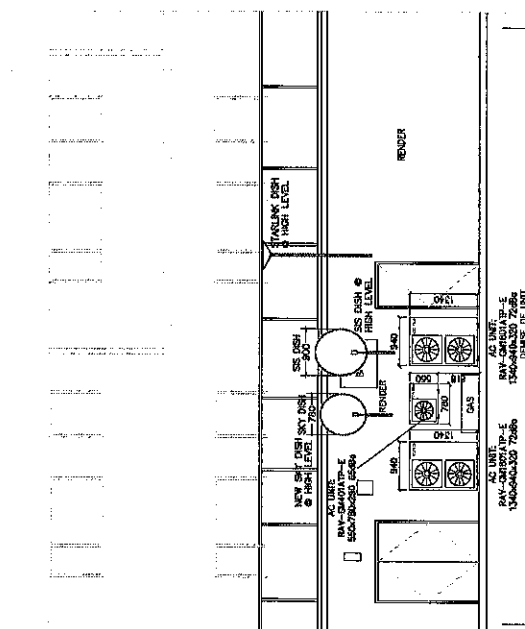
Transparent glazing modification must visibly contrast with the background seen through the glass in all lighting conditions. It can be achieved by the use of the form of a company logo or sign (minimum height 150mm), or a decorative feature such as a line and/or broken line (minimum height 50mm).

PLATE 1

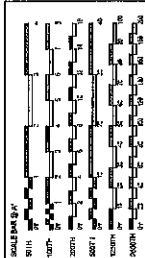
According to the glazed door to become more gradual with solid stripes to the bottom becoming more translucent on the way up.



Point Elevation (West) as Proposed (1:50)



Near Elevation (East) as Proposed (1:50)



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AREAS SCHEDULE			
GROSS UNIT AREA	217.23SQ	2.24:1.39 SQFT	
GROSS CUSTOMER AREA	158.60SF	1.70:2.21 SQFT	
NET CUSTOMER AREA	142.15SQ	1.52:1.13 SQFT	

DYNAMIC MEMORIES		20000000
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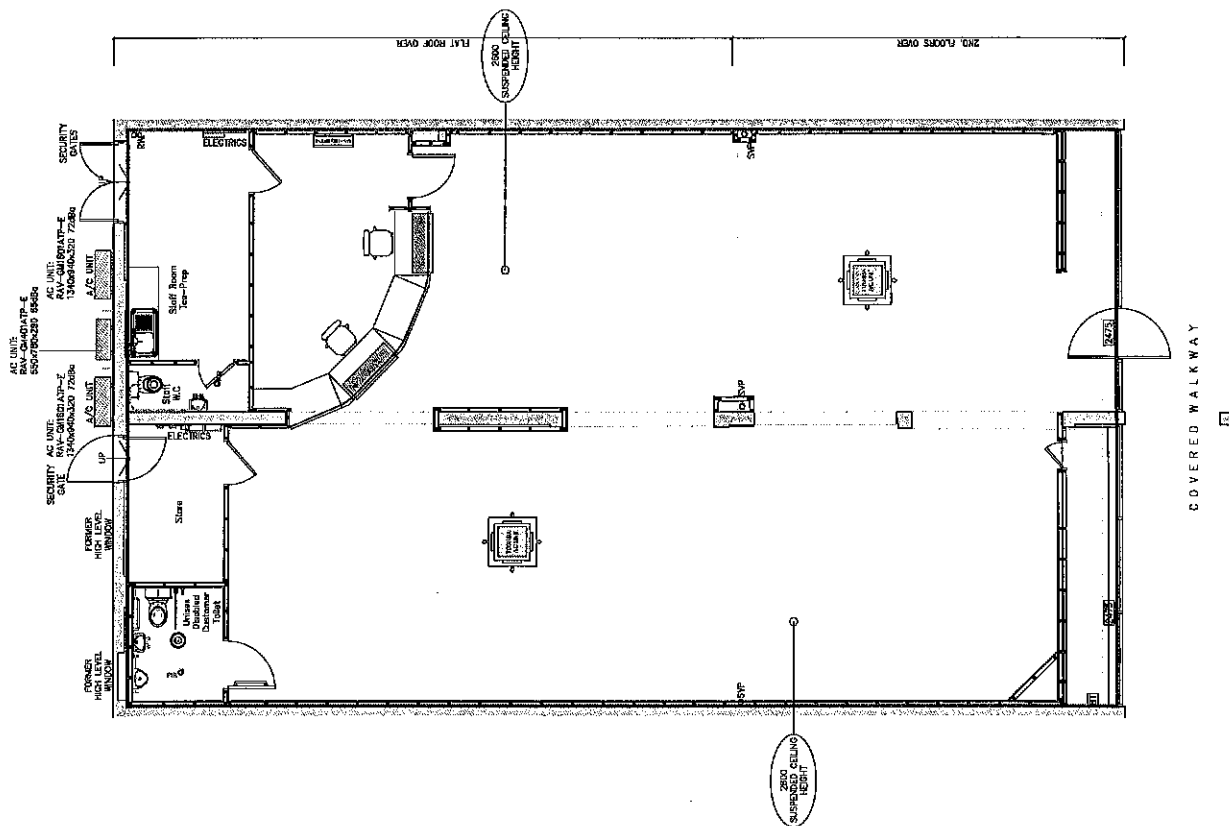
BOYLE
SPORTS

DINO DESIGNS

24-26 MILL STREET
ARFATHORPE, DONCASTER
DN3 3TJ

GROUND FLOOR AS PROPOSED

Page: AUGUST 2026 Total: 1,500/A1 / 1,100/A3

[illegible]

Ground Floor (150)



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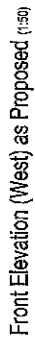
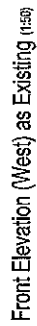
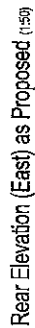
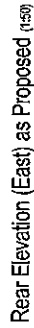
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877-479-7284
SPOT@DMD.US

3428 MILL STREET ARTHURPE DONOOSTER DN3 30L	EXISTING & PROPOSED REAR & SIDE ELEVATIONS SAT DISH POSITIONS & AC	DATE: AUGUST 2020	FILE: 150401171000A3	SCALE: 1/8" = 1'-0"	DATE: 8/1/20	BY: A
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Print Version

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[Print](#)

Summary

Reference	26/01701/SCRE
Alternative Reference	Not Available
Application Received	Mon 07 Sep 2026
Application Validated	Mon 07 Sep 2026
Address	Land At Grange Farm Mere Lane Armthorpe DN3 3EA
Proposal	Request for a screening opinion for outline planning application for the erection of residential dwellings, care home and nursery and the change of use of existing buildings to retail / community uses, with all matters reserved except access into the site (but not within)
Status	Awaiting decision
Appeal Status	Not Available
Appeal Decision	Not Available

Further Information

Application Type	Screening Opinion
Expected Decision Level	Not Available
Case Officer	Not Available
Parish	Armthorpe Parish Council
Ward	Armthorpe
District Reference	Not Available
Applicant Name	Albemarle Homes Ltd
Agent Name	Annabelle Parkinson - Johnson Mowat Planning
Agent Company Name	Not Available
Agent Address	Coronet House Queen Street Leeds LS1 2TW

Request for Screening Opinion Land at Grange Farm, Mere Lane, Armthorpe On behalf of Albemarle Homes Ltd

1. Introduction

- 1.1 This request for a screening opinion is made under Regulation 6 (1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations).
- 1.2 It relates to the following proposed development: -
"Outline Planning Application for the erection of residential dwellings, care home and nurse's and the change of use of existing buildings to retail / community uses, with all matters reserved except access into the site (but not within)"
- 1.3 The site extends to a site area of 25.9ha located at: -
"Land at Grange Farm, Mere Lane, Armthorpe"
- 1.4 To assist City of Doncaster Council (CDC) in adopting a Screening Opinion, a summary of the site location, its planning context, a brief description of the nature and purpose of the development and a summary of its possible effects on the environment are provided.
- 1.5 As set out subsequently, it is considered that the proposed development does not constitute EIA development and therefore an Environmental Statement would not need to be submitted with the planning application. Notwithstanding this, it is anticipated that the Council will require a number of technical assessments to be provided in order to determine the application. As such, a list of documents / assessments that are considered to be necessary to support the application are set out within this request.
- 1.6 A Site Location Plan is provided at Appendix 1 and a Site Layout is provided at Appendix 2 to support this request for a Screening Opinion.

2. Regulations

- 2.1 The relevant regulations are The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) ('the Regulations').

Requirement for EIA

- 2.2 Regulation 3 prohibits a relevant planning authority granting planning permission for Environmental Impact Assessment (EIA) development unless an EIA has been carried out in respect of that development.
- 2.3 EIA development means development which is either Schedule 1 development, or Schedule 2 development that is likely to have significant effects on the environment by virtue of factors such as its nature, size or location.
- 2.4 "Schedule 2 development" means development, other than exempt development, of a description mentioned in column 1 of the table in Schedule 2 where: -
 - a) any part of that development is to be carried out in a sensitive area; or
 - b) any applicable threshold or criterion in the corresponding part of column 2 of that table is respectively exceeded or met in relation to that development.

Screening

- 2.5 As part of the preparation of a planning application for the proposed development we write to formally request an EIA Screening Opinion from CDC under the relevant regulations. Accordingly, this request includes the following information, in accordance with Regulation 6 (2) of the EIA Regs: -
- a) a plan sufficient to identify the land;
- 2.6 a description of the development, including in particular: -
- i) a description of the physical characteristics of the development and, where relevant, of demolition works;
 - ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;
- b) a description of the aspects of the environment likely to be significantly affected by the development;
- 2.7 to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from: -
- a) the expected residues and emissions and the production of waste, where relevant; and
 - b) the use of natural resources, in particular soil, land, water and biodiversity; and
 - c) such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.
- 2.8 A person compiling the information set out above must, where relevant, take into account—
- a) the criteria set out in Schedule 3; and
 - b) the results of any relevant EU environmental assessment which are reasonably available to the person requesting the screening opinion.
- 2.9 A relevant planning authority must adopt a screening opinion within—
- a) 3 weeks beginning with the date of receipt of a request; or
 - b) such longer period, not exceeding 90 days from the date on which the person making the request submits the information required as may be agreed in writing with the person making the request.

3. Site Location and Context

- 3.1 The site is located within the administrative area of CDC and extends to circa 25.9 hectares. The site is located circa 4.75km north east of Doncaster City Centre, in the north western part of Armthorpe, to the south of Edenthorpe.
- 3.2 The site is bound by the A630 to the north, Mere Lane to the east, Shaw Wood to the south and an existing retail area which includes a Sainsburys supermarket to the west.
- 3.3 The site currently comprises predominantly of agricultural fields, with agricultural outbuildings located towards the eastern side of the site accessible from Mere Lane.
- 3.4 Existing Public Rights of Way (PRoW) are located adjacent to the site's eastern boundary, as well as the eastern most extent of the site's southern boundary.
- 3.5 Existing power lines traverse through the eastern part of the site in a south west to north east direction.
- 3.6 There are a number of existing trees located within the site, predominantly along the site's northern, western and southern boundaries.
- 3.7 A Site Location Plan is included at Appendix 1.

4. The Proposed Development

- 4.1 Albemarle Homes intend to submit an Outline Planning Application for the following proposed development:-
'Outline Planning Application for the erection of residential dwellings, care home and nursery and the change of use of existing buildings to flexible Class E / F2 use, with all matters reserved except access into the site (but not within).'
- 4.2 An Illustrative Masterplan showing how the site could come forward is included at Appendix 2. The Illustrative Masterplan shows the following high level design principles:
- Proposed residential development up to 2. storey (medium density).
 - Proposed residential development up to 2.5. and 3. Storey on vistas (medium / high density).
 - Proposed care home and associated amenity and parking.
 - Proposed nursery with its own access, associated infrastructure and parking.
 - Proposed play provision and amenity corridors.
 - Location of existing and proposed footpath links.
 - Retention of existing woodland with appropriate ecological buffer.
 - Proposed new roundabout and infrastructure to form access off the A630.
 - Outward facing development onto existing and improved green spaces; and,
 - Retention of some farm buildings and access to Grange Farm.

5. Potential to be EIA Development

- 5.1 Screening is a procedure used to determine whether a proposed development is likely to have significant effects on the environment.
- 5.2 A local planning authority should determine whether the development is of a type listed in Schedule 1 or Schedule 2 of the EIA Regs. In general terms, if the type of development is listed in Schedule 1, an EIA is required in every case; whereas if the project is listed in Schedule 2, the local planning authority should consider whether it is likely to have significant effects on the environment when assessing whether EIA is required.
- 5.3 This section establishes whether the proposed development may fall within the scope of developments described at Schedules 1 and 2 of the Regulations.

Schedule 1

- 5.4 The proposed development does not fall within the scope of developments described as Schedule 1 development.

Schedule 2

Column 1 Category

- 5.5 If a proposed development is listed in the first column in Schedule 2 and exceeds the relevant threshold or criteria set out in the second column ('the Exclusion Thresholds and Criteria') the development needs to be screened by the local planning authority to determine whether significant effects on the environment are likely and hence whether an EIA is required. Projects listed in Schedule 2 which are in, or partly in a 'Sensitive Area' also need to be screened, even if they are below the Exclusion Thresholds and Criteria or do not meet the criteria. Sensitive Areas as defined in the EIA Regs include Sites of Special Scientific Interest and European Sites, National Parks, The Broads, Areas of Outstanding Natural Beauty, World Heritage Sites and Scheduled Monuments.

5.6 Projects which are described in the first column of Schedule 2, which do not exceed the Exclusion Thresholds and Criteria or meet the criteria in the second column of the Schedule or are not at least partly located in a Sensitive Area, are not Schedule 2 development

5.7 In this instance the proposed development falls within the following category of development listed in Column 1 of Schedule 2.

Column 1 Description of development
10. Infrastructure Projects (b) Urban development projects, including the construction of shopping centres and car parks, sport stadiums, leisure centres and multiplex cinemas.

5.8 The site is not located in a sensitive area; the proposed development therefore needs to be assessed against the Exclusion Thresholds and Criteria associated with Category 10(b) developments, which are as follows: -

- I. The development includes more than 1 hectare of urban development which is not dwellinghouse development; or
- II. The development includes more than 150 no. dwellings; or
- III. The overall area of the development exceeds 5 hectares.

5.9 In this instance, the development includes more than 150 no. dwellings (Criterion II) and the overall area of the proposed development exceeds 5ha (Criterion III). It does not fall into the criterion which involves more than 1ha of urban development which is not associated with dwellinghouse development (Criterion I).

5.10 In summary, the proposed development exceeds the Exclusion Thresholds of Criteria (II) and (III) for Category 10 (b) development, as listed in the second column of Schedule 2.

5.11 Where a proposed development exceeds the Exclusion Threshold and Criteria, the local planning authority must then establish the likelihood that the development will result in significant environmental effects and there constitute EIA development, taking account of the selection criteria in Schedule 3 of the EIA Regs, including in terms of the following: -

- a) the magnitude and spatial extent of the impact.
- b) the nature of the impact.
- c) the transboundary nature of the impact.
- d) the intensity and complexity of the impact.
- e) the probability of the impact.
- f) the expected onset, duration, frequency and reversibility of the impact.
- g) the cumulation of the impact with the impact of other existing and/or approved development; and,
- h) the possibility of effectively reducing the impact.

5.12 To aid the local planning authority in determining whether a development is likely to have significant environmental effects, a set of indicative thresholds and criteria have been produced ('Indicative Screening Thresholds'), which give an indication of the types of impact that are most likely to be significant for particular types of development, as referenced in the Planning Practice Guidance ('the PPG') at Paragraph: 058 Reference ID:4-058-20150326. For Category 10 (B) Urban Development Project developments, the Indicative Screening Thresholds are as follows: -

"Environmental Impact Assessment is unlikely to be required for the development of land unless new development is on a significantly greater scale than the previous use, or the types of impact are of markedly different nature or there is a high level of contamination.

Sites which have not previously been intensively developed: -

- i) **area of the scheme is more than 5 hectares;**
- ii) **or it would provide a total of more than 10,000 m² of new commercial floorspace; or**
- iii) **the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings)."**

5.13 The site falls within Criterion (i) as it is more than 5 hectares. It does not fall within Criterion (ii) or (iii) as the proposals do not seek to provide commercial floorspace of more than 10,000m² and would not have significant urbanising effects in a previously non-urbanised area.

5.14 The issues to consider for development of this nature are detailed under Category 10(b) of Schedule 2 as being: -

Physical scale of such developments, potential increase in traffic, emissions and noise.

5.16 PPG guidance additionally states: -

"It should not be presumed that developments above the indicative thresholds should always be subject to assessment, or those falling below the thresholds could never give rise to significant effects, especially where the development is in an environmentally sensitive location. Each development will need to be considered on its merits."

5.17 As there are no likely significant effects anticipated as a result of the development, it is expected that the environmental effects of the proposed development can be appropriately assessed across a series of technical reports that will accompany the application for planning permission. These are listed in Section 10 of this letter.

6. Supporting Information

6.1 In accordance with Regulation 6(2) and to support the request for screening opinion, we have provided the following information to support this screening request:

6.2 A plan showing the location and extent of the site in question has been included (refer to Site Location Plan (dwg no. 00) as per Regulation 6 (2) (a).

6.3 In accordance with Regulation 6 (2) (b) a description of development has been provided, including in particular: -

- i. a description of the physical characteristics of the development and, where relevant, of demolition works;

6.4 The proposed development comprises an Outline Planning Application for the erection of residential dwellings, care home and nursery and the change of use of existing buildings to flexible Class E / F2 use, with all matters reserved except access into the site (but not within).

- ii. a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;

6.5 The site is located within the administrative area of CDC and extends to circa 25.9 hectares. The site is located circa 4.75km north east of Doncaster City Centre, in the north western part of Armthorpe, to the south of Edenthorpe.

6.6 The site is bound by the A630 to the north, Mere Lane to the east, Shaw Wood to the south and an existing retail area which includes a Sainsburys supermarket to the west.

6.7 The site currently comprises predominantly of agricultural fields, with agricultural outbuildings located towards the eastern side of the site accessible from Mere Lane.

6.8 Existing Public Rights of Way (PRoW) are located along the site's eastern boundary (Barnby Dun with Kirk Sandall 9), as well as the eastern most extent of the site's southern boundary (Armthorpe 6).

6.9 Existing power lines traverse through the eastern part of the site in a south west to north east direction.

- 6.10 There are a number of existing trees located within the site, predominantly along the site's northern, western and southern boundaries.
- 6.11 In accordance with Regulation 6 (2) (c) a description of the aspects of the environment likely to be significantly affected by the development is provided below.

Highways

- 6.12 The proposed site is located to the north of Armthorpe and south of Edenthorpe, bound to the north by the A630. The site forms a further extension to that which have previously been approved to the east of the site and to the north and south of the A630. The site is well located for prospective residents to access facilities to the west of the development, including Sainsbury's, other retail amenities, bus stops and Hungerhill School. In addition, improvements will be offered as part of the scheme to aid active travel both from the development to the northwest towards Hungerhill School, but also by providing an east/west route along the northern boundary of the site, separated from the A630, to provide a link through the site from the developments to the east.
- 6.13 It is recognised that there will be an impact from the development throughout the construction phase of the development, but this is expected to be mitigated through a Construction Environmental Management Plan (CEMP), and the site is well located to access the strategic road network.
- 6.14 Based on the proposal to provide 390 residential dwellings, it is expected that the development could generate some 162 two-way vehicles trips in the AM peak hour and 152 two-way vehicle trips in the PM peak hour.
- 6.15 It is expected that 74% of trips will arrive/depart to the west of the site, through junctions heading towards Doncaster. The remainder would route east, with only a small proportion of vehicles predicted to travel into the centre of Armthorpe.
- 6.16 A Transport Assessment (TA) and Travel Pla (TP) will be prepared to accompany the planning application which will take a vision-led approach to development, seeking to create a place where walking and cycling are prioritised. Alongside this, the Transport Assessment will consider the capacity of the existing road network to ensure that there is sufficient capacity to meet future transport demands generated as a result of development and identify mitigation where required.
- 6.17 The proposed development will be designed to encourage trips on foot by providing a site which has a number of pedestrian routes permeating through it, which provide access to local community services, towards schools to the southeast of the site, thereby reducing prospective residents' reliance on the private car. Each dwelling will be provided with an EV charger, which reduces dependence on non-EV cars, encouraging a shift to electric vehicles.
- 6.18 Measures delivered in association with the TA will be used to offset operational effects. Further to this, a TP and associated Travel Plan Bond (TPB) will be provided to monitor the uptake of alternative modes of travel to the private car.
- 6.19 As such, it is considered that EIA is not required in relation to highways and transportation.

Flood Risk and Drainage

- 6.20 The site is greenfield, located in Flood Zone 1 (FZ1), with no flood risk identified within the Flood Risk Assessment (FRA) that would pose a risk to any future development. Potential harm extends to agricultural runoff which has a major impact on flooding as the fields have no on-site restrictions.
- 6.21 From a mitigation perspective there is an intention to deliver surface water systems designed to current guidelines and regulations, restricting the surface water runoff from the site to the existing greenfield runoff rate. This discharge rate will be used on all storms up to and including the 1 in 100 year plus 40% climate change event, with a pond storing surface water on-site. The pond will improve water quality, manage water quantity by storing the water in a controlled manner, create amenity space for people to enjoy and it will also support biodiversity. The main drainage systems will also be maintained by the Water Authority for the lifetime of the development.
- 6.22 As such, it is considered that EIA is not required in relation to flood risk and drainage.

Landscape

- 6.23 The proposal site is located on the north-western fringe of Armthorpe and comprises three agricultural fields. It lies to the south of Edenthorpe with the two settlement areas separated by the A630, a busy A road connecting through to Doncaster City Centre. The site is bounded to the west by a Sainsburys supermarket, Shaw Wood to the south, Mere Lane to the east and the A630 to the north.
- 6.24 The wider area is characterised predominantly by urban land use with residential development to the north of A630 within Edenthorpe, with further retail and industrial development located to the west beyond Sainsburys. A railway line lies immediately to the west of Sainsburys. To the east of the proposal site, built form comprises of the established residential areas within Armthorpe and the residential development that is under construction and associated with site allocation ARMog West of Hatfield Lane.
- 6.25 Immediately south of the site is Shaw Wood which is an Ancient Woodland. The woodland contains a network of permissive footpaths together with the public bridleway (Armthorpe-6), which connects Mere Lane in the east to Ogden Road within the industrial estate to the west. There is no designated PRoW within the site, however, it is acknowledged there is an undesignated route along Dodge Dike connecting Shaw Wood through to Sainsburys.
- 6.26 The site lies within a Countryside Policy Area (Policy 1 & 25) in the Doncaster Local Plan (2015-2035) and designated as a Green Wedge within the Armthorpe Neighbourhood Plan.
- 6.27 Although development of the proposal site would result in a change from agricultural land use to developed land, the significance of this change is influenced by the site's context, which is contained by existing urban development, road infrastructure and established vegetation. The development layout is shaped to retain key landscape features, including the mature tree specimens located centrally within the fields and linear vegetated features along Dodge Dike. The design also responds to the sensitivity of the adjacent Ancient Woodland by providing a suitable stand-off distance with opportunities to enhance the green corridors along the interface with the woodland.
- 6.28 The site does not form part of a designated landscape area and is not considered to represent an area of recognised scenic, perceptual or recreational value at a wider scale. Whilst the site contributes to local landscape character as undeveloped agricultural land, this contribution is limited by its enclosure and relationship with surrounding urbanising form.
- 6.29 Whilst the site itself would undergo a substantial physical change, these effects would not translate into significant effects on the wider landscape due to the site's limited contribution to the wider landscape, its containment, and the influence of surrounding urbanising elements.
- 6.30 The site is visually well contained by the A630 to the north, development associated with the supermarket to the west, Shaw Wood to the south, and the residential development associated with site allocation ARM09 to the east. The wider landscape is generally flat, with no apparent elevated viewpoints overlooking the site. Existing built development, road infrastructure and established vegetation combine to create a relatively restricted visual envelope and limit opportunities for longer distance views. Consequently, the identified visual receptors comprise of the following:
- Cluster of residential properties on Mere Lane.
 - Residential properties on Lyndale Avenue to the north of the A630.
 - Vehicle users of the A630.
 - The roundabout junction to the north west of the site and Identified as a gateway in local planning policy.
 - Users of the public bridleway (Armthorpe-6) both within Shaw Wood and along Mere Lane (to the east); and,
 - Users of undesignated public rights of way within Shaw Wood and along Dodge Dike.
- 6.31 It is anticipated that the potential visual effects will be greatest for those receptors that immediately interface with the proposal site, with views from the southern edge of Edenthorpe residential estate restricted by earth bunding and tree cover that lines each side of the A630. Potential views from the public footpaths further to the north east of the site are also restricted due to the development that is under construction on site

- allocation MUA51, along with intervening vegetation cover and the direction of travel along the routes. It may be possible to see roof pitches of the new development from public footpath Barnby Dun with K Sandall 9, however, the proposal site does not lie on the direction of travel and would be viewed in the context of built development.
- 6.32 Visual effects would primarily be experienced by users of Mere Lane and Armthorpe 6 bridleway, and a limited number of nearby residential properties. Approximately five properties would experience some degree of visual change, although existing vegetation provides partial screening. Glimpsed views of the development may also be available from the permissive footpaths within Shaw Wood, most notably during the winter months, however, these views would be filtered and would not form the principal focus of views.
- 6.33 The proposed development incorporates substantial provision of public open green space, strengthening links with the surrounding green infrastructure and providing opportunities for formal and informal recreation. The layout maintains and enhances pedestrian connectivity by introducing new footpath links connecting to Shaw Wood, the adjacent footpath links of ARM09, Armthorpe 6 and through to the Sainsburys supermarket. The landscape strategy also incorporates landscape mitigation measures that would reduce potential landscape and visual effects, strengthen the green infrastructure, and contribute towards BNG objectives.
- 6.34 In summary, the proposal site is considered to be well contained in a predominantly urban setting and has limited visual influence on the wider landscape. The retention of existing vegetation along the A630, together with newly introduced green infrastructure, would further integrate the development into its surroundings and provide enhanced connectivity with the adjoining land uses, whilst also delivering benefits for the local and wider community. Taking account of the site's baseline characteristics, the likely magnitude of change and the sensitivity of identified receptors, significant landscape and visual effects are not anticipated. It is therefore considered that the likely landscape and visual effects would be localised and limited in extent.

Ecology and Biodiversity

- 6.35 The majority of the Site comprised a recently ploughed arable field with one smaller field consisting of other neutral grassland. A tree lined ditch separated the two fields which connected to another ditch with the woodland. Several tree lines and scattered individual mature trees were present on Site. The Site was largely bounded by offsite woodland and tree lines. Small areas of modified grassland, willow scrub, deciduous woodland and bramble scrub were also present within the boundary.
- 6.36 One Local Wildlife Site (LWS) is present within the Site boundary (Dodge Dike Ponds LWS) and one immediately on the southern boundary (Shaw Wood LWS). Shaw Wood has also been highlighted as Ancient Woodland. All areas of the onsite LWS will be retained within the proposals and a minimum of a 15 buffer will be maintained between the development, the boundary of both LWS and around the Deciduous Woodland adjacent to the Site. Appropriate landscaping will be implemented to create a buffer zone between these LWS and the development and to minimise any public access. Enhancements, in the form of habitat creation and connectivity will be designed as part of the application and no significant impacts are expected.
- 6.37 It is considered that the development involves no direct loss of irreplaceable habitat and that such indirect effects (e.g. lighting, noise, recreation and hydrology) are well understood, commonplace, and effectively mitigated through design and planning controls. These effects can be robustly assessed within a Chartered Institute of Ecology and Environmental Management (CIEEM)-compliant EclA informed by appropriate survey work (including bats and habitat assessment) and consideration of ancient woodland buffers, and do not require EIA to be properly evaluated. While an updated baseline and assessment of woodland sensitivity are appropriate and will be provided, there is no evidence that impacts would be significant or complex enough to justify EIA, and the issues raised can be fully and proportionately addressed through the standard planning submission.
- 6.38 Root Protection Zones of all large, mature trees on-Site will be adequately protected in line with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations (BSI, 2012).
- 6.39 Two ponds present just outside the Site boundary were negative for GCN in 2025.
- 6.40 Protected species typical of this environment may be present within the Site boundaries, including common amphibians, reptiles, breeding birds [REDACTED] and bats. However, the Site was of generally low value for this species and no significant populations of protected species are anticipated, and no rare or notable species are

considered likely. Standard mitigation and enhancement measures will be built into the scheme and further surveys will be undertaken to inform this, as appropriate.

- 6.41 In summary, the development is being progressed with an appropriate survey programme and will be supported by a comprehensive Ecological Impact Assessment (EclA) that fully assesses designated sites, species, habitats and ancient woodland. Standard mitigation measures including retention and protection of existing habitats, appropriate buffer zones and landscaping, sensitive lighting and reasonable avoidance measures during vegetation clearance, will adequately mitigate for the low level of ecological risk.
- 6.42 Therefore, given the scale, nature and mitigation potential of the scheme, significant ecological impacts and a subsequent EIA chapter are not considered necessary.

Trees

- 6.43 An Arboricultural Report has been prepared in support of the application, which presents the findings of a tree survey conducted in accordance with BS 5837:2012.
- 6.44 The site comprises a parcel of agricultural land containing 65 tree features, including 54 individual trees and 11 tree groups and hedges.
- 6.45 The assessment categorised these as follows: -
- 2 trees and 1 group deemed unsuitable for retention.
 - 15 trees and 1 tree group of high value; and,
 - 9 trees and 3 tree groups of moderate value, and 28 trees and 6 groups of low value.
- 6.46 The report recommends the retention of high and moderate value trees where possible while lower value trees may be removed with appropriate mitigation.
- 6.47 The report confirms that there is ancient woodland immediately adjacent to the site. A 15m buffer has been incorporated into the Illustrative Masterplan, in line with the LPA's comments on the pre-application advice request.

Heritage and Archaeology

Baseline

- 6.48 Within the study area there are no World Heritage Sites, Scheduled Monuments, Conservation Areas, registered Parks and Gardens or Registered Battlefields. There are a number of grade II listed buildings within the study area including the Manor House (1151557) c. 300m to the north within a modern housing estate, a milepost (1258524) c. 1.3km to the northwest and the Church of St Mary (1314821). The church lies c.1.1km to the south within the historic core of Armthorpe.
- 6.49 Aerial photographs taken in the 1960s (1434317) determined the presence of Iron Age/Roman trackway and field boundaries within the Site. These fit into a wider pattern of field systems that are recorded across the area.
- 6.50 In response to the presence of crop marks a geophysical survey was undertaken by Magnitude Surveys in May 2026. This determined the existence a part of a Romano-British Brick field system identified which comprises numerous rectilinear and curvilinear enclosures, together with a double-ditched trackway. In addition to this linear, curvilinear, and discrete anomalies forming internal enclosures have been recorded. Agricultural anomalies were recorded including former field boundaries, ridge and furrow, and modern ploughing regimes. The survey also determined the presence of natural anomalies which infer variations in bedrock composition, probably formed as a result of deposition and weathering processes.

Assessment

- 6.51 With regards to built heritage, it has been determined that there would be no harm to the significance, within setting, of any asset, due to lack of intervisibility and distancing from the Site.
- 6.52 The development proposal will impact on the Iron Age/ Romano-British settlement activity recorded however, this would be preserved in part by preservation by record and preservation in situ through safeguarding some areas via landscaping and BNG.

- 6.53 A programme of trial trenching will be undertaken as a condition of the planning application to further investigate the archaeological features recorded. These works will be discussed and agreed with the Archaeological Advisor to the Statutory Authority and will be undertaken prior to all groundworks.
- 6.54 Mitigation will be undertaken following the trenching to preserve by record those archaeological features that cannot be preserved in situ. After mitigation there will be some harm to the archaeological resource but this is considered to be at the lower end of the scale.
- 6.55 It is BWB's opinion that Heritage be scoped out of any EIA requirement.

Noise

- 6.56 A Noise Impact Assessment (NIA) has been prepared in support of the application. A baseline noise survey was undertaken in March 2026 with the subsequent assessment work being undertaken in accordance with current standards, acoustic guidance and following consultation with CDC.
- 6.57 Following site observations, it has been determined that road traffic along the S630 is the primary source of noise influencing the site's acoustic climate. The Sainsbury's supermarket is located immediately west of the site and shall be assessed regarding its operation and any contributing noise. The nearby South Yorkshire Joint Railway has also been considered.
- 6.58 As the exact location of the dwellings is unknown at this time, mitigation has been suggested in outline terms only. It is considered that the internal and external noise levels could meet the requirements of BS 8233 with appropriate mitigation in place. In summary: -
- Localised noise barriers are likely required for any garden areas nearest to, and with direct line of sight to the A630.
 - For a number of proposed dwellings located near to and/or with direct line of sight to the A630, enhanced glazing and ventilation is likely required. For dwellings furthest away from the A630, open windows as a ventilation strategy is likely suitable.
 - Some dwellings are expected to exceed the noise level criteria given in Approved Document O, and therefore, the simplified method cannot be applied due to the influence of external noise. Consequently, dynamic thermal modelling, following the procedures of CIBSE TM59, is required to assess the risk of overheating under realistic occupancy and environmental conditions.
- 6.59 Based on the above, it is considered that the site is suitable for the proposed residential development from a noise impact perspective.

Air Quality

- 6.60 An Air Quality Assessment (AQA) has been prepared in support of the application. The AQA confirms that the site is not located within an Air Quality Management Area (AQMA). The nearest AQMA to the site are AQMA no.1 and AQMA no.3, located approximately 3.7km and 3.4km southwest of the site respectively. The Air Quality Management Areas were designated by CDC for exceedances of the annual mean nitrogen dioxide air quality objective.
- 6.61 A qualitative construction phase dust assessment was undertaken in accordance with Institute of Air Quality Management and measures were recommended to minimise activities during construction activities. With the implementation of these mitigation measures the effect of construction phase dust emissions was considered to be 'not significant'.
- 6.62 A detailed operational phase road traffic emissions assessment was undertaken to consider the impact of development-generated road traffic on local air quality at identified existing receptor locations. The proposed development was not predicted to result in any exceedances of the current relevant air quality objectives and the impact of the development with regard to these objectives was predicted to be 'negligible' in accordance with guidance. Therefore, the effect of the proposed development is considered not significant.
- 6.63 A damage cost calculation has been undertaken to quantify the health cost of the proposed development. It is expected that the proposed mitigation would exceed the calculated damage cost.

6.64 Pollutant concentrations were also predicted across the site to consider its suitability for the proposed sensitive end uses. Concentrations of nitrogen dioxide and particulate matter were predicted to be below the relevant air quality objectives within the site boundary; therefore the site was considered suitable for the proposed sensitive users. Pollutant concentrations in the vicinity of the site are currently below air quality objectives. Therefore, no further mitigation is required for the proposed development to be considered acceptable.

6.65 It is therefore considered that there are no constraints to the development in the context of air quality.

Ground Investigation

6.66 A Geoenvironmental Desk Study has been prepared for this site to evaluate the baseline environmental and geological conditions.

6.67 The Desk Study included an inspection of historical and geological maps and information provided by the British Geological Survey, the Landmark Information Group, QGIS, and the Environment Agency. In addition, a site inspection has been carried out.

6.68 An Intrusive Ground Investigations will be conducted post-scoping to confirm ground conditions and inform foundation design.

6.69 The historical OS maps inspected indicate the site has had continuous agricultural use, with no previous development (other than a farmyard in the east) recorded.

6.70 British Geological Survey (BGS) mapping indicates that the southwest of the site is underlain by Glacial drift soils - firm/stiff clay, interbedded with Sand & Gravel. At greater depth, the entire site is underlain by Sherwood Sandstone bedrock, likely completely weathered near-surface to a gravelly Sand.

6.71 In hydrological terms, the superficial deposits are designated Secondary Undifferentiated aquifer, and bedrock is Principal aquifer. The site is located within a groundwater Source Protection Zone (SPZ₃).

6.72 Beyond being disturbed by new infrastructure (sewers etc) and foundations, ground does not change following development and therefore the proposed development does not have the potential to generate any significant Ground Conditions effects.

Minerals

6.73 A desk-based Minerals Impact Assessment (MIA) has been prepared based on available geological and mineral resource data, in accordance with national and local planning policy.

6.74 The Assessment confirms that a narrow strip of potential mineral resource is shown to occur along the eastern boundary of the site. The strip, together with a 250m buffer zone, is within a Mineral Safeguarding Area for sand and gravel.

6.75 Available data indicates the strip forms part of an extensive deposit of sand and gravel to the east of Mere Lane. The strip occurring within the site is insufficiently wide to be considered a mineral resource in any practical sense.

6.76 The wider deposit to the east and southeast of Mere Lane is sterilised by existing residential development within the settlement of Armthorpe. The existing residential development and proposed new dwellings to the east of the site, sterilises any potential the resource may have had if shown to occur over a wider area.

6.77 The MIA concludes that the proposed residential development meets one or more of the Policy 61 (B) criteria allowing non-mineral development to occur within the Mineral Safeguarding Area.

6.78 As such, it is considered that EIA is not required in relation to minerals.

Agricultural Land Classification

6.79 Land Drainage Consultancy Ltd (LDC) has undertaken a detailed soil survey across the site to establish the baseline conditions and the likely significant effects of the proposed residential development with respect to the site's Soil and Agricultural Land Classification (ALC) Grades to inform the EIA (Environmental Impact Assessment) screening process.

- 6.80 Surveys were undertaken in accordance with the methodology detailed in the "Agricultural Land Classification of England and Wales: Guidelines for grading the quality of agricultural land (JPO69)" (Defra, Welsh Government and Natural England, 2025) and Technical Information Note TINo49 (Natural England, 2012).

Baseline

- 6.81 The applicant has conducted a detailed Agricultural Land Classification survey at the site based on 31 auger surveys located on an approximately 100 m grid. At each location soil profiles were examined using a hand-held Dutch auger to a maximum depth, where possible of 1.2 m. Information on topsoil depth, subsoil horizons, soil texture, stone content and drainage characteristics were recorded. Field observations were made according to the Soil Survey Field Handbook, Technical Monograph No 5, Harpenden, 1994.
- 6.82 The proposed site is 30.2 ha, of which 29.3 ha is occupied by agricultural land. The remainder of the site is considered urban due to existing hardstanding and buildings associated with Grange Farm.
- 6.83 Detailed surveys broadly align with predictive mapping. The baseline surveys identified 19.6 ha (64.9% of the proposed site) to be occupied by BMV-status ALC Subgrade 3a and 9.7 ha (32.2% of the proposed site) to be occupied by non-BMV ALC subgrade 3b. In Environmental Impact Assessment (EIA) terms, these grades are considered land of high and medium sensitivity, respectively.
- 6.84 Where land is composed of heavy clay textures, land is limited by soil wetness to ALC subgrade 3b. This occupies the area to the southwest (Field 3), intended to remain as open space on the illustrative masterplan.
- 6.85 Across the area proposed for residential buildings, soils are composed of sandier textures, limited by the varying degree of soil droughtiness, resulting in ALC grades of both ALC subgrade 3a and 3b in this area.
- 6.86 The overall summary of ALC grades found at the site are shown below in Table 1.

Table 1: Armthorpe summary of ALC baseline

ALC Grade	Area (ha)	% Site Area
Subgrade 3a	19.6	64.9
Subgrade 3b	9.7	32.2
Urban	0.9	2.9
Total	30.2	100.0

- 6.87 A number of detailed ALC surveys have been completed in this area and immediately neighbouring the site. Within a 10km area of the site, land has been graded as predominately ALC subgrade 3b, with smaller inclusions of better draining Grade 2, and subgrade 3a to the east and south of the site.
- 6.88 The distribution of grades on the site is not dissimilar to that found in the immediate vicinity, albeit the proportions of each grade differ slightly from these surveys. These results are not unexpected given the relatively low rainfall in this area and the predominance of sandy soils, susceptible to drought in this geographical region.

Harm

- 6.89 At this site it is expected that 24.58 ha of the 29.3 ha of agricultural land will be lost to development.
- 6.90 The entirety of the 19.6 ha ALC subgrade 3a (Best and Most Versatile status) is expected to be lost.
- 6.91 The total quantity of Best and Most Versatile land is less than the 20 ha statutory trigger of consultation with Natural England, although this alone does not negate the need for an EIA.

Mitigation

- 6.92 For the purposes of screening, the following design assumptions have been made and expected to be incorporated as part of mitigation:

- To avoid loss, 4.72 ha of Subgrade 3b land is to be retained as open space, enabling continued soil function and maintaining the potential for low intensity agricultural use.
- To reduce harm, the loss of agricultural land is limited to the site itself and does not result in fragmentation of a wider agricultural land block or the loss of a rare or strategically important soil resource. It is assumed that access to the open space will be maintained via the main site, facilitating future agricultural reversion.
- To reduce harm, all topsoil will be reused on site to mitigate against the loss of soil function.
- To mitigate against harm, information from the soil resource assessment will be used to formulate a site-specific soil management plan. During construction, standard soil handling and management measures will be implemented in accordance with Defra's Construction Code of Practice for the Sustainable Use of Soils on Construction Sites. These measures will ensure that topsoil and subsoil are appropriately stripped, stored, protected, and reused within the development, thereby safeguarding soil quality and minimising avoidable degradation.
- The retention of the Subgrade 3b land supports the conservation of soil functions and provides opportunities for beneficial reuse of soils within landscape areas.
- To reduce the residual effect on BMV land further, a proportion of the soil resources from the better quality ALC subgrade 3a land would be expected to remain in place for softer landscaping and residential open space. This amounts to approximately 2.09 ha to the northeast, which will form a wider area of soft landscaping that has the ability to retain agricultural productivity, albeit on a small scale, if required. However, at this stage, the 2.09 ha has not been included within quantification of the magnitude of impact.

6.93 The overall impact of the proposed scheme has been quantified in Table 2.

Table 2: Armthorpe Summary of Mitigated Impact

ALC Grade	Permanent Loss (Ha)	Retained with agricultural potential (Ha)
Subgrade 3a	19.60	0.00
Subgrade 3b	4.98	4.72
Total	24.58	4.72

Conclusion

6.94 The loss of Best and Most Versatile agricultural land is below the 20 ha Natural England statutory consultation threshold and effects are localised within the site. Taking account of the retained lower-grade land, the availability of soil management mitigation and the limited likelihood of achieving complete BMV avoidance on alternative sites in the geographical area, the effect on agricultural land is not considered likely to be significant in EIA terms. An Environmental Statement is therefore not considered necessary in respect of agricultural land classification and soil resources.

6.95 However, national and local policy afford the 19.60 ha of BMV land a degree of protection. A high standard of soil handling, reuse, reinstatement and safeguarding should therefore be secured through best-practice soil handling measures and a detailed soil management plan, informed by the baseline survey undertaken by LDC.

7. Other Information

7.1 Following on from addressing points (b), (c) and (d), Regulation 6(2) of the EIA Regs requires: -

such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been a significant adverse effect on the environment.

7.2 The below section details the supporting information which is being prepared to prevent any adverse effects from the proposed development. The key reports which will form part of the planning application submission are detailed below.

- **Health Impact Assessment** – will set out the likely effects of the proposed development on health and wellbeing and provide recommendations to offset adverse effects.
- **Ecological Impact Assessment** – will set out the likely ecological receptors and provide recommended mitigation measures to reduce / avoid significant adverse environmental effects.
- **Biodiversity Net Gain Assessment** – will establish the pre-development baseline of the site and ensure that a 10% net gain can be achieved in line with the requirements of the Environment Act 2021.
- **Flood Risk Assessment and Drainage Strategy** – will ensure the development is made safe for its lifetime without increasing flood risk elsewhere.
- **Agricultural Land Classification Survey Report** – will determine the Agricultural Land Classification grading of land and recommend any mitigation required to offset adverse effects.
- **Mineral Impact Assessment** – will consider the quantity and quality of mineral deposits beneath the site.
- **Preliminary Geo-Environmental Investigation** – will establish any geo-environmental constraints and recommend mitigation required to offset adverse effects.
- **Transport Assessment** – will consider the impact of the development proposals on the highway network and identify mitigation where required.
- **Travel Plan** – will be prepared to accompany the planning application which will take a vision-led approach to development, seeking to create a place where walking and cycling are prioritised.
- **Arboricultural Report and Impact Assessment** – will evaluate the potential impact of the development proposals on existing trees and provide mitigation measures to ensure that trees are not harmed during or after the development.
- **Noise Impact Assessment** – will assess the potential impact of the external noise climate on the proposed residential development and provide recommendations to offset adverse effects.
- **Air Quality Assessment** – will set out the likely effects on air quality associated with the proposed development and recommend any mitigation required to offset adverse effects.

8. Selection Criteria for Screening Schedule 2 Development

8.1 Regulation 5(4) Schedule 3 sets out the selection criteria for screening Schedule 2 development. When screening Schedule 2 projects, the local planning authority must take account of the selection criteria in Schedule 3 of the 2017 Regulations (not all the criteria will be relevant). These are assessed below: -

Characteristic of Development

8.2 The characteristics of development must be considered regarding: -

a. the size and design of the whole development;

8.3 The site extends to 25.9 hectares, and the proposed development comprises an outline planning application for the erection of residential dwellings, care home and nursery and the change of use of existing buildings to flexible Class E / F2 use, with all matters reserved except access into the site (but not within).

8.4 The Illustrative Masterplan (Appendix 2) shows how the development could come forward.

b. cumulation with other existing development and/or approved development;

8.5 The site is located in proximity to a number of recently approved developments, which will be considered within technical reports submitted in support of the application where relevant.

c. the use of natural resources, in particular land, soil, water and biodiversity;

- 8.6 A MIA has been prepared which will be submitted in support of the forthcoming planning application. The MIA concludes that the proposed residential development meets one or more of the Policy 61 (B) criteria allowing non-mineral development to occur within the Mineral Safeguarding Area (MSA).
- 8.7 In terms of land, an Agricultural Land Classification Survey Report (ALCSR) will be prepared and submitted in support of the application, which will determine the Agricultural Land Classification (ALC) grading of the site and recommend any mitigation measures required to offset adverse effects.
- 8.8 In terms of biodiversity, BWB are preparing an Ecological Impact Assessment (EcIA) will set out the likely ecological receptors and provide recommended mitigation measures to reduce / avoid significant adverse environmental effects. A Statutory Biodiversity Metric and Report will also be prepared to ensure that a 10% net gain can be achieved in line with the requirements of the Environment Act 2021.

d. the production of waste;

- 8.9 A CEMP will be prepared which will detail how waste will be managed on site during the construction phase.
- 8.10 Once operational, the development will make satisfactory arrangements for the storage and collection of waste and recycling.

e. pollution and nuisances;

- 8.11 An AQA and NIA will be prepared in support of the application which will provide an assessment of likely effects on air quality and noise in relation to the proposed development and recommend mitigation measures to offset any adverse effects.

f. the risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge; and,

- 8.12 The risk of major accidents and/or disasters relevant to the development proposal is unlikely. The development will be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change and help to reduce greenhouse gas emissions.

g. the risk to human health (for example, due to water contamination or air pollution).

- 8.13 As discussed in section (e) above.

Location of Development

- 8.14 The environmental sensitivity of geographical areas likely to be affected by development must be considered, with regard, to: -

a. The existing and approved land use;

- 8.15 The site currently comprises predominantly of agricultural fields, with agricultural outbuildings located towards the eastern side of the site accessible from Mere Lane.

b. The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;

- 8.16 The proposed development will provide open space and will deliver 10% biodiversity net gain, in line with the requirements of the Environment Act.

- 8.17 An ALCSR will be submitted as part of the application, which will determine the ALC of land and recommend any mitigation required to offset adverse effects.

- 8.18 An MIA has been prepared which will be submitted in support of the forthcoming planning application. The MIA concludes that the proposed residential development meets one or more of the Policy 61 (B) criteria allowing non-mineral development to occur within the MSA.

c. The absorption capacity of the natural environment, paying particular attention to the following areas: -

- i. Wetlands, riparian areas, river mouths;*
- ii. Coastal zones and the marine environment;*

- iii. *Mountain and forest areas;*
- iv. *Mature reserves and parks;*
- v. *European sites and other areas classified or protected under national legislation;*
- vi. *Areas in which there has already been a failure to meet environmental standards, laid down in union legislation and relevant to the project, or in which it is considered that there is such a failure;*
- vii. *Densely populated area;*
- viii. *Landscapes and sites of historical, cultural or archaeological significance.*

8.19 Regarding (c) (i) to (viii) it is not considered that any of these areas will be affected by the development proposals.

8.20 Although the development proposals may result in some localised effects, as described above, these are all considered to be restricted to the site itself and the immediate vicinity. The information presented above has also demonstrated how further assessment through the supporting information to accompany the application and necessary mitigation measures can be adopted to reduce the effects to within acceptable limits or prevent them completely. As such, it is not considered that there will be any residual significant environmental effects.

9. Summary and Conclusions

9.1 On behalf of our client, we formally request a screening opinion from the Council to determine whether the proposed development constitutes EIA development.

9.2 Our request for a screening opinion has been prepared to provide relevant information to assist the Council in the consideration of its screening opinion. The request has provided a description of the site and its surroundings, a summary of the proposed development and evaluation of potential effects on the environment.

9.3 The proposed development falls within Schedule 2 development as defined in the EIA Regulations. **However, the assessment set out above demonstrates that there would be no likely significant effects on the environment and therefore EIA is not required.**

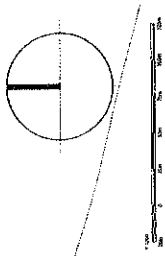
9.4 From these Regulations, we note that the local authority has three weeks (beginning from the date of receipt) to form a screening opinion and to provide the main reasons for this opinion having regard to the relevant criteria listed in Schedule 3. If adopting a negative screening opinion, we note that the Council must also state any features of the proposed development and measures envisaged to avoid and prevent what might have otherwise been, significant adverse effects on the environment.

9.5 We consider the information referred to above is sufficient to enable you to provide your screening opinion, though should you require further details or clarification then please do not hesitate to contact us.

Appendix 1. Site Location Plan

GRANGE FARM, ARMTHORPE
LOCATION PLAN

Date: 14.08.2026; Draw No: 20154.LP.L Scale: 1:1250 @ A0.



KEY

- Red edge indicating the boundary
- Blue edge indicating additional land

Office: 0114 772 1809
The Cropfields
Scotby Square
Sale
M33 7ZJ
E: info@mpslplanning.co.uk
www.mpslplanning.co.uk

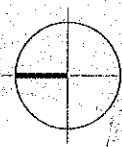
GRANGE FARM, ARMTHORPE

INDICATIVE FRAMEWORK PLAN

Date: 13.08.2024; Dwg No: 23558_A/002; A Scale: 1:4250 @ A0;



mpsl planning&design



KEY

- Red edge indicating site boundary
- Blue edge indicating additional land
- Indicative SuDS pond
- Proposed footpath / Cycleway
- Existing FROW
- Proposed play area
- Existing retained trees / hedgerows
- Proposed pumping station
- Proposed overwaterfall / access
- Grange farm retained and converted to small farm, continuity and walk into

- Proposed nursery
- Proposed feature cave home building
- Proposed residential development cells
- Proposed open space
- Proposed 15m buffer from woodlands

- Proposed spine road
- Proposed secondary road
- Proposed shared access road
- Proposed private drive
- Proposed planted tables

- Proposed footpath
- Proposed trees along spine street and open space



Gross site area: 64.1 Ac / 26.9 Ha
Net site area: 30.4 Ac / 12.3 Ha

Approximately 300 no. residential dwellings
(c. 13 dwellings per Ac)

Office: Gg
The Charltons
Stately Square
Sax
M23 7ZZ
T: 01472 772 1893
E: info@mpsl.co.uk
www.mpsl.co.uk

Appendix 2. Illustrative Masterplan

Print Version

[Close Window](#)

[Print](#)

Summary

Reference	26/01643/ADV
Alternative Reference	PP-10325869
Application Received	Thu 27 Aug 2026
Application Validated	Mon 07 Sep 2026
Address	The Acorn Hatfield Lane Armthorpe Doncaster DN3 3HB
Proposal	Display of internally illuminated fascia sign (height 0.76m, width 6.689m and depth 0.045 m) and one externally illuminated totem sign (height 3.45m, width 0.92 and depth 0.05m)
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	Allen - The Cooperative Food
Agent Name	Miss Amy Conetta - Blaze Signs Ltd
Agent Company Name	Blaze Signs Ltd
Agent Address	5 Patricia Way Pysons Road Broadstairs CT10 2XZ

The co-operative food

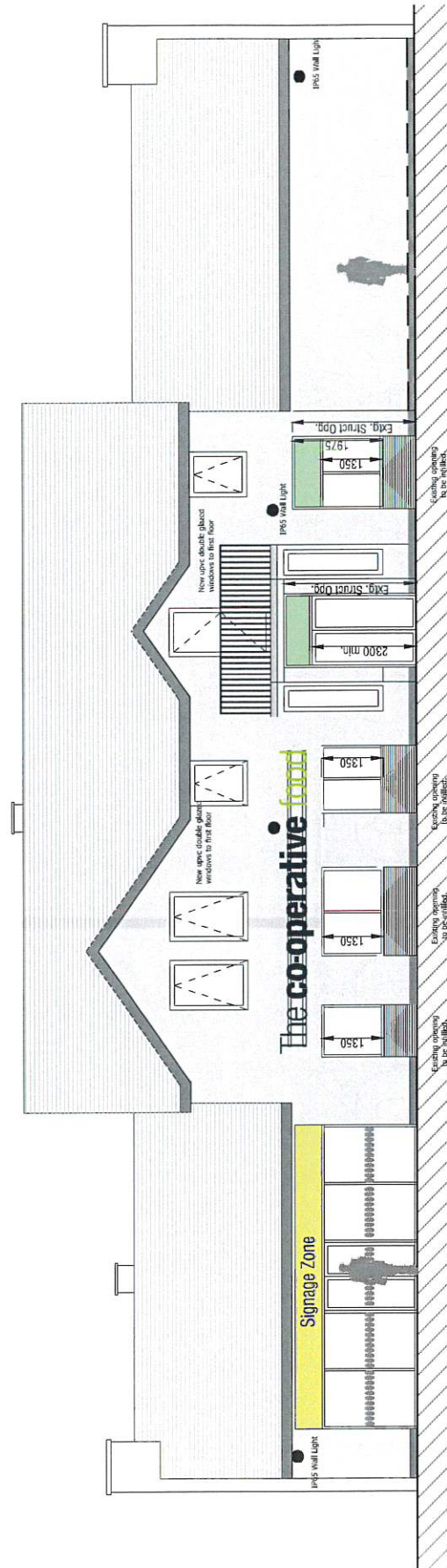
Version	Date	Page(s)	Version Notes/Alterations	Drawn by
V1	07/09/21	ALL	Original Issue	GP
V2	10/09/21	Pg3	Amendments to Totem Sign	GP

DESIGN PACK - EXTERNAL

ARMTHORPE

HATFIELD LANE (THE ACORN), ARMTHORPE,
DONCASTER, DN3 3HB

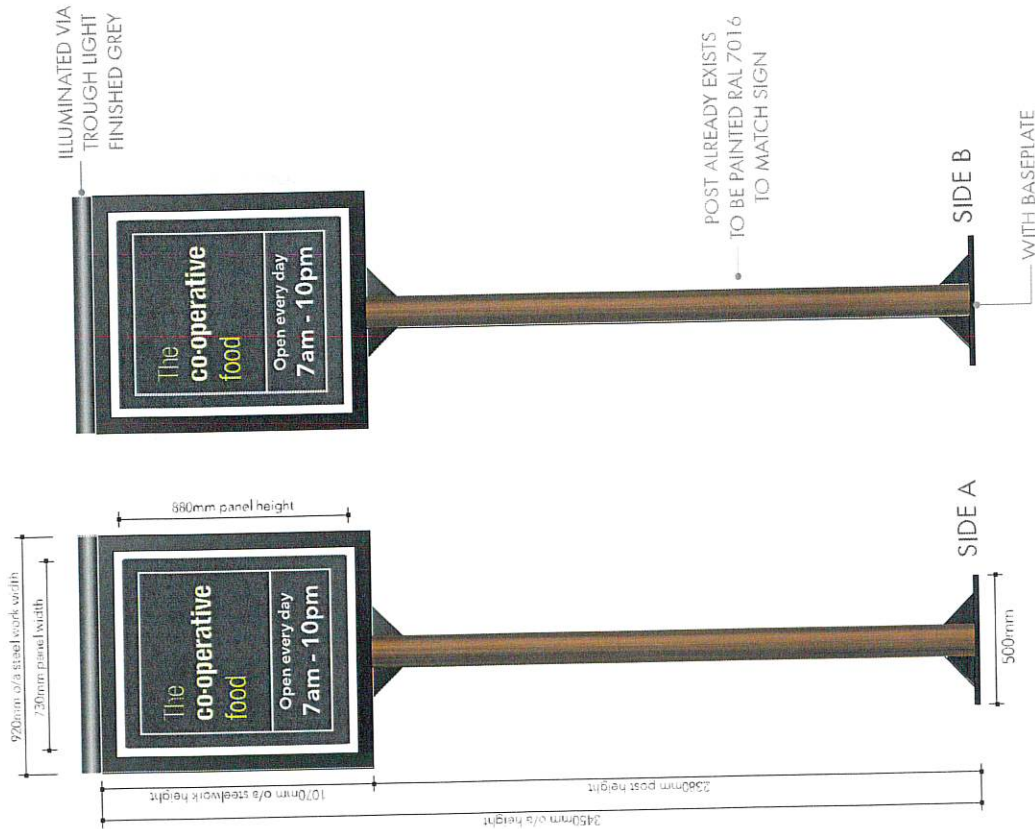
PROPOSED FRONT ELEVATION - Scale 1:100



Office:	Copyright:	Client:	Job Number & Site:	Date:	Scale:	Notes:
 Blaze signs	DRAWING SHOWN FOR VISUAL PURPOSES ONLY. ACTUAL SIGNAGE CONSTRUCTION, MANUFACTURING MATERIALS & TECHNIQUES MAY DIFFER TO THOSE SHOWN AND ARE SUBJECT TO FINAL SITE CONDITIONS. CLIENT TO ADVISE PRIOR TO APPROVAL IF ANY SPECIAL FINISHES ARE REQUIRED. THE COPYRIGHT OF THE DRAWINGS IS OWNED BY BLAZE SIGNS LIMITED AND IS NOT TO BE REPRODUCED OR USED FOR OTHER PURPOSES WITHOUT PRIOR WRITTEN PERMISSION. © www.blazesigns.co.uk	The co-operative food	135713 ARMTHORPE	07/09/21	As shown @ A3	COLOUR REF: RAL ☐ COLOUR REF: PANTONE ☐ ☐ ☐ ☐ ☐



M: 2 1-OFF EXTERNALLY ILLUMINATED PUB STYLE TOTEM SIGN - Scale 1:20



Specification

Folded double-sided 2mm thick aluminium panels with 40mm returns, finished grey wood effect with applied digitally printed vinyl's to both sides. All steelwork to be finished grey RAL 7016. Panels fitted back to back over an internal 50 x 50 x 3mm thick mild steel angle frame complete with welded lugs for bolting to internal header frame. Post to be painted RAL 7016. Illuminated via trough light.

Office:



Unit 14, Ashton Park, Ashton Road,
Birmingham, B4 7JY, UK
Tel: +44 (0) 121 45 7775
Fax: +44 (0) 121 45 9355
www.blaze-signs.co.uk

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Client:

The co-operative food

Job Number & Site:

135713
ARMTHORPE

Date:

07/09/21

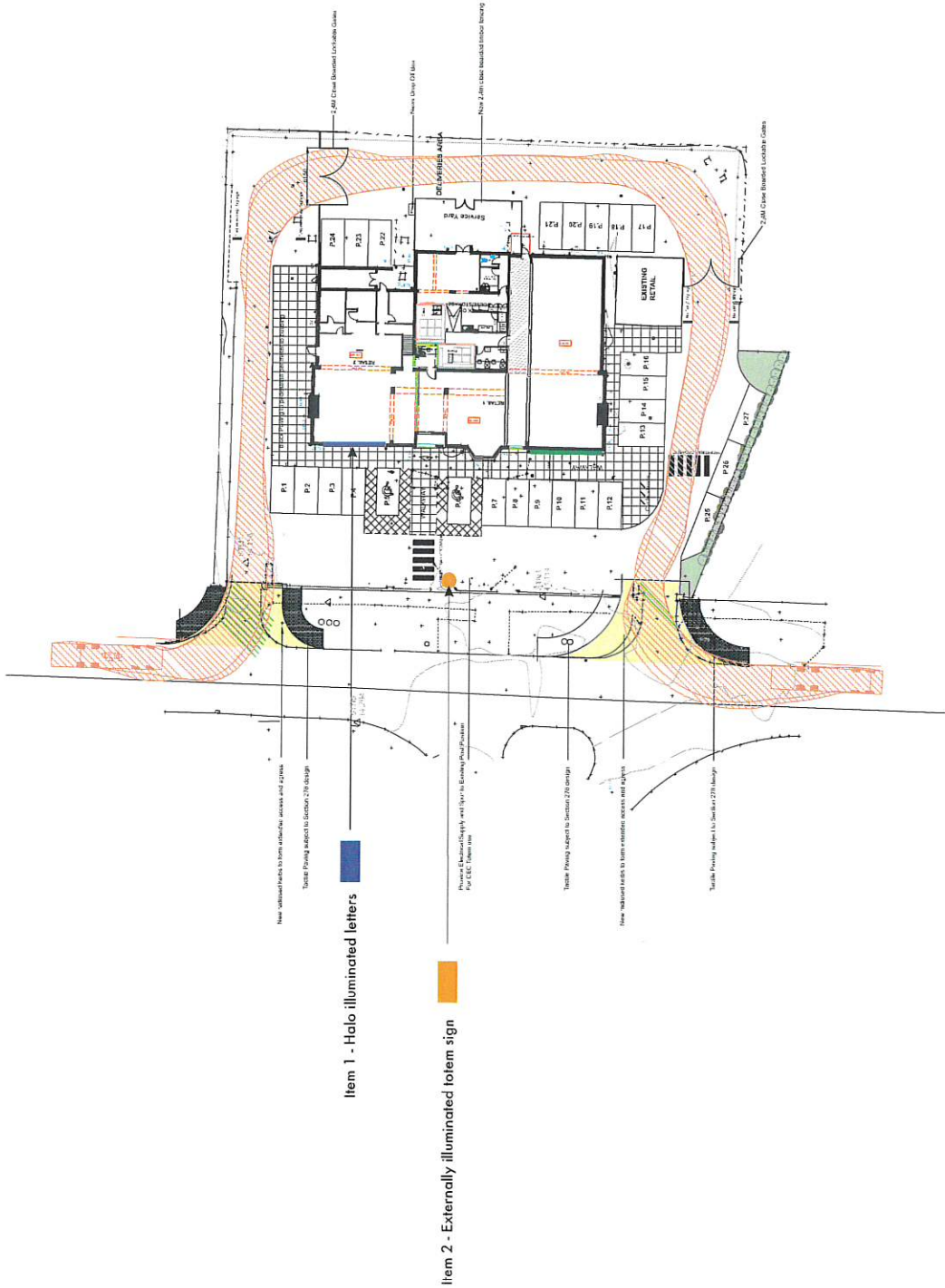
Scale:

As shown @ A3

Notes:

COLOUR REF:	RAL	COLOUR REF:	PANTONE
	☐		☐
	☐		☐
	☐		☐

V2
Page 3/4



The COOP Food - Armthorpe

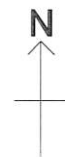


HATFIELD LANE (THE ACORN),
ARMTHORPE,
DONCASTER, DN3 3HB

OS Streetview
Thursday, October 21, 2021, ID: CM-00997914
www.centremapslive.co.uk

1:5000 scale print at A4, Centre: 463105 E, 405408 N

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Print Version

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Summary

Reference	26/01418/COU
Alternative Reference	PP-14915528
Application Received	Mon 27 Jul 2026
Application Validated	Wed 02 Sep 2026
Address	3 The Crescent Armthorpe Doncaster DN3 3LJ
Proposal	Change of use from dwelling (Class C3) to children's care home (Class C2)
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	Miss Sibongile Diya - Hope Health Kare Limited
Applicant Address	3 The Crescent Armthorpe Doncaster DN3 3LJ
Environmental Assessment Requested	No

Contacts

Ward Councillors



A B C D E F G H I J K L M N

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

DETAILS OF EXISTING BOUNDARY TREATMENTS	
	EXISTING BOUNDARY TREATMENT
	EXISTING BOUNDARY TREATMENT
	EXISTING BOUNDARY TREATMENT
	EXISTING BOUNDARY TREATMENT
	EXISTING BOUNDARY TREATMENT

THE CRESCENT

ACCESS SECURED
BY LOCKABLE GATE

PARKING AREA

EXISTING GARAGE

SECURED GARDEN
AREA (LOW TIERED)

SECURED GARDEN
AREA (HIGH TIERED)

REV	DATE	DETAILS OF AMENDMENTS	ISSUED
-----	------	-----------------------	--------

LNT Construction
Unit 2, Poles 47, Industrial Road, Gainsborough, LE12 2DZ
Tel: 01773 205 200

DATE: 3 THE CRESCENT
PROJECT: ARMTHORPE, DONCASTER
DRAWN BY: DM3 3LJ

DATE: 1/2/2024
PROJECT: 23/08/24
DRAWN BY: 26/08/24

DATE: 1/2/2024
PROJECT: 23/08/24
DRAWN BY: 26/08/24

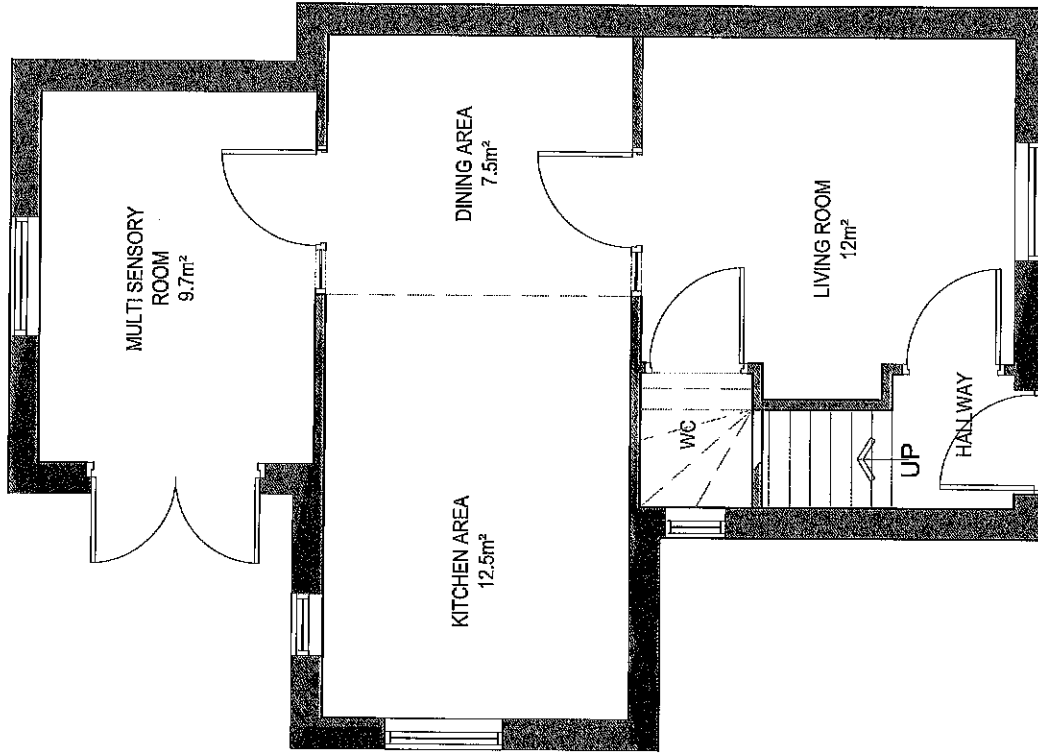
DATE: 1/2/2024
PROJECT: 23/08/24
DRAWN BY: 26/08/24

DATE: 1/2/2024
PROJECT: 23/08/24
DRAWN BY: 26/08/24

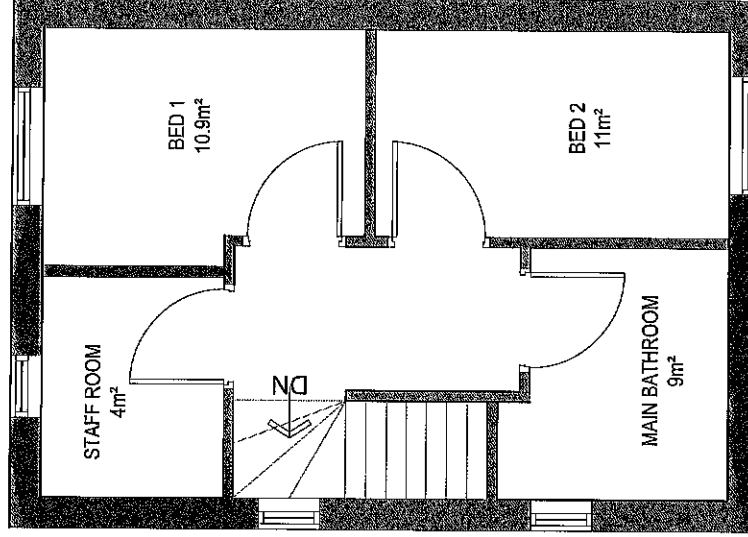
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PROJECT: 23/08/24
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DATE: 1/2/2024
PROJECT: 23/08/24
DRAWN BY: 26/08/24

DATE: 1/2/2024
PROJECT: 23/08/24
DRAWN BY: 26/08/24



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REV	DATE	SCALE	BY	CHECKED
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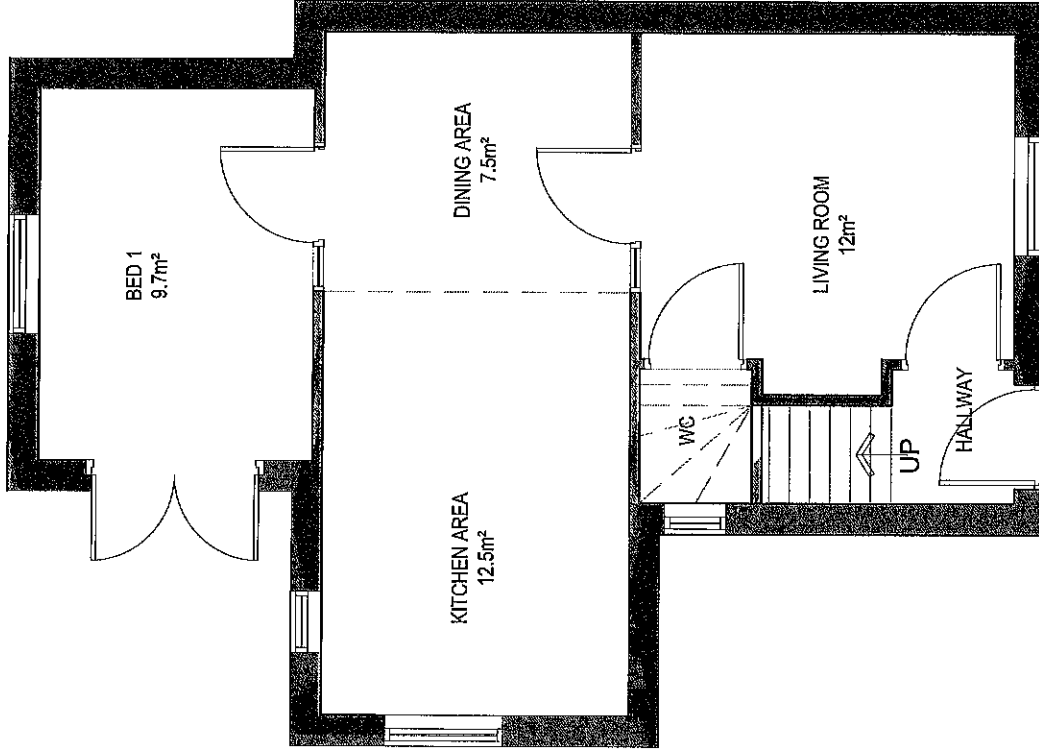
LNT Construction
 Unit 2, Phase 4, Lough Park, Co. Wick, L25 2T7
 Tel: 0113 383 2653

3 THE CRESSIT
 ARTHUR, DONGASTON
 DUNELM

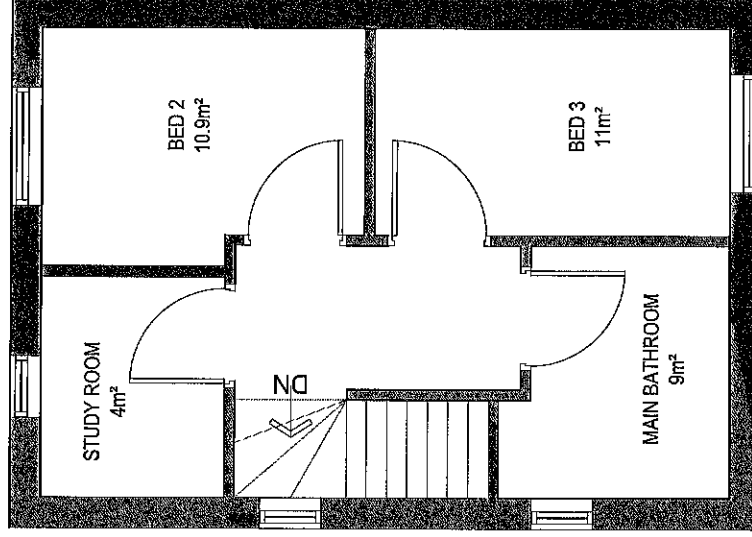
PROPOSED FLOOR PLAN

FLR PLN - 004

PROPOSED



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REV	DATE	DETAIL OF AMENDMENTS	ISSUED
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ENVT Construction
Unit 2, Valley 47, Industrial Estate, Garsdale, Leeds LS23 7DT
Tel: 0113 386 3882

FILE	3716 CRESENT ARMTHORPE, DONCASTER DN4 8LJ
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TITLE	EXISTING FLOOR PLAN
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SCALE	1:50 @ A3	DRAWN	HP	DATE	31.03.09
PROJECT NO.	FLR PLN - 003	REVISION	-		

REVISIONS	AS BUILT
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PLANNING STATEMENT

Proposed Change of Use from a Dwellinghouse (Use Class C3) to a Children's Care Home (Use Class C2)

3 The Crescent, Armthorpe, Doncaster, DN3 3LJ

1. Introduction

This Planning Statement has been prepared in support of a full planning application for the proposed change of use of the existing dwellinghouse at 3 The Crescent, Armthorpe, Doncaster, DN3 3LJ from a dwellinghouse within Use Class C3 to a small children's care home within Use Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

The proposed home would provide residential accommodation and care for a maximum of two children or young people aged between 8 and 17 years, with two members of care staff present at any given time.

The children accommodated at the property would have learning disabilities and/or autism and would receive care and support appropriate to their individual assessed needs.

No extensions or external alterations to the dwelling are proposed as part of the application. The existing residential appearance of the property would therefore be retained.

The proposed development represents a small-scale residential care use which would continue to operate within a domestic environment. The purpose of this Planning Statement is to demonstrate that the proposed change of use is acceptable in principle and would not result in unacceptable impacts upon residential amenity, the character and appearance of the area, highway safety or parking.

The application is supported by a Locational Risk Assessment which considers the suitability of the property and surrounding area and identifies appropriate measures to manage environmental, social, safeguarding, transport and operational matters associated with the proposed children's home.

2. Site and Surrounding Area

The application property is located at 3 The Crescent, Armthorpe, Doncaster, DN3 3LJ.



The property is situated within an established residential area of Armthorpe. Its setting is predominantly residential in character and the proposed use would therefore remain within a residential environment.

The site benefits from access to a range of local services and facilities capable of supporting the day-to-day needs of the children living at the property and the staff responsible for their care.

Educational facilities within the surrounding area include Tranmoor Primary School, approximately 0.2 miles from the property; Southfield Primary School, approximately 0.3 miles away; Our Lady of Sorrows Catholic Voluntary Academy and The Armthorpe Academy, approximately 0.7 miles away; Shaw Wood Academy, approximately 0.8 miles away; and Heatherwood School, approximately 1.5 miles away, which provides specialist educational provision.

The availability of both mainstream and specialist education within the wider area is a positive characteristic of the location. The appropriate educational placement for each child would be determined according to their individual needs and any relevant education and care plans.

Healthcare facilities are also readily accessible. White House Farm Medical Centre is approximately 0.5 miles from the property, with other GP facilities available within the wider area. Doncaster Royal Infirmary is approximately 2.5 miles away.

The surrounding area also provides access to parks, recreational facilities, shops and other community facilities. These include Wicket Hern Road Recreation Ground, Armthorpe Pit Top Park, Armthorpe Park and Armthorpe Miners Welfare Sports Club.

The location therefore provides children living at the home with reasonable access to education, healthcare, recreation and everyday community facilities, supporting their integration into the local community.

3. Proposed Development

Planning permission is sought for:

Change of use of the existing dwellinghouse (Use Class C3) to a children's care home (Use Class C2) providing residential accommodation and care for a maximum of two children aged 8–17 years, with two members of care staff present at any given time, with no external alterations.

The proposed children's home would provide a stable, safe and supportive domestic environment for the children accommodated at the property.



The home would accommodate no more than two children at any one time. Two members of staff would be present at the property at any given time to provide appropriate supervision, care and support.

The property would operate as the children's home and their day-to-day living arrangements would broadly reflect ordinary domestic life. Depending upon their individual needs, children would attend appropriate educational provision and participate in recreational, educational and community activities. There would be no institutional external appearance associated with the proposed use. No extensions or alterations to the external appearance of the property are proposed.

The scale of occupation would therefore remain modest and the physical character of the property as a dwelling within a residential street would be maintained.

4. Nature and Management of the Children's Home

The proposed home is intended to provide accommodation for children and young people with learning disabilities and/or autism.

The care and supervision provided would be tailored to each child's individual circumstances and assessed needs.

Staff would be appropriately recruited, vetted, trained and supervised. Relevant training would include safeguarding, autism and learning disabilities, communication, first aid, emergency procedures and behaviour support.

Individual safeguarding and risk assessments would be undertaken for each child. Where necessary, individual behaviour support plans would also be prepared. The operation of the home would include appropriate procedures relating to safeguarding, missing children, online safety, medical emergencies, behaviour management and community activities.

The property would therefore be professionally managed while maintaining a domestic and family-style living environment.

The children's home would be required to operate within the separate regulatory framework applicable to children's residential care, including registration and oversight by Ofsted.

5. Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.



5.1 National Planning Policy Framework

The National Planning Policy Framework is a material consideration in the determination of the application.

National planning policy seeks to create sustainable, inclusive and safe places and requires planning decisions to consider the housing and accommodation needs of different groups within the community.

5.2 Written Ministerial Statement of 23 May 2023 – Planning for accommodation for looked after children.

Particular weight should also be given to the Government's Ministerial Statement which confirms the Government's commitment to supporting the development of accommodation for looked after children and its delivery through the planning system.

The Government has expressly recognised the importance of ensuring that the planning system does not become an unnecessary barrier to the provision of suitable homes for vulnerable children.

The provision of an appropriately located, small-scale children's home therefore attracts positive weight within the planning balance.

5.3 Doncaster Local Plan 2015–2035

The Council has commenced preparation of a replacement Local Plan. However, until that plan progresses through the statutory plan-making process and replaces the existing Local Plan, the adopted Doncaster Local Plan remains the principal local planning policy document relevant to the determination of this application.

Relevant considerations include policies relating to residential development, residential amenity, design and character, accessibility, sustainable transport and highway safety.

Of particular relevance is **Policy 10**, which supports residential development within Residential Policy Areas subject to, amongst other matters, the provision of an acceptable level of amenity for existing and future residents, protection and enhancement of the qualities of the existing area and compliance with other relevant development plan policies.

The proposal would retain the established residential character of the property and would introduce a residential care use of modest scale within an established residential area.



The proposal should also be considered against the Local Plan policies relating to sustainable transport and accessibility, including **Policy 13 – Promoting Sustainable Transport in New Developments**.

6. Principle of Development

The application site is an existing residential property situated within an established residential community.

Although the proposal involves a change from Use Class C3 to Use Class C2, the fundamental function of the property would remain residential.

The proposal would provide a home for two children, supported by two members of staff at any given time. The children would live at the property and undertake ordinary day-to-day activities associated with residential occupation, including attending education, eating meals, undertaking recreational activities and participating in the wider community.

The proposal would therefore differ significantly from a larger institutional residential facility.

The modest number of children and staff is particularly relevant when considering the intensity and character of the proposed use.

There would be no external alterations and consequently no physical indication within the street scene that the property was operating as a children's home. The site is also well located in relation to facilities required by the children. Schools, specialist educational provision, healthcare, recreation, shops, public transport and emergency services are all available within the surrounding area.

The principle of establishing a small-scale residential children's home in this location is therefore considered acceptable.

7. Character and Appearance

No extensions or external alterations are proposed.

The existing appearance of the dwelling would therefore remain unchanged. The proposal would not introduce an institutional form of development or any physical feature that would distinguish the property materially from neighbouring residential properties.



The residential character and appearance of both the application property and the wider street scene would consequently be preserved.

The proposal is therefore considered compatible with the character of the surrounding residential area.

8. Residential Amenity

A central consideration is whether the proposed use would materially affect the living conditions of neighbouring residents through noise, disturbance, increased activity or additional comings and goings.

The proposed home would accommodate only two children, supported by two members of staff at any given time.

This represents a modest level of occupation.

The home would operate within a managed residential environment. Staff would be present to supervise the children and manage the day-to-day operation of the property.

The Locational Risk Assessment identifies community relations as an operational consideration and provides measures to ensure that the home operates in a considerate manner. The operator would seek to maintain positive relationships with neighbours and respond appropriately to any concerns. Professional visits from social workers, healthcare professionals, education professionals, therapists and other professionals would normally be arranged in advance. Appointments would be coordinated where practicable to avoid unnecessary simultaneous visits.

The small number of residents, the presence of trained staff, management of professional visits and domestic nature of the children's day-to-day activities would ensure that the proposed use would not result in an unacceptable level of noise or disturbance.

The proposal would therefore preserve an acceptable standard of residential amenity for neighbouring occupiers.

9. Highways, Parking and Accessibility

The application property benefits from space for approximately four small cars within the site.



This represents a substantial level of off-street parking relative to the modest scale of the proposed children's home.

There would be two members of staff present at any given time. Consequently, even where both members of staff travelled independently by car, sufficient on-site parking would remain available.

Staff would nevertheless be encouraged to use public transport where reasonably practicable and car sharing would also be encouraged.

The property benefits from access to local bus services within Armthorpe, with bus stops approximately 0.3 miles from the property.

Professional visits would normally be pre-arranged. Professionals would also be encouraged to use public transport where reasonably practicable and appointments would be coordinated to avoid unnecessary simultaneous vehicle movements. At least one staff vehicle would remain available for emergencies and essential transportation requirements.

The operator would manage the parking spaces to ensure that vehicles associated with the home do not obstruct neighbouring properties, footways or highway access. Given the availability of approximately four on-site parking spaces, the modest staffing arrangements and accessibility of public transport, the proposed development would not be expected to result in unacceptable additional parking pressure or harm to highway safety.

10. Safeguarding and Suitability of the Location

The accompanying Locational Risk Assessment provides a detailed consideration of the suitability of the location for the proposed children's home.

Potential risks considered include road safety, safeguarding and vulnerability, community relations, staffing, medical emergencies, behavioural incidents and outdoor/community activities.

Appropriate mitigation measures have been identified. These include:

- individual safeguarding and risk assessments,
- trained and vetted staff,
- behaviour support plans where required,
- missing-child procedures,
- online safety arrangements, appropriate community supervision,
- liaison with social workers and safeguarding professionals and
- clear incident reporting procedures.



The surrounding area provides access to mainstream and specialist educational facilities, GP services, Doncaster Royal Infirmary, recreational facilities, shops, public transport and emergency services.

The location therefore provides an appropriate environment in which the children's educational, healthcare, recreational and social needs can be met.

11. Relevant Appeal Decision

Material support for the proposal can also be drawn from **Appeal Decision APP/X1735/W/25/3367889 – 43 Prospect Lane, Havant**, dated 17 November 2025. That appeal concerned a full planning application for a change of use from a residential dwelling (Use Class C3) to a small children's home (Use Class C2). The Inspector allowed the appeal and granted planning permission.

The children's home considered in that case accommodated up to three children aged 10–16, with no more than two members of staff present at any one time. No physical changes to the internal layout or external appearance of the property were proposed.

The Inspector considered the residential nature and modest scale of the operation and concluded that the proposed change of use was acceptable in principle. Of particular relevance, the Inspector found that the arrival and departure of two daytime members of staff could be comparable to the movements associated with two working parents. Although some additional staff movements and professional visitors could occur, the Inspector concluded that the proposed occupancy would not result in unacceptable impacts upon neighbouring amenity.

The Inspector also considered parking provision and was satisfied that parking capable of accommodating two staff vehicles was sufficient where two staff were likely to be present per shift.

The present application is of an even smaller residential scale, involving only two children and two members of staff at any given time, with approximately four on-site parking spaces available.

The appeal decision therefore provides relevant support for the conclusion that a carefully managed, small-scale children's home can operate successfully within an established residential area without unacceptable effects upon neighbouring amenity or highway conditions.

12. Biodiversity Net Gain



The proposal relates solely to the change of use of the existing dwelling and does not involve extensions, external alterations or physical works affecting the garden or other habitat.

Accordingly, no habitat would be affected by the development.

The proposal is therefore expected to fall within the applicable de minimis exemption from mandatory Biodiversity Net Gain, subject to confirmation through the application documentation.

13. Planning Balance

The proposed development would provide a small, appropriately managed home for two children who require residential care.

Positive weight should be attached to the social benefit arising from providing appropriate accommodation for vulnerable children within an established community with good access to education, healthcare, recreation and public transport. The proposal is deliberately modest in scale.

Only two children would live at the property and only two members of staff would be present at any given time.

No external alterations are proposed and the property would retain its existing residential appearance.

The operational arrangements would ensure that staff movements, professional visits, parking and day-to-day activities are appropriately managed.

Approximately four off-street parking spaces are available within the site and the property is accessible by public transport.

The accompanying Locational Risk Assessment demonstrates that safeguarding, road safety, behavioural, medical and community risks have been considered and can be appropriately managed.

There is therefore no identified material planning harm which would outweigh the social and community benefits associated with the provision of the children's home.

14. Conclusion

Planning permission is sought for the change of use of 3 The Crescent, Armthorpe from a dwellinghouse within Use Class C3 to a small children's care home within Use Class C2.



The home would accommodate a maximum of two children aged between 8 and 17 years, supported by two members of staff at any given time.

The proposal would remain residential in character and would provide a domestic, family-style environment for the children.

No external alterations are proposed and consequently there would be no adverse effect upon the character or appearance of the property or surrounding street scene. The level of occupation is modest and the home would be professionally managed. The proposed staffing and management arrangements would ensure that noise, visitors and other activities associated with the home are controlled so as to protect neighbouring residential amenity.

The site provides approximately four off-street parking spaces and benefits from access to public transport. Accordingly, the proposal would not result in unacceptable parking pressure or highway safety impacts.

The site is also appropriately located in relation to schools, specialist education, healthcare, recreation, shops and other community facilities.

The proposal would make a positive contribution towards meeting the need for suitable accommodation for vulnerable children and is consistent with the Government's objective of ensuring that the planning system supports appropriate accommodation for looked after children.

Taking the development plan and all other material considerations into account, the proposal represents an appropriate and sustainable use of the existing property and would not result in unacceptable planning harm.

It is therefore respectfully requested that planning permission be granted, subject to any reasonable and necessary planning conditions.

Prepared by: Sibongile Diya

Position: Registered Manager/Director

Date: 25 August 2026



MANAGEMENT PLAN

Proposed Children's Care Home – Use Class C2

3 The Crescent, Armthorpe, Doncaster, DN3 3LJ

Applicant / Care Provider: Hope Health Kare Limited

1. Purpose

This Management Plan accompanies the planning application for the change of use of 3 The Crescent from a dwellinghouse (Use Class C3) to a small children's care home (Use Class C2).

The home would be operated by Hope Health Kare Limited and would provide a safe, stable and supportive domestic environment for a maximum of two children aged between 8 and 17 years.

No external alterations are proposed. The property would retain its existing residential appearance and would operate as a small-scale household rather than an institutional facility.

2. Children and Care Needs

The home would accommodate a maximum of two children at any one time, aged 8–17 years.

The children would have learning disabilities and/or autism and may have associated communication, sensory, emotional, behavioural or daily-living support needs.

Some children may have complex needs. However, a placement would only be accepted where an assessment confirms that the child's individual needs can be safely and appropriately met within the home.



Before admission, Hope Health Kare Limited would review relevant information from the referring authority and other professionals, including care plans, social care assessments, education and healthcare information, safeguarding information, behavioural information and identified risks.

Individual care plans, safeguarding assessments and risk assessments would be prepared and regularly reviewed. Behaviour support plans would be implemented where required.

3. Referrals and Admissions

Referrals are expected principally from local authorities, children's social care departments and commissioning authorities seeking appropriate residential placements.

Referrals may involve social workers, education professionals, health professionals and other agencies involved in the child's care.

Hope Health Kare Limited would undertake an assessment before accepting any placement. A child would not be admitted simply because accommodation is available. Consideration would be given to the child's needs, risks, compatibility with any other child at the home, staffing arrangements and the suitability of the property.

4. Staffing and Management

The home would normally have two care staff present at any one time.

A typical staffing arrangement would comprise:

08:00–20:00 – two care staff on duty; and



20:00–08:00 – two care staff on duty.

The precise staffing arrangements may be adjusted where required by the individual needs of the children and the relevant regulatory requirements.

Staff would be appropriately recruited, vetted, trained and supervised. Training would include safeguarding, autism and learning disabilities, first aid, medication, emergency procedures, behaviour support, missing-child procedures, online safety and other relevant areas.

Management

The management and supervision of staff would principally be undertaken from Hope Health Kare Limited's office in Doncaster, DN1 2QP.

The office would provide management support, staff supervision, administration, compliance monitoring, care planning oversight and operational support.

The Registered Manager would have overall responsibility for the home and would occasionally visit the children's home to monitor its operation, meet staff, review care arrangements and undertake management duties.

The Registered Manager's visits would be occasional and would not result in an additional permanent member of staff being based at the property.

5. Day-to-Day Operation

The home would function as an ordinary domestic household.

Weekdays

A typical weekday would involve:



Morning personal care, breakfast and preparation for school or other education.

Children attending school, specialist education, college, appointments or other planned activities where appropriate.

During the daytime, staff undertaking normal care and household duties, including meal preparation, cleaning, laundry, administration and care planning.

After school, children returning home and undertaking homework, hobbies, relaxation, recreational activities or appointments.

Evening meals and ordinary domestic activities such as watching television, hobbies and personal care.

Individual bedtime routines and overnight supervision.

The exact routine would vary according to each child's care plan, education and individual needs.

At weekends and during school holidays, children may participate in local walks, parks, shopping, sports, leisure activities, community activities, appointments and occasional day trips.

Activities would be appropriately supervised and planned according to individual risk assessments.

6. Community Activities

Children would be encouraged, where appropriate, to participate in normal community activities to support social development, independence and integration.

Activities may include visiting local parks and recreational facilities, shopping, attending appointments, participating in sports and undertaking educational or leisure activities.

Where required, children would be accompanied by staff.



7. External Professionals and Visitors

The home may receive occasional visits from professionals involved in the children's care, including:

social workers;

GPs and other healthcare professionals;

therapists;

psychologists or other specialist practitioners;

education professionals;

local authority representatives;

commissioning officers; and

Ofsted or other regulatory representatives.

Visits would generally be pre-arranged by appointment where practicable.

Appointments would be coordinated where possible to avoid unnecessary simultaneous visits.

Family and personal contact would be managed in accordance with the individual child's care plan and any arrangements established by the placing authority.

The property would not operate as a public facility, meeting centre or venue for group activities.

8. Vehicle Movements and Parking

The proposed use would generate a modest level of vehicle activity.

The principal vehicle movements would arise from:



staff shift changes;
children's transport to education, appointments and activities;
occasional professional visits;
household shopping and deliveries; and
occasional recreational or community activities.

Where both staff members travel independently by car, there could be approximately four staff vehicle arrivals/departures associated with the two daily shift changes.

This is an indicative figure and actual movements would vary according to staff travel arrangements and the individual needs and activities of the children.

Staff would be encouraged to car-share and use public transport where reasonably practicable.

The property has approximately four on-site parking spaces, providing sufficient parking for the normal staffing arrangements and reducing reliance upon on-street parking.

Vehicles associated with the home would be managed so that neighbouring properties, footways and highway access are not obstructed.

The home would not normally require large commercial deliveries.

9. Noise and Residential Amenity

The home would be managed to protect neighbouring residential amenity.

Children would be encouraged to undertake normal domestic activities considerably. External activities would be supervised where appropriate and unnecessary noise would be discouraged.

Visitors and vehicle movements would be managed appropriately.



Hope Health Kare Limited would seek to maintain positive relationships with neighbouring residents and would respond appropriately to any concerns or complaints.

Given the maximum of two children, two staff on duty and the domestic nature of the use, the level of activity would remain modest and compatible with the surrounding residential area.

10. Safeguarding and Risk Management

Safeguarding would be central to the operation of the home.

Individual risk and safeguarding assessments would be undertaken for each child and reviewed when circumstances change or following relevant incidents.

Procedures would address:

safeguarding concerns;

missing children;

unauthorised absence;

behaviour management;

medical emergencies;

medication;

online safety;

fire and emergency procedures;

visitors; and

community activities.

Staff would be appropriately trained and required to record and report relevant incidents through the home's management and safeguarding procedures.



11. Security and Access Control

The property would retain its domestic appearance.

Security would be provided primarily through proportionate domestic-scale measures, including:

- secure external doors;

- appropriate locks to doors and windows;

- controlled access;

- visitor management;

- secure storage for confidential information and medication where required;

- appropriate external lighting where necessary; and

- appropriate key-management procedures.

Hope Health Kare Limited would have regard to the principles of Secured by Design when considering security measures.

No new prominent boundary treatment or institutional security infrastructure is proposed.

CCTV is not currently proposed. If subsequently considered necessary following an individual risk assessment, it would be subject to appropriate privacy, safeguarding and data protection considerations.

12. Waste and Deliveries

The home would use normal domestic refuse and recycling arrangements.

Waste generation would be consistent with a small residential household.

Normal deliveries would comprise groceries, household supplies, medication where required, postal deliveries and other domestic or care-related items.

Large commercial vehicles would not be routinely required.



13. Regulatory and Emergency Arrangements

The home would operate within the regulatory framework applicable to children's residential care and would be registered with and subject to oversight by Ofsted.

Hope Health Kare Limited would maintain appropriate procedures for medical emergencies, fire, missing children, safeguarding incidents, behavioural emergencies, loss of utilities and other unforeseen events.

Emergency services would be contacted where required.

14. Management Commitments

Hope Health Kare Limited would operate the home in accordance with the following principles:

No more than two children aged 8–17 years would reside at the property at any one time.

The property would operate as a small-scale residential children's home and not as a hostel, day centre or public facility.

Two care staff would normally be present at any one time.

Staff would normally operate on 08:00–20:00 and 20:00–08:00 shifts, subject to individual care needs and regulatory requirements.

Management and staff supervision would principally be undertaken from Hope Health Kare Limited's Doncaster office, DN1 2QP.

The Registered Manager would visit the property occasionally as required.

Children would only be admitted following an appropriate assessment of their needs and the suitability of the placement.

Individual safeguarding and risk assessments would be maintained and reviewed.

Professional visits would generally be pre-arranged and managed to avoid unnecessary simultaneous visits.

Vehicles would use the approximately four on-site parking spaces wherever practicable.



Vehicles would not be permitted to obstruct neighbouring properties, footways or highway access.

The home would be managed to minimise unnecessary noise and disturbance.

Appropriate domestic-scale security measures would be maintained, having regard to Secured by Design principles.

Children would be supported to participate appropriately in education, recreation and community activities.

Complaints or concerns raised by neighbours would be considered by the Registered Manager or appropriate management representative.

15. Conclusion

The proposed children's home would be a small-scale, professionally managed residential use accommodating a maximum of two children aged 8–17 years.

The children would have learning disabilities and/or autism and would receive individually assessed care and support appropriate to their needs.

Two care staff would normally be present at any given time, operating broadly on 12-hour shifts of 08:00–20:00 and 20:00–08:00.

Management and supervision would principally be provided from Hope Health Kare Limited's Doncaster office at DN1 2QP, with the Registered Manager visiting the home periodically as required.

Day-to-day activity would comprise ordinary domestic living, education, healthcare, recreation and community activities. Professional visits would be occasional and generally pre-arranged.



Vehicle activity would be modest and principally associated with staff shift changes, children's transport, occasional professional visits and normal household deliveries. Approximately four on-site parking spaces are available.

The home would be subject to appropriate safeguarding, risk management, security and regulatory arrangements and would retain the existing residential appearance of the property.

The proposed management arrangements demonstrate that the children's home can operate as a well-managed domestic residence within the established residential environment without generating an unacceptable level of activity, parking demand, noise or disturbance.

Prepared by: Sibongile Diya

Position: Registered Manager/Director

Datr:25 August 2026

4.1 Vehicular Access: The site benefits from existing vehicular access from the adopted public highway via a drop-kerb. The existing driveway provides off-street parking for staff and visitors.

4.2 Pedestrian Access: The existing footpath provides safe, level access from the public pavement to the front entrance door.

4.3 Inclusive Access: The property is a two-storey dwelling. A ground-floor bedroom and accessible shower room could be made available within the existing layout, negating the need for ramps or platform lifts.

5.0 PLANNING JUSTIFICATION

5.1 Change of Use (C3 to C2): This is a material change of use requiring planning permission. The proposal will bring a vacant or underutilised residential property back into productive use.

5.2 Operational Management: The home will be operated on a small scale to minimise disturbance. A full Operational Management Plan will be provided to manage staffing, visitor arrivals, noise, and waste, ensuring no adverse impact on neighbouring residential amenity.

5.3 Loss of Dwellinghouse: The applicant acknowledges the presumption in favour of retaining family housing. The justification for this change is supported by the small scale of the operation, the retention of the property's residential character, and the provision of much-needed children's care facilities in the local area.

6.0 BIODIVERSITY NET GAIN

6.1 The proposal does not trigger the mandatory 10% Biodiversity Net Gain requirement. As a change of use with **no physical works** that impact habitats, it falls within the 'de minimis' exemption and the exemption for developments with a habitat impact of less than 25 square metres. The site's biodiversity baseline remains unchanged.

7.0 SUMMARY AND CONCLUSION

7.1 This Statement demonstrates that the proposed change of use from a C3 dwellinghouse to a C2 children's home is a suitable response to the site.

7.2 The proposal respects the following principles:

- **No physical changes:** The building remains exactly as shown on the Title Plan.
- **Preservation of character:** The domestic appearance is retained.
- **Adequate Access:** The site benefits from existing safe access and parking.
- **Manageable Impact:** The small-scale operation will be managed to prevent harm to neighbouring amenity.

We respectfully request that planning permission be granted.

End of Statement

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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

**LIST OF PLANNING DECISIONS MADE
SINCE THE MEETING HELD ON 01 SEPTEMBER 2026**

APPLICATIONS			
Reference	Property	Application	Decision
26/01540/PDE	3 Hornsby Road	Prior Notification for the erection of single storey rear extension (Extending 6m from rear elevation, 3.4m high and 2.4m to eaves)	No objections, prior approval not required
26/01402/CPL	4 The Parade, Church Street	Certificate of proposed lawful development for the change of use of existing commercial unit (Class E) to a nail salon	Proposed Lawfulness Granted
26/01105/FUL	3 Ruskin Drive	Erection of a 2-storey rear extension	Granted
26/00787/FUL	Armthorpe Community Centre	Proposed play park on existing dilapidated recreational ground to the rear of Armthorpe Community Centre	Granted