

**ARMTHORPE**

**NEIGHBOURHOOD PLAN**

**ISSUES REPORT**

January 2013

## Foreword

I have pleasure in introducing this first formal document dealing with the Armthorpe Neighbourhood Development Plan - **The Issues Report**.

The Neighbourhood Development Plan is being prepared by Armthorpe Parish Council for the Parish of Armthorpe and is characterised by and will comprise the following elements:-

- It will be the statutory planning document for Armthorpe
- It will be voted on in a Local Referendum
- If approved, it will be the adopted part of Doncaster Metropolitan Borough Council's (DMBC) statutory Local Development Framework for Armthorpe
- It will be the basis for all planning decisions
- It will be a material consideration in planning applications determined by Doncaster Council

This report is designed to set the scene for the preparation of Armthorpe's Neighbourhood Development Plan and is a forerunner of the Draft Plan itself. It is organised in sections which reflect the main land uses and deals with the key elements of development and planning which the Plan will need to address.

It takes a look at the current situations that affect the residents and businesses in the Parish and it is hoped that it will prompt ideas, thoughts and indeed proposals for inclusion in the Plan.

A thread is established from the National Planning Policy Framework (NPPF) through to local studies, strategies and development documents. There is considerable emphasis on the Local Development Framework (LDF), which at the time of the production of this report has an Adopted Core Strategy and a Sites and Policies Development Plan Document (DPD) that is going through further rounds of consultation. There is a good reason for doing this. The LDF is the statutory plan, which will incorporate the Neighbourhood Plan and its constituent policies and proposals. The Plan needs to be in conformity with the Core Strategy and there should be a pro-growth stance, which will then meet the provisions of the legislation and government guidance applicable to the production of Neighbourhood Plans.

The timetable for the production of the plan is as follows:-

- Report to Parish Council on the results of the consultation in February/March 2013
- Prepare a Draft Neighbourhood Plan for consultation by April 2013

- Formal consultation on draft Plan in April 2013
- Redraft as appropriate after consultation in May 2013
- Approval of the Neighbourhood Development Plan by the Parish Council June/July 2013
- Examination in public ..... September/October 2103
- Receipt of assessors report ..... November/December 2013
- Consideration of the report by DMBC and the Parish Council in January 2014
- Community Referendum on the plan ..... May 2014
- Adoption by DMBC ..... June 2014

But before then and in order to get views from all those concerned, this Issues Report is presented to offer the opportunity to receive comments, observations and representations.

**Comments are requested by the 31<sup>st</sup> of January 2013** and can be made in writing, via the Parish Council Website or any other means.

I hope you will join us in taking this opportunity to plan for the future of Armthorpe and look forward to further chances to shape the content, format and direction of the Plan itself.



Councillor C.J. McGuinness  
Chairman of Armthorpe Parish Council's  
Neighbourhood Development Plan Steering Group

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# ISSUES REPORT

## Introduction

This report is designed to set the scene for the preparation of Armthorpe's Neighbourhood Development Plan (the Plan) and is a forerunner of the Draft Plan itself.

It is organised in sections, which reflect the main land uses and deals with the key elements of development and planning that the Plan will need to address.

It takes a look at the current situations that affect the residents and businesses in the Parish and it is hoped that it begins to prompt ideas, thoughts and indeed proposals for inclusion in the Plan.

A thread is established from the National Planning Policy Framework (NPPF) through to local studies, strategies and development documents. There is considerable emphasis on the Local Development Framework (LDF), which at the time of the production of this report has an Adopted Core Strategy, together with a Sites and Policies Development Plan Document (DPD) that is going through



further rounds of consultation. There is a good reason for doing this. Doncaster Council's LDF is the statutory plan, which will adopt the Plan and its constituent policies and proposals. The Plan needs to be in conformity with the Core Strategy and there should be a pro-growth stance, which will meet the provisions of the legislation and government guidance that cover the production of Neighbourhood Plans.

The report contains Appendices, which direct the reader to web links into LDF documentation and other key background and associated documents. To that end the extracts that are taken from these sources are the ones that have the most relevance for Armthorpe and which should set the context for the evolution of policies, proposals and projects in the forthcoming Plan.

There are site proposals maps from the LDF Sites and Policies DPD, for housing land and employment site options included in the report. These are not yet defined as proposals and it is important to be clear that the Parish Council will come forward with their preferred options for housing and employment in the Plan when it is prepared.



The planning of Armthorpe Parish is not a new exercise and this report is based on the Unitary Development Plan, earlier community profiles and the Armthorpe Master Plan from June 2010.

Contained within the report are a series of questions and sections that highlight the Role of the Plan, which hopefully will act as prompts to enable a full, detailed and considered response from residents, businesses, organisations, landowners and potential developers, as part of the consultation exercise which the Parish Council commenced on 28th November 2012.

## **Housing**

13,602 people live in the Parish of Armthorpe (2010 ONS Estimates) and for many the future of the current housing stock, including the location, amount and type of new housing in the coming years is one of the most important issues facing the area.

### **Facts**

Of a total 5,816 residences in Armthorpe, 76.5% are privately owned, 16% are owned by Doncaster Council and 7.5% are rented from either the private sector or Housing Associations.

There have been 169 Right to Buy Sales since 2001.

Of 685 Doncaster Council properties, 53 are recorded as non-decent.

79.9% of properties are in either Council Tax Band A or B.



### **Ward Statistics and Profile**

For the Housing Strategy Area known as EAST in which the Armthorpe ward is located, housing standards in the private sector are higher than other areas of Doncaster – related at least in part to low levels of pre 1919 housing. Private rent levels for a two bedroomed property range from £103 to £114 per week and the area generally has average or slightly lower than average proportions of empty properties.

### **Vision for Doncaster**

The Housing Strategy for Doncaster has a vision, ‘to ensure everyone has the opportunity to access a quality, affordable home within a sustainable community’.

**Doncaster's Housing Strategy 2011-2014** sets the scene for housing issues in Armthorpe.

Its **objectives under the Better Quality Homes priority** are to:

- Improve the quality of housing and reduce the number of poor quality, energy inefficient homes
- Improve the quality and management of Council Housing
- Improve the quality and management of private rented housing and work in partnership with private landlords to make best use of the sector to meet local housing demand

Its **objectives under the Better Housing Choices for People priority** are to:

- Support vulnerable people to live independently
- Enable housing options for people threatened with homelessness or in housing need
- Improve housing choice for an ageing population
- Improve housing choice for young people and families with children

And its **objectives under the Better Places to Live priority** are to:

- Enable an increase in the supply and range of new housing, specifically new affordable housing and make best use of council land and assets
- Regenerate places with poor quality, low demand housing
- Reduce the number of empty homes and maximise the number brought back into use as affordable housing

#### **Role of the Neighbourhood Plan**

The Plan can fulfil the statutory functions placed on it under the LDF regulations. As such it may allocate sites for housing and contain policies, proposals and guidance on housing matters. So, how will the quality of life for existing and future residents of Armthorpe be improved by treating housing as a positively planned and managed issue over the coming years? Where should the emphasis and priority lie once formal site allocations have been decided? Should it be on the design, or green and sustainable standards, or the integration with community benefits, or the access to local services and transport?

### **Armthorpe-wide Policy Themes**

There is an overall housing requirement of between 646 and 923 residential dwellings to be built up to 2028 and this sets the scene for the parish wide commitment.



### **National Planning Policy Framework (NPPF)**

Paragraph 50 of the NPPF states.....

To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.

Paragraph 58 continues.....

Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the



area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.

### The Doncaster Borough Strategy

#### Theme

Increasing and improving housing

#### What this will do

Ensure everyone has the opportunity to access a quality, affordable home in communities where people want to live and work, now and in the future

#### How we will do it

- Improve housing quality, by improving energy efficiency and decency and reducing hazards
- Improve housing choices for groups such as the homeless, older people and care leavers
- Improve places to live, for example, by reducing the number of empty properties

### Local Development Framework

#### LDF Core Strategy

**Objective 4** of the Core Strategy deals with housing.....

To increase the provision of housing throughout the borough, particularly in areas with access to existing services, recognising the significant role

the delivery of housing has in the sustainable economic well-being of the borough.

**Objective 6** also sets out housing priorities.....

To locate most new homes, jobs and services in, and where necessary adjacent to, our existing towns to support economic growth and investment, job creation, improvements and facilities.

**Paragraph 2.9** outlines an agenda for Armthorpe in future housing provision when it says.....

Armthorpe will have seen growth and qualitative change through the development of sites for housing and employment, environmental improvements and sustainable urban extensions. New housing development will link to its excellent transport access. New developments will embody the best principles of sustainability including high quality design, providing new buildings and spaces that contribute to a sense of place; the preservation and enhancement of the borough's built and natural heritage; the provision of facilities to meet the day to day needs of new and existing residents; and a managed response to climate change.

New housing will be located according to the Settlement Hierarchy where Armthorpe is classed as a Principal Town.



### **Policy CS10: Housing Requirement, Land Supply and Phasing**

Sufficient land will be provided to deliver a net addition of 1230 new homes each year 2011-2028 (20,910 in total), with allocated sites sufficient to deliver 15 years' supply (18,450 in total) based on the principles set out below.

- A) New allocations will be distributed according to the Growth and Regeneration Strategy (Policy CS2). Within each town, allocation priority will be afforded well located brownfield urban sites followed by other well located urban sites followed by sustainable urban extension sites.

- B) Housing allocations will be phased as set out in Table 5. Allocations will normally be released in accordance with this phasing subject to infrastructure delivery and maintaining a 5-year supply of deliverable sites. Phase 2/3 urban allocations will be released earlier if delivery constraints can be satisfactorily addressed. Phase 2/3 urban extension allocations will be released sooner where proposals for their development are accompanied by proposals that would help deliver one or more urban brownfield sites (housing or mixed-use allocations) within an agreed timescale.

**Table 5: Housing Phases in the Core Strategy** refers here and **Appendix 5 'Indicative Housing Allocations In Each Phase'** sets out the broad timings for housing delivery in Armthorpe as follows:

A range of 646-923 – assume 780

**Phase 1 2011 onwards**

Commitments - up to 30 permissions and up to 15 UDP allocations  
New allocations – none

**Phase 2 2016 onwards**

Urban extensions – 400

**Phase 3 2021 onwards**

Urban extensions - 335

**Policy CS12: Housing Mix and Affordable Housing**

New housing developments will be required to include a mix of house size, type, price and tenure to address identified needs and market demand and to support mixed communities, based on the principles set out below.

A) **Affordable housing will be delivered through the following measures:**

1. Housing sites of 15 or more houses will normally include affordable houses on-site with the proportion, type and tenure split reflecting the latest Strategic Housing Market Assessment except where a developer can justify an alternative scheme in the interests of viability;
2. Commuted sums will be considered where this would assist the viability of a development and deliver more affordable homes (including the re-use of empty houses as affordable homes) than on-site provision;
3. Affordable housing proposals on suitable developments of less than 15 units will be supported;
4. The 15+ site limit will be lowered in some areas if viable and supported by a future Strategic Housing Market Assessment; and;

5. The council will work with partners to deliver affordable housing and a mix of houses to meet local needs through use of its own land and other initiatives.

### **LDF Sites and Policies Development Plan Document 2012**

Neighbourhood planning is covered in the **Proposed Housing, Employment and Minerals Sites DPD (Second Round of Consultation November 2012)**.

Paragraphs 1.10-1.11 refer. They state :

- 1.10 The proposed housing and employment sites within the settlement of Armthorpe will be identified through a separate process. Armthorpe Parish Council is currently preparing a neighbourhood plan to guide and shape development within Armthorpe in conformity with the Core Strategy and national planning policy guidance. The consultation comments we have received in relation to sites in Armthorpe will be passed onto the parish council.
- 1.11 The Core Strategy states that Armthorpe will need to accommodate between 646 and 923 new homes over the plan period. For the sake of this exercise we have assumed that the Armthorpe neighbourhood plan will set aside sufficient land to accommodate the indicative mid range target of 785 new homes to avoid prejudging the outcome of the consultation on this plan that the parish council will undertake.

**The selection of sites for housing in this document is based on the following approach and criteria and it is suggested that this is also taken forward by the Armthorpe Neighbourhood Plan as it considers which sites to include and support. It is dealt with as follows:**

### **Housing site selection**

- 2.5 Each site proposed has been assessed against the following five stages. The results for each site are available in a separate document.

***Stage 1: Does the site conform with the settlement strategy as set out in Policy CS2: Growth and Distribution Strategy of the Core Strategy?***

- 2.6 The Sites and Policies Development Plan Document will clarify how the approach set out in the Core Strategy will be implemented. The Core Strategy identifies which settlements are suitable for growth and those where new developments will be restricted to infill. If the site is not part of a settlement identified for growth, it is discounted as not being in conformity with the Core Strategy.

**Stage 2: Is the site developable?**

- 2.7 This is based on the findings of the Strategic Housing Land Availability Assessment (SHLAA) and any new information received as a result of the Sites and Policies consultation to date.

**Stage 3: How well does the site fit with the strategic priorities set out within the Core Strategy?**

- 2.8 The Core Strategy sets out three strategic principles for allocating sites (within policies CS2: Growth and Regeneration Strategy, CS3: Countryside and CS4: Flooding).

- Prioritising brownfield sites
- Minimising development within the countryside; and
- Where possible, directing development to the areas at lowest risk of flooding.

- 2.9 Stage 3 consists of ranking the sites in the order set out below. Unless the results of stages 4 and 5 indicate otherwise, sites which score B will be allocated before sites that score C, C before D, and so on. In this way a sequential approach is taken to flooding which takes account of the wider plan objectives in line with Policy CS4 of the Core Strategy.



- A** = The site has planning permission or is a committed housing renewal site.
- B** = Brownfield, not within Green Belt or Countryside Policy Area and at the lowest risk of flooding.
- C** = Greenfield, not within Green Belt or Countryside Policy Area and at the lowest risk of flooding.
- D** = Brownfield, not within Green Belt or Flood Zone 3, but one of Countryside Policy Area or Flood Risk Zone 2.
- E** = Greenfield, not within Green Belt or Flood Zone 3, but one of Countryside Policy Area or Flood Risk Zone 2.
- F** = Brownfield, not within Green Belt or Flood Zone 3, but both Countryside Policy Area and Flood Risk Zone 2.
- G** = Greenfield, not within Green Belt or Flood Zone 3, but both Countryside Policy Area and Flood Risk Zone 2.
- H** = Brownfield, one of Green Belt or Flood Risk Zone 3, but not within Countryside Policy Area or Flood Risk Zone 2.



**I** = Greenfield, one of Green Belt or Flood Risk Zone 3, but not within Countryside Policy Area or Flood Risk Zone 2.

**J** = Brownfield, and either:

- Green Belt and Flood Zone 2; or
- Countryside Policy Area and Flood Zone 3.

**K** = Greenfield, and either:

- Green Belt and Flood Zone 2; or
- Countryside Policy Area and Flood Zone 3.

**L** = Brownfield, Green Belt and Flood Zone 3.

**M** = Greenfield, Green Belt and Flood Zone 3.

*N.B. The Countryside Policy Area relates to current boundaries as defined in the Unitary Development Plan.*

#### **Stage 4: Consideration of detailed issues**

##### **4a. Are there any detailed sustainability issues which raise concerns?**

2.10 The sites have been considered against the following sustainability issues.

- Location of site in relation to town or district centre
- Location of site in relation to local settlement/neighbourhood services: shopping parades/clusters
- Public transport accessibility (LUTI rating)
- Constraints on the existing social, physical and transport infrastructure
- Whether the site benefits from the presence of existing flood defences
- Avoiding coalescence or sprawl
- Impact on townscape character or landscape setting
- Impact on biodiversity
- Impact on heritage
- Impact on Air Quality Management Areas (AQMAs)
- Avoid conflict with neighbouring incompatible uses (e.g. heavy or hazardous industry, sewage treatment works and overhead power lines)
- Avoid sterilisation of mineral resources
- Impact on high-grade agricultural land
- Whether developing the site will result in the loss of existing open space

##### **4b. Has the site been supported by local communities through the consultation to date?**

2.11 The results of the consultation and engagement have, where relevant, informed the considerations under stages 2 and 4. The next stage is seeking the views of the public and stakeholders on the housing sites set out in this document, which are recommended for allocation as a result of the previous consultation and site suitability appraisal.

**Stage 5: Overall site recommendation**

2.12 In light of the above stages, an overall recommendation for each site has been made indicating whether it is:

- **recommended for allocation;** or
- **not recommended for allocation.**

2.13 Some sites that have fallen within the ‘not recommended for allocation’ definition have strong planning merits but are not required to meet the allocation growth range for that settlement, as set out within the Core Strategy. If, as a result of this consultation stage, evidence comes to light that suggests some of the proposed allocations are undeliverable or unsupportable, then those sites which have previously been ‘not recommended for allocation’ may be allocated instead, subject to maintaining the Core Strategy housing distribution. For this reason, we would like views on all of the sites referred to as part of this consultation.







**Doncaster**  
Metropolitan Borough Council

**Key :**

- Proposed Housing Sites
- Housing Sites with Permission
- Employment Sites
- Potential Mixed Use Site (\* see note below)
- Boundary of DN7 Mixed Use Regeneration Project
- Lakeside - Mixed Use
- Armthorpe Neighbourhood Plan Boundary
- Doncaster Boundary

**Notes :**

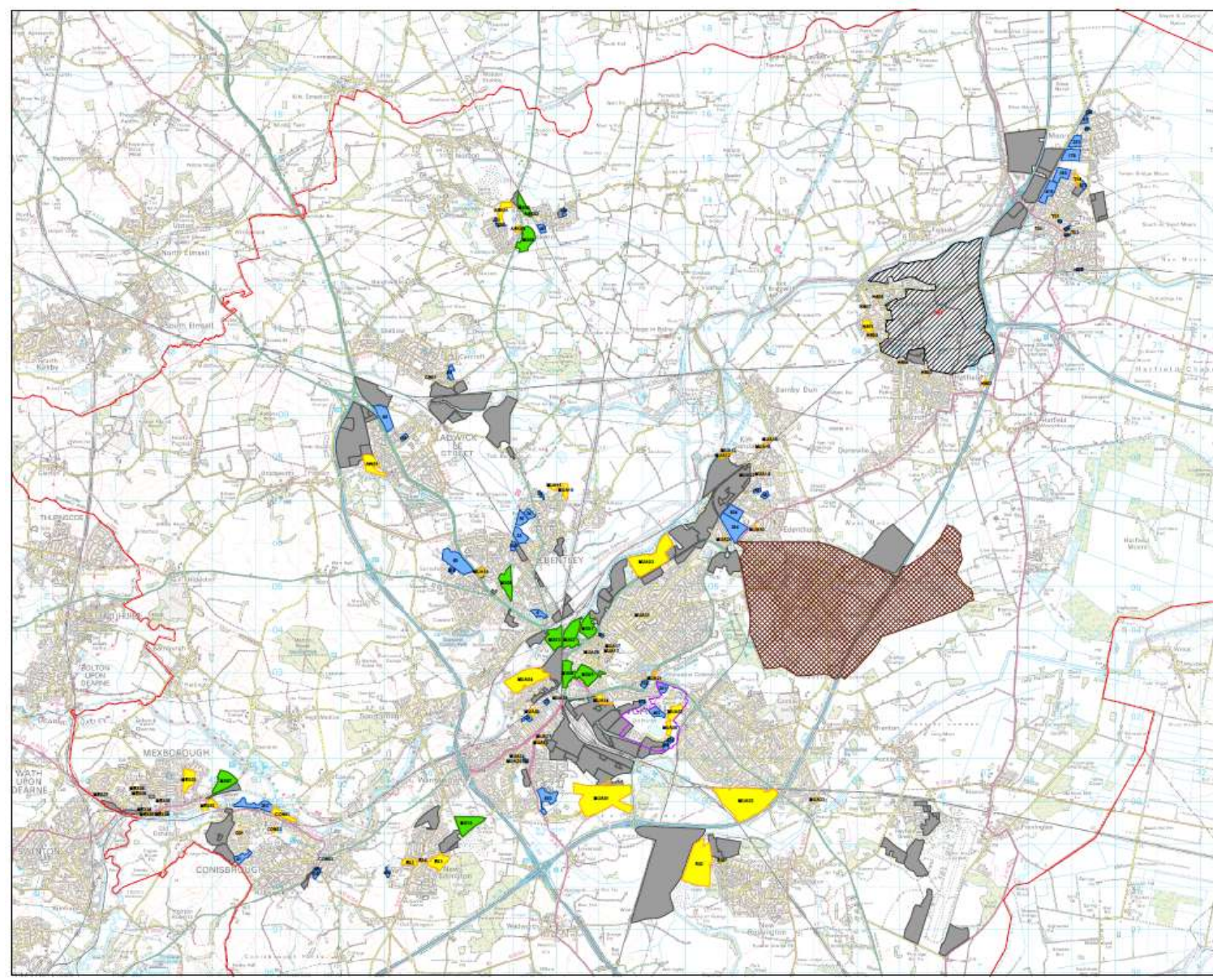
\* A number of potential housing sites consulted on previously have now been subsumed within the mixed use sites shown on the map, as summarised below:

Mixed Use Site Reference	Housing sites subsumed
MXD1	215
MXD2	479, 480, 481 and 214
MXD3	211, 212 and 213
MXD4	542
MXD5	MUAD5 and MUA32
MXD6	MUAD9
MXD7	MEXD1
MXD8	ADKD2
MXD9	18, 339 and 655
MX10	ED1

**Title :** Sites and Policies  
Housing Sites

**Date :**  
31 October 2012

**Scale :**  
1:30,000



### **Questions**

How much housing growth should be accommodated?

Where should it be located – see Appendix 1 attached which shows a number of sites that may be suitable to build houses on?

Over what length of time should it be developed and phased?

What type of housing should be provided?

Who should live in the new housing?

What are the design, sustainable and development principles for new housing?

How much affordable and social housing should be made available?

How will the new housing relate to the future planning of Armthorpe in terms of roads, environmental considerations and community resources?

## **The Economy, Skills and Jobs**

The Planning system has become directly associated with the performance of local economies and the prospects for employment and this is never more so than in Armthorpe.

### **Key Issues**

Some of these long term socio-economic issues are rooted in Doncaster's heavy industrial heritage and inflexibility of the local labour market.

- Relatively poorly educated and low skilled workforce
- Low levels of enterprise
- Low levels of Innovation and business density
- High unemployment rates compounded by low rates of unemployment turnover all restrict Doncaster's economic capacity.
- A relatively high proportion of the population not in work
- Significant numbers of jobs in those sectors where wages are low
- Lower than average skills levels
- Relatively low levels of innovation
- Over dependency on the public sector



## Vision for Doncaster

**Doncaster’s Economic Strategy declares that Doncaster aims to be one of the most successful boroughs in England by being a gateway to opportunity locally, nationally and worldwide.**

**It sees a strong local economy that will support** progressive, healthy, safe and vibrant communities and that **all residents will** feel valued and should be able to **achieve their full potential in employment, education, care and life chances.**

## Drivers

Doncaster is working to place the promotion of a strong economy at the heart of its business, as a strong economy drives all other activity. It has been termed ‘economic engagement’. In practical terms, this will help to turn Doncaster into a competitive place and therefore improve the life chances of everyone in the borough by:

- Building a more **diverse economy** based on Doncaster’s strengths, recognising changing national and international trends,
- **Growing existing businesses** both large and small to create stronger, larger more successful businesses, that employ more local people and demand skills at a range of levels,
- Encouraging an **enterprising culture** and local people, regardless of age or location, to start business,
- **Attracting** regional, national and international **investment** to bring new businesses into Doncaster, employing local people, attracting higher skilled jobs into the borough and increasing the tax base, and
- **Equipping local people with the tools** they need to take personal responsibility to engage in and benefit from a strong economy.

In particular the **Economic drivers applicable directly to Armthorpe** centre around:

- Connectivity
- Business growth
- Improved skills for work and business
- Getting people into work





### **Role of the Neighbourhood Plan**

The plan can fulfil the statutory functions placed on it under the LDF regulations and allocate sites for housing and contain policies, proposals and guidance on economic and employment matters. How will the quality of life for existing and future residents and businesses of Armthorpe be improved by treating employment and the economy as a positively planned and managed issue over the coming years? Where should the emphasis and priority lie once formal site allocations have been decided? Should it be on the design, or green and sustainable standards, or the integration with community benefits, or the access to local services and transport? How will local people gain access to and take up the opportunities created in new jobs and ensure that the safeguarding of existing work is delivered?

### **NPPF**

Paragraph 21 states.....

Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. Local planning authorities should:

- set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth;
- set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
- support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;
- plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;
- identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and
- facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.

Doncaster Borough Strategy

Theme

What this will do

How we will do it

Creating a strong, connected and inclusive economy

Develop a strong, rebalanced and thriving economy that brings opportunities for improved quality of life to all residents

- Create the right conditions for growth for example by improving our external image, our connections, major infrastructure and benefit from the Digital Region
- Make the most of our assets and opportunities – the airport, green economy, Inland Port, retail assets and heritage
- Increase skills and entrepreneurship, by supporting communities and businesses, training and education

LDF

LDF Core Strategy

**Objective 1:** To use economic engagement to achieve widespread economic, social and environmental regeneration for all sectors of all our communities, and to allow Doncaster’s economy to realise its potential.

**Objective 2:** To be a pro-business borough where we will welcome and support investment which stimulates employment opportunities; develops a diverse economy including innovative new sectors such as Green Industries and high tech and manufacturing industries and helps tackle deprivation through job creation and training in all our communities to support a healthy local economy.

**Policy CS5: Employment Strategy**

Doncaster’s economy will be supported, in accordance with the principles set out below to enable improved levels of economic output and increase access to opportunities.

- A) Sufficient employment land will be allocated to take into account:
1. the identified potential for the creation of 36,000 jobs in the sectors set out below;
  2. Doncaster’s wider aspirations for economic growth, as set out in the Economic Strategy;

3. historic take-up rates of employment land; and;
  4. the need for a range of sites to provide flexibility.
- B) The retention of existing employment sites and the location and amount of new employment sites is set out in the Growth and Regeneration Strategy (Policy CS2). In releasing new land for strategic warehousing, priority will be given to the proposed Strategic Rail Freight Interchange at Rossington which will be served by rail freight and will operate as an intermodal terminal.
- C) Major employment sites will be retained for employment uses which may include some small scale supporting uses. Local employment sites will generally be retained for employment purposes with alternative uses being supported where the use is appropriate in terms of scale, design and location, will not adversely affect the efficient operation of adjacent employment land or uses and meets one of the following criteria:
1. it supports the employment uses located on the employment allocation;
  2. is a specialist use which is appropriate to an employment site and cannot be located elsewhere; or;
  3. has a mix of commercial and/or community uses that provides clear additional benefits.



**Policy CS2: Growth and Regeneration Strategy**, indicates that an additional 290 hectares (net) of additional distribution warehousing will be allocated, with the broad locations being the M18/M180 corridor at junctions close to Armthorpe, Stainforth/Hatfield and/or Thorne and the Strategic Rail Freight Interchange at Rossington.

Subsequent **Development Plan Documents (and the Proposals Map)** will identify 'Major Employment Sites' and 'Local Employment Sites'. Major Employment Sites are the larger sites which are required to support certain sectors and maximise the benefit from our comparative advantages.

These advantages are identified through the Local Economic Assessment and include the airport and our rail and motorway links. It is envisaged that these will include new employment allocations within the M18 corridor and the following existing employment sites: Airport Business Park, Hatfield Power Park, Redhouse Park, Westmoor Park, Nimbus Park and Carcroft Common. The Major Employment Site allocations will take account of relevant operational needs, and identified market

demand, for certain sectors. However, to provide flexibility and avoid stifling investment, it is envisaged that in most cases the policies will avoid prescribing specific employment uses and sectors on the sites. Alternative uses on these sites will not be supported.

**Local Employment Sites** are the smaller sites which provide a range of employment sites across the borough to support business growth and maximise local communities' employment opportunities. Proposals for alternative uses on these sites may be acceptable, provided they meet the requirements of Part C of the policy. These alternative uses could include specialist retail uses (such as car showrooms), training facilities that may normally be found on employment sites and some leisure/community facilities.

This policy should be read in conjunction with other relevant Local Development Framework policies, in particular those relating to Town Centres (Core Strategy Policies CS7 and CS8).

**LDF Sites and Policies Development Plan Document 2012**

The same process is to be followed in the selection of employment sites as that set out in selecting Armthorpe's preferred housing sites. Specifically the November 2012 LDF DPD Consultation states in paragraph 1.11:

It is also assumed that the neighbourhood plan will include at least 40 hectares of new distribution land (equating to the area already with planning permission at West Moor Park extension) and 1 hectare of light industry/manufacturing (representing vacant land within the existing industrial area).



Paragraphs 3.3 - 3.6 go on to say:

**Employment site selection**

- 3.3 The proposed employment site allocations have been assessed using a number of methods. The results for each site are available in a separate document, but the process is summarised here.
- 3.4 As part of the Doncaster Employment Land Review (2009), all existing employment sites and all proposed new sites were assessed for their suitability for employment use.
- 3.5 The assessment criteria included the issues set out below.
  - Settlement category
  - Green Belt
  - Conformity to the Regional Spatial Strategy for Yorkshire and the Humber (Yorkshire and Humber Plan)

- Conformity to the Doncaster Economic Strategy
- Additional benefits
- Access to jobs
- Access by public transport
- Strategic access – inter-modal freight facilities
- Local access
- Strategic freight access (sustainable transport modes)
- Strategic access – road
- Greenfield or brownfield
- Special Protection Areas (SPAs) and Special Areas of Conservation (SACs)
- Sites of Special Scientific Interest (SSSI)
- Landscape capacity
- Agricultural land quality
- Biodiversity
- Heritage features
- Aquifer protection
- Minerals
- Market activity/developer interest
- Ownership constraints
- Quality of existing site layout/buildings
- Compatibility with neighbouring uses
- Topography, size and shape

3.6 As a result of the above, each site was given a final rating (known as a 'key finding') as set out below. For further details please refer to the Doncaster Employment Land Review.

- Option A:** Site to be retained as an employment allocation (existing or proposed).
- Option B:** Site to be potentially re-allocated for alternative uses (existing or proposed).
- Option C:** Site potentially suitable as an employment allocation subject to further issues (proposed).
- Option D:** Site not considered suitable as an employment site (proposed).
- Option E:** Site to be potentially suitable for mixed-use (existing).

### Questions

What type of employment needs to be promoted?

Which major employment sites or local employment sites should be allocated - see Appendix 2 attached which shows a number of potential employment sites?

Over what period should these sites come forward for development?

How will the new employment sites relate to the future planning of Armthorpe in terms of roads, environmental considerations and community resources?



## Transport and Highways



Connectivity, access and infrastructure provision and maintenance are at the centre of planning and development in Armthorpe.

### Drivers

The goals of the **Sheffield City Region Transport Strategy 2011-2026** set out the high level framework for transport issues in both Doncaster Borough and Armthorpe. They say:

The transport networks in the Sheffield City Region (SCR) have to meet a range of needs and support different types of travellers or businesses. Our transport system needs to help people get around as easily as possible, in order to enable them to be economically, socially and physically active. Transport links should ensure that people are connected to a range of work, training, shopping and leisure opportunities which they can then choose from. We separate this overall vision into several different elements so that we can associate them with clear actions and then measure their outcomes.

Our first and primary goal is for the transport system to **support the economic growth of SCR**. We see SCR becoming a magnet for investment and business relocation; this requires improved connectivity to local and national destinations by reducing congestion, unreliability and overcrowding. SCR is set for major regeneration and redevelopment; this calls for providing new transport links as well as improving townscape in some places. We are determined to enable everyone in SCR to enjoy the benefits of employment and education; this entails making such opportunities easily accessible to those seeking them.

Our second goal is for the transport system to **enhance social inclusion and health**. The transport system needs to ensure that people in all parts of SCR have access to a variety of activities, paying particular attention to those who cannot easily afford their travel, to people who do not have access to a car and to those with other special needs. Transport improvements are necessary to provide good access to medical, social and community services. People's travel habits have a direct impact on their health, and we therefore intend to further encourage active means of travel so that people can remain fit for whatever activities they choose to take part in.

Our third goal is to **reduce the emissions from vehicles**, since they lead to air pollution and climate change. We mean to create a culture whereby people are happy to make sustainable travel choices and where economic prosperity goes hand-in-hand with carbon efficiency. We also intend to promote sustainability by establishing an integrated approach to transport and land use planning.



Our fourth goal is to make **transport increasingly safe and secure**, especially to those who are currently at a higher risk. People should become confident that they can use our transport networks free of harm and that their safety does not depend on which form of transport they use. This will have a direct impact on people's wellbeing, but also a more indirect benefit in economic terms.

### **Role of the Neighbourhood Plan**

The plan needs to consider the most pressing issues for Armthorpe and take a view on what transport infrastructure, public and private provision, and usage should be catered for in the future development of the parish. Where in Armthorpe should transport improvements be made? What amount of investment is appropriate in the area and how can it benefit from other transport related activity in the wider borough? What transport impacts and experiences do the residents and businesses in Armthorpe want to see?

### **NPPF**

Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.

Plans and decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people; and
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to:

- accommodate the efficient delivery of goods and supplies;
- give priority to pedestrian and cycle movements, and have access to high quality public transport facilities;
- create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones;
- incorporate facilities for charging plug-in and other ultra-low emission vehicles; and
- consider the needs of people with disabilities by all modes of transport.

## LDF

### LDF Core Strategy

**Objective 3** provides the context for transport issues.....

To make best use of our excellent road, rail and canal links and future transport developments, our towns, villages and neighbourhoods and international airport to stimulate business growth particularly in the education, digital, communications and logistics sectors.

**Objective 7** wants to ensure that all our towns and villages are safe, clean and are well-connected; to make it possible for everyone to move easily around and across the borough and to and from our neighbouring towns and cities by a range of affordable and accessible transport options.

**Policy CS2** states:

- C) A range of transport schemes will be developed and managed to support the settlement hierarchy and improve access to jobs and opportunities across the borough.
- D) Distinctive and vibrant communities will be supported through:
1. **provision of local facilities and improved access to these by creating walkable neighbourhoods;**
  2. **physical regeneration including housing renewal and environmental improvement schemes;**
  3. **preservation and enhancement of the distinctive local character of the historic built and natural environment, a commitment to high quality design; and;**
  4. **protection and enhancement of the green infrastructure network (including key green wedges).**
- E) The exact location and timing of growth and regeneration will be subject to the delivery of any necessary physical, social and green infrastructure, and in particular the priorities set out within the Infrastructure Delivery Schedule (Chapter 8, Table 8).

### **Policy CS9: Providing Travel Choice**

Travel choice (including connectivity and affordability) will be improved within the borough, to the wider Sheffield City Region, and beyond. Proposals will therefore be supported which make an overall contribution to the improvement of travel choice and the transport network, having regard to:

the nature of the proposal and its potential impact on the transport network; the schemes and delivery mechanisms set out in the Infrastructure Delivery Schedule (Chapter 8, Table 8), any wider opportunities and priorities; and; the detailed principles set out below.

- A) Proposals will be supported which improve the efficiency of, and key connections to, the internal road, strategic road and motorway networks, including:
1. A6182 White Rose Way improvement;
  2. M18 between junctions 2-3 and junction 5 the Hatfield Spur;
  3. FARRRS; and;
  4. investigations and works to improve accessibility in North Doncaster, particularly for links between the A1(M), A19 and M18.
- B) Proposals will be supported which improve rail transport, including:
1. where feasible, new, expanded or re-opened lines and stations including a new station at Robin Hood Airport.

2. upgrading of the East-Coast mainline (Leeds and York) and the Trans Pennine links (Manchester, Sheffield and Hull); and;
  3. the aspiration for new high speed rail opportunities and the Barnsley-Doncaster Rail Link.
- C) Parking in Doncaster’s retail and town centres will be appropriately managed to support their vitality and viability and to reflect local priorities.
- D) Proposals will be supported which improve the efficiency of freight transport, and provide opportunities for alternatives to road transport where possible, including:
1. protection and promotion of the navigation and wharf facilities;
  2. facilities for lorry parking and roadside service areas, where appropriate, and;
  3. increased aviation and rail freight movements including at Robin Hood Airport, the existing Rail Port at White Rose Way and Rossington Strategic Rail Freight Interchange.
- C) Proposals will be supported which improve bus transport, including:
1. expanding and/or upgrading key bus routes; and;
  2. the provision of additional and/or improved park & ride facilities.
- E) Proposals will be supported which improve the number and quality of opportunities for walking and cycling both as part of the highway and as part of the wider green infrastructure network.
- F) New developments will provide, as appropriate, transport assessments and travel plans to ensure the delivery of travel choice and sustainable opportunities for travel.

**Questions**

How is traffic managed in the village?

What is the public transport provision like and how could it be improved?

Are the roads fit for the amount of traffic using them now and after new development comes forward in the years ahead?

Are pedestrians well catered for?

Do cyclists have good well managed facilities?

What are the priorities for the future in transport?



## Shopping, the Village Centre and the High Street (Church and Mill Street)

### Role of the Neighbourhood Plan

Shopping activity and retail provision is centred on the 'High Street' but is also located in other parts of the village and the Plan should look to protecting existing facilities and expand others. How should it do this? Areas for retail use can be covered by policies and there could also be new proposals within the context set by the LDF Core Strategy.

The village centre has a wide range of other uses and facilities which also need to be considered. Their relationship with the retail uses and also how they are accessed by residents and uses is important and could be examined.

The role of the High Street as the prime mover of people, traffic and the location of services and facilities is a continually changing environment. How should this be treated and planned for in the future?

The design elements, public realm, and incorporation of landscape and other aspects of a vibrant and successful High Street need to continue to be promoted.

### NPPF

Paragraphs 23-27 state.....

23. Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should:



- recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;

- define a network and hierarchy of centres that is resilient to anticipated future economic changes;
  - define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations;
  - promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;
  - retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive;
  - allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. It is important that needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability. Local planning authorities should therefore undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites;
  - allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available. If sufficient edge of centre sites cannot be identified, set policies for meeting the identified needs in other accessible locations that are well connected to the town centre;
  - set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres;
  - recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites; and
  - where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.
24. Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale.

25. This sequential approach should not be applied to applications for small scale rural offices or other small scale rural development.
26. When assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m). This should include assessment of:
- the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
  - the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.
27. Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the above factors, it should be refused.



## LDF

### LDF Core Strategy

**Objective 5:** To ensure that all our residents, visitors and workers have the very best life opportunities, benefiting from easy access to high quality health, education, employment, shopping, recreation facilities, heritage, culture and tourism.

### **Policy CS7:** Retail and Town Centres

Town centre uses will be located according to the Retail Hierarchy as set out below, in order to promote choice, competition and innovation:

- Sub-Regional Centre: Doncaster Town Centre
- Town Centres: Thorne, Mexborough
- District Centres: Adwick, Armthorpe, Askern, Bawtry, Conisbrough, Tickhill
- Local Centres: Woodfield Plantation, Rossington, Carcroft, Skellow, Bentley, Hatfield, Duncroft, Intake, Balby, Moorends, Edlington, Stainforth, Edenthorpe, Denaby Main
- Neighbourhood Shopping Parades



- A) Doncaster town centre will remain the largest centre in the borough. Proposals for major town centre uses will be directed sequentially to the Primary Shopping Area but then to the wider town centre. After Doncaster, priority will be given to improving retail facilities in Mexborough and Thorne.
- B) The vitality and viability of all the borough's centres will be maintained and enhanced, as will their existing range of uses, including local markets. This will involve widening the range of uses and encouraging convenient and accessible shopping, service and employment facilities to meet the day-to-day needs of residents.
- C) On large new urban extension sites, which are not within easy walking distance of existing shops and services, new local centres will be established or existing retail functions adapted to serve the needs of the residents. Such centres should be of a scale appropriate to the site and should not undermine the role or function of other centres within the retail hierarchy.
- D) Retail and other uses (including leisure, entertainment, cultural and tourist uses as well as other mixed-uses) that would support the vitality and viability of the centres in the hierarchy below Doncaster town centre will be directed sequentially to these centres provided they:
1. **are of a scale and nature that is appropriate to the size and function of the centre, and;**
  2. **would not lead to unsustainable trip generation from outside their catchments.**
- E) Outside these centres, the following types of retail provision will be supported:
1. bulky-goods non-food retail development within existing retail warehouse parks so long as any increase in floorspace does not have an unacceptable impact on town centres and the proposal is in accordance with the sequential test as set out in National Policy;

2. specialist shops (including car showrooms) and trade centre developments within nonstrategic employment sites;
3. small-scale ancillary retail uses within employment sites (including showrooms) subject to them occupying no more than 10% of the total floor area of the building;
4. changes of use to retail and other local services within existing neighbourhood centres; and;
5. small shops within residential areas to serve the local area

### **Questions**

Is there the right number of shops, providing the right range of goods in the right locations?

Is there any need for out of town facilities or should the local centres be the place to put new or replacement shops?

Are there any other facilities, services or buildings the 'High Street' needs to be successful in the future?

Is enough being done to make the village centre an attractive place?

Can the residents access all the services easily and at the times they want to use them?

## **Leisure and Community Facilities**

### **Role of the Neighbourhood Plan**

The number and type of leisure and community facilities in Armthorpe is a key component of the parish and how they are managed and planned in the future will be key to meeting the needs of its residents.

The young, elderly and vulnerable members of the local community will need to continue to be catered for and the Plan can deal with the planning and land use related issues.

As potential beneficiaries of any development gain from new housing, employment and retail development in the area, new or improved leisure and community facilities will need to be addressed in the Plan. These could take a variety of forms and should be linked as closely as possible to delivery of new developments.



**NPPF**

Paragraphs 69-74 are relevant here.....

69. The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. To support this, local planning authorities should aim to involve all sections of the community in the development of Local Plans and in planning decisions, and should facilitate neighbourhood planning. Planning policies and decisions, in turn, should aim to achieve places which promote:

- opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;
- safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.

70. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;
- ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and



- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

72. The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools; and
- work with schools promoters to identify and resolve key planning issues before applications are submitted.

73. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new



provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.

74. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Doncaster Borough Strategy

Theme

What this will do

How we will do it

Protecting and improving all our children’s lives

Improve the education and quality of life outcomes for all children and young people and protect them from harm

- The public, private, voluntary and community sectors will work together to ensure the best outcomes for children and young people
- Raise education standards and aspirations
- Safeguard children and young people
- Improve council services for children and young people

LDF

LDF Core Strategy

**Objective 5:** To ensure that all our residents, visitors and workers have the very best life opportunities, benefiting from easy access to high quality health, education, employment, shopping, recreation facilities, heritage, culture and tourism.

**Policy CS1: Quality of Life**

As a means to securing and improving economic prosperity, enhancing the quality of place, and the quality of life in Doncaster, proposals will be supported which contribute to the Core Strategy objectives, and in particular:

- A) Provide opportunity for people to get jobs, learn new skills, and have access to good quality housing, local services, sport, leisure, religious and cultural facilities.
- B) Strengthen communities and enhance their well-being by providing a benefit to the area in which they are located, and ensuring healthy, safe places where existing amenities are protected.

### Questions

What type of leisure and community facilities should be provided in future?

Where are they best located and is access at the right level?

Is there any kind of facilities or services lacking or not meeting current needs?

If you were to rank the facilities in terms of importance to receive development gains from new housing and other developments what would they be and how would you arrive at this decision?

## The Natural and Built Environment

### Role of the Neighbourhood Plan

Armthorpe's urban environment is surrounded by a green and rural environment which performs a number of roles in serving the needs of the village and its residents. How should this be treated in the future?

Are the current environmental policies and priorities appropriate to Armthorpe in terms of green wedges, green corridors, landscape, ecology, biodiversity the right ones?

The history, tradition and cultural identity of the village is often found in its buildings and the built environment of Armthorpe needs to be considered in the Plan.

The Plan can come forward with policies and proposals to deal with the natural and built environment and it should also look at how they relate to each other.

### NPPF

Paragraphs 109-113 state.....

109. The planning system should contribute to and enhance the **natural and local environment** by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;

- recognising the wider benefits of ecosystem services;
  - minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
  - preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
  - remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
110. In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment. Plans should allocate land with the least environmental or amenity value, where consistent with other policies in this Framework.
111. Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. Local planning authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land.
112. Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.
113. Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.

In dealing with **historic environments** Paragraph 126 states.....

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:



- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

### Borough Strategy

#### Theme

Creating a cleaner and better environment

#### What this will do

Protect and enhance Doncaster's environment and improve quality of life today and for future generations

#### How we will do it

- Protect our environmental assets
- Respond to climate challenges
- Keep streets clean
- Deal with household waste through collection and disposal
- Encourage pride in the local environment

### LDF

#### LDF Core Strategy

**Objective 5:** To ensure that all our residents, visitors and workers have the very best life opportunities, benefitting from easy access to high quality health, education, employment, shopping, recreation facilities, heritage, culture and tourism.

**Objective 8:** To ensure that all our towns, villages and countryside are of the highest quality (displaying excellence in architecture) with the built and natural environment conserved and enhanced for the enjoyment of all including identifying the towns and villages where this can best be achieved by restricting growth.

#### **Policy CS3: Countryside**


Doncaster's countryside will be protected and enhanced, having regard to the principles set out below.

- B) The countryside in the east of the borough will continue to be protected through a Countryside Protection Policy Area (as indicated on the Key Diagram). The key considerations for land within this area are:
1. new urban extension development allocations will be confined to those necessary to deliver the Growth and Regeneration Strategy;
  2. minor amendments to settlement boundaries will be supported where existing boundaries are indefensible;
  3. proposals will be supported where they would be appropriate to a countryside location and would protect and enhance the countryside for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all; and;
  4. proposals that would generally be acceptable include agriculture, forestry, outdoor sport and recreation, habitat creation, flood storage and management, essential infrastructure, mineral extraction, some forms of stand alone renewable energy, suitable farm diversification schemes, limited extension, alteration or replacement of existing dwellings and re-use of suitable buildings for uses appropriate in the countryside

**Policy CS16: Valuing our Natural Environment**

Doncaster’s natural environment will be protected and enhanced, in accordance with the principles set out below.


- A) Proposals will be supported which enhance the borough’s Ecological Networks by:
1. including measures that are of an appropriate size, scale and type and have regard to both the nature of the development and its impact on existing or potential networks;
  2. maintaining, strengthening and bridging gaps in existing habitat networks; and;
  3. using native species and delivering local and national Biodiversity Action Plan targets, especially in the following regionally important biodiversity opportunity areas: the Humberhead Levels, the South Yorkshire Magnesian Limestone Ridge, the River Don Corridor and the Dearne Valley.
- B) Nationally and internationally important habitats, sites and species will be given the highest level of protection in accordance with the relevant legislation and policy. Proposals which may impact on Local Sites and Non Designated Sites will only be supported where:

1. they protect, restore, enhance and provide appropriate buffers around wildlife and geological features;
  2. harm is avoided where possible, and any unavoidable harm is appropriately mitigated and compensated;
  3. they produce and deliver appropriate long term management plans for local wildlife and geological sites; and;
  4. they can demonstrate that the need for a proposal outweighs the value of any features to be lost.
- 
- C) Proposals located within 3km of Thorne and Hatfield Moors Special Protection Area will be supported where they deliver a net gain in nightjar foraging habitat.
- D) Proposals will be supported which enhance the borough's landscape and trees by:
1. being appropriate to the landscape's character, sensitivity and capacity;
  2. including measures to mitigate any negative impacts on the landscape;
  3. ensuring designs are of high quality, include appropriate hard and soft landscaping, a long term maintenance plan and enhance landscape character while protecting its local distinctiveness; and;
  3. retaining and protecting appropriate trees and hedgerows, and incorporating new tree, woodland and hedgerow planting.

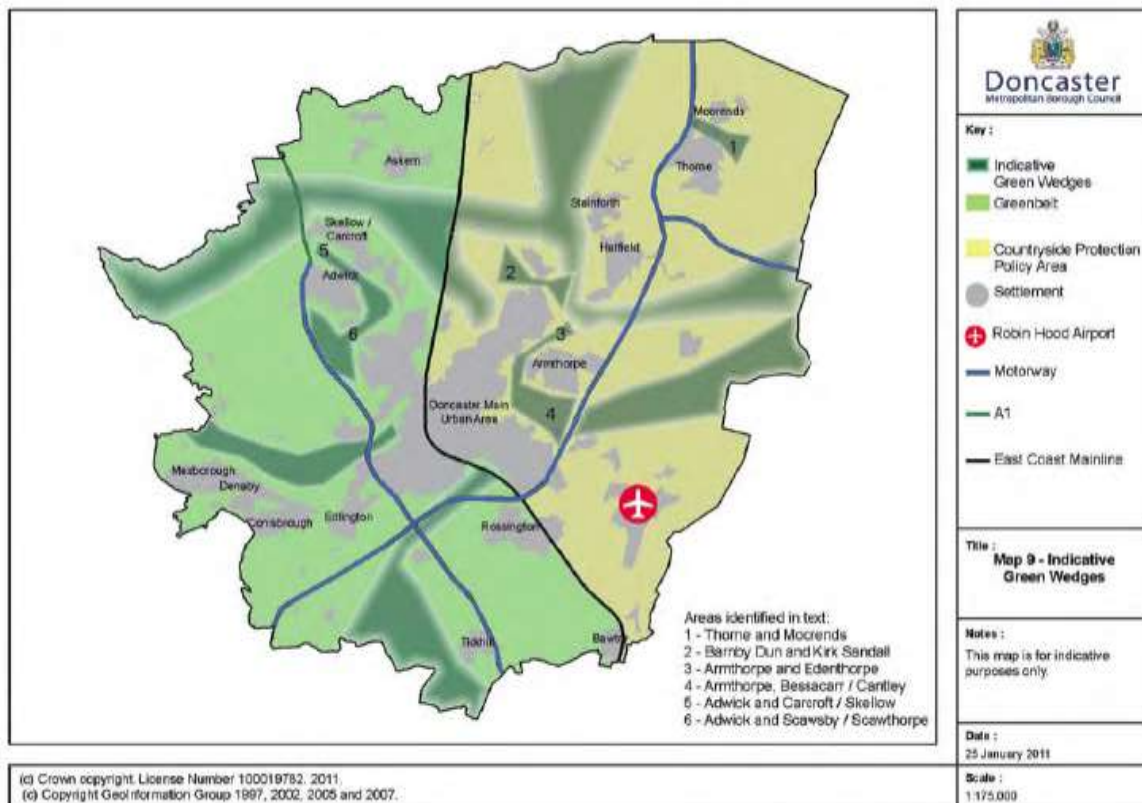
### **Policy CS17: Providing Green Infrastructure**

Doncaster's green infrastructure network (including key green wedges) will be protected, maintained, enhanced and, where possible, extended, based on the principles set out below.

- A) Proposals will be supported which make an overall contribution to the green infrastructure network by:
1. including measures, either on or off site, that are of an appropriate size, shape, scale and type and that have regard to the nature of the proposal and its potential impact;

2. contributing to the delivery of identified opportunities and priorities;
  3. providing for appropriate long term maintenance and management; and:
  4. avoiding damage to or loss of green infrastructure assets or, where loss is unavoidable and the benefits of the development outweigh the loss, including appropriate compensation measures.
- C) Proposals will be supported which reduce, and help people and wildlife adapt to, the impacts of climate change; for example by promoting more naturalised forms of flood storage along the regionally important rivers Don and Dearne and locally important watercourses; or incorporating tree planting within developments.
- D) Proposals will be supported which contribute to an attractive and connected environment by:
1. creating and/or enhancing green corridors (potentially including footpaths) that link urban areas to the wider countryside and the public footpath and bridleway network;
  2. creating and/or enhancing links from areas of growth (as identified under the Growth and Regeneration Strategy - Policy CS2) to green spaces and assets within existing urban areas;
  3. incorporating assets that define and soften the edges of settlements to provide a high quality transition between urban and rural areas particularly at urban Greenfield extensions; and;
  4. preventing fragmentation of habitats, creating linkages and enabling wildlife to move around the ecological network.
- 
- E) Proposals will be supported which have regard to local standards and opportunities, and help to address deficiencies, by making an appropriate contribution to sport, recreation and related community uses, including:
1. providing well designed and accessible, sport, recreation and open space facilities (including children's play space and parks) that meet the needs of the proposal and the wider community; and;
  2. providing suitable and appropriate, on-site open space (or an equivalent contribution towards off-site provision).

## Map relating to Green Infrastructure from LDF Core Strategy



### Questions

Is the green space and open space in Armthorpe properly maintained, large enough, of the right quality and in the right location?

Does the green wedge approach fit with Armthorpe's development aspirations?

Is the habitat protection at the right level and should it be enhanced?

What are the priorities for the built environment in the village?



## Neighbourhoods

### Role of the Neighbourhood Plan

Armthorpe grew up as a rural village and retains many of its original built forms and characteristics, but in the intervening years it has been developed as a series of neighbourhoods built over several decades.

The Plan can examine how these neighbourhoods are to be protected, further developed, regenerated, improved, and how they will relate to the new housing and related schemes.

Specific or generic policies and proposals can be put forward for all or each of the smaller constituent parts of Armthorpe.

### NPPF



Paragraph 69 states.....

The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. To support this, local planning authorities should aim to involve all sections of the community in the

development of Local Plans and in planning decisions, and should facilitate neighbourhood planning. Planning policies and decisions, in turn, should aim to achieve places which promote:

- opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;
- safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and

- safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.



Doncaster Borough Strategy

Theme

What this will do

How we will do it

Developing stronger communities

Ensure all residents have the same opportunities in life and encourage them to do more for themselves and each other. This will lead to improvements in the quality of life and the sense of belonging of all residents

- Empower residents to make a difference by increasing confidence and skills, improving local decision making arrangements, having volunteer policies, increasing collaboration and improving communication
- Make the most of our assets in ensuring the best use of high profile events and tourist attractions
- Raise standards of living by concentrating effort and resources where life chances need to rise the most

Improving health and support for independent lives

Lead to a sustained reduction in health inequalities and improve the health, well-being and independence of our population

- Encourage healthy lifestyle choices
- Help people to stay independent, for example, by using rehabilitative care, new technology and by supporting carers
- Ensuring all parties provide the right services with a neighbourhood focus

**LDF**

**LDF Core Strategy**

**Policy CS2: Growth and Regeneration Strategy**

F) Distinctive and vibrant communities will be supported through:

1. **provision of local facilities and improved access to these by creating walkable neighbourhoods;**
2. **physical regeneration including housing renewal and environmental improvement schemes;**



**Questions**

Are there any overarching policies which should be supported and developed in the neighbourhoods?

Do all the neighbourhood areas of Armthorpe have good access to services and facilities?

Do any of the existing areas need to be considered for particular attention given any potential new development which might be planned close or adjacent to them?

## Sustainability and Environmental Protection

### **Role of the Neighbourhood Plan**

Sustainability is at the heart of planning and the Plan should address the elements that will secure its future in both a sustainable way and also to deal with sustainability as a priority in existing and future development.

The themes of managing environmental resources and services, ensuring a quality environment and valuing the environmental assets are set down in the Borough Councils Consultation Draft Environment Strategy (2012) and these can be captured in the Plan.

Air, water and land quality, cleanliness of public spaces, flood risk management, and biodiversity are key duties of public bodies which the Plan can tackle in a policy and land use context.

### **NPPF**

Paragraphs 8-10 state.....

8. The planning system should play an active role in guiding development to sustainable solutions.
9. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):
  - making it easier for jobs to be created in cities, towns and villages;
  - moving from a net loss of bio-diversity to achieving net gains for nature;<sup>6</sup>
  - replacing poor design with better design;
  - improving the conditions in which people live, work, travel and take leisure and
  - widening the choice of high quality homes.
10. Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.

Paragraphs 99-101 state.....

99. Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New development should be planned to avoid

increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.



100. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:
- applying the Sequential Test;
  - if necessary, applying the Exception Test;
  - safeguarding land from development that is required for current and future flood management;
  - using opportunities offered by new development to reduce the causes and impacts of flooding; and
  - where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations.
101. The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding.

## Doncaster Borough Strategy

### Theme

Creating a cleaner and better environment

### What this will do

Protect and enhance Doncaster's environment and improve quality of life today and for future generations

### How we will do it

- Protect our environmental assets
- Respond to climate challenges
- Keep streets clean
- Deal with household waste through collection and disposal
- Encourage pride in the local environment

## LDF

### LDF Core Strategy

**Objective 10:** To increase the efficient use of, and safeguarding where appropriate of, natural resources – particularly energy, water, waste and minerals – to address environmental issues, including climate change and create sustainable job opportunities in green industries.

### **Policy CS4: Flooding and Drainage**



Large areas of Doncaster are at risk of flooding. However, many of these areas already benefit from defences and are otherwise sustainable locations for growth. A pro-active approach will therefore be adopted which manages flood risk, to support borough-wide regeneration, based on the principles set out below.

- A) Development will be directed to areas of lowest flood risk (from all sources) within the overall framework of the Growth and Regeneration Strategy and its emphasis on deliverable urban brownfield sites (as set out in Policies CS2, CS5, CS7 and CS10). Where this results in development within flood zones 2 and 3, priority will be given to sites which:
1. already benefit from an acceptable standard and condition of defences; or;
  2. have existing defences which will be improved as a result of the proposal to an acceptable standard and condition; or;



3. do not have existing defences, if it can be shown that there are no appropriate sites already benefiting from defences, and the development can be made safe through the creation of new defences which would also benefit existing communities.
- B) Developments within flood risk areas will be supported where they pass the Sequential and/or Exception Tests (if they are required). Proposals which are in accordance with both allocations and any other Local Development Framework policies will normally be deemed to have passed the Sequential Test.
- C) All development over 1 hectare, and any development within flood risk areas, will be supported where it:
1. provides a fit-for-purpose site specific Flood Risk Assessment;
  2. will be safe from all forms of flooding, without increasing the level of flood risk to surrounding properties and/or land for the lifetime of the development;
  3. provides adequate means of foul sewage disposal and achieves a reduction in surface water run off on brownfield sites and no increase from existing rates on greenfield sites;
  4. makes use of Sustainable Drainage Schemes, where appropriate;
  5. is designed to be resilient to any flooding which may occur (including making provision for circumstances in which existing flood defences fail);
  6. facilitates the maintenance of flooding and drainage infrastructure; and;
  7. ensures that mitigation measures (including Sustainable Drainage Schemes) can be maintained over the long term and will not have an adverse impact on the water environment, including ground water aquifers, flood water capacity and nature conservation interests.

#### **Policy CS14: Design and Sustainable Construction**

All proposals in Doncaster must be of high quality design that contributes to local distinctiveness, reinforces the character of local landscapes and building traditions, responds positively to existing site features and integrates well with its immediate and surrounding local area. Imaginative design solutions, including innovative and contemporary architecture, are welcome where they meet these objectives. New development should also have no unacceptable negative effects upon the amenity of neighbouring land uses or the environment. This will be achieved through the design principles and quality standards set out below.

- A) The components of development, including use mix, layout (movement patterns, townscape, landscape, open space and public realm), density (intensity of development) and form (scale, height, massing; and architectural

details of buildings), will be assessed to ensure that the development proposed is robustly designed, works functionally, is attractive, and will make a positive contribution to achieving the following qualities of a successful place:

1. character – an attractive, welcoming place with its own identity appropriate to the area;
  2. continuity and enclosure of streets and spaces by buildings;
  3. quality, stability, safety and security of private property, public areas and the highway;
  4. permeability – ease of pedestrian movement with good access to local facilities and public transport services;
  5. legibility – a development that is easy to navigate;
  6. adaptability – flexible buildings capable of changing over time;
  7. inclusive – accessible development that meets the needs of as much of the population as possible;
  8. vitality – creating vibrant, busy places with a mix of uses where appropriate; and;
  9. sustainability – proposals are environmentally responsible and well managed.
- B) New housing developments will be expected to meet relevant Building for Life criteria (14/20 criteria for developments of more than ten dwellings). An agreed proportion of new homes should be designed to Lifetime Homes standards, subject to design and viability considerations.
- C) The design and layout of development must also be designed to adapt to a changing climate, whilst helping reduce the causes of climate change, by using energy, water and materials in the most efficient way as possible. In order to help achieve this, proposals will be supported which meet or exceed the following minimum standards:
1. all new housing must meet all criteria to achieve Code for Sustainable Homes of at least Level 3 and new non-domestic buildings must meet the BREEAM rating of at least 'Very Good'. This should be supported by preliminary assessments at planning application stage; and;
  2. all new developments must secure at least 10% of their total regulated energy from decentralised and renewable or low carbon sources.

### Policy CS18: Air, Water and Agricultural Land

Doncaster's air, water and land resources will be conserved, protected and enhanced, both in terms of quantity and quality, based on the principles set out below:

- A) Proposals will be supported which contribute to improvements in air quality, including by:
1. being designed, managed and, as far as is consistent with the Growth and Regeneration Strategy (Policy CS2), located, to reduce congestion/air pollution and promote more sustainable transport options;
  2. within or adjoining Air Quality Management Areas (especially within Doncaster town centre and along the M180, A1 and M18 motorway corridors) and other areas experiencing air pollution, demonstrating how any effects on air quality will be mitigated, especially in relation to sensitive uses or areas (e.g. nature conservation sites) and having regard to the targets of the Doncaster Air Quality Action Plan; and;
  3. where relevant, incorporating low emission technologies and cleaner transport fuels to minimise the adverse effects of road and air travel.
- B) The Growth and Regeneration Strategy (Policy CS2) emphasises deliverable urban brown field sites. However, where any risks to ground conditions arising from contamination or previous land uses are identified, proposals will need to incorporate measures to prevent, control and reduce air and water pollution, mitigate any ground instability and enhance the quality of these resources.
- C) Proposals will be supported which facilitate the efficient use of Doncaster's significant agricultural land and soil resources, including proposals which:
1. protect high quality agricultural land (grades 1, 2 and 3a) in so far as this is consistent with the Growth and Regeneration Strategy (as set out in Policy CS2);
  2. facilitate working with landowners to support the primary purpose of food production, whilst maximising opportunities for recreation and wildlife; and;
  3. support suitable alternative uses of lower quality agricultural land, such as flood storage or biomass production.

#### **Questions**

What are the priorities for delivering sustainable regeneration and planning in Armthorpe?

How can sustainability be accommodated and drive new developments in the parish?

Are there any particular projects which will deliver sustainability and which should be promoted ahead of others?

## Priorities for Investment and Local Projects

### Role of the Neighbourhood Plan

The Plan can examine how investment in the parish should be prioritised and the opportunities to schedule, phase and break down development can be programmed.

Local projects can be captured in the Plan and related to other or wider development schemes.

Infrastructure provision such as roads, public transport and energy can be enhanced as part of the overall new development proposals.



### Questions

What are the priorities for investment in Armthorpe?

How should they be programmed?

What level of infrastructure needs to be accommodated?

Are there any local projects which the development of Armthorpe should support?

## Related and Source Documents – Weblinks

The main link to all things LDF is <http://www.doncaster.gov.uk/ldf> - this will take you to the front page and contains links to all the other pages and documents including:

[http://www.doncaster.gov.uk/sections/planningandbuildings/localdevelopmentframework/LDF\\_Sites\\_and\\_Policies\\_DPD/index.aspx](http://www.doncaster.gov.uk/sections/planningandbuildings/localdevelopmentframework/LDF_Sites_and_Policies_DPD/index.aspx) - **Sites and Policies**

<http://www.doncaster.gov.uk/sections/planningandbuildings/localdevelopmentframework/ldfcorestrategy/index.aspx> - **Core Strategy**

[http://www.doncaster.gov.uk/sections/planningandbuildings/localdevelopmentframework/ldfcorestrategy/corestratdoclibrary/Core\\_Strategy\\_Document\\_Library\\_G\\_Key\\_Local\\_Policy\\_and\\_Studies\\_Economy\\_Transport\\_Retail.aspx](http://www.doncaster.gov.uk/sections/planningandbuildings/localdevelopmentframework/ldfcorestrategy/corestratdoclibrary/Core_Strategy_Document_Library_G_Key_Local_Policy_and_Studies_Economy_Transport_Retail.aspx) - **Key local studies for economy transport and retail**

[http://www.doncaster.gov.uk/sections/planningandbuildings/localdevelopmentframework/ldfcorestrategy/corestratdoclibrary/Core\\_Strategy\\_Document\\_Library\\_H\\_Key\\_Local\\_Policy\\_and\\_Studies\\_Housing.aspx](http://www.doncaster.gov.uk/sections/planningandbuildings/localdevelopmentframework/ldfcorestrategy/corestratdoclibrary/Core_Strategy_Document_Library_H_Key_Local_Policy_and_Studies_Housing.aspx) - **key local studies for housing**

[http://www.doncaster.gov.uk/sections/planningandbuildings/localdevelopmentframework/ldfcorestrategy/corestratdoclibrary/Core\\_Strategy\\_Document\\_Library\\_I\\_Key\\_Local\\_Policy\\_and\\_Studies\\_Environment.aspx](http://www.doncaster.gov.uk/sections/planningandbuildings/localdevelopmentframework/ldfcorestrategy/corestratdoclibrary/Core_Strategy_Document_Library_I_Key_Local_Policy_and_Studies_Environment.aspx) - **key local studies for the environment.**

[http://www.doncaster.gov.uk/sections/councilanddemocracy/policiesplansandperformance/ourplans/Doncasters\\_Borough\\_Strategy.aspx](http://www.doncaster.gov.uk/sections/councilanddemocracy/policiesplansandperformance/ourplans/Doncasters_Borough_Strategy.aspx) - **Borough Strategy**

<http://www.doncaster.gov.uk/sections/planningandbuildings/ourplans/udp/index.aspx> - **the UDP**

[www.doncaster.gov.uk/sections/planningandbuildings/environmentalplanning/Environment\\_Strategy.aspx](http://www.doncaster.gov.uk/sections/planningandbuildings/environmentalplanning/Environment_Strategy.aspx) - 29k - **Environment Strategy**

[www.doncastertogether.org.uk/Images/Armthorpe\\_tcm33-73611.pdf](http://www.doncastertogether.org.uk/Images/Armthorpe_tcm33-73611.pdf) - **Armthorpe Community Health Profile**

[www.communities.gov.uk/documents/.../pdf/2116950.pdf](http://www.communities.gov.uk/documents/.../pdf/2116950.pdf) - **National Planning Policy Framework**