

Doncaster Metropolitan Borough Council

Armthorpe Neighbourhood Plan Decision Statement

1. Summary

1.1 Following an independent examination, Doncaster Metropolitan Borough Council confirms that the Armthorpe Neighbourhood Plan will proceed to a Neighbourhood Planning referendum.

2. Background

2.1 On 2nd November 2012, Doncaster Metropolitan Borough Council designated the Armthorpe area for the purpose of preparing a Neighbourhood Plan in accordance with Part Two of the Town and Country Planning (England), Neighbourhood Planning (General) Regulations 2012.

2.2 Following the submission of the Armthorpe Neighbourhood Development Plan to the Council in January 2015, the plan was publicised and representations were invited. The publicity period ended on 1st May 2015.

2.3 The Council appointed an independent examiner, Jeremy Edge (Edge Planning & Development LLP), in January 2016, to review whether the Plan should proceed to referendum.

2.4 The examiner's report concludes that, subject to a number of modifications, the Plan meets the basic conditions set out in legislation and should proceed to a Neighbourhood Planning referendum.

2.5 In the main, the modifications are accepted with the exception of the recommendation to delete part 4 of policy ANP10 (and the associated mapping changes). In such circumstances where a Local Planning Authority proposes to make a decision which differs from that recommended by the examiner, it must notify the qualifying body (Armthorpe Parish Council), anyone whose representation was submitted to the examiner and any consultation body that was previously consulted, of their proposed decision (and the reason for it) and invite representations over a minimum 6 week period. Following the 6 week consultation and subject to no objections being received, the Armthorpe Neighbourhood Plan will proceed to referendum.

2.6 Consultation was undertaken as the decision differs from that of the examiner, the consultation ended on 22nd June 2018.

2.7 Therefore to meet the requirements of the Localism Act 2011 a referendum, which poses the question 'Do you want Doncaster Metropolitan Borough Council to use the Neighbourhood Plan for Armthorpe to help it decide planning applications in the neighbourhood area?' will be held in Armthorpe.

2.7 The date on which the referendum will take place is agreed as 20th September 2018.

3. Decision and Reasons

3.1 Having considered the recommendations made by the examiner and the reasons for them, the Council has decided to make the modifications to the draft plan as set out in Table 1 below.

Table 1 – Schedule of Modifications and Action Taken/Reasons for Change

Section/Policy	Examiner's proposed modification	Action Taken / Reason for Change
<p>Policy ANP1 – Land allocation total and site allocations (Inspector report para 5.10)</p>	<p>Policy ANP 1 is acceptable subject to the Site Allocation table being incorporated within the Policy as indicated in the changes below: POLICY ANP1 Allocate land for a total between 700 and 800 new homes during the period 2011 and 2028. Permission will be given for new housing as set out in the Table 1 and as shown in the Proposals Map and site allocation plans (Appendices 1 and 2) for development which meets the requirements of the residential site briefs, other relevant policies of this Plan and the provision and compliance with flood risk assessments. Table 1 Site 1 The Lings, West Moor Link Road Between 350 and 400 dwellings Site 2 West of Hatfield Lane Between 350 and 400 dwellings</p>	<p>Modifications made as set out in the recommendation.</p>
<p>Policy ANP2 – Integrated housing sites (Inspector report para 5.18)</p>	<p>Recommend that if the policy is to be retained, it will require justification by way of appropriate supporting text but subject to the recommended policy amendments as follows: POLICY ANP2 Proposals for all new housing in Armthorpe must ensure that the new homes are well integrated with the existing village and surrounding environment and services. Subject to viability and land ownership considerations, developments will therefore need to: <ul style="list-style-type: none"> • incorporate good connections - short and direct routes for pedestrians and cyclists connecting to the rest of the village, and the village centre in particular • be of good quality design • provide new facilities that can be shared with adjacent areas - e.g. open space </p>	<p>Modifications made as set out in the recommendation. Appropriate supporting text added to the justification.</p>
<p>Policy ANP3 – Windfall Sites (Inspector report para 5.24)</p>	<p>For greater clarity, the Inspector recommended that the final sentence should be redrafted to so that the policy reads as follows: POLICY ANP3 Permission will be granted for suitable residential developments on infill and redevelopment sites that are not in Countryside Policy Protection Areas. Proposals should be well designed and should meet relevant requirements set out in other policies in this Plan, the Core Strategy DPD and the saved policies of the Doncaster Unitary Development</p>	<p>Modifications made as set out in the recommendation.</p>

	Plan.	
Policy ANP4 – Barton Lane (Inspector report para 5.33)	No change to the policy text; however at present the site is not shown for identification purposes coloured salmon pink on the Proposals Map (Appendix 1). Recommendation that the Proposals Map should be revised to include the extent of the Barton Lane housing site reflecting the boundaries of this site as shown as Site 3, in Appendix 2.	Site shown in salmon on Proposal Map and Appendix 2.
Policy ANP5 - Design of new development (Inspector report para 5.39)	<p>Recommend that the draft policy be altered as follows:</p> <p>POLICY ANP5</p> <p>Proposals for all new housing must be of high quality and designed to reflect local character. They must demonstrate how they meet Policy CS14 of the LDF Core Strategy.</p> <p>New housing (including apartment buildings, back land and infill, student accommodation, supported housing and homes in multiple occupation) will be supported where they are applied proportionately, having regard to viability considerations and meet the principles set out below:</p> <p>A) There is good access to local services, facilities, open space and public transport,</p> <p>B) The layout, density, siting, massing, form, detailing and materials are sympathetic to the character of the area and where appropriate, the existing host property;</p> <p>C) The development would result in a reasonable outlook, with adequate privacy, access to daylight and sunlight;</p> <p>D) The development would not significantly impact on the living conditions or privacy of neighbours (including their private gardens) or be overbearing;</p> <p>E) There is adequate provision of internal living space, storage space, amenity areas, cycle and car parking space;</p> <p>F) The design and layout identifies and incorporates existing green infrastructure assets and seeks to develop new networks. Details of future maintenance, management and finance should be identified in planning applications;</p> <p>G) The development would not result in an unacceptable loss of trees or hedgerows and provides adequate landscaping to ensure a net gain in trees on the site (including tree planting along streets within public areas);</p> <p>H) Adequate open spaces, suitable for outdoor sport, recreation and children’s play are provided as an integral part of the design concept, in attractive, safe, well surveyed and accessible locations (which are away from busy roads) and incorporate appropriate buffer zones;</p> <p>I) Children’s play areas should incorporate stand-off distances, provide for risk and challenge without putting users in serious risk of harm. The design and equipment should meet industry (and authority) standards and ensure ease of maintenance, repair and replacement;</p>	Modifications made as set out in the recommendation. Other than to make clear the Inspectors recommendations regarding the proportionately of the principles of the policy design criteria.

	<p>J) The development provides an adequate landscape buffer (which excludes built development and residential gardens) adjacent to existing woodlands, wildlife sites and at the settlement edge;</p> <p>K) The development layout and street design will result in attractive, landscaped public realm and create an inclusive, safe and secure environment for people and property;</p> <p>L) Access points, parking and operational highway requirements must safely cater for pedestrians, cyclists and vehicles, not be visually dominant and in existing areas complement the qualities of the street scene and local highway functions;</p> <p>M) Adequate visitor car parking is provided, with parking spaces that are well defined and integrated within good quality public realm;</p> <p>N) Plot boundaries (front, back and side) are demarcated with robust boundary walls, fences, railings or hedges appropriate to the area;</p> <p>O) Satisfactory arrangements are made for the storage and collection of refuse, recyclable materials and garden waste.</p> <p>P) Proposals located in or adjacent to identified flood risk areas incorporate resilience measures where required.</p> <p>Applicants will be expected to explain how these requirements have been met in their submitted Design and Access Statements.</p>	
POLICY ANP6 – Housing development - Provision of new facilities (Inspector report para 5.45)	Recommend Policy ANDP6 be deleted from the ANDP.	Policy has been deleted.
Policy ANP7 - Provision of affordable housing (Inspector report para 5.56)	Satisfied that Policy ANP7 is acceptable, without modification. However, having regard to comments and recommendations concerning Policy ANP9, recommend that Policy ANP7 be extended as suggested in Para 5.64.	Modifications made as set out in the recommendation.
Policy ANP8 - Provision of a mix of housing types (Inspector report para 5.56)	Policy ANP8 could not be relied upon to adequately inform or base development management decisions within Armthorpe. Accordingly, recommend that the policy should be deleted from the ANDP.	Policy has been deleted.
Policy ANP9 - Phasing of housing development (Inspector report para 5.64)	For reasons set out in the above recommendations (ANP7, 8 and 9) recommend that Policy ANP9 be deleted from the ANDP.	Policy has been deleted.
Policy ANP10 - Residential site briefs for the allocated sites (Inspector report para 5.70)	To avoid the potential for misunderstanding, particularly in the light of the emerging Local Plan, recommend that the second paragraph under the heading “Key considerations”, be deleted.	Modifications made as set out in the recommendation.
Policy ANP10 -	The Proposals Map, Appendix 1, and the Illustrative	The Local Authority has

<p>Residential site briefs for the allocated sites (Inspector report para 5.74)</p>	<p>Site Plans, should therefore be redrawn to exclude the Green Wedge designation to the north of Armthorpe in relation to Site 1. It is not necessary for the ANDP to provide a land use designation on the Proposals Map for the previously proposed Green Wedge land as this will still be controlled by Core Strategy Policy CS3, subsection C.</p>	<p>decided to accept the recommendations with the exception of the suggested modification that recommends the deletion of part 4* of Policy ANP10 and the associated recommended changes to the Proposals Map, Appendix 1, and the Illustrative Site Plan.</p> <p>Refer to Regulation 17A consultation which ended 22nd June 2018.</p>
<p>Policy ANP10 and ANP 11 - Residential site briefs for the allocated sites (Inspector report para 5.78)</p>	<p>Recommend the alterations to the policy for reasons of clarity and deliverability which are set out below: POLICY ANP10 Land at The Lings, West Moor Link Road, coloured salmon pink on the Proposals Map (Appendix 1), edged blue as Site 1 in Appendix 2 and as Site One, Appendix 2A which shows the illustrative layout, roads, footpaths, access and crossing points, is allocated to deliver between 350 and 400 dwellings and should provide:</p> <ol style="list-style-type: none"> 1. Affordable housing on site reflecting Doncaster Council's affordable housing policy requirement of 26%, subject to viability; 2. Education facilities or contributions sufficient to meet need as a consequence of these development proposals; 3. Open space commensurate with Doncaster Council's open space policy for developments of this scale; 4. A design and layout which protects the residential amenity of the existing residential properties to the south of the site; 5. Recognition of the role that the site plays in establishing a gateway to Armthorpe village; 6. Connections (including public transport) to the existing local services and facilities, in particular the village centre, local schools and community facilities; 7. Prioritise sustainable local connections and access for pedestrians and cyclists, including the provision of footpaths and cycle paths within the site that connect to the surrounding area; 8. A highway design which minimises traffic impact on the existing highway network as a consequence of these proposals and which is designed to reduce inconvenience to the users of the local road network during construction and following completion of the development; 9. The inclusion of a landscape and open space 	<p>The Local Authority has decided to accept the recommendations with the exception of the suggested modification that recommends the deletion of part 4* of Policy ANP10 and the associated recommended changes to the Proposals Map, Appendix 1, and the Illustrative Site Plan.</p> <p>The Green Wedge identified in Part 4 of Policy ANP10 (and on the associated maps) is considered to be in general conformity with the illustrative plan identifying the Green Wedge in the vicinity of Armthorpe identified in the Doncaster Core Strategy. As such it is considered that the Armthorpe Neighbourhood Plan will still meet the basic conditions if part 4 of Policy ANP10 is retained.</p> <p>This decision differs from that of the examiner.</p> <p>Notification has been undertaken in accordance with Regulation 17A of Part 5 of the Neighbourhood Planning (General)</p>

	buffer designed to protect the residential amenity of dwellings in close proximity to the employment area.	Regulations 2012 (as amended). The justification text supporting the omitted criteria's from this policy has been also deleted.
Policy ANP10 and ANP 11 - Residential site briefs for the allocated sites (Inspector report para 5.84)	<p>Recommend the following alterations to Policy ANP11.</p> <p>POLICY ANP11</p> <p>Land West of Hatfield Lane and situate to the rear of Fernbank Drive, coloured salmon pink on the Proposals Map (Appendix 1), edged blue as Site 2 in Appendix 2 and as Site Two, Appendix 2B which shows the illustrative layout, roads, footpaths, access and crossing points, is allocated to deliver between 350 and 400 dwellings and should provide:</p> <ol style="list-style-type: none"> 1. Affordable housing on site reflecting Doncaster Council's affordable housing policy requirement of 26%, subject to viability; 2. Education facilities or contributions sufficient to meet need as a consequence of these development proposals; 3. Open space commensurate with Doncaster Council's open space policy for developments of this scale; 4. A design and layout, which accommodates the Green Wedge to north of the site referred to and identified in Policy ANP35, including proposals for the beneficial use of the Green Wedge. 5. A design and layout which protects the residential amenity of the existing residential properties to the south of the site; 6. Recognition of the role that the site plays in establishing a gateway to Armthorpe village; 7. Connections (including public transport) to the existing local services and facilities in particular the village centre, local schools and community facilities; 8. Prioritise sustainable local connections and access for pedestrians and cyclists, including the provision of footpaths and cycle paths within the site that connect to the surrounding area; 9. A highway design which minimises traffic impact on the existing highway network as a consequence of these proposals and which is designed reduce inconvenience to the users of the local road network during construction and following completion of the development. 	<p>Modifications made as set out in the recommendation.</p> <p>The justification text supporting the omitted criteria's from this policy has been also deleted.</p>
Policy ANP12 – Major Employment Sites (Inspector report para 5.91)	<p>Policy ANP12 is adequately justified but for clarity should be amended as follows:</p> <p>POLICY ANP12</p> <p>The sites set out below and shown for identification purposes coloured purple on the Proposals Map Appendix 1 and edged blue as Sites 1, 2 and 3 Appendix 3 are allocated as Major Employment Sites. They will be developed in accordance with</p>	<p>Modifications made as set out in the recommendation.</p>

	<p>the planning policy guidance in Core Strategy for B1b/c, B2, and B8 use: Site 1 West Moor Park Extension Site 2 West Moor Park Site 3 Land south of the West Moor Link Road</p>	
<p>Policy ANP13 – Local Employment Sites (Inspector report para 5.94)</p>	<p>Recommend the following changes to reflect the current development plan policy guidance, as with Policy ANP12. POLICY ANP13 The sites set out below shown coloured light blue on the Proposals Map Appendix 1 and as Sites 4 and 5 in Appendix 3 are allocated as Local Employment Sites. Site 4 - Gunhills Lane Site 5 - Gunhills Lane extension They will be developed in accordance with the planning policy guidance in Core Strategy CS5.</p>	<p>Modifications made as set out in the recommendation.</p>
<p>Policy ANP14 – Retain existing employment land and use (Inspector report para 5.97)</p>	<p>Recommend that the policy be strengthened as indicated below: POLICY ANP14 Excepting Barton Lane (where residential development is supported), existing employment sites will be retained in employment use within use classes B1, B2 or B8. Proposals for the redevelopment or change of use of redundant land or buildings in employment or service trade use, to non-employment uses will only be permitted where it is demonstrated objectively that the property has been freely and continuously offered in the market for at least a year for employment use at market value, without securing a user on market acceptable terms, to justify that the existing use or other suitable employment or service trade uses are no longer economically viable.</p>	<p>Modifications made as set out in the recommendation.</p>
<p>Policy ANP16 – Requirement for pedestrian and cycle movements (Inspector report para 5.106)</p>	<p>Recommend that this policy be deleted.</p>	<p>Policy has been deleted.</p>
<p>Policy ANP19 - Encourage better use of public transport (Inspector report para 5.118)</p>	<p>Recommend that the policy is revised as follows: POLICY ANP19 Armthorpe Parish Council will liaise with developers, the Highways Authorities and the bus and rail operators to encourage better planning of public transport. Measures to mitigate the adverse impacts of housing and employment development to promote the use of public transport will be encouraged.</p>	<p>Modifications made as set out in the recommendation.</p>
<p>Policy ANP20 – New developments to provide on-site parking</p>	<p>Recommended that Policy ANP20 is deleted.</p>	<p>Policy has been deleted.</p>

(Inspector report para 5.120)		
Policy ANP21 – Developer contributions (Inspector report para 5.123)	<p>Recommend that the Policy be amended as follows: POLICY ANP21 Where appropriate, necessary and subject to viability, developer contributions will be required to mitigate the impacts of any development and contribute to infrastructure where proposals require: A) direct provision to be made on site (e.g. for on-site affordable housing, open space, or sustainable drainage schemes); B) provision to be made off site as a direct result of the proposal, to ensure the development can be delivered in line with other policy objectives, and to a safe and satisfactory standard (such as off-site affordable housing, flood mitigation, education contributions or highways improvements);</p> <p>Where infrastructure is to be provided either on or off site, provision for its long-term maintenance will be required (which may include its adoption either by the Local Authority or a third party, subject to the provision of appropriate maintenance funding from the developer).</p>	Modifications made as set out in the recommendation.
Policy ANP22 – Locate new retail development in the village centre (Inspector report para 5.128)	<p>Recommend amendment to the policy as follows: POLICY ANP22 In Armthorpe town centre, permission will be supported for retail uses, of a scale appropriate to this District Centre (as defined in Policy CS7 of the Core Strategy) within Use Classes A1 – A5.</p>	Modifications made as set out in the recommendation. Other than the change in word “permission” to “application” as “permission” is the result, “application” is the process.
Policy ANP23 – Retain and enhance existing retail frontages (Inspector report para 5.134)	<p>Recommend amendment to the policy as follows: POLICY ANP23 Within retail frontages, where planning permission is necessary, change of use from residential and/or employment to uses within A1 - A5 will be supported provided that such proposed uses are compatible with nearby residential properties.</p>	Modifications made as set out in the recommendation.
Policy ANP24 – Permit small shops on allocated residential sites (Inspector report para 5.137)	<p>Recommend the following amendments: POLICY ANP24 Within each allocated residential area, permission will be supported for small scale convenience retail development.</p>	<p>Modifications made as set out in the recommendation. Other than the change in word “permission” to “application” as “permission” is the result, “application” is the process.</p> <p>Also, inserted additional justification text to clarify other plan policies should also be considered.</p>

Policy ANP25 - Retain small scale employment in the village centre (Inspector report para 5.146)	Recommend that this policy be deleted.	Policy has been deleted.
Policy ANP26 - Support residential use on upper floors in the village centre (Inspector report para 5.151)	Recommend that the introduction to Policy ANP26 should be amended to read: "Support office and retail use on upper floors in the village centre"	Modifications made as set out in the recommendation.
Policy ANP26 - Support residential use on upper floors in the village centre (Inspector report para 5.152)	Propose no alterations to the policy text, but assume that if the Plan is taken forward to referendum, the Proposals Map (Appendix 1), will be amended to clearly identify the boundary of the "village centre".	Proposals Map Appendix 1 (Key) amended to identify "village centre" rather than "District Centre"
Policy ANP27 - Avoid loss of residential accommodation in the village centre (Inspector report para 5.154)	Recommend that the policy be deleted.	Policy has been deleted.
Policy 28 - Contributions from developers of new housing to fund additional education facilities (Inspector report para 5.164)	Recommend that Policy ANP28 be amended as follows: POLICY ANP28 Subject to the limits imposed by pooled contributions, developers will be expected to meet the contributions as published from time to time by Doncaster MBC, reflecting the appropriate costs of mitigating the impact of residential development having regard to the pupil yield on a per pupil cost basis in respect of appropriate contributions towards the provision of; (1) School buildings, having regard to the current DFE School Cost Multiplier, DFE Location factor, including an uplift of 5% to cover furniture and equipment; and the (2) Serviced land cost for the provision of school buildings and associated playing fields and related facilities of appropriate size. These contributions shall be calculated and made on a per pupil basis having regard to pupil yield and taking into account any surplus capacities within the catchment area. These calculations shall be made for each planning application for residential development, for both primary and secondary school provision within Armthorpe.	Modifications made as set out in the recommendation.
Policy 29 – Armthorpe Miners Welfare (Inspector report para 5.167)	Recommend that the policy be amended as follows: POLICY ANP29 The sites owned by the Trustees of Armthorpe Miners' Welfare Scheme, as identified coloured orange on the Proposals Map (Appendix 1), are to be protected for and allocated as open space and ancillary leisure and community facilities. Proposals	Modifications made as set out in the recommendation. Updated appellation to correct name: "Armthorpe Miners

	<p>for alternative uses (such as commercial/village centre uses) may be supported for the site situate near to the former Markham Main Sports & Social Club, (edged red on the Proposals Map) where it can be demonstrated that such uses will contribute to:</p> <p>(a) the vitality and viability of the village centre;</p> <p>(b) the long-term maintenance and enhancement of the existing open space/sports fields; and</p> <p>(c) they are well integrated into the commercial/village centre and where possible provide a frontage to Church Street and/or improved connections to open space.</p>	Welfare Recreation Ground”
<p>Policy ANP29 – Armthorpe Miners Welfare (Inspector report para 5.167)</p>	<p>Consider that for clarification, the site near to the former Markham Main Sports & Social Club should be delineated edged red on the Proposals Map.</p>	<p>Proposals Map, Appendix 1 amended/updated.</p>
<p>Policy ANP32 – Provide public open space on housing and windfall sites (Inspector report para 5.187)</p>	<p>Recommend alteration to the policy which also includes reference to the Development Guidance and Requirements: Supplementary Planning Document (July 2015).</p> <p>POLICY ANP32</p> <p>Developers must provide publicly accessible open space in accordance with the site-specific policies on housing allocations and windfall sites having regard to the advice contained in the Open Space Standards and Requirements of the Development Guidance and Requirements: Supplementary Planning Document (July 2015), and Saved UDP Policy RL4.</p> <p>Where feasible, open space should connect to other open spaces and provide links to new and existing pedestrian/cycle routes having regard to the safety and security of users. Where the provision of adequate publicly accessible open space is not feasible, compensatory contributions for off-site provision will be sought in mitigation through a Section106 agreement.</p>	<p>Modifications made as set out in the recommendation.</p>
<p>Policy ANP35 - Incorporate and define Green Wedges to the north and south of Armthorpe Village (Inspectors Report para 5.205)</p>	<p>Inspector recommend that the policy be amended as follows:</p> <p>Policy ANP35</p> <p>Armthorpe’s green infrastructure network will be protected, maintained and where possible enhanced, including Green Wedges, to the north and south of the village as delineated on the Proposals Maps (Appendices 1 and 4).</p>	<p>Modifications made as set out in the recommendation.</p>