

ARMTHORPE NEIGHBOURHOOD PLAN
SUMMARY OF REPRESENTATIONS SUBMITTED TO THE EXAMINER
Regulation 16 and Regulation 17a responses

Respondent	Summary of Representation
E Marsh (Full response available upon request)	I object strongly to land West of Hatfield Lane site being allocated for housing development.
Environment Agency	We have been involved throughout the development of the plan and are satisfied that issues we have raised have been taken into account and helped to shape the outcome of the plan.
Pegasus Group (on behalf of Sheet Anchor Evolve Ltd) (Full response available upon request)	We are writing to make a representation against Policy ANP23 of the draft Neighbourhood Plan which seeks to maintain existing employment and/or service trade uses within the commercial centre.
Historic England	We do not wish to comment in detail upon the Plan.
McAteer Associates Ltd (on behalf of Lazarus properties) (Full response available upon request)	As a result of their local interests Lazarus consider that they have a responsibility to deliver high class development which will enhance the character of local areas, and are keen to work with the Council to ensure that the Neighbourhood Plan for Armthorpe is able to deliver the development that the town requires in a way which maintains the local distinctiveness of the town and its setting. Lazarus Properties own the land to the east of Hatfield Lane, Armthorpe and believe that it can provide the housing and employment needed in the area without damaging the local distinctiveness of the settlement.
Marine Management Organisation	I can confirm that the MMO has no comments to submit in relation to this consultation.
N Ellender	As an member of Armthorpe and being a part of its community from the church to the children's centre our family are very keen for grange farm to go ahead I feel it will give Armthorpe a fresh boost of people which will only benefit the community as we all get very involved and the houses are in easy reach to

	<p>people, motorways supermarkets and schools which is what people are looking for a stone's throw away from Doncaster and lovely walkways to sandal park ideal for kids in my eyes Armthorpes the place to be I would be one of the first to buy.</p>
<p>Natural England (Full response available upon request)</p>	<p>Having reviewed the neighbourhood plan, and considered Natural England's previous advice (letter dated 24 September 2014) and the Parish Council's response we do not consider that this plan poses any likely or significant risk to nationally designated nature conservation sites and so does not wish to make specific comments on the neighbourhood plan.</p>
<p>WYG Planning & Design (on behalf of Miller Homes) (Full response available upon request)</p>	<p>This representation builds upon previous representations submitted to the draft (Pre-Regulation) Armthorpe Neighbourhood Plan in August 2013, the draft Armthorpe Neighbourhood Plan in January 2014 and the second draft Armthorpe Neighbourhood Plan in September 2014.</p> <p>Our previous objections still stand as there have been limited alterations to the ANDP following the pre-submission consultation in association with the second draft Armthorpe Neighbourhood Plan (published in August 2014).</p>
<p>David Lock Associates (on behalf of O&H Properties Ltd) (Full response available upon request)</p>	<p>These comments support those submitted as part of the Regulation 14 consultation undertaken by Armthorpe Parish Council in August 2014. O&H welcomes the initiative of the Parish Council in preparing the Neighbourhood Plan and setting out a vision for the future of Armthorpe. In particular O&H recognises and supports the comprehensive consultation that the Parish Council has undertaken in preparing the ANDP, both with stakeholders and the local community. This consultation has informed the submission version of the Neighbourhood Plan and contributes towards the robust evidence base. It is noted that a considerable level of local support for the Neighbourhood Plan was provided during the consultation on the Second Draft ANDP Stage in August 2014. O&H are the freehold owners of the 'Land West</p>

	of Hatfield Lane' and in recognition of the importance of this site to the sustainable, strategic growth of the village, have sought to provide supporting technical evidence to assist with the preparation of the ANDP.
Andy Rollinson Planning Consultancy (On behalf of RTTP (Holdings) Limited) (Full response available upon request)	We ask that you accept this letter as the representations of RTTP (Holdings) Limited on the submitted Neighbourhood Plan and note that all of the previous representations made to the Neighbourhood Plan (at the Issues Paper, (Pre Regulation) Draft and Draft stages during 2013 and 2014) will also be provided to the appointed Examiner.
LB & co Ltd (on behalf of Yeoman Endeavours Ltd) (Full response available upon request)	Our client owns a site south of Armthorpe area known as Nutwell South which it has, and is, promoting as a potential housing site in Armthorpe but this site has not been recommended to be allocated for residential development in the ANP. This representation is not to promote the merits of Nutwell South *which has been undertaken elsewhere as it is recognised that the purpose of the Examination is to test hat the ANP meets the basic conditions and other legal requirements.

Regulation 17a responses

Trebbi (on behalf of Yeoman Endeavours Ltd) (Full response available upon request)	In summary, representations were made in May 2015 which had also been preceded by a letter from Gordons LLP Solicitors in March 2011 to the Parish Council. Representations were also made on the 28th November 2016 by LB & Co Limited in relation to the Addendum to the Armthorpe Neighbourhood Plan Submission Draft Sustainability Appraisal. The detailed representations made by LB & Co Limited on the 28th November 2016 (copy enclosed) have not been robustly considered by the Examiner. No consideration of the strategic points raised in these representations have been acknowledged or responded on by the Examiner in his report.
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