

**Armthorpe Neighbourhood Development Plan  
Public Consultation re Housing Sites  
1 December 2012**

Site Name	Site Reference	Consultation Response			Comments
		Y	N	Maybe/ Possible/ Perhaps	
Rear of Parkway, Tranmoor	170	√			NPC - Only feasible with better access to motorway.
			√		NPC - Not happy more cars, lorries on already gridlocked roads.
		√			NPC - A small development - 50 maximum.
			√		DN3 3SJ, J. Hotterwell - Not suitable would cause too much traffic congestion.
			√		DN7, Fox - Poor access.
			√		DN3 3RX, J. Lodge - Poor access.
		√			NPC - ½ of this perhaps.
		√			NPC - Only if adequate provision for traffic in village, e.g. new road to take traffic off Nutwell Lane
			√		DN3 3JP, Cresswell - Don't want any of it because it is stupid.
	<b>Total</b>		4	5	0
		6	6	1	No comments made (DN3 3SZ, DN3 3SX, DN3 3LD, DN3 3RG, DN3 2AB, DN3 2AT, DN3 3JP, DN3 3TQ, NPC)
<b>Grand Total</b>		10	11	1	
Barton Lane	302	√			NPC - Extension of what already there.
		√			DN3 3TU, Betts - Cause least disruption to traffic etc.
			√		NPC - Traffic will be an issue.
		√			DN3 3RT, Bell - Least effect to others.
		√			NPC - A small development - 50 maximum.
			√		DN3 2AB - Totally against access to main road, to be major problem.
			√		DN3 3SJ, J. Hotterwell - Not suitable traffic issues.
			√		DN3 3TQ - There are businesses there.
			√		DN7, Fox - Too congested.
			√		DN3 3RX, J. Lodge - Poor access.
			√		DN3 3JP, Cresswell - Don't want any of it because it is stupid.
	√		NPC - Increase in central village traffic.		

		√		DN3 3RG, K. & H. Wilson - Relocate existing small and medium industrial activities to a more suitable location. (Area 211 or 4 on employment map). This would take it away from village centre and give better road access for the industrial transport. Develop the area up to Brampton Lane from Church Street with suitable housing in line with the existing adjacent residential properties. Generate a new access from Brampton Lane to Church Street, this would give a second access to the Bellrope Acre estate reducing village centre traffic (200-300 houses).
		√		NPC - Only if adequate provision for traffic in village, e.g. new road to take traffic off Nutwell Lane
	<b>Total</b>	6	8	0
		5	4	No comments made (DN3 3SZ, DN3 3SX, DN3 3LD, DN3 2AT, DN3 3JP, NPC).
	<b>Grand Total</b>	11	12	0
The Lings, West Moor Link	422	√		NPC - Ever increasing traffic flow. Excessive speed. Loss of green wedge.
		√		NPC - Traffic will be an issue.
		√		NPC - Move the village over toward Edenthorpe and build suitable services in that area.
		√		DN3 3SB, Urwin - Easier access out of Armthorpe.
		√		DN3 3RT, Bell - Purely for access reason this site must be advantageous.
			√	DN3 2AT, N. Gebbie - Possible. Least number of properties offended.
		√		NPC - Again only a small development, too many houses.
			√	NPC, B. Fowler - Object mainly because of amount of traffic.
			√	NPC - The traffic from M18 and people leaving new houses would be horrendous. It is busy enough as it is.
		√		DN3 3AB - Preferred site - easy access to link road.
		√		DN3 3SB, Mr. Smith - Preferred site - next to main roads, less traffic through Armthorpe makes sense.
		√		NPC - Half.
		√		NPC - A small portion of this.
			√	DN3 3TQ - Drainage problems.
			√	DN3 3JP, Cresswell - Don't want any of it because it is stupid.
			√	DN3 3JP, Cresswell - Size of the others not ticked (Site Ref. Nos. 422, 431, 474, 513, 514, 528, 596, 602) would make the existing situation with traffic, lack of open space for public use. Farming land is precious for now and the future. This is short term gain for long term pain. Think about it, its not rocket science.
			√	DN3 3RX, J. Lodge - No good highway strategy.
		√		DN3 3RG, K. & H. Wilson - Small low level development adjacent existing residential properties.
		√		DN3 2AT, J. Farrell - Minimum number of houses.
		√		NPC - Houses here no impact on village. Main road already going by to ??
	<b>Total</b>	11	8	1
		4	6	1
	<b>Grand Total</b>	15	14	2

Land at Grange Farm	431	√		DN3 2HB, Ajimati - Would be best site as hopefully traffic would not have to come through Armthorpe.
			√	NPC - Loss of green wedge
			√	NPC - Road already gridlocked without more cars, lorries, etc.
		√		DN3 3SB, Urwin - Easier access out of Armthorpe.
			√	NPC - Traffic will be an issue.
		√		NPC - This is the only suitable place for houses and a school.
		√		DN3 3RT, Bell - Purely for access reason this site must be advantageous.
			√	DN3 2AT, N. Gebbie - Definitely no buildings. 431 and 474 join Armthorpe to Edenthorpe completely <u>AGAINST</u> the <u>CPP</u> aim. "Not to join villages". This is also a stepping stone to eventually build on Shaw Woods. Constant flooding and serious woodland damage.
			√	DN3 2AT, C. Gebbie - Opposed to building on this site for many reasons. Great Crested Newts in both ponds skirting this. Bats in woodland. The field is constantly wet and has been so for generations. The field was set aside and has earned income from this for years and then all the trees were ploughed in and cut down for the development. The housing would damage the woodland. The development would join Edenthorpe and Armthorpe and lots more reasons. Look at own list of + and - and - only + is that some is in low risk of flooding not no risk. In their document Miller Homes state Shaw Wood is a barrier.
		√		NPC - Move the village over toward Edenthorpe and build suitable services in that area.
			√	NPC, D. Head - approximately an extra 1800 vehicles.
		√		NPC - Half.
		√		DN3 2BY - Traffic access onto link road, good.
		√		DN3 3SB, Mr. Smith - Preferred site - next to main roads, less traffic through Armthorpe makes sense.
		√		DN3 3SJ, J. Hotterwell - This site provides good access to motorways and less for village.
			√	DN3 3TQ - Too marshy.
			√	DN3 3JP, Cresswell - Don't want any of it because it is stupid.
			√	DN3 3JP, Cresswell - Size of the others not ticked (Site Ref. Nos. 422, 431, 474, 513, 514, 528, 596, 602) would make the existing situation with traffic, lack of open space for public use. Farming land is precious for now and the future. This is short term gain for long term pain. Think about it, its not rocket science.
			√	DN3 3RX, J. Lodge - More like Edenthorpe.
			√	NPC - Prone to flooding.
			√	DN3 3RG, K. & H. Wilson - Small development adjacent Grange Farm, Shaw Wood. With through access from the existing estates north Armthorpe. New road to West Moor Link with roundabout, reducing traffic from Doncaster Road (100-200 houses).
			√	DN3 2AT, J. Farrell - Definitely no building. Wet boggy ground - at risk of flooding - if drained where will the water be diverted to. Would ruin the natural landscape of the wood. Not part of Armthorpe, access would be difficult - countryside policy area.
			√	NPC - Houses here no impact on village. Main road already going by to ??
	<b>Total</b>	11	12	0

		8	6	0	No comments made (DN3 3SZ, DN3 3SX, DN3 3TU, DN3 3SB, DN3 3TQ, DN3 2EE, DN3 3LD, DN7, NPC)
	<b>Grand Total</b>	19	18	0	
West of Hatfield Lane	474		√		NPC - Traffic will be an issue.
		√			NPC - Move the village over toward Edenthorpe and build suitable services in that area.
			√		NPC - Ever increasing traffic flow.
			√		NPC - Road already gridlocked without more cars, lorries, etc.
		√			DN3 3SB, Urwin - Easier access out of Armthorpe.
		√			DN3 3RT, Bell - Purely for access reason this site must be advantageous.
			√		DN3 2AT, Gebbie - Definitely no buildings. 431 and 474 join Armthorpe to Edenthorpe completely <u>AGAINST</u> the <u>CPP</u> aim. "Not to join villages".
			√		NPC, D. Head - <u>Lower</u> risk of flooding in relation to what? What is this being compared with? This field floods in many areas during any heavy rain and remains on the field for some length of time. At what height is the water table. 925 dwellings would mean approximately 1850 more vehicles in that area. The village can't cope with more cars or lorries on already gridlocked roads. Parking in the village is already overloaded with unsafe and limited ability to cross the roads. It is impossible to access Hatfield Lane turning right from Fernbank or Church Lane when turning right from Beech Road. Basically the road systems, field drainage, primary schools, doctors surgeries and dentists can't cope with hundreds more houses with an average of 2 cars/2 children per unit!
			√		DN3 2AT, J. Farrell - Definitely no building. Wet boggy ground - at risk of flooding - if drained where will the water be diverted to. Would ruin the natural landscape of the wood. Not part of Armthorpe, access would be difficult - countryside policy area.
		√			NPC - Half.
			√		NPC, B. Fowler - Excess traffic.
		√			DN3 3AB - Preferred site - easy access to link road.
		√			DN3 3SB - Preferred site - next to main roads, less traffic through Armthorpe makes sense.
			√		DN3 3TQ - Drainage problems.
			√		DN3 2AT - C. Gebbie - Opposed - no building on this site.
			√		NPC - No, due to reasons given in plan.
		√			NPC - Houses here no impact on village. Main road already going by to ??
			√		DN3 2AT - C. Gebbie - Opposed - no building on this site.
	<b>Total</b>	7	11	0	
		6	7	0	No comments made (DN3 3SZ, DN3 3SX, DN3 3TU, DN3 3RG, DN3 3LD, DN3 3SB, DN3 3TQ, DN3 2EE, DN7, NPC)
	<b>Grand Total</b>	13	18	0	
West of Nutwell Lane	513		√		NPC - Need agricultural land.
			√		NPC - Too much traffic now. What happens when new houses are built.
		√			NPC - Only feasible with better access to motorway.
			√		DN3 3RT, Bell - Flood area and road access reasons a disadvantage.

		√		NPC, Grix - Nutwell Lane too busy as it is.
		√		NPC - No building because of flooding and access.
		√		DN3 3SJ, J. Hotterwell - Not suitable would cause more traffic congestion.
		√		DN3 3JP, Cresswell - Don't want any of it because it is stupid.
		√		DN3 3JP, Cresswell - Size of the others not ticked (Site Ref. Nos. 422, 431, 474, 513, 514, 528, 596, 602) would make the existing situation with traffic, lack of open space for public use. Farming land is precious for now and the future. This is short term gain for long term pain. Think about it, its not rocket science.
		√		DN3 3RX, J. Lodge - A good site, Armthorpe will benefit.
		√		NPC - No, due to reasons given in plan.
	<b>Total</b>	2	9	0
		3	6	1
	<b>Grand Total</b>	5	15	1
East of Nutwell Lane	514	√		NPC - Need agricultural land.
		√		M. Standing - Build new road round eastern edge of section 514 to join up with existing road on Gunhills Industrial Estate. This will alleviate a considerable amount of traffic jams in the village during rush hours.
		√		R. Powell - use to form a bypass up to Gunhills.
		√		NPC - Only feasible with better access to motorway.
		√		DN3 3RT, Bell - Flood area and road access reasons a disadvantage.
		√		NPC, Grix - Nutwell Lane too busy as it is.
		√		NPC - No building because of flooding and access. High quality agricultural land.
		√		DN3 3SJ, J. Hotterwell - Not suitable would cause more traffic congestion.
		√		DN3 3JP, Cresswell - Don't want any of it because it is stupid.
		√		DN3 3JP, Cresswell - Size of the others not ticked (Site Ref. Nos. 422, 431, 474, 513, 514, 528, 596, 602) would make the existing situation with traffic, lack of open space for public use. Farming land is precious for now and the future. This is short term gain for long term pain. Think about it, its not rocket science.
		√		DN3 3RX, J. Lodge - Potential location for a relief road.
		√		NPC - No, due to reasons given in plan.
		√		DN3 3RG, K. & H. Wilson - Satellite development between the Farm and the water treatment works. Retains open aspect for the Fiddlers estate (300-400 houses).
	<b>Total</b>	5	8	0
		2	5	3
	<b>Grand Total</b>	7	13	3
Land off Barton Lane and R/O Horsehills Lane	525	√		DN3 3ES - Major access issues. If Barton Lane gave access this would be possibly main entrance to our home. This would change the dynamics of our estate regarding through traffic. Our property along with other residents bought our home when this land was 'green belted' land, with no through traffic, quiet cul-de-sac position.

		√		DN3 3TU, Betts - Cause least disruption to traffic, schools, medical services, etc.
			√	NPC - Traffic will be an issue.
		√		DN3 3RT, Bell - Least effect to others.
		√		NPC - A small development.
			√	DN3 3AB - Totally against due to access issues onto main road (Church Street).
			√	DN3 3SJ, J. Hotterwell - Not suitable traffic issues.
		√		DN3 3TQ - Can understand as long as traffic does not go down Brampton.
			√	DN3 3JP, Cresswell - Don't want any of it because it is stupid.
			√	DN3 3RX, J. Lodge - Poor access.
				DN3 3RG, K. & H. Wilson - If Area 302 developed the adjacent green field area need not be developed at this time.
		√		NPC - Only if adequate provision for traffic in village, e.g. new road to take traffic off Nutwell Lane
	<b>Total</b>	5	6	0
		7	4	1
	<b>Grand Total</b>	12	10	1
Land adj. Oak Wood and off Barton Lane, Land adj. A630, Armthorpe	<b>528</b>		√	NPC - Traffic will be an issue.
				NPC - Cannot see it marked on map.
			√	DN3 3JP, Cresswell - Don't want any of it because it is stupid.
			√	DN3 3JP, Cresswell - Size of the others not ticked (Site Ref. Nos. 422, 431, 474, 513, 514, 528, 596, 602) would make the existing situation with traffic, lack of open space for public use. Farming land is precious for now and the future. This is short term gain for long term pain. Think about it, its not rocket science.
	<b>Total</b>	0	3	0
		1	7	1
	<b>Grand Total</b>	1	10	1
Land south-west of Armthorpe	<b>596</b>		√	NPC - Traffic will be an issue.
				NPC - Cannot see it marked on map.
			√	DN3 3JP, Cresswell - Don't want any of it because it is stupid.
			√	DN3 3JP, Cresswell - Size of the others not ticked (Site Ref. Nos. 422, 431, 474, 513, 514, 528, 596, 602) would make the existing situation with traffic, lack of open space for public use. Farming land is precious for now and the future. This is short term gain for long term pain. Think about it, its not rocket science.
	<b>Total</b>	0	3	0
		1	7	1
	<b>Grand Total</b>	1	10	1
Land adj. A630, Armthorpe	<b>602</b>		√	NPC - Traffic will be an issue.
			√	DN3 3TQ - Drains.
			√	DN3 2AT, N. Gebbie - Possible. Least number of current properties offended.

		√		DN3 3JP, Cresswell - Don't want any of it because it is stupid.
		√		DN3 3JP, Cresswell - Size of the others not ticked (Site Ref. Nos. 422, 431, 474, 513, 514, 528, 596, 602) would make the existing situation with traffic, lack of open space for public use. Farming land is precious for now and the future. This is short term gain for long term pain. Think about it, its not rocket science.
		√		DN3 3RX, J. Lodge - No good highway strategy.
		√		DN3 2AT, J. Farrell - Minimum number of houses.
		√		NPC - A small portion of this.
	<b>Total</b>	2	5	1
		4	7	2
	<b>Grand Total</b>	6	12	3
				No comments made (DN3 3SZ, DN3 3SX, DN3 3TU, DN3 2EE, DN3 3LD, DN3 3RG, DN3 2AT, DN7, NPC)

NB1. NPC = No postcode given.

NB2. 47 response forms completed

NB3. For 7 of the sites, some of the consultees supporting housing have indicated half of the site or a small portion.

<b>GENERAL COMMENTS</b>	DN3 3TU, Betts - Armthorpe is already a nightmare to get through at peak times. More houses means more cars, most families have two now. Also how will our schools, doctors, dentist cope? Whatever housing is built it needs to be affordable to young people!
	NPC - The traffic in Armthorpe is so dangerous now, what happens when new developer builds all new houses and have more cars and it will make it so dangerous around the shopping area. Trying to get out of Armthorpe in a morning is unbelievable and 9 times out of 10 I am late for work.
	NPC - All sites require better drainage. Improvement to existing SLHD properties, roofs, fencing, etc - need updating.
	NPC - The drains in this village cannot cope with more housing, we will be having flooding. The roads are gridlocked, we cannot cross roads safely. There will be some fatalities if something is not done. We do not need any more factories.
	NPC - We need more roads.
	NPC - Do you realise all your planning maps are out of date and do not show the houses built and being lived in on the mine site at the top end of the village. Perhaps that gives us our housing quota! Please give us up-to-date information. What does: "Armthorpe has been need to provide land ..." mean?

NPC - Armthorpe should have - a buffer of "green" land, i.e. country/green belt. - housing is needed but it needs to be mixed not just executive, 4 bed detached, but homes for elderly and new buyers - development for industry/commercial should not be located near residential areas or infringe on existing populated areas, e.g. height of proposed developments - the centre of village is a busy hub and that should be celebrated and encouraged - road access to existing sites is a concern - heavy vehicles on residential roads should be discouraged and limited - impact of growth on schools/GPs etc. is it manageable.

DN3 3AB - Apart from the long term plans, I have issues regarding current plans for the Tadcaster Arms site. I feel this development would not fit in with the current buildings in the area. I feel it will add to the current traffic issues in the area, it is on a bend which would cause problems with traffic coming out of Mere Lane. Traffic parking on the main road would be an issue particularly opposite the funeral directors. Due to the concerns above I totally object to the development going ahead.

NPC, P. Cartwright - Please build minimum number of dwellings, minimum of commercial/ industrial development.

NPC - Any plans must have drainage and access that doesn't further impact on already beleaguered householders and the centre. Traffic volume is way too high as it is!

DN3 3RG, K. & H. Wilson - Note: Would anticipate small local meetings for residents local to proposed areas to discuss benefits of development or otherwise. (Heavy canvassing to ensure strong turnout).

DN3 2AT, C. Gebbie - I want the minimum number of new houses, i.e. 646.

DN3 3TQ - Road and drains are a major priority. Doncaster Road is a nightmare already. Need better appearance of village. Too much of a mix of different buildings. Bus pull-ins needed on Doncaster Road. What about impact on schools, possible extra 1000 school children. Whichever housing estate can they get to shops. Maybe some nature walks. There is nowhere to sit/no park benches, nowhere for kids to go.



**Armthorpe Neighbourhood Development Plan  
Public Consultation re Housing Sites  
January 2013**

Site Name	Site Reference	Consultation Response			Comments
		Y	N	Maybe/ Possible/ Perhaps	
Rear of Parkway, Tranmoor	170		√		DN3 3HR (see general comments)
	Total	0	1	0	
Barton Lane	302		√		DN3 3TW - Again, transport, cars, would gridlock the village, it is already close to full.
			√		DN3 3HR (see general comments)
			√		B. Veiter (see general comments)
		√			DN3 3B? - Would get rid of all the eye sores on Barton Lane.
Total		1	3	0	
The Lings, West Moor Link	422	√			DN3 3TW - Road infrastructure in place.
			√		DN3 3HR (see general comments)
		Total	1	1	0
Land at Grange Farm	431		√		DN3 2HJ - Should not be allowed. Farm land on flood plain with inadequate drainage.
			√		DN3 3HR (see general comments)
		Total	0	2	0
West of Hatfield Lane	474	√			DN3 3TW - Road, access, egress in place. Minimal.
			√		DN3 3HR (see general comments)
		Total	1	1	0
West of Nutwell Lane	513	√			DN3 3ET - Preferred option - access via Nutwell Lane (could be widened) - Large area for development so financially viable.
			√		DN3 3TW - Traffic already horrendous with persons from Cantley using Armthorpe as a cut through.
			√		DN3 3HR (see general comments)
			√		DN3 3EY
		Total	1	3	0

East of Nutwell Lane	514	√			DN3 3ET - Preferred option - access via Nutwell Lane (could be widened) - Large area for development so financially viable.
			√		DN3 3TW - Traffic already horrendous with persons from Cantley using Armthorpe as a cut through. Armthorpe will be gridlocked if these sites are utilised without major road improvement.
			√		DN3 3HR (see general comments)
	<b>Total</b>	1	2	0	
Land off Barton Lane and R/O Horsehills Lane	525			√	DN3 3ET - If so, only bungalows or we will strongly object.
			√		DN3 3ET - Not Here - Access restricted. Plot not very large - cost of putting in services for fewer houses - financially less viable.
			√		DN3 3HR (see general comments)
			√		B. Veiter (see general comments)
		√		DN3 3EY	
<b>Total</b>	0	4	1		
Land adj. Oak Wood and off Barton Lane, Land adj. A630, Armthorpe	528		√		DN3 3ET - Not here - Access restricted. Plot not very large - cost of putting in services for fewer houses - financially less viable.
			√		DN3 3HR (see general comments)
<b>Total</b>	0	2	0		
<b>GENERAL COMMENTS</b>					DN3 3HR - No way, Jose! - We don't want a "concrete jungle" in Armthorpe! Conserve the countryside - people are producing too many children in an over-populated island. Get it rescinded right now - the "Housing Project". More development + people = more stress.
					B. Veiter - I am particularly concerned with 302 and 525 - Barton Lane. Could you tell me what access will there be to these houses if permission is sought? I cannot see that Barton Lane would be suitable and am worried that Brampton Lane may be opened up as an access point. I know the country needs housing but Armthorpe is only a village and we really do not have the medical/dentist and shopping facilities to take anymore. Only today I see that the clothes shop is closing - the sweet shop has closed after just 1 year and the shoe shop closed before Christmas. We need to attract business to the village before building more homes. Beauty parlours - there are plenty - but real shops very much lacking. I have heard rumours that Morrisons has bought Jet garage and the social club to build a large store and petrol station. Also that Co-op is closing and ALDI coming there. Have you any knowledge of this?



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