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1 Introduction and Context

1.1 Neighbourhood Planning is a Central Government initiative introduced by the Localism Act 2011 and recognised in the National Planning Policy Framework (NPPF in (July 2018)). The aim of the legislation is to empower local communities to use the planning system to promote appropriate and sustainable development in their area. Neighbourhood Development Plans (NDPs) must be in conformity with the Local Planning Authority’s (LPAs) Development Plan. In the case of Edenthorpe, this is the Doncaster Core Strategy (2012) which was formally adopted in May 2012.

1.2 The NDP process enables communities to inform future planning applications, better shape their environment and determine where development takes place. It can help to influence the type and quality of that development and ensure that the change also brings with it local benefit.

1.3 Whilst the purpose of the NDP is to allow local people to have a greater say in the development of their areas, each NPD must be in line with and not contradict National or local level planning policy. Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that NDPs must:

- Have appropriate regard to National policies and advice contained in the National Planning Policy Framework (NPPF 2018);
- Contribute to the achievement of sustainable development;
- Be in general conformity with the strategic policies in the local plan for the area; and;
- Be compatible with EU obligations, including human rights requirements.

1.4 Once ‘made’ by Doncaster Metropolitan Borough Council (DMBC) as the local planning authority the Edenthorpe NDP will become part of the Borough’s statutory Local Development Plan and will be used in the determination of planning applications within the Neighbourhood Plan Area.

1.5 This Plan has been prepared by Edenthorpe Parish Council. It covers the Edenthorpe Parish area and sets out planning policies for this area for 18 years covering the period from 2019 - 2038.

1.6 The Parish area shown in Map 1 below was designated as a Neighbourhood Plan area and Edenthorpe Parish Council was designated as a qualifying body to prepare an NDP for the area. The area was designated by DMBC on the 20th December 2016.
Map 1: Edenthorpe Neighbourhood Plan Area
Existing Planning Policy

1.7 The village of Edenthorpe forms part of the wider Doncaster “Main Urban Area” as described in the DMBC adopted Core Strategy. The policies within the Core Strategy (and those that are saved from the previous Unitary Development Plan) are the existing planning policies that planning applications will be judged against.

In addition, DMBC are now preparing a new Local Plan that will replace the existing planning policies and provide a new planning framework for the area. This Neighbourhood Plan should be mindful of the existing planning policies and the emerging new Local Plan which is not subject to its initial public consultation:

http://www.doncaster.gov.uk/services/planning/local-plan

Evolution of the village

1.8 Edenthorpe is mentioned in the Domesday Book as a Saxon manor called Stirestrop, later known as Tristrop. At the beginning of the seventeenth century, it became Streethorpe, a village on the street, a road from Doncaster to Goole.

1.9 The village’s first major residents were the Swyfts, who built the Manor House. In 1605. After the family fortune passed to Mary Swyft, she married Beau Fielding, a member of Charles II’s court. Fielding enjoyed the high life; he squandered his wife's money and as a result Streethorpe was sold. After Mary's death, Fielding remarried to a rich widow in the hope of continuing his lavish lifestyle. The widow was an impostor - Fielding had been tricked. On discovering this, he married a third time, to the Duchess of Cleveland, a former mistress of Charles II. Fielding was tried at the Old Bailey for Bigamy, found guilty and subsequently pardoned by the queen.
1.10 Streethorpe's new owner was a wealthy London Merchant, Daniel Baker; his grandson John Baker-Holroyd, inherited it and sold it to George Cooke-Yarborough in 1769. Between the years of 1770 and 1786 Cooke-Yarborough built the villages Georgian hall. In Victorian times the North and South wings were added, and this was all that remained when fire destroyed the central section in the 1920s. The south wing was converted into a house for Lord and Lady Moncrief, now owners of the estate, on returning to Scotland; the estate was leased to the Eden family.

1.11 The Edens made a big influence on Streethorpe, for it was because of them that it acquired its modern name. An elderly resident of the village remembered packages delivered to the hall marked "Eden's of Streethorpe"; it is believed that Edenthorpe came from the shortening of this address.

1.12 After the Second World War, the two wings came into the ownership of the Hodkins, who converted the north wing into flats. On the death of Mr Hodkin, the estate agents "Bell Watson" bought the North wing; a Primary school was established in the South wing in 1958. When the flats in the North wing required a considerable amount of money spending on them, the site was sold to the then "West Riding County Council", who demolished the building and used the land to expand the school.

1.13 The parish church is the Church of the Good Shepherd, part of a group based in Kirk Sandall which adjoins the village to the north.
**Edenthorpe Today**

1.14 Edenthorpe has a population of approximately 4776 (mid-2015, ONS) a figure which has hardly grown since the 2001 Census when the figure was 4250 or 2011 when the figure was 4568. The village forms part of the Main Urban Area of Doncaster.

1.15 The residents of Edenthorpe, just as in any neighbourhood, need several facilities within easy walking distance of their home such as; local shops, local services, a local health centre, pubs and places to eat connected by a suitable network of roads, footpaths and green corridors.

1.16 There is no centre point for the village. There are several smaller neighbourhood centres that provide places for concentrations of small businesses and shops, restaurants and open spaces. For office developments, Edenthorpe provides a more limited choice than is available in the wide variety of employment areas around the region – particularly closer to Doncaster and the motorway networks.

**The Future**

1.17 Edenthorpe has largely fulfilled its role of becoming a Local Centre. Over 4500 people live and work in and around Edenthorpe and it contributes to the local economy.

1.18 It is certain in preparing a plan for Edenthorpe, that to be successful in the long-term, ‘Edenthorpe must remain true to itself.’ It is the public space that is the most important ‘building’ of all in Edenthorpe. The public realm of the village is its greatest asset, providing a framework in which the buildings and activities of the village might come and go over time, with only the best of these given long-term protection as heritage assets or Local Green Spaces.

**Economy**

1.19 The figures on the claiming of benefits in Edenthorpe come from the Department for Work & Pensions and are dated 2015. They can often be a good indicator of the prosperity of the town and possible indicator of how hard it would be to get employment in the area. The rate of unemployment in Edenthorpe is higher than the average suggesting that finding a job in this area maybe hard. The rate of claiming any benefit (which includes in work benefits) is more than 25% in Edenthorpe than the National average, suggesting that many people maybe under employed or on a low salary.
**Figure 1: Benefit Claims**

<table>
<thead>
<tr>
<th>Benefit</th>
<th>Edenthorpe</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jobseekers Allowance</td>
<td>3.1%</td>
<td>3.3%</td>
</tr>
<tr>
<td>(only)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Incapacity Benefit</td>
<td>3.2%</td>
<td>2.4%</td>
</tr>
<tr>
<td>Any Benefit</td>
<td>18.1%</td>
<td>13.5%</td>
</tr>
<tr>
<td>No Benefit</td>
<td>75.6%</td>
<td>80.8%</td>
</tr>
</tbody>
</table>

**Figure 2: Economic Activity**

<table>
<thead>
<tr>
<th>Status</th>
<th>Edenthorpe (%)</th>
<th>Yorkshire and Humber (%)</th>
<th>England (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>In Employment</td>
<td>66.5%</td>
<td>68.9%</td>
<td>74.6%</td>
</tr>
<tr>
<td>Unemployed</td>
<td>2.4%</td>
<td>4.9%</td>
<td>4%</td>
</tr>
<tr>
<td>Economically inactive</td>
<td>28.7%</td>
<td>26.2%</td>
<td>21.4%</td>
</tr>
</tbody>
</table>

**Educational Attainment**

1.20 Edenthorpe has a high level of residents with either no qualifications or qualifications equal to 1 or more GCSE at grade D or below, the National average.

**Figure 3: Educational Attainment**

<table>
<thead>
<tr>
<th>Qualification</th>
<th>Edenthorpe (%)</th>
<th>Yorkshire and Humber (%)</th>
<th>England (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>No qualifications</td>
<td>30.3%</td>
<td>24.5%</td>
<td>22.5%</td>
</tr>
<tr>
<td>Level 1</td>
<td>15.4%</td>
<td>14.1%</td>
<td>13.3%</td>
</tr>
<tr>
<td>Level 2</td>
<td>17%</td>
<td>16.8%</td>
<td>15.2%</td>
</tr>
<tr>
<td>Apprentice</td>
<td>4.5%</td>
<td>3.6%</td>
<td>3.6%</td>
</tr>
<tr>
<td>Level 3</td>
<td>10.7%</td>
<td>12.5%</td>
<td>12.4%</td>
</tr>
<tr>
<td>Qualification</td>
<td>Edenthorpe (%)</td>
<td>Yorkshire and Humber (%)</td>
<td>England (%)</td>
</tr>
<tr>
<td>---------------</td>
<td>----------------</td>
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<td>-------------</td>
</tr>
<tr>
<td>Level 4</td>
<td>17%</td>
<td>22.3%</td>
<td>27.4%</td>
</tr>
<tr>
<td>Other</td>
<td>5.2%</td>
<td>6.2%</td>
<td>5.7%</td>
</tr>
</tbody>
</table>

**Health and Wellbeing**

A recent report published by the Government in March 2018\(^1\) identified that Doncaster had the highest levels of adult obesity levels in England. The figures were significantly higher than the average and it also identified that child obesity levels for the region were on the rise despite being around average. It also identified a link between the highest obesity levels and the highest areas classified in poverty in England.

*Figure 4: Obesity Levels*

<table>
<thead>
<tr>
<th></th>
<th>Doncaster</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult (16+)</td>
<td>Up to 78%</td>
<td>Average 44%</td>
</tr>
<tr>
<td>Child (4-11)</td>
<td>Up to 39.2%</td>
<td>Average 33.4%</td>
</tr>
</tbody>
</table>

\(^1\) [http://researchbriefings.files.parliament.uk/documents/SN03336/SN03336.pdf](http://researchbriefings.files.parliament.uk/documents/SN03336/SN03336.pdf)
2 Community Involvement

2.1 The development of the NDP involved a very lengthy and highly inclusive consultation process. The issues that the community expressed concerns over at consultation events, and through the community consultation and community questionnaire have formed the vision and objectives for the plan area. From the Vision and Objectives, the necessary policies have been developed to achieve these. The key events are summarised in Figure 5.

2.2 Community and stakeholder consultation in the process has taken place in a number of different ways.

**Inform**: providing information about processes, events, issues and proposals;

**Consult**: obtaining feedback and analysis on options and proposals;

**Involve**: working directly with the community throughout the process to ensure their issues and concerns are consistently understood and considered;

**Collaborate**: creating partnerships with the community at each stage of the decision making process including the development of options and providing the analysis of the alternatives;

**Empower**: final decisions on all matters lie with the community.

2.3 The purpose of encouraging continuous consultation and engagement in preparing the Plan is fundamental to ensure that the relevant issues identified by the community are covered before the final Plan is considered by an examiner. Consultation and engagement is an important component in achieving local understanding and acceptance of the proposals that are expected to be contained within the Plan.

2.4 The Steering Group undertook several consultation events throughout 2017 and 2018 to gain feedback from local people, but also to ask people about their issues and opportunities for the Neighbourhood Plan.
Photographs of consultation material and public events

Public event

Publicity banner
Public event

Gala day
**Figure 5: List of Public Consultation Events**

<table>
<thead>
<tr>
<th>Consultation Activity</th>
<th>Date</th>
<th>Purpose</th>
<th>Outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Activity 1:</strong> Village Event at the Community Centre</td>
<td>22nd May 2017</td>
<td>To introduce neighbourhood planning to the village.</td>
<td>To determine initial issues in the settlement and support for the plan. 45 people attended.</td>
</tr>
<tr>
<td><strong>Activity 2:</strong> Questionnaire</td>
<td>March-May 2017</td>
<td>To give residents the opportunity to fill in the questionnaire and make their feelings known.</td>
<td>This information helped to form the Vision, objectives and policies in the plan. 206 residents responded to the questionnaire.</td>
</tr>
<tr>
<td><strong>Activity 3:</strong> Public Event</td>
<td>June 2017</td>
<td>To introduce neighbourhood planning to the village.</td>
<td>To determine initial issues in the settlement and support for the plan. 10 people attended</td>
</tr>
<tr>
<td><strong>Activity 4:</strong> Business survey</td>
<td>June-July 2017</td>
<td>To find out what the business community think about their future in the Parish</td>
<td>This enabled the Parish Council to understand the needs of the business community</td>
</tr>
<tr>
<td><strong>Activity 5:</strong> Summer Gala</td>
<td>4th June 2017</td>
<td>To enable residents to make comments for the plan and find out more about the process.</td>
<td>77 people attended the event.</td>
</tr>
<tr>
<td><strong>Activity 6:</strong> Business Drop in Event</td>
<td>28th July 2017</td>
<td>To enable local businesses to make comment on the emerging Plan.</td>
<td>3 people attended.</td>
</tr>
<tr>
<td><strong>Activity 7:</strong> Primary School Youth Questionnaire</td>
<td>May 2017</td>
<td>To ensure the primary school children and secondary school children have been involved in the NDP process.</td>
<td>Year 5 and 6 children attended the event in the Primary School and 23 Youth questionnaires were completed.</td>
</tr>
<tr>
<td><strong>Activity 8:</strong> Local Green Space Consultation</td>
<td>July 2018</td>
<td>To ask local people about the proposed Local Green Spaces</td>
<td>All agreed that the suggested spaces should be protected for future generations.</td>
</tr>
<tr>
<td>Activity 9: Public Consultation on proposed policies</td>
<td>November 2018</td>
<td>To consult the public on the draft planning policies and themes within the Neighbourhood Plan before the formal Regulation 14 consultation.</td>
<td>33 people attended.</td>
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<tr>
<td>Activity 10: Draft Plan Public Event</td>
<td>20&lt;sup&gt;th&lt;/sup&gt; February 2019</td>
<td>To provide copies of the draft plan for people to come and view and provide comment.</td>
<td>31 people attended.</td>
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Community Vision

“By 2038, Edenthorpe will continue to be a thriving community that provides a good range of new homes, employment, education, open spaces and community facilities for its residents in the future. We will build on these strengths by supporting sustainable developments that provide a mix of new and affordable well-designed homes, whilst helping to preserve and enhance our countryside, landscape, health and well-being, heritage, connectivity, local character, identity whilst developing and regenerating appropriate locations or vacant land”.

Community Objectives

Objective 1: To provide new, well-designed and sympathetic housing on previously developed or vacant land within the existing developed footprint of the village to support the growth and sustainability of the community.

Objective 2: To provide a good mix of new and affordable homes that are suitable for the local population now and in the future.

Objective 3: Promote well-designed new developments through producing local design principles based on the character areas within our community.

Objective 4: Seek to retain valued open spaces and Green Infrastructure through the designation of Local Green Spaces.

Objective 5: Promote the retention of and encourage new shops, employment, services and facilities where they make a positive contribution to the local economy and to the health and well-being of the community.

Objective 6: To preserve and enhance our historic environment and our important views towards the countryside and the surrounding landscape.

Objective 7: To promote sustainable travel and transport options.
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<tr>
<th>Policy</th>
<th>CO1</th>
<th>CO2</th>
<th>CO3</th>
<th>CO4</th>
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4 Neighbourhood Planning Policies

The Neighbourhood Plan Policies will be used to assist the delivery of development in Edenthorpe up to 2038. The policies are formulated based on the community objectives and vision and will contribute to the delivery of the growth requirements as stated within the Core Strategy. When development is proposed within this Neighbourhood Area, decisions will be made using the policies contained in this Neighbourhood Plan alongside those contained in the Core Strategy.

List of Planning Policies

Policy 1: New Residential Development

Policy 2: Conversion and Extension of existing Buildings outside the Development Limit

Policy 3: Housing Mix and Type

Policy 4: Enabling Employment Opportunities

Policy 5: Development Principles

Policy 6: Green Infrastructure and Circular Walk

Policy 7: Local Green Spaces

Policy 8: Community Facilities

Policy 9: Neighbourhood Centres

Policy 10: Heritage Assets

Policy 11: Sustainable Transport
5 Sustainable Development in Edenthorpe

5.1 The Government’s overarching objective of achieving sustainable development, is clearly defined within the National Planning Policy Framework with the role for Neighbourhood Development Plans as a key delivery vehicle being clearly identified. Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs and involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life.

5.2 The Government has defined, through the NPPF, what sustainable development means in practice. This confirms that there are three dimensions to sustainable development that should not be undertaken in isolation, because they are mutually dependent. The three roles are:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality-built environment, with accessible local services that reject the community’s needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

5.3 Edenthorpe already has many sustainable attributes. With established schools, a range of recreational facilities and several local shops, the village enjoys a strong sense of community cohesion. Situated within easy reach of the facilities and services offered in Doncaster yet still a village with a rural context and agricultural history, the community are keen to retain this character and protect its rural setting. There is also a desire to see the village grow in a balanced manner to meet the wider employment, recreational and social needs of a growing population.

5.4 When commenting on development proposals, the Parish Council will take a positive approach that reflects the presumption in favour of sustainable development. The Parish Council will work proactively with applicants to find joint solutions, wherever possible, to secure development that improves the economic, social and environmental conditions for the whole parish.
5.5 The location of Edenthorpe which is on the edge of the Doncaster Main Urban Area provides a community which has good and easy links to key services and facilities, but also has links and views towards the open countryside to the east of the village. The built-up area of Edenthorpe is physically connected to the nearby settlement of Kirk Sandall and has good transport links further into Doncaster by rail from Kirk Sandall station.

5.6 The village is considered a sustainable community within the Core Strategy and it is included as part of the wider Doncaster Main Urban Area.

5.7 Through public consultation, the community want to retain this balance of accessing key services and facilities, but also retaining access to the nearby countryside, views and green infrastructure. It is also important for Edenthorpe to remain as a village with access to nearby open countryside and the wider green infrastructure network.

5.8 The emerging DMBC Local Plan and its vision for the area is to promote sustainable growth around the Main Urban Area of Doncaster. The Core Strategy proposes up to 11,808 new homes over the Plan period across the Main Urban Area which includes the existing built up area of Edenthorpe.

5.9 This Neighbourhood Plan supports the level of growth identified within the Core Strategy for the wider Main Urban Area, but also encourages the successful integration of the new development and enabling the new development to meet the needs of the local population, whilst encouraging new residents and businesses to the village.

5.10 Through public consultation, it became clear that residents have concerns about the level of growth proposed within the wider urban area and how this is going to impact the village and the wider areas existing infrastructure. Recent planning applications for large scale schemes have highlighted these concerns from the community.

5.11 Residents voiced their support for new developments where they are sensitive and appropriate to their location and scale in relation to the existing built form of the village. There is significant concern over proposals to extend the village into the open countryside to the east.

5.12 Sustainable development is that of providing an appropriate mix of development that suits the needs of the local population where there is access to services, whilst minimising the impacts on the local environment and existing infrastructure.

5.13 As the plan area has seen considerable changes on the traffic on local roads and the impact of the population growth on its services and infrastructure. These matters have featured heavily in the community consultation that has both underpinned and informed this Plan.
In addressing the future scale of the Plan area and the location and type of housing that would be appropriate the following principles have been applied:

- Ensuring that new housing development sits appropriately in relation to the built-up settlement of Edenthorpe and respects the open countryside towards the settlement edges;
- Seeking to ensure that new housing development sits appropriately within its wider landscape setting;
- Encouraging the reuse or regeneration of previously developed land or opportunity sites such as available vacant land within or directly adjoining the settlement;
- Seeking to ensure that new residential developments appropriately contribute to meeting the needs of residents;
- Seeking to ensure that new residential developments make appropriate and proportionate contributions towards the provision of new or improved local infrastructure;
- Seeking to ensure that all new developments are located and designed to operate effectively within the local highway network and do not detrimentally affect the free and safe flow of traffic on the network; and
- Seeking to ensure that the Plan area makes an appropriate and meaningful contribution to meeting the objectively-assessed housing needs of Borough.

**Priority for the development of land**

The community was asked to prioritise their preferred locations for accommodating future growth within a Neighbourhood Plan Survey. The question asked residents the following: *Where would you prefer to see future development within the Parish?*. There was a tick box choice to the below options. The results regarding future growth are shown in Figure 7.
5.16 The outcome from consultation identifies that the majority of people who responded to the survey supported the prioritisation of previously land for development which is supported by the National Planning Policy Framework paragraph 117 “that Local Authorities should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value”.

5.17 Therefore, this Neighbourhood Plan is supporting the reuse of previous developed land and land inside the identified development limit, for residential and commercial developments, as a priority before using greenfield land on the edge of the settlement and encroaching into the countryside. Where developments do propose residential or commercial development on greenfield land or in open countryside, they must justify why the proposal requires this location and how it will benefit the wider community.
Map 2: The Existing Development Limit of Edenthorpe
Policy 1: New Residential Development

1. The Edenthorpe Neighbourhood Plan will take a positive approach to new residential development including the extension, alteration and subdivision, of existing buildings where they fulfil the requirements of its residents, grows in a manner that recognises its rural context and is only situated within the existing development limit of Edenthorpe (unless it can be demonstrated otherwise through Policy 2. New residential development, over the Plan period, will seek to maximise the areas environmental assets and opportunities for regeneration, by improving access to the countryside and the provision of new open spaces for residents and visitors.

2. Development proposals will be supported, within the existing development limit, (as identified on Map 2), where they can demonstrate that they would retain or improve the continued sustainability of Edenthorpe, by:
   a) its role as a Service Centre in the Doncaster Main Urban Area;
   b) new homes of a size, type and tenure to meet local needs as identified in the most recently published Strategic Housing Market Assessment or Housing Needs Assessment;
   c) infrastructure associated with leisure, recreational pursuits and social community and educational activities;
   d) enhanced Neighbourhood Centres that can meet the needs of the village’s growing population;
   e) provide adequate highway infrastructure to enable ease of access and does not exacerbate existing environmental or highway problems;
   f) In all cases proposed new dwellings should provide appropriate garden amenity space to meet household recreation needs. The space provided should be in scale with the dwelling concerned, reflect the character of the surrounding area and be appropriate in relation to the local topography and to secure privacy between adjacent dwellings.

3. Major sites of 50 dwellings or more should be accompanied by a detailed masterplan. This masterplan should be developed and agreed with Edenthorpe Parish Council prior to being submitted as part of a planning application. The masterplan should demonstrate how the proposed development has taken into account relevant masterplanning principles in part 4 of this Policy.
Masterplanning principles

4. All development proposals for schemes of 50 dwellings or more should be supported by a detailed Masterplan. These Masterplans demonstrate how they have considered the following detailed design principles for the comprehensive development of the proposed site. These detailed design principles, include:

   a) streets must meet the technical highways requirements as well as be considered as a ‘social space’ to be used by all, not just motor vehicles. It is essential that the design of new development should include streets that incorporate needs of pedestrians, cyclists and if applicable public transport users;

   b) pedestrian paths or linkages should integrate into existing pedestrian routes and networks that surround the site;

   c) routes should be laid out in a permeable pattern allowing for multiple connections and choice of routes, particularly on foot. Any cul-de-sacs should be relatively short and include wide and overlooked provision for onward pedestrian links;

   d) new developments should form strong frontages on to existing streets. They should be aligned to existing buildings. Where set back, replicate to create a feeling of openness and connection with the landscape by retaining as much of any existing hedgerows and trees as possible;

   e) development adjoining public open spaces should enhance the character of these spaces by either providing a positive interface (i.e. properties facing onto them to improve natural surveillance) or a soft landscaped edge; – Substantial landscaped areas should buffer the edge of the development and prevent development sprawling into the countryside;

   f) primary and secondary streets should differentiate from one another in scale, level of enclosure, use of materials and landscaping features to help provide a clear and distinctive highway network;

   g) where there is on-street parking provision as part of a development, this should be integrated into the street-scene through the inclusion of side-street parking bays or parking areas.
h) proposals should consider gateway and built elements which highlight access or arrival to newly developed sites. Buildings up to two and a half storeys should be used to increase legibility throughout the scheme and to create ‘gateway’ features. They may also be used where houses front onto landscape areas where they will increase passive surveillance and give a sense of enclosure to more open areas;

i) densities generally increase towards the existing built up area and areas well served by public transport. Densities should reduce towards the periphery of developments where they neighbour agricultural fields. This will ensure diversity within plots and a landscape setting that reflects the transition from urban to rural;

j) the majority of the housing should be two storeys to reflect the existing residential massing. Where the new development is adjacent to existing residential development housing should be to similar in height to the existing to avoid any negative privacy issues;

k) buildings should be generally parallel with the street with some variation to setbacks to create greener, more informal streets and spaces;

l) building frontages should give a picturesque and varied street-scene. Buildings should be designed to ensure that streets and/or public spaces have good levels of natural surveillance from buildings. This can be ensured by placing ground floor habitable rooms and upper floor windows which overlook streets;

m) boundary treatments should reinforce the sense of continuity of the building line and help define the street, appropriate to the character of the area. Boundary treatments should not impair natural surveillance;

n) streets should have a balance between hard and soft landscape treatment and include tree planting;

o) front gardens should be incorporated to reinforce the soft landscape street character and create attractive and active frontages; and

p) buildings should be well proportioned and of sufficient high quality to provide a modern/contemporary version of traditional design, considered to strike an appropriate balance between respecting the historic character of the area and the general townscape, whilst providing a development which is not seeking to be a poor pastiche scheme.
Policy 2: Conversion of existing Buildings outside the development limit

1. The conversion of existing buildings for solely market housing, outside the existing development limit of Edenthorpe, will only be supported where an economic, community or affordable housing use of the building has been shown to be unviable. Applicants will be expected to demonstrate that all reasonable efforts have been made to sell and/or let the site or premises for an economic development, community or affordable housing use at a realistic price for a period of at least 12 months, or to provide evidence that demonstrates, to the Metropolitan Borough Council’s satisfaction, that conversion for such uses is unviable.

2. Proposals for the conversion of existing buildings will also need to demonstrate that:

   a) the building is capable of conversion without significant extension, rebuilding or external alteration;
   b) the proposal makes a positive contribution to the street scene and its wider landscape setting, and respects any buildings of historic value;
   c) the proposal will not cause any significant negative impact to the private amenity of any adjacent residential properties; and
   d) the proposal will not create or exacerbate environmental or highway safety problems.
6 Housing Type and Mix

6.1 NPPF paragraph 61 supports a mix of new homes and developments should reflect the needs of the community in terms of families, children, older people, students, people with disabilities, people who rent their homes and people wishing to commission or build their own homes.

6.2 The community wants to ensure that all new housing developments fully respect the housing needs of the area. Whilst Edenthorpe has grown significantly over the past 50 years, it has retained a strong sense of community cohesion. In this context, many residents who moved to the village in the 1960s, 1970s and 1980s are now older and may need smaller properties to downsize or specialist accommodation. Their children are also finding it difficult to find appropriately sized or priced housing in the village. Due to this, there has been a decline in the younger population as people seek cheaper housing and better employment prospects in other areas such as the centre of Doncaster, Sheffield and Leeds. Between 2001 and 2011 there was a decline of 13% in the number of 16-24-year olds living in Edenthorpe and an increase of 8% of the number of 65+ year olds living in the village.

Figure 8: Age profile

<table>
<thead>
<tr>
<th>AGE</th>
<th>DONCASTER</th>
<th>ENGLAND</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age 0 to 4</td>
<td>6.4%</td>
<td>6.3%</td>
</tr>
<tr>
<td>Age 5 to 9</td>
<td>5.7%</td>
<td>5.6%</td>
</tr>
<tr>
<td>Age 10 to 14</td>
<td>5.8%</td>
<td>5.8%</td>
</tr>
<tr>
<td>Age 15 to 17</td>
<td>3.9%</td>
<td>3.7%</td>
</tr>
<tr>
<td>Age 18 to 24</td>
<td>8.0%</td>
<td>9.4%</td>
</tr>
<tr>
<td>Age 25 to 29</td>
<td>6.7%</td>
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<td>Age 30 to 44</td>
<td>19.3%</td>
<td>20.6%</td>
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<td>Age 45 to 59</td>
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<td>19.4%</td>
</tr>
<tr>
<td>Age 60 to 64</td>
<td>5.2%</td>
<td>6%</td>
</tr>
<tr>
<td>Age 65 to 74</td>
<td>9%</td>
<td>8.6%</td>
</tr>
<tr>
<td>Age 75 to 84</td>
<td>5.8%</td>
<td>5.5%</td>
</tr>
<tr>
<td>Age 85 and over</td>
<td>2.1%</td>
<td>2.3%</td>
</tr>
<tr>
<td>Mean Age</td>
<td>39.8</td>
<td>39.3</td>
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<tr>
<td>Median Age</td>
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<td>39</td>
</tr>
</tbody>
</table>

6.3 Population projections for the Doncaster area suggest that the number of people over 65 may increase by 30% by 2030. More dramatically, those aged over 85 may increase by 65% by 2030 leading to a real need for more specific types of accommodation within the area. Conversely, those aged below 24 may decrease by a further 9% by 2030.
6.4 The Housing Needs Assessment for Doncaster identifies the need for 209 affordable houses to be delivered across the borough per year. It also recognises the need for smaller properties with 2-bedroom in most demand (46%) followed by 3-bedrooms (26%) and 1-bedrooms (25%) to meet the demand on the local waiting list. The number of people registered on the housing waiting list in Edenthorpe is lower than other communities in the area, but Consultation on the Housing Needs Assessment supported the statistical evidence that there is, and will continue to be, a need for additional smaller properties over the next 20 years.

6.5 The results of the Neighbourhood Plan residents’ survey suggested that most people who responded stated that additional low-cost homes, family housing, retirement housing are all needed over the plan period (see figure 10).

6.6 The community comments correlate with the statistics and the ageing population projections for the area and provide clear justification for the need of those specified house types.

6.7 Map 2 identifies the existing house types in the village. It clearly shows that the predominant house types are both detached and semi-detached houses. It also identifies that there are fewer bungalows and their distribution is mainly clustered to the Northwest of the village.
Figure 10: Residents survey feedback on housing types

Q3. What type(s) of housing do you feel are needed within the parish?

<table>
<thead>
<tr>
<th>Type</th>
<th>Number of respondents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flats</td>
<td>7</td>
</tr>
<tr>
<td>Bungalows</td>
<td>81</td>
</tr>
<tr>
<td>Low cost</td>
<td>117</td>
</tr>
<tr>
<td>Family</td>
<td>104</td>
</tr>
<tr>
<td>Luxury</td>
<td>20</td>
</tr>
<tr>
<td>Rented</td>
<td>23</td>
</tr>
<tr>
<td>Sheltered</td>
<td>33</td>
</tr>
<tr>
<td>Retirement</td>
<td>109</td>
</tr>
<tr>
<td>Care home</td>
<td>35</td>
</tr>
<tr>
<td>Eco friendly</td>
<td>63</td>
</tr>
<tr>
<td>Two storey</td>
<td>40</td>
</tr>
<tr>
<td>Three storey</td>
<td>6</td>
</tr>
<tr>
<td>Social</td>
<td>21</td>
</tr>
<tr>
<td>Gypsy</td>
<td>0</td>
</tr>
</tbody>
</table>
Map 3: Existing House types in Edenthorpe
Policy 3: Housing Type and Mix

1. Proposals for 11 or more dwellings should demonstrate, in their design and access statement, how the proposal is helping to meet the need for 1, 2 and 3 bedroom properties. Proposals must demonstrate how they have catered for the following:

   a) the number of units and the percentage split of the proposed dwelling types and sizes;

   b) how the proposal caters for the needs of first-time buyers, young families and accommodation for older people;

   c) the proposed level of affordable housing to be provided and the proposed type(s) of affordable housing will help to meet the needs of people in Edenthorpe.

2. Where affordable housing provision is being met on site, the units should be fully integrated and indistinguishable with the market housing and scattered throughout the development to promote social cohesion and integration.

New Adult Care Facilities and Accommodation for older people

3. Where possible, proposals for new care facilities and accommodation for the elderly should relate well to public transport services, walking and cycling routes and be easily accessible to nearby shops. Proposals which utilise opportunities for the multi-use and co-location of care facilities and accommodation for the elderly with other services and facilities, and thus co-ordinate local care and provide convenience for users, will be particularly supported.
7 Enabling Employment Opportunities

7.1 A sustainability objective is to ensure that new developments also bring, or encourage, new local employment to an area. Edenthorpe is in a position that takes advantage of recent large employment developments in Doncaster, Robin Hood Airport, and along the A1/M18 corridor around the recently developed IPORT.

7.2 Although there are increasing employment opportunities, it has been highlighted that the parish is affected by a low wage economy and this is continuing to cause issues with affordability and people leaving the area to find high paid employment in other locations such as Sheffield and Leeds.

7.3 Most local employment, in Edenthorpe, is retail based. In the wider area, a significant proportion of new employment is within the distribution or warehouse industry. Both NEXT, IKEA, and AMAZON have large warehouses close by and further warehouses are planned over the next few years. In Doncaster, most of the employment is either retail based, public sector and light industrial are present and further warehousing and distribution centres are scattered around the area.

7.4 In addition, there are more localised employers and home businesses that operate within Edenthorpe. This type of employment is increasing as more people create their own business and work from home.

7.5 Over two-thirds (74%) of Edenthorpe’s working residents go out of Edenthorpe to their workplace, a third of them to Doncaster and others to Scunthorpe, Sheffield, Hull, Leeds and Barnsley.

7.6 The most common reason given for basing a business in Edenthorpe was that it is near to where the respondent lives. Local demand for products and services and the attractive setting were also key reasons for basing a business in Edenthorpe.

7.7 When asked about the challenges of basing a business in Edenthorpe, the most common responses were the cost of the premises compared to other areas and the availability of suitable business premises. Other frequently mentioned issues for local business and employment, included:

- Parking;
- high rents and rates that are disproportionate to the business opportunities presented;
- lack of suitable office space and planning restrictions.
7.8 The availability of the right kind of premises was one of the main reasons why people said they may move their business elsewhere. Comments included:

- “Costs are rising and there is a more aggressive approach by other local areas who value our worth to the community.”
- “Inability to find cost effective flexible working space.”
- “We need to relocate locally if possible but finding the right property is very difficult.”
- “We want to stay in Edenthorpe and would only move the business elsewhere if there was nowhere suitable for our business to move to.”

7.9 When asked what additional business services they would like to see available in Edenthorpe, some of the comments received were:

- “I’d like to see a thriving ‘hub’ for start-ups... wouldn’t it be great to support people of all ages who have a passion, want to turn it into a fulfilling business but need support to make that happen?”
- “More modern purpose-built offices. Incubator units for small businesses.”
- “Flexible office space that looks professional and does cost nearly as much as current managed offices with very high-speed internet access.”

7.10 Although there are employment opportunities and a low unemployment rate, it has been highlighted that the area is affected by a low wage economy and this is continuing to cause issues with affordability and with some people needing to leave the area to find higher paid employment. There is a concern that Edenthorpe could become a commuter town to other major centres if it does not support a good mix of local industry in the future.

7.11 In addition, it is also recognised that to support the local economy, there must be investment in training and improving the local skill base. It is important that new developments for employment encourage the diversification of the local skill base and where possible seek to improve this through training programs and working with the local education authority and nearby education establishments.
Policy 4: Enabling Employment Opportunities

1. Proposals that generate new business and employment opportunities including the change of use, and subdivision of, existing buildings within the existing development limit of Edenthorpe, will be supported subject to the following criteria:

   a) the development is proposing a B1 (a-c) or B2 employment use(s);
   b) development should be visually attractive, compatible with the character of the surrounding area and include necessary screening and be of a scale, design and appearance appropriate to the locality, particularly where development can be viewed from the highway, public spaces or residential areas;
   c) development must not cause detriment to valuable areas or features of nature conservation or heritage assets;
   d) development must not exacerbate flooding and must satisfactorily deal with waste, emissions and effluent;
   e) Development must include appropriate access, parking, areas for loading and unloading, servicing and manoeuvring;
   f) where possible, developments must retain existing trees and hedgerows and should seek to include additional planting and landscaping;
   g) outside storage areas should be appropriately sited and screened from public view, including from and neighbouring residential properties;
   h) development should have no unduly adverse effect on residential amenity from its proposed height, scale, noise, smell, vibrations, glare, dust, emissions, vehicle movements or its operating hours; and
   i) does not have a detrimental impact on the capacity or safety of the existing highway network.

2. Proposals that generate new business and employment opportunities, including the change of use, and subdivision of, existing buildings, outside the existing development limit of Edenthorpe, must demonstrate why the proposal requires the proposed location through explaining the benefits that the scheme will have on the local community and how it meets all the criteria in part 1(a-i) of the policy.

3. Proposals that support the employment of local people within Edenthorpe and supports improving and diversifying local skills, through further education, apprenticeships and training, will be strongly supported.
8 Character, Development and Design Principles

8.1 To design successful places, all new development in Edenthorpe should meet the aspiration for quality and sustainability in their design and layout. In short, good design is inseparable from good planning and place making.

8.2 High quality sustainable design is design that is of a notable standard, which, by its nature, will sustain over the longer term, is adaptable, and it is fit for purpose in the 21st Century.

8.3 Much is made of the value of settlement character and identity, and a criticism often levelled at new development is that it lacks a distinctive character and does not speak ‘of its place’, instead looking much like anywhere else. Character and identity informs our experience of different places and helps us to differentiate one from another. The various elements that make up this image of a place are often shared between settlements, but with subtle but important variation. Variation within a settlement helps us to understand how a place is put together, which parts might be of interest for social and economic activities, which for more private living etc and affects the quality of experience when moving between each.

8.4 Character is informed primarily by the landform and the landscape setting in which it sits. Topography, watercourse and other natural elements help define the shape of the settlements, and how settlements interact with these elements is a key ‘first step’ in developing a distinctive character. How lines of movement relate to underlaying natural features is the next ‘morphological layer’ that defines character. How streets, lanes and linear green elements work with or against the landform changes between places and can generate distinctiveness.

8.5 Commonalities in design between places exist at all levels, with shared spatial and detailing relationships giving a feeling of familiarity and ‘readability’ even for new places. At the scale of plots and buildings this is especially true, but boundary detailing, materials, architectural styles and ‘special’ spaces all combine to distinguish one place from another, or more commonly, one region of the country from another. Local materials and detailing are especially important in this regard, with vernacular elements usually defined by locally sourced building materials and design flourishes at the building level. The areas within the village have features which distinguish them from one another and the aim of this section is to distil those to enable new development to maintain and enhance the feeling of character. To do this, each of the main eras of growth is analysed to break down its character-forming elements, so that new development can draw inspiration from local types and forms embedded in the Edenthorpe character and their design approach.

8.6 A fundamental part of achieving high quality sustainable design, and ultimately high-quality sustainable places, is the need to develop a thorough understanding of the local character and the qualities that contribute to local distinctiveness.
8.7 All new development must make a positive contribution to the character and appearance of the environment within which it is located, having regard to its local context, and should not impact negatively upon the amenity of the local community.

8.8 It is important to consider development proposals on their merits and on a case-by-case basis according to what they are proposing. The purpose of this policy is to establish what aspects or features of local character are considered important and contribute towards the local distinctiveness of either the vicinity of a proposed development site, or in the context of the wider neighbourhood area.

8.9 “Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design”. (Planning Practice Guidance: Design (2015)).

Development Principles

1 Working with the site

8.10 Working with what you have on site enables new developments to make the most of their setting, embedding existing landscape and other natural features into the design in a way that helps maintain links to the history of the area whilst retaining the character of the site. New development in the Plan area should seek to work with the landscape, retaining important trees and other ecological features and using the topography to influence the alignment of streets.

8.11 Existing trees and vegetation should, where practical, be retained in such a way as to add visual amenity and ecological value to the development. Existing trees and hedges can give new development a mature look and feel to the area. However, difficult to maintain or manage greenery should be avoided, as this has the potential to cause problems in the future. Surface water should be managed in a way that enhances the public realm and provides habitat for wildlife.

8.12 Sustainable Urban Drainage (SUDs) have the potential to add extra character and amenity to developments but must be considered at the outset along with the design of streets and other spaces rather than retrofitted as an add-on.

2 Connecting to the neighbourhood

8.13 Movement is the lifeblood of settlements; places with well-integrated movement systems have been shown to be economically and socially vibrant, safe and energy efficient. New development in the Plan area should not shy away from making strong links with the local
neighbourhood, nor should it seek to create insular and overly private enclaves within existing
neighbourhoods.

8.14 Instead, new development should make as many links with existing green infrastructure as
possible, but only where those links can be well overlooked, direct and legible. Routes that
are poorly overlooked, that run adjacent to private gardens or between back fences, or that
are unnecessarily indirect should be avoided.

8.15 Streets should be designed in a way that offers more than just a movement corridor for cars;
they should be pedestrian and cycle friendly, have sufficient space for parking, and should
slow traffic through their design rather than through retrofitted calming measures. Internally,
where possible, new streets should form a grid with as many streets offering through
movement as possible.

8.16 Where this is not practical, dead ends should be short and should not be connected by blind
alleys. Streets should vary in character, with their role in either local or wider movement
evident from their design. All streets should be simple and uncluttered, with decent lines of
sight, low speeds and space for trees and planting. Over-engineered junctions should be
avoided, and all streets should be designed taking inspiration from the most up-to-date
Manual for Streets principles.

3 Making a place

“Development should seek to promote character in townscape and landscape by responding
to and reinforcing locally distinctive patterns of development, local man-made and natural
heritage and culture, while not preventing or discouraging appropriate innovation”. (PPG:
Design (2015)).

8.17 All new development in the Plan area should seek to promote local character and identity,
because through doing so it is possible to protect and enhance what is already there for
existing residents and provide community and social cohesion for those new to the area. A
criticism often levelled at new development is that it ‘lacks character’, with many new
developments looking generic despite the wide range of building types and materials used.
Often this is due to overly standardised approaches to streets and spaces, where very little
room is given for the types of innovation that allow one place to be different from another.
Also, too wide a range of materials and styles can confuse the identity of new development,
with the lack of a coherent approach weakening the overall visual quality and diluting the
overall character.

8.18 To maintain local distinctiveness, new development should be reflective of local aspects such as:
• The local landform and the way development sits upon it; and
• The local pattern of streets, blocks and the dimension of plots; and
• Development style and vernacular; and
• Built form, massing and materials (including street furniture and boundaries).

8.19 Developers should demonstrate how they have embedded local character in their Design and Access Statement.

Edenthorpe’s Character

8.20 There are two distinct character areas, as identified on Map 4, within the village of Edenthorpe. These include:

1. Thorne Road; and
2. Suburban.

Thorne Road

8.21 Thorne Road is a historic route through Edenthorpe from Scunthorpe to Doncaster. It also provides a pleasant and attractive entrance to the village from the A630. The character of the area is dominated by some significant mature trees either side of the road and generally large detached or semi-detached dwellings set back from the road. Most of the older buildings here have large gardens or attractive green spaces to the front of the properties.

8.22 This area of the village provides a more rural, less urbanised, character and contains the majority of Edenthorpe’s larger, older and some well-designed newer buildings.
8.23 Residents were keen to see the areas character features maintained. Recent developments had begun to infill between existing buildings and harm the generous spacing between buildings and the roadside. This policy seeks to preserve the dominant and important character features along Thorne Road.

**Important features within the Thorne Road Character Area**

- the significant matures trees either side of Thorne Road;
- the dominant boundary treatments of beech, hawthorn and yew hedgerows or wooden fences along the frontage of the properties;
- the open frontages and large gardens between the front of the existing buildings and Thorne Road;
- the dominant orientation of properties -facing Thorne Road; and
- building size, plot size and built area to garden ratio.

**Suburban**

8.24 The suburban character area is largely dominated by more urbanised development patterns with a higher density, smaller plot sizes situated along more estate type road layouts. The developments within this character area illustrates how much the village has grown over the past 50 years and extended into the countryside and to adjoin other settlements.
Threats to Edenthorpe’s character

8.25 Threats to the character of the village may arise through proposals for development that require planning permission, but they may also come about through changes that property owners make under permitted development rights without the need for planning permission. Threats include:

- Loss of existing views towards the open countryside from Mere Lane and Thorne Road;
- Fragmentation of frontage treatment through the removal of trees, hedgerows, shrubbery and grass verges along the Thorne Road. The loss of existing trees along the inner sides of these routes would be particularly problematic, as collectively they form a continuous green band that defines the appearance of the village in views from the wider region, whilst also effectively screening existing development along these routes;
- Poorly designed / located edge-of-village development, which disrupts the village’s distinct and dominant green edge or fails to properly integrate into its landscape setting and creates an unsatisfactory hard edge to the village;
• Subdivision of residential plots on Thorne Road and development within existing gardens, disrupting established plot and building patterns, and resulting in the loss of green space and planted features.

• Substitution of hedgerow planting with hard boundary treatments such as panel fencing or walling would lessen the existing green character of the road edges;

• Introduction of further clutter in the streetscape such as electricity poles, overhead utility wires and road signage;

• Ill-considered, inappropriate alterations to existing buildings of character, through the introduction of materials and features which do not complement local distinctiveness.

• Loss of lawns within front gardens due to demands for on plot parking;

• Progression of inappropriate uncharacteristic boundary treatments such as panel fencing or tall walling (existing gardens are primarily open to the street or else enclosed by hedgerows and planting, or low-level walling).

• Loss of key landscape features including areas of woodland, individual mature tree specimens and stretches of hedgerows, which contribute significantly to the area’s character;

• Loss of existing footpaths which provide access to the woodland and out towards the wider locality, which are an asset to the local community enhancing connectivity through the village and providing opportunities for leisure and recreation;

• Introduction of new higher density development forms towards the rural, wooded environment out towards the east of the village;

• Hard settlement edges between the existing built up area of Edenthorpe and the open countryside to the east.

Opportunities

The prime opportunity presenting itself to Edenthorpe is the remaining expanse of countryside that forms the areas eastern half. To stem this decline and to make the most of this unique local asset, opportunities to better manage the existing woodland and enhance its already high recreational and biodiversity value should be explored. Similarly, initiatives which could help better highlight and raise awareness of the historic significance of this part of Edenthorpe should be a key local priority.
Map 4: Character Areas in Edenthorpe
Policy 5: General Development Principles

1. All new developments must achieve high quality design, in accordance with local and National guidance, that contributes positively to the local landscape and streetscape, as identified within the relevant character area (see map 4). Development proposals should demonstrate how they have considered all the following design principles:

   a) development should complement and be well integrated with neighbouring properties in the immediate locality in terms of scale, density, massing, separation, layout, materials and access;

   b) architectural design should reflect high quality standards and, where possible, reflect positive local design references in both the natural and built environment and reflect and reinforce local distinctiveness;

   c) the height of new buildings should be in-keeping with the height of neighbouring properties and demonstrate how heights of the development will not be over-bearing or dominant in the existing street-scene;

   d) development should seek to retain existing mature hedging and established trees. Any existing mature trees or hedging that are unavoidably removed, should be replaced elsewhere on the site with native species;

   e) parking on all development sites should provide adequate off-street parking spaces to avoid clutter and unnecessary on-street parking. Where on-street parking forms part of a developments design, it should be appropriately designed into the street-scene by the provision of parking bays to avoid unnecessary on-street parking and traffic congestion;

   f) the proposal will not have any unreasonable negative impact on the existing highway network or highway safety;

   g) proposals within the built-up area should not reduce garden space to an extent where it adversely impacts on the character of the area or the amenity of neighbours;

   h) Development proposals shall protect and where appropriate enhance the characteristic rural features of the Parish landscape, namely the farmlands, woodlands, mature trees, hedgerows and ponds.; and
i) new development will need to demonstrate that careful consideration has been given to minimising CO2 emissions, improving air quality and measures that will allow all new buildings in Edenthorpe to adapt to Climate Change. Such measures include, but are not limited to, the use of suitable construction materials; site layout and building orientation that makes the best use of passive heating and cooling; natural light and natural ventilation; minimising water consumption and maximising water recycling; achieving the highest feasible level of energy efficiency; and maximising opportunities to integrate renewable and low carbon energy infrastructure such as vehicle electric charging points.
9 Green Infrastructure

9.1 Green Infrastructure (GI) is a term used to describe all the different elements that form the network of natural and semi natural open spaces within and around our settlements and open countryside. Green Infrastructure covers a variety of types of spaces including woodland, parks and gardens, green lanes, public rights of way, church yards, sports facilities and water courses. Consultation results show that local people do value the green infrastructure in the settlement and would like to take the opportunity to improve and extend the existing parks, open spaces and green corridors.

9.2 The residents in the village are supportive of a GI approach to the design and management of green space in new developments to ensure that a range of needs are provided for the community and for it to improve the health and well-being of the community.

Green Wheel connection

9.3 The social definition of health as physical, mental and social well-being directly corresponds to the concept of sustainable communities synonymous with spatial planning. Even without formal public health training, planners increasingly recognise the public health impacts of development. These impacts contribute to environmental issues such as climate change and
biodiversity. There are strong synergies between the measures used to mitigate and adapt to climate change and those associated with addressing health issues. The common themes focus upon:

- Promoting walking and cycling to reduce car use and carbon emissions;
- Providing parks and open spaces that provide a “green lung” for towns and cities, whilst providing a safe and quality space for leisure and exercise.

9.4 Poorly designed neighbourhoods can have a negative impact on the health of those who live in them. It is important that housing, streetscape design and the connectivity to other areas are considered as part of a new development.

9.5 Mixed communities with a range of housing types and tenures, well-designed walkways, cycle routes and streets are most likely to reduce health inequalities and can help to avoid segregation within a community. Areas with nearby parks and green space help to support opportunities for physical activity. Such areas are particularly helpful to children and older people by reducing the risk of social isolation. The good design of these spaces encourages greater community ownership of the environment and reduces negative effects such as vandalism and the under-use of local facilities.

9.6 Access to green space and natural areas, including open countryside, has a positive influence on physical and mental health. Four mechanisms are thought to be evident:

- direct protection from environmental exposure (e.g. air pollution, flooding); promotion of restoration, relaxation and reduction in stress; promotion of physical activity; and promotion of social interaction and cohesion;
- Living in a neighbourhood with greenery and good quality, accessible parks can contribute to a healthy and physically active life reducing stress, obesity and other cardio-diseases. Obesity is a significant social and health issue which has reached increasing levels of concern for government and health officials. Local obesity levels amongst adults and children are increasing and this will lead to extreme health and economic consequences;
- Recent policy developments from Public Health England recognise the impact of the built environment on people’s ability to make positive changes in their life to improve their health; and
- The provision of open space has been a long-standing concern of the planning system. The quantity, quality, and variety of open spaces are important for health. In addition, the quality of the places where we live, work, learn and play is a major determinant of
how active we are. Research has shown that lower quality open space is detrimental to people’s well-being, often because it is compromised by graffiti, litter and vandalism. These issues can lead to underuse of spaces due to fear of crime. Not only does a good environment assist in promoting active lifestyles, but there is also evidence that aesthetics and other elements of design can promote health and encourage general well-being.

9.7 The valued green spaces and corridors in the Parish are identified on maps 3 and 4 and these should be enhanced and protected from any form of development other than related to its uses as a functional open space.

9.8 In addition, there is a circular walk from Long Plantation – off Thorne Road around the woodland and open fields back in to the village via Cedric Road. This acts as a “green wheel” and provides an important accessible route for residents to enjoy. This route is regularly used by walkers, dog walkers, cyclists and connects Edenthorpe to Kirk Sandall and Armthorpe.

*Children’s Play Facility at Mere Lane*
Policy 6: Green Infrastructure and Circular Walk around Long Plantation

General

1. All new proposals should seek to preserve, and where possible, enhance the existing local green infrastructure network, as identified on Map 5. Where opportunities exist, proposals should seek to restore underused, or poorly maintained, networks, whilst retaining their amenity value and exploring opportunities to create new connections.

2. The identified Circular Walk on Map 6 will be protected from loss or any alteration that would negatively impact residents’ accessibility and connectivity to this public right of way.

Urban Connections – Alleyways

3. Where proposals seek to improve the condition, connection, public realm, lighting and safety of existing alleyways, these will be strongly supported where they provide better accessibility and connections to other parts of the village.

4. Where new alleyways are proposed, these should be easily accessible, well-lit and safe for all users, including those with disabilities.
Map 5: Public Rights of Way in Edenthorpe
Map 6: Circular Walk in Edenthorpe
10 Designating Local Green Spaces

10.1 The NPPF (paragraph 99) indicates that local communities can, through local and neighbourhood plans, identify green spaces for protection. By designating land as Local Green Spaces, local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.

10.2 The NPPF sets out the criteria for green spaces to be designated as Local Green Space. These are:

- where the green space is in reasonable proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and not an extensive tract of land.

10.3 Guidance on Local Green Space also suggests that communities should identify how each proposed space is important or special to the community. To identify this, communities should look at the functionality of the space, what is it generally used for and how it contributes towards the local character of an area.

10.4 A survey of all potential Local Green Spaces was undertaken to score the green spaces in line with the nine-point criteria for Local Green Space eligibility in the NPPF and some local criteria.

10.5 It has been suggested, through public consultation and discussions within the Neighbourhood Plan Steering group, identifies the sites listed in para 11.7 should be designated as Local Green Spaces as these spaces are currently unprotected and valued for their visual and recreational amenity. The sites identified below are those that are not owned by the Parish Council and have the potential to be developed in the future.

10.6 Proposals for associated buildings, spaces and fixtures and fittings may come forward within the plan period where they would enhance the six spaces for public use. This will be a matter for the District Council to assess on a case-by-case basis. Whilst built development would conflict with Local Green Space designation there may well be exceptional circumstances that would allow such proposals to achieve planning permission.
10.7 The following green spaces have been put forward by the Parish Council and the wider community:

Local Green Space 1: War Memorial;
Local Green Space 2: Athelstane Crescent;
Local Green Space 3: Cedric Road Amenity Space;
Local Green Space 4: Lyndale Avenue Amenity Space;
Local Green Space 5: Mere Lane Sports field and Play Area;
Local Green Space 6: Allotments;
Local Green Space 7: Marion Road Sports Field;
Local Green Space 8: Long Plantation;
Local Green Space 9: Edenthorpe Hall Sports Field; and
Local Green Space 10: The Spinney.

Mere Lane Sports field and Play Area and field
Map 7: Local Green Spaces
Policy 7: Local Green Space

1. The following areas as shown on Map 7 are designated as Local Green Spaces:

   a) Local Green Space 1: War Memorial;
   b) Local Green Space 2: Athelstane Crescent;
   c) Local Green Space 3: Cedric Road Amenity Space;
   d) Local Green Space 4: Lyndale Avenue Amenity Space;
   e) Local Green Space 5: Mere Lane Sports field and Play Area;
   f) Local Green Space 6: Allotments;
   g) Local Green Space 7: Marion Road Sports Field;
   h) Local Green Space 8: Long Plantation;
   i) Local Green Space 9: Edenthorpe Hall Sports Field; and
   j) Local Green Space 10: The Spinney.

2. New development will not be supported on land designated as Local Green Space except in very special circumstances.
11 Community Services and Facilities

11.1 Certain types of services and facilities help create supportive communities by meeting the day-to-day needs of residents and businesses. Known as ‘Community Facilities’ they are essential to the delivery of integrated, inclusive and sustainable development because they:

- Encourage community cohesion and social interaction;
- Improve the ‘liveability’ of places;
- Encourage healthy lifestyles;
- Make a positive contribution to social well-being; and
- Can provide employment opportunities.

11.2 There are many existing facilities embedded within Edenthorpe that provide health and well-being, social, educational, spiritual, recreational, leisure and cultural needs of the community. Some of these serve a local community, while some serve a wider catchment area or serve a group or cluster of other settlements such as Barnby Dun and Kirk Sandall. It is important to seek to preserve these existing community facilities. However, it is recognised that there may be instances where facilities become demonstrably no longer fit for purpose and it can be demonstrated that there is no longer an existing or future community need for the facility, either in situ or elsewhere. Where policy 8 refers to ‘redevelopment’ this also includes proposals for demolition, change of use and other forms of development that would result in the loss of an existing community facility.

11.3 Services and Facilities in Edenthorpe include:

- The Community Library at Barden Road;
- Howard Pavilion;
- Church Balk Centre;
- Edenthorpe Community Centre;
- The Primary Schools;
- Hungerhill School (secondary);
- Nursery (Little Rascals);
- Descars Garage/ car sales;
- Nursery (Jumping Jacks);
- The Park Social Club;
- Dentist (Church Balk);
- The Holly Bush;
- Holly Bush Health Centre (Church Balk);
- Doctor’s Surgery/ Health centre;
- Eden Arms Public House;
- Beverley Inn;
- Church of Good Shepherd; and
- The Ridgewood Public House.

11.4 With a growing community, it is vital that there are sufficient services and infrastructure to support their needs. Although Edenthorpe has many services and facilities, it should not be looked in isolation. The village is close to Armthorpe, Kirk Sandal and central Doncaster where additional services and facilities are accessible to residents by car or public transport.

11.5 The consultation identified that the ‘built’ community facilities within the village were of a good quality and provided useful spaces to provide social activities, including sport groups.

11.6 Not all community facilities are classified as ‘critical’ to support growth, but there are some services and facilities that do support new developments and an increased population and are used on a regular basis and therefore should be identified as key services and facilities to enable the village to retain as many of these important services as possible. New developments should be encouraged to be near these facilities or provide new, enhanced or additional links to improve access to and from these facilities.

11.7 The key services and facilities within the Parish are identified as:

- The Schools (Nursery, Primary and Secondary);
- The Health Facilities, including pharmacy;
- Library;
- Convenience store(s) and Post Office;
- Community hall/ centres;
- Churches;
- Public houses/ social clubs.
Policy 8: Community Facilities

Existing Facilities

1. The existing facilities listed within this policy and shown on Map 8 (outside the four designated neighbourhood centres) will be safeguarded for community purposes throughout the plan period. The facilities include:
   1. The Ridgewood;
   2. Edenthorpe Community Centre;
   3. Hungerhill School;
   4. Church of Good Shepheard;
   5. Community Library;
   6. Canon Popham School and Nursery;
   7. Kingthorne Group Practice;
   8. Holly Bush Health Centre;
   9. The Holly Bush;
  10. Jumping Jack’s Nursery;
  11. Little Rascals Nursery;
  12. Church Balk Centre;
  13. Howard Pavilion;
  14. Dentist;
  15. Eden Arms Public House;
  16. Park Social Club;
  17. Eden Hall Academy; and
  18. Beverley Inn Public House
2. Proposals for their redevelopment or change of use to other purposes, will not be supported unless alternative community facilities are proposed as part of the development concerned or that it can be demonstrated that the existing use is unviable.

**New Facilities as part of wider development proposals**

3. Where new community facilities are part of a wider development proposals, developers will be expected to provide such facilities either directly onsite and/ or offsite, through a financial contribution, either alone or cumulatively with other developers.

4. Opportunities to incorporate community facilities within, or directly adjacent to, the development site should be sought in the first instance. Offsite provision may be acceptable as an alternative if:

   a) there is insufficient space available onsite/ directly adjacent to the site; or
   b) Incorporation of the facility onsite/ directly adjacent to the site would not be financially viable; or
   c) It would be more appropriate to contribute (in whole or part) to the establishment or expansion of a facility elsewhere to meet wider demand or combine existing facilities.

**Standalone new community facilities**

5. Where new community facilities, including health and education facilities, are proposed as standalone buildings, they should consider the following:

   a) be located within a location that is easily accessible to residents;
   b) not cause an unreasonable impact on the private amenity of adjacent residential properties in terms of light, operating hours or noise;
   c) Provide adequate off-street parking spaces; and
   d) does not have a detrimental impact on the existing highway network.
12 Neighbourhood Centres

12.1 Edenthorpe is considered a “local centre” in the Core Strategy due to it having a high number of local services and acting as a hub to its residents and nearby smaller communities. Within Edenthorpe however there are 4 distinct and separate neighbourhood centres that perform an important role for residents and the local economy and complement the existing range of community facilities available in the village. They provide shopping and services, are places of employment and leisure, are a focus for community activity and provide character and identity to local areas. NPPF paragraph 85 ad 86 support a network of accessible centres, to act as the key focus for retail and leisure and seeks to promote their vitality and viability. The main role of neighbourhood centres is to allow access to a wide range of retail and related services while local centres contain a smaller range of shops and services which support the daily needs of a smaller catchment area.

Health and Well-being

12.2 In March 2014, Public Health England published ‘Obesity and the environment: regulating the growth of fast food outlets. This document focuses on the role of the environment and how planning authorities can influence the built environment to improve health and reduce the extent to which it promotes unhealthy eating, being overweight or obesity. It states that local planning authorities have several legislative powers which can help to create places where people are encouraged to maintain a healthy weight. One of the dietary changes identified over the last few years has been an increase in the proportion of food eaten outside the home, which is more likely to be high in calories. In particular, hot food takeaways, which tend to sell energy dense food high in fats, sugar and salts.

12.3 Action on the food environment is also supported by Nice (National Institute for Health and Clinical Excellence). Nice recommends planning authorities should be supported in restricting planning permission for takeaways and other food retail outlets in specific locations, for example, close to schools.

12.4 For adults, obesity can lead to Type 2 diabetes, heart disease, cancer, musculoskeletal problems, mental health issues and poor quality of life. As well as impacting on the health of the population, being overweight or obese has an economic impact as well – often impacting on a person’s ability to remain in work or to continue to be economically active. The high numbers of people who are overweight or obese means that this is an important public health issue.

12.5 Obesity is one of the biggest public health challenges the Council faces. Research demonstrates that the more overweight and the earlier in life you become overweight, the greater the impact on your health. Overweight and obese children are more likely to become obese adults. It is therefore vital to support and establish healthy food choices from an early
age. The NPPF paragraph 91 supports developments that help to achieve healthy, inclusive and safe places.

12.6 To ensure that Edenthorpe’s neighbourhood centres continue to retain their primary purpose of providing a range of shops and services, including containing an appropriate concentration of hot food takeaways, and to ensure the amenity of surrounding residential properties is protected from the adverse health impacts from hot food takeaways.

12.7 The Neighbourhood Centres include:

**Neighbourhood Centre 1: Thorne Road Neighbourhood Centre**

![Image of Neighbourhood Centre 1: Thorne Road Neighbourhood Centre]

**List of existing facilities**
- Newsagent
- Hair and Beauty Salon
- Formula One – Car parts
- Financial Services
Neighbourhood Centre 2: Church Balk Neighbourhood Centre

List of existing facilities
- Doctors
- Sandwich Shop/Café
- Chinese Takeaway
- Hair Dressers
- Furniture Shop
- Workshop
- Convenience Store
- Post Office
- Gift Shop
List of existing facilities:
- Pharmacy
- Vets
- Nail Studio
- Florist
- Barbers
- Vets
List of existing facilities
- Tesco
- Subway
- DC Interiors
- Jimmy Piggs Café
- Barnardo’s
Policy 9: Neighbourhood Centres

1. Proposals involving the change of use, at ground floor level, of these retail facilities to non-retail use(s), within the Neighbourhood Centres, as identified on Map 8, will not be supported unless it can be demonstrated, to the satisfaction of the Local Planning Authority, that there is no longer a need for the facility or the premises are unsuitable or no-longer economically viable** for the continued provision as a retail facility.

2. New retail facilities within the Neighbourhood Centres will be encouraged where they are providing a mix of retail provision including A1, A2, A3, A4 and A5 (see part 5 of this policy) within that specific centre and contribute towards the continued vitality of the Neighbourhood Centre.

3. Proposals that seek to improve the public realm outside the retail units or to the shopfronts of the retail units within the Neighbourhood Centres will be supported where the materials contribute towards the improvement of wider public amenity and enhance the character of the area.

4. Proposals to change the use of the first floor (or above) levels of the buildings, within the Neighbourhood Centres, will only be supported if it contributes towards providing suitable accommodation that will benefit the local community and help to contribute towards achieving a local housing mix.

5. When considering whether a proposed (A5 use) hot food takeaway would result in the unacceptable detriment of the vitality and viability of a neighbourhood centre, or unacceptable harm to residential amenity, health and well-being of residents, regard will be had to all the following:

   a) the potential benefits of the proposal to the wider community;

   b) the proposal is not located within a 400m walking distance from a school;

   c) the number of existing hot food takeaway premises in the local area and their proximity to each other;

   d) would not cause an unreasonable impact on the private amenity of adjacent residential properties in terms of “comings and goings” to the site, light, smell, operating hours or noise.

**Applicants will be expected to demonstrate, to the Council’s satisfaction, that all reasonable efforts have been made to sell or let the site or premises for its existing use(s) or another community use at a realistic price for, at least, a 12-month period.
Map 8: Services and facilities and Neighbourhood Centres in Edenthorpe
13 Heritage Assets

13.1 National planning policy on the historic environment provides guidance on the identification, significance, and protection of heritage assets. These assets include list listed structures and several other important non-listed historic buildings and structures. National policy expects that the contribution of such heritage assets to local character and sense of place is recognised and valued and the policy will reinforce this. The National Planning Policy Framework (NPPF) glossary describes a heritage asset as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage asset includes designated heritage asset and assets identified by the local planning authority (including local listing)”.

13.2 There are 2 designated heritage assets within the plan area which are the grade 2 listed milestone, and the grade 2 listed Manor House. The location of these are shown on map 9.

13.3 Heritage assets contribute to the distinctive local character of the village but are not afforded the same legislative protection. National policy on the historic environment recognises that some of these local heritage assets have lesser significance but expects that decisions are based on the nature, extent, and level of that significance, which is a material consideration in the determination of planning applications.

13.4 Immediately to the east of the plan area is the park and garden of local historic interest which forms the setting of the grade 2 listed Wyndthorpe Hall. The Wyndthorpe Hall park and garden is also an undesignated heritage asset.

13.5 This policy seeks to ensure that heritage assets are safeguarded or enhanced for the future, both for their own heritage merits and for the wider benefits they bring. The benefits should include improvement in the quality of the historic built and landscaped environment, stimulation of high architectural quality in new buildings, creation of a stronger local identity
and sense of place, increased sustainability and greater opportunities for use of the historic environment in local cultural activities.

Policy 10: Heritage Assets

1. Proposals should seek to avoid harm to those features, including setting, which contribute to the significance of the building of the undesignated heritage assets identified on map 9 of the Neighbourhood Plan. Where proposals result in harm or substantial harm to the significance of a building of local historic interest a balanced judgement will be made taking into account the degree of harm and relative significance of the heritage asset.
14 Sustainable Transport

14.1 Transport has a direct impact upon health through pollution, noise and traffic issues such as congestion and safety. These issues can result in the reluctance of the community, particularly children, to use spaces for passive exercise such as walking and cycling.

14.2 There is a link between reduced access to transport, access to essential services, and health.

14.3 Poorly designed transport solutions can have immediate negative effects on health, such as through air and noise pollution, as well as making a longer-term contribution to climate change. As urban areas tend to have a greater exposure to higher levels of noise and air pollution, the effects on health of the population can be negative.

14.4 Transport infrastructure systems can also contribute to the severance of local communities. They may be transverse, occurring only at certain times of the day and thus preventing people from accessing services which, although located nearby, are on the other side of a major transport corridor during peak periods. Severance may also be longitudinal, where cyclists and pedestrians are dissuaded from travelling along a transport corridor. Certain groups are more likely to be affected by severance, such as the young, women and the elderly.

14.5 With a growing population and pressure for additional development, Edenthorpe must promote the use of existing public transport and support new initiatives to encourage improvements to the quality, accessibility and regularity of public transport options.

14.6 New developments in the village must provide connections to existing transport networks, including the wider green infrastructure network.

14.7 Edenthorpe has a regular bus service into Doncaster Town Centre and nearby larger settlements and employment hubs. However, the quality and regularity of the services act as a barrier to more people using the system. There is no train station in the village and the nearest is some 1.2 miles away. Access to the station is by road and increased congestion makes it harder for people to rely on this as an alternative to the car.

14.8 As most local people work in Doncaster, it is important to improve the accessibility to employment and other services and facilities the town offers. Doncaster also acts as a regional hub for accessing other areas of South Yorkshire and beyond.

14.9 By encouraging more sustainable transport options helps to reduce carbon emissions, the impact on the environment and reduces the level of traffic on the roads.
Policy 11: Sustainable Public Transport

1. Development that contributes towards an efficient and safe public transport network and offers a range of transport choices for the movement of people and goods will be supported.

2. All developments of 11 or more dwellings, should demonstrate, in their design and access statement, how they have had regard to the following:

   a) give the highest priority to pedestrians, cyclists and other ‘active travel’ modes when developing or maintaining streets and roads;
   b) plan and provide a comprehensive network of routes for walking and cycling which offer convenient, safe and attractive access to employment, homes, schools and other public facilities;
   c) ensure the integration of public transport and active travel networks (i.e. walking and cycling with buses);
   d) promote ‘active travel’ for example ensuring new developments have adequate bicycle provision, including safe storage, or that new workplaces contain showers and clothes drying areas which will facilitate walking and cycling to work;
   e) ensure there is easy and clear connections to transport nodes, such as bus stops;
   f) identify and implement measures to reduce transport severance, noise levels and air pollution; and
   g) recognise the needs and responses of different social groups, particularly those experiencing health inequalities.
15 Monitoring of this Plan

15.1 The policies in this Plan will be implemented by Doncaster Metropolitan Borough Council as part of their development management process. Where applicable Edenthorpe Parish will also be actively involved. Whilst DMBC will be responsible for development management, Edenthorpe Parish Council will use the Neighbourhood Plan to frame its representations on submitted planning applications.

15.2 The impact of the Neighbourhood Plan policies on influencing the shape and direction of development across the Plan area will be monitored by the Parish Council. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed.

15.3 Any amendments to the Plan will only be made following consultation with DMBC, residents and other statutory stakeholders as required by legislation.

15.4 The Neighbourhood Planning Act 2017 now requires all ‘made’ Neighbourhood Plans to be reviewed every 5 years.
16 Appendix 1: Non-Designated Heritage Assets

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Name of Building</th>
<th>Historic Merit</th>
<th>Contribution to local character</th>
<th>Photograph</th>
</tr>
</thead>
<tbody>
<tr>
<td>Listed Structures and Buildings in Edenthorpe</td>
<td></td>
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<tr>
<td>7</td>
<td>The Manor House</td>
<td>The house dates back to 1606 and is one of the more historic buildings in the village. There is an old Coach House in the grounds which is now a dwelling. The house is said to contain the longest oak beam in Europe</td>
<td>Although now converted into apartments, the exterior of the building maintains its original look and feel.</td>
<td></td>
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<tr>
<td>3</td>
<td>The Mile Stone (Long Plantation Woodland)</td>
<td>The mile post is on Thorne Rd about 50 yards from The Bridle Path (along which it is alleged Dick Turpin rode often).</td>
<td>Long Sandall was incorporated with kirk Sandall in 1886 and part of it became Edenthorpe in 1955.</td>
<td></td>
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<tr>
<td>Map ref</td>
<td>Name of Building</td>
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<tr>
<td>12</td>
<td>Woodside Cottage</td>
<td>In 1605 -1606, situated just off the corner of Thorne Road and the Bridle Path four cottages were built to house the builders of Manor Farm. They were brick-built houses with half slate &amp; half pantile roofs. They had long gardens for produce and animals.</td>
<td>The cottage at Eastern end was used as a pigsty and eventually fell down, the third cottage soon became derelict and fell down. In 1950 local builder purchased two cottages and knocked them into one. The cottage still has many of original characteristics. The garden of woodside cottage has now been split and a large house Tristrop built at the rear.</td>
<td><img src="image1.jpg" alt="Woodside Cottage" /></td>
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<tr>
<td>2</td>
<td>Farm Cottage</td>
<td>Farm cottage was built around 1880 but started its life as Manor Farm. The original property was linked to the Manor House and had extensive barns and a farming gasometer within its boundaries. In the 1930’s the house was re-named Gardeners Cottage and in the late 1960’s, according to archival records, took the name Farm Cottage.</td>
<td>Some features may have been lost, but the original fireplace still takes centre stage in the dining room. One of the two original chimney stacks remain and the house is still serviced by a stone built cess pit.</td>
<td><img src="image2.jpg" alt="Farm Cottage" /></td>
</tr>
<tr>
<td>Map 9 ref</td>
<td>Name of Building</td>
<td>Historic Merit</td>
<td>Contribution to local character</td>
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<td>10</td>
<td>War Memorial</td>
<td>Planning permission to change the use of land at junction of Thorne Rd and Eden Grove Rd was granted on 25.9.15 for the site of the War Memorial for the benefit of the village of Edenthorpe.</td>
<td>The War memorial committee first formed in 2013 after two neighbours got talking about Edenthorpe having a memorial to commemorate the fallen of the two world wars and conflicts since. The memorial was designed by local year 6 pupil. The dedication service was held on 11th November 2015.</td>
<td><img src="image1.jpg" alt="War Memorial" /></td>
</tr>
<tr>
<td>11</td>
<td>White House Lodge</td>
<td>This was originally one property which has been converted into two. It stood empty for many years but came alive again when the World War 2 started.</td>
<td>The people of Edenthorpe took it over as headquarters for the war effort. Wardens, fire fighters, and any boys who had a bike became messengers. First aid classes were held and many joined the St. John’s Ambulance Brigade.</td>
<td><img src="image2.jpg" alt="White House Lodge" /></td>
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<td>Map 9 ref</td>
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<td>Historic Merit</td>
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<td>5</td>
<td>The Coach House</td>
<td>part of the range of agricultural buildings of Manor Farm which was the home farm of Edenthorpe Hall.</td>
<td>the brick-built corner dovecote building and the former cartshed entrance are of interest.</td>
<td><img src="image1.jpg" alt="The Coach House" /></td>
</tr>
<tr>
<td>9</td>
<td>The Ridgewood</td>
<td>The Ridgewood, a Samuel Smith’s house, was opened 7th September 1956. It got its name from the winner of the 1949 St. Leger; the horse owned by Mr Geoffrey Smith, head of the brewery.</td>
<td>The Ridgewood stands in a prominent position on Thorne Road. Many locals have grown up playing/sitting on the concrete low wall which surrounds the site.</td>
<td><img src="image2.jpg" alt="The Ridgewood" /></td>
</tr>
<tr>
<td>Map 9 ref</td>
<td>Name of Building</td>
<td>Historic Merit</td>
<td>Contribution to local character</td>
<td>Photograph</td>
</tr>
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<tr>
<td>4</td>
<td>Red Brick Wall</td>
<td>This wall formed part of the Manor farm. Most of the buildings associated with Manor Far, were demolished by 1954. The wall remains to this day.</td>
<td>This red brick wall now a boundary with houses on Farm Close and The Bridle Path.</td>
<td><img src="image1.jpg" alt="Red Brick Wall" /></td>
</tr>
<tr>
<td>6</td>
<td>The Holly Bush</td>
<td>The other Samuel Smith’s house in Edenthorpe had its plans passed in May 1962 and was opened on 11th December 1962. Stan Smith was the very first landlord. The Holly Bush stands where the house ‘Lyndhurst’ had stood. The owners failed to convert Lyndhurst into a licensed premises. The house was subsequently demolished to make way for the pub as it stands now. Lyndhurst was one of the larger houses in Edenthorpe and to the locals Church Balk was known as Lyndhurst Lane. Many houses along the area were let out for the duration</td>
<td>The Holly Bush stands in the prominent location at the junction of Church Balk and Doncaster Road.</td>
<td><img src="image2.jpg" alt="The Holly Bush" /></td>
</tr>
<tr>
<td>Map 9 ref</td>
<td>Name of Building</td>
<td>Historic Merit</td>
<td>Contribution to local character</td>
<td>Photograph</td>
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<td></td>
<td></td>
<td>of race week. Lyndhurst was rented by The Ali Khan and Rita Hayworth on more than one occasion.</td>
<td></td>
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</tr>
</tbody>
</table>
Map 9: Designated and Non-designated Heritage Assets in Edenthorpe

Key:
1. Edenthorpe Hall
2. Farm Cottage
3. Mile Stone (Long Plantation)
4. Red Brick Wall (Bordering Farm Close)
5. The Coach House
6. The Holy Bush (public house)
7. The Manor house
8. The Old Fire Station
9. The Ridge Bush (public house)
10. Vice Memorial
11. White House Lodge
12. Woodside Cottage

Notes:

Title: Locally important assets

Reference: Edenthorpe

Date: 04/05/2016

Scale: 1:50,000
Appendix 2: Local Green Space Justification

17.1 This justification builds upon the work undertaken as part of the Edenthorpe Neighbourhood Plan. This document assessed each site’s potential as a Local Green Space. The document is an evidence base document and will help inform the Neighbourhood Plan on whether the identified sites meet the Local Green Space criteria as identified in the National Planning Policy Framework (NPPF).

What is a Local Green Space?

17.2 As Local Green Space designation means that development is highly unlikely to be permitted on a site, there is a strong possibility that land owners and others will challenge the designation. To meet that challenge the designation must be based on solid evidence that the site meets the relevant criteria.

What are the Local Green Space Criteria?

17.3 The National Planning Policy Framework gives Neighbourhood Plans powers to designate certain areas as Local Green Space. The designation gives these spaces the same protection as green belt policy. This assessment identifies several areas that meet the eligibility criteria in the NPPF. The criteria require a Local Green Space to:

- Be in reasonable proximity to the community it serves;
- Be demonstrably special to the local community and hold local significance;
- Be local in character and not an extensive tract of land;
- Not have previous planning permission(s) within which the Local Green Space could not be accommodated; and
- Not to be allocated for development within the District Council’s Local Plan.
- Be clearly visible from a public highway or space.

17.4 Not all open spaces within the neighbourhood have been identified for protection, it is only those that are of high quality and meet the strict criteria which will be given the highest protection.
Local Green Space Decision tree

1. **Potential Local Green Space Site**
   - Is the site allocated for development in the Local or Neighbourhood Plan? 
     - No: Has planning permission for development already been granted at this site?
       - Yes: Is that permission likely to be implemented?
         - Yes: Unless that permission/allocation can be implemented and the Local Green Space still be accommodated on the site, Local Green Space designation is not normally appropriate
           - No: Consider other alternatives to Local Green Space designation
       - No: Is the site of particular value to the local community?
         - Yes: The site is not likely to be suitable for Local Green Space
         - No: Progress to considering in detail whether the site is suitable for Local Green Space designation
   - Yes: Is the site reasonably close to the community it serves?
     - No: Consider other alternatives to Local Green Space designation
     - Yes: Is the site an “extensive tract of land”?
       - Yes: Progress to considering in detail whether the site is suitable for Local Green Space designation
       - No: Consider other alternatives to Local Green Space designation
<table>
<thead>
<tr>
<th>Criteria</th>
<th>Score Range</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessibility</td>
<td></td>
<td>e.g. private, no access (RED) – could be made accessible (AMBER) – accessed via PROW – fully open to the public (GREEN)</td>
</tr>
<tr>
<td>Proximity</td>
<td></td>
<td>Distant (more than 2km) – (RED) - fairly near to the village (within 800m) – adjoins (AMBER) or is within the settlement (less than 200m) from existing properties (GREEN)</td>
</tr>
<tr>
<td>Bounded, size of site</td>
<td></td>
<td>Individual parcel of land (not an undefined or large area of space i.e. an agricultural field. The site must be smaller than 20ha to apply. More than 20ha (RED) More than 2ha (AMBER) Less than 1 ha (GREEN)</td>
</tr>
<tr>
<td>Special to the Community</td>
<td></td>
<td>The potential site has a local significance for the community for reasons other than those identified above. This could be for a range of reasons including for example the area’s role in providing community cohesion and/or its status as an asset of community value. Not very important (RED) Has some importance (AMBER) Very important (GREEN)</td>
</tr>
<tr>
<td>Criteria</td>
<td>Score Range</td>
<td>Notes</td>
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<td>---------------------</td>
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<td>----------------------------------------------------------------------------------------------------------------------------------------</td>
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<tr>
<td>Recreational use</td>
<td></td>
<td>e.g. actual, informal recreation or activity, dog walking, informal open space, sports, amenity.</td>
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<tr>
<td></td>
<td></td>
<td>Does not have any recreational use (RED)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Has some, limited, recreational use (AMBER)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Is used regularly for recreational activities (GREEN)</td>
</tr>
<tr>
<td>Beauty</td>
<td></td>
<td>Relative (give justification); use consultation feedback, any identified important viewpoints.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Does not contribute towards local character (RED)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Provides a limited contribution to local character (AMBER)</td>
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<tr>
<td></td>
<td></td>
<td>Provides a positive contribution to local character (GREEN)</td>
</tr>
<tr>
<td>Tranquillity</td>
<td></td>
<td>Relative (give justification)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>The site is affected by significant noise pollution (RED) i.e. major road/railway</td>
</tr>
<tr>
<td></td>
<td></td>
<td>The site is affected by some, limited, noise pollution (AMBER) i.e. minor road</td>
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<tr>
<td></td>
<td></td>
<td>The site is not affected by noise pollution (GREEN) i.e. within open countryside/woodland</td>
</tr>
<tr>
<td>Criteria</td>
<td>Score Range</td>
<td>Notes</td>
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<td>------------------------------</td>
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<tr>
<td>Historical Significance</td>
<td></td>
<td><strong>Extant, visible evidence, any relevant designations.</strong></td>
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<tr>
<td></td>
<td></td>
<td>The site is not affected by any historical designation or has any historical significance (RED)</td>
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<tr>
<td></td>
<td></td>
<td>The site has some historical significance (AMBER)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>The site is an identified heritage asset, or has some other historical significance (GREEN)</td>
</tr>
<tr>
<td>Wildlife Significance</td>
<td>0 1 2</td>
<td><strong>Richness of species and habitats, any relevant designations or significance.</strong></td>
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<tr>
<td></td>
<td></td>
<td>Not designated as an important site and no evidence of local wildlife (RED)</td>
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<td></td>
<td></td>
<td>Has some local wildlife importance (AMBER)</td>
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<td></td>
<td></td>
<td>Has an existing environmental designation (GREEN)</td>
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<tr>
<td>Open Space</td>
<td>Evidence</td>
<td>Accessibility</td>
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<td>----------------------------</td>
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</tr>
<tr>
<td>LGS1: War Memorial</td>
<td>Description and Photograph</td>
<td></td>
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<tr>
<td>LGS2: Athelstane Crescent</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open Space</td>
<td>Evidence</td>
<td>Accessibility</td>
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<tr>
<td>LGS3: Cedric Road Amenity Space</td>
<td>Description and Photograph</td>
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<tr>
<td>LGS4: Lyndale Avenue Amenity Space</td>
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<tr>
<td>Open Space</td>
<td>Evidence</td>
<td>Accessibility</td>
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<tr>
<td>LGS5: Mere Lane Sports Field and Play Area</td>
<td>Description and Photograph</td>
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<td>[Image]</td>
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<td>LGS6: Allotments</td>
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<tr>
<td>Open Space</td>
<td>Evidence</td>
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<td>Description and Photograph</td>
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<td></td>
<td>Accessibility</td>
<td>Proximity</td>
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<tr>
<td>LGS7: Marion Road Sports Field</td>
<td><img src="image1" alt="Image" /></td>
<td><img src="image2" alt="Image" /></td>
</tr>
<tr>
<td>Open Space</td>
<td>Evidence</td>
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<tr>
<td></td>
<td>Description and Photograph</td>
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<tr>
<td>LGS9: Edenthorpe</td>
<td>Accessibility</td>
<td></td>
</tr>
<tr>
<td>Hall Sports Field</td>
<td>Proximity</td>
<td></td>
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<tr>
<td>LGS10: The Spinney</td>
<td>Size of Site</td>
<td></td>
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<td></td>
<td>Special to the community</td>
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<tr>
<td></td>
<td>Recreation</td>
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<td>Beauty</td>
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<td>Tranquility</td>
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<td>Historical</td>
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<td></td>
<td>Wildlife</td>
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