

High Melton Parish

Neighbourhood Development Plan (NDP)

Up to 2035



Produced by the Neighbourhood Plan Working Group
On behalf of High Melton Parish Council, Residents, Businesses and Community
Organisations
Adopted: [insert date]

Foreword

This Neighbourhood Development Plan (NDP) for High Melton Parish provides an opportunity for our community to have direct input into the development of our area, for the period 2025 to 2035. The power to develop this plan was granted to the Parish Council by the Localism Act 2011.

This plan has been prepared by High Melton Parish Council through a Working Group which included Parish Councillors and members of our local community. The plan is based on and incorporates proposals that have been developed as a result of direct community consultation taking place over the last 12 months.

This is the Regulation 14 version of the plan. Following this consultation, we will take on board comments, amend the plan and submit it to Doncaster Council for Regulation 16 consultation. Following this, there will be an examination of the plan by a planning examiner, which, if successfully passed, will lead to an eventual referendum on adopting the plan in the local community.

I would like to take the opportunity to thank all who have provided input to and have contributed to this Neighbourhood Development Plan for High Melton Parish.

High Melton Church, St James' at sunset taken from Cadeby Lane.

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1. Introduction

This document is the Regulation 14 version of the High Melton Parish Neighbourhood Plan. Once adopted it will represent one part of the development plan for the Parish over the period 2025 to 2035, the other parts being the adopted City of Doncaster Council (CDC) Local Plan and the Joint Waste Plan.

CDC, as the local planning authority, designated a Neighbourhood Area for the whole of High Melton Parish on 11 June 2024 to enable High Melton Parish Council to prepare a Neighbourhood Plan. The Plan has been prepared by the community through the Neighbourhood Plan Steering Group.

The following map shows the boundary of the Neighbourhood Plan area.

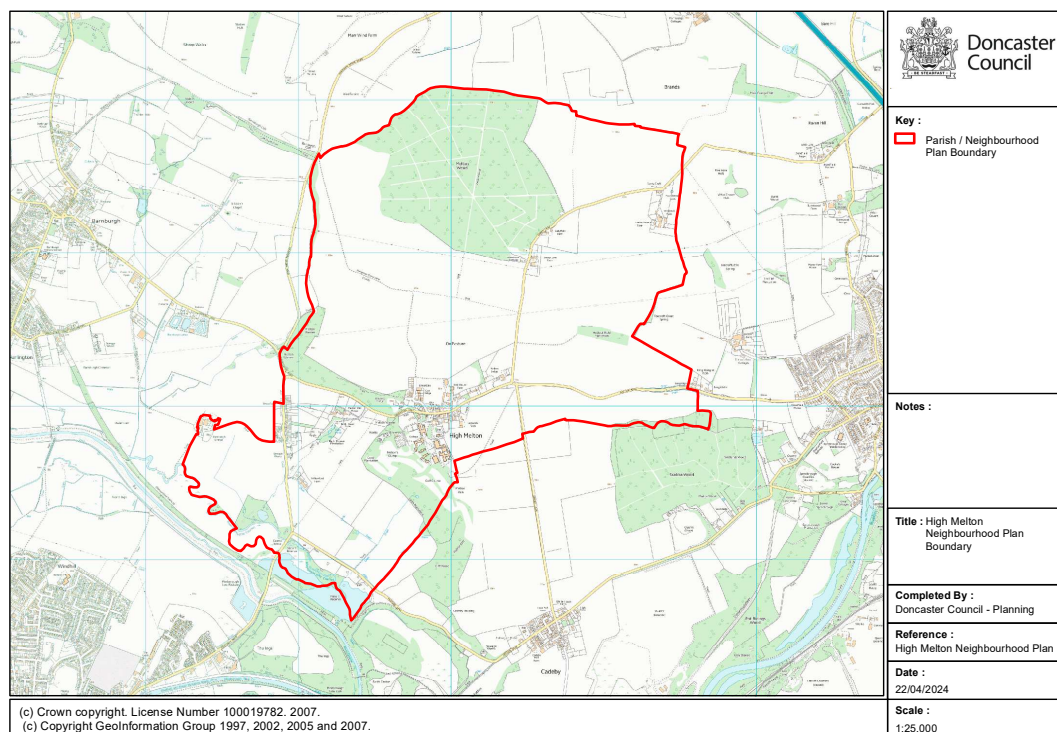


Figure 1. High Melton Parish Council Neighbourhood Plan Area

This Neighbourhood Plan is prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning Regulations 2012 (as amended), the National Planning Policy Framework (as amended), and the Doncaster Local Plan. The Parish Council, through the Steering Group has prepared the plan to establish a vision for the future of the Parish and to set out how that vision will be realised through planning and managing land use and development change over the plan period 2025 to 2035.

The purpose of this Neighbourhood Plan is to guide development within the defined development limits of High Melton, unless otherwise stated and provide direction to any parties wishing to submit planning applications for development within the defined development limits of High Melton, unless otherwise stated. The process of producing the Plan has involved the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance to residents, businesses and community groups.

Each section of the Plan covers a different local topic. Under each heading the rationale behind the policies is presented which provides the necessary understanding of the policy and what it is seeking to achieve.

The policies themselves are those against which planning applications will be determined. Policies must be read in conjunction with the supporting text in order to fully understand them.

1.1 Application of Neighbourhood Plan Policies

Unless explicitly stated otherwise, the policies contained within this Neighbourhood Plan apply only to development proposals located within the defined development limits of High Melton, as shown on Map [\[insert map and reference\]](#).

Land outside the defined development limits lies within the Green Belt. Development proposals within the Green Belt will be determined in accordance with national Green Belt policy and the Doncaster Local Plan.

Nothing in this Neighbourhood Plan should be read as supporting development that would be inappropriate in the Green Belt.

This Neighbourhood Plan does not allocate land for development.

1.2 The Neighbourhood Plan will:

Deal with local issues such as the location and type of housing, design quality, character, the protection of green spaces and the environment.

This consultation document has been produced for public review and comment. We are seeking views on the proposed policies below so that the plan represents the wishes of the wider local community.

1.3 The Neighbourhood Plan does not:

Cover strategic matters, these are dealt with through the adopted Doncaster Local Plan. This covers issues such as infrastructure, flooding and transport. It cannot be a tool to block development.

2. High Melton Parish

High Melton Parish is situated in a rural setting with its centre on high ground between Doncaster and Mexborough. The river Dearne runs just outside the southern boundary of the Parish and Ludwell Hill to the east of the Parish leads into Dearne Valley which was once a mining area.

High Melton is a rural settlement that was mentioned in the Domesday Book. The village has slightly expanded with suburban developments from the twentieth century, and it was designated a [conservation area on 7 March 1983](#). The conservation area is based on High Melton Hall and its grounds and the adjoining settlement that stretches along Doncaster Road. This includes several listed buildings and scheduled monuments that are described in detail on pages 8-11.

Limestone was the traditional material, which is rendered on some buildings, but there are also some brick and sandstone. Principle roof materials are slate and clay pantiles. Limestone boundary walls are an important and extensive feature of the conservation area. The conservation area is well endowed with mature trees, particularly in the grounds of the hall.

The Parish is largely 'Green Belt', and the defined village of High Melton is surrounded by 'Green Belt' land.

The village has few amenities, the only exception being the grassed playing area to the east of Melton Mill Lane. It does not have school, medical, shopping or post office facilities although these are available locally (Sprotbrough and beyond). However, a coffee shop and bar opened in 2024 as part of the redevelopment of the Stables Complex which is part of Melton Park.

Broadband connectivity has improved in recent years, and further improvements are anticipated as optical fibre runs are installed. Mobile phone connectivity is variable with many residents complaining of poor coverage.

The Parish has a population of approximately 245 (2021 census from UK Office for National Statistics) and there are approximately 190 dwellings. These are mainly distributed along Doncaster Road and Melton Mill Lane with the majority of the remainder being situated along Hangman Stone Lane. Additionally, there are isolated dwellings and farms/farm buildings throughout the Parish.

The Parish is well connected and has easy access to the strategic road network (the A1, M1 and M18); good rail links via the East Coast Main Line and east-west rail links connecting Doncaster and Sheffield. Located 3 miles west of Doncaster's urban area, High Melton is situated 7 miles northeast of Rotherham and 13 miles northeast of Sheffield. The village is approximately 13.5 miles by road from Doncaster-Sheffield Airport, which is expected to re-open in 2026.

From our survey of residents, the quality of life available to most residents is perceived as good to very good. This and the rural location mean that houses in the parish are sought after and can command high prices.

High Melton, like other areas, also has a growing percentage of older residents with 58 percent recorded as over 50 years old in the 2021 census. This is likely to drive an increasing demand for appropriate accommodation.

2.1 History of High Melton

Modern day High Melton must be considered within its historical context. A published history of the village, written by members of the South & West Yorkshire Federations of Women's Institutes, gives an overview of High Melton dating back to the time of Edward the Confessor (who ruled from 1042 – 1066). The full quote can be read in Appendix 1 of this document.

“In the time of Edward the Confessor it belonged to Swein, and after the Conquest was included in the grant to the Lord of Tickhill, Roger de Busli. In the 12th century, High Melton was inherited by Avice-de-Tania (Tilli). In 1153 she founded the priory at Hampole, and erected the church at High Melton, together with some mills. Although there are no mills visible today, one was situated at the bottom of Melton Mill Lane. From the 17th century, Melton Hall was the home of the Fountayne family, later the Montagus.”

Since the 14th century High Melton Hall has dominated the Parish. The current Old Hall dates from 1757 and is Grade II listed (Ref 1314790). The original High Melton Hall appears to have been replaced in the 18th century by Dean Fountayne, although it seems that a structure stood on the site from very early times. The earliest remaining portion is the medieval circular tower incorporated in the present building. In the 18th century the estate was replanned, and farmhouses and cottages were built. The village cross originally stood in the grounds at the back of the Hall, near the main road.

In more recent times the hall and estate were owned by the Montagu family and later

“The estate was split up in 1927 during a two-day sale, and High Melton Hall was bought by a Mr Meanley. In 1948, the Hall, buildings and 120 acres of ground were purchased from him for £10,300 by the Ministry of Education.”

The hall was converted into a Teacher Training college in 1948-1949 and subsequently became part of Doncaster College.

2.2 Designated and Undesignated Heritage Assets

The maps below show the extent of the High Melton Conservation Area and the location of the listed buildings and scheduled monuments in the local area.

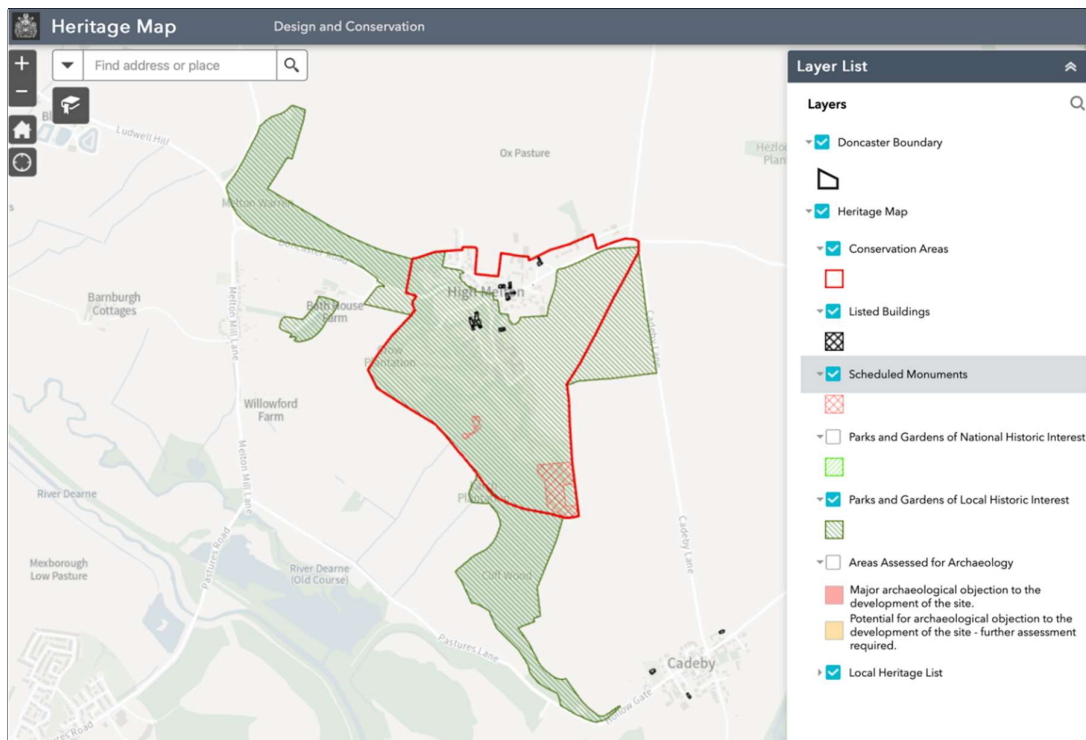


Figure 2. Heritage map showing High Melton Conservation area, listed buildings and scheduled monuments Listed Buildings are listed below.

Within the High Melton Conservation Area there are eight listed structures. In the southern part of the conservation area lie two scheduled monuments: the deserted medieval village of Wildthorpe; and the icehouse to High Melton Hall.

The buildings listed by English Heritage comprise:

High Melton Hall (ref. [1314790](#))

High Melton Hall is Grade II* Listed. The history of the Hall is outlined above. Its curtilage also contains the Fernery and the separately Listed Icehouse (see below). The estate is a prominent feature in the Parish, around which the village of High Melton has developed. The Hall is currently the subject of a development proposal that, if successful, will bring forward new development to fund the restoration and conservation of High Melton Hall and several other local heritage assets.

Students Union Building to High Melton College (ref. [1151623](#))

Formerly listed as Village Hall and School, this Arts and Crafts style building dates back to the early 20th century and was first listed in June 1968. This was transferred to Doncaster College ownership (1952), and the exterior pebble-dashed building became part of the Melton Park estate. It has since been sold and is now being converted to a private dwelling.

Red House Farmhouse (ref. [1281547](#))

This is a large, detached Grade II listed property constructed from red brick in Flemish Bond.

Nos 1-7 (ODD) Including Wall and Outbuildings Enclosing Rear (ref. [1192258](#))

This row of four Grade II listed cottages was constructed in 1904 in a distinctive Arts and Crafts style, built at the same time and across the road from the Village Hall building.

Milestone Against Roadside Wall Immediately to North of Leylands Farm Cottages (ref. [1151624](#))

This Grade II listed limestone milestone likely dates back to the late 18th century. It reads "W----- / Hous- / IX / Miles" likely indicating the distance to Wentworth House. Several such mileposts are shown on early Ordnance Survey maps, but few appear to survive in situ.

The Leylands (ref. [1314807](#))

This Grade II listed farmhouse is estimated to date back to the late 18th century, with later additions to the rear. It is made of coursed, squared limestone and has a stone slate roof.

Manor House (ref. [1151664](#))

The Grade II listed Manor House on Doncaster Road is reported to be late 16th / early 17th century. It is now a private dwelling.

Church of St James (ref. [1192208](#))

St James's church, originally built by Avise-de-Tania, was until the reign of Richard II (1377-1399) known as the church of All Saints. Grade II* listed and built of local limestone, St James' Church dates from 1153AD and was developed to incorporate a tower and Lady Chapel in the 15th century. The tower hosts curious gargoyles, including a little man in a hat with a horn.

In front of the Norman chancel arch is a fine modern screen with a vaulted loft, the rood figures reaching the roof. The church is noted for its oak rood screen, ornamental screen (reredos) and stained-glass windows. The church is normally locked and is not in regular use. Its future is uncertain.

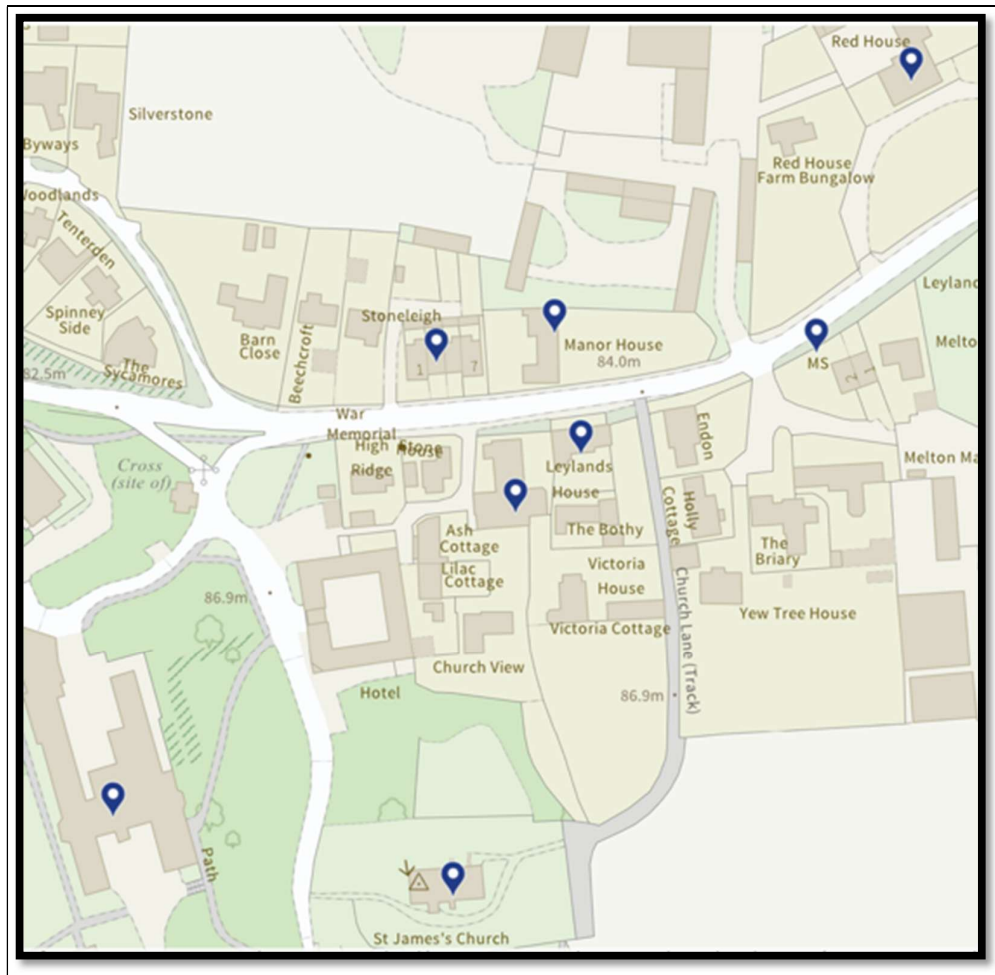


Figure 3. Listed buildings in High Melton

[Figure 3 to be replaced by a map to be provided by CDC showing all Listed Buildings in High Melton – requires a wider base plan]

The scheduled monuments comprise:

Icehouse 720m southeast of Bath House ([ref. 1020715](#))

Icehouses are subterranean structures designed specifically to store ice, usually removed in winter from ponds and used in summer for preserving food and cooling drinks. The icehouse, ponds and water management system in the grounds of High Melton Hall are particularly well-preserved and will retain important archaeological information about the construction and use of the icehouse. The association and survival of two ponds is rare.

Wildthorpe medieval settlement 680m south of Leylands Farm ([ref. 1020579](#))

Although on the edge of the Parish boundary, the remains of Wildthorpe medieval settlement are evident and are part of Melton Park.

King Hengist Rein long cairn ([ref. 1013204](#))

Approximately one mile to the east of the Parish boundary and testifying to the region's antiquity is King Hengist Rein Long Barrow. Long barrows acted as funerary monuments during the Early and Middle Neolithic periods (3400-2400 BC). The King Hengist Rein example is one of only a very small sample surviving in South Yorkshire and thus is extremely rare with considerable archaeological potential.

In addition to the above buildings and scheduled monuments, High Melton Hall Park is locally designated as a Local Park and Garden. Further information is available at [Parks and gardens of Local Historic Interest - City of Doncaster Council](#).

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3. Public Consultation

Throughout the Neighbourhood Plan process, engagement with the community was undertaken at various stages. Full advantage has been taken of the small population size with use being made of direct mail techniques.

Neighbourhood Planning Meetings

- 24 April 2024
- 17 July 2024
- 8 January 2025
- 22 January 2025

Working Group actions have been progressed outside of the formal meetings and further Working Group Meetings have been held on:

- 29 May 2024
- 17 July 2024
- 22 Jan 2025
- 7 Feb 2025
- 5 April 2025

Local 'Surgeries' to allow discussion on a 1:1 basis between Parishioners and Working Group members have been held on:

- 3 August 2024 between 5-6PM at the Bar 16 in High Melton
- 9 August 2024 between 9-10AM at the Little Coffee Shop in High Melton
- 11 August 2024 between 11-12Noon at the Little Coffee Shop in High Melton

Records of resolutions made by the Parish Council to progress the development of the Neighbourhood Plan have been recorded in the Minutes of Parish Council meetings. These are available from the Parish Council website (www.highmeltonparishcouncil.gov.uk)

The following article was included in the November 24 Parish Council Newsletter:

*"To allow greater local input to the future development of the Parish we are developing a Neighbourhood Plan. This will address planning issues for the next 15 to 20 years and is an important document which we **must** all contribute to.*

Please join with those who have already done so by completing and returning the Planning and Development Questionnaire. The response has been very positive if you have not returned your Questionnaire then please join with those who have and make us aware of your views.

Additional copies of the questionnaire are available by contacting a Parish Councillor or emailing clerk@highmeltonparishcouncil.gov.uk

The Parish Council has conducted surveys to gain further understanding of the views and concerns of Parishioners.

Traffic Survey:

- Agreed at the Traffic Group meeting – 7 February 2024
- Approved at the Parish Meeting – 6 March 2024
- Survey circulated to residents – 16-17 March 2024
- Feedback started arriving – Following weekend.

Housing Survey:

- Agreed at the Neighbourhood Plan meeting – 17 July 2024
- Survey distributed to households – 20-21 July 2024

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4. Community Vision and Objectives

The Community Vision was prepared following consultation with local people, businesses, and organisation during the period 2023 to 2025. The Community Vision focuses on how local people would like to see the Parish develop with an end date of 2035.

The Community Vision is a shared vision created using input, views and concerns from residents, businesses, and other stakeholders.

Community Vision 2035

High Melton will continue to develop and evolve. Our vision is that in doing so it will retain its fundamental character, that of a rural, low density, settlement surrounded by green belt on which productive and traditional agricultural activities take place.

There will be a variety of housing types, local services and facilities provided to its residents.

All new development will be of the highest quality and design to ensure that the fundamental character of this village, is respected and preserved.

Accessibility for residents and visitors to the open countryside and wooded areas, public spaces and wider green infrastructure network will be enhanced while protecting biodiversity and preserving significant views.

Local heritage assets will be preserved, and open access encouraged with a view to maintaining the traditional character of the area.

Transport and connectivity with surrounding areas will not erode the rural nature of our Parish.

Feedback from public consultations, including those during the development of this Neighbourhood Plan have been used to develop the following Community Objectives. The objectives cover issues of importance to residents including economic, social and environmental.

Community Objectives	
1	To ensure that the natural, historic and rural character of the Parish are preserved and where possible enhanced.
2	To ensure that improving road safety is a priority and is achieved by minimising traffic volume, managing traffic mix and reducing traffic speed.
3	To ensure that any new housing has a mix of type and sizes to help meet the current and future needs of our community whilst preserving the rural country feel of our environment.
4	To ensure that facilities and opportunities are available to allow our communities to grow and act cohesively, for the benefit of residents and the local area.
5	To protect and enrich our rural environment by maintaining footpaths encouraging the introduction of multi-use pathways and supporting the sustainable development of our woodlands by maintaining both wildlife and access.
6	To preserve and ensure access to our rich heritage infrastructure.
7	To recognise the impact of Climate Change and preserve a judicious balance between encouraging low-carbon technologies and design and preservation of the rural character and conservation nature of the Parish
8	To ensure that the development of Melton Park supports the development of our Vision and contributes positively to our Parish

5. The Area-Based Strategy for High Melton Parish

This Area-Based Strategy provides the spatial framework for the Neighbourhood Plan. It is not a development allocation and does not introduce additional policy requirements. It explains how the policies of the Plan should be applied across different parts of the Parish, reflecting their distinct character, constraints and opportunities.

[insert map to show the area being referred to from Doncaster Council]

The strategy for High Melton is focused into four separate areas. From consultation the broad development strategy for each area is:

Area 1: Old Village Centre (High Melton Defined Village Development Limit), and Melton Mill Lane

Area 1 comprises the defined development limits of High Melton, including the historic village centre and Melton Mill Lane. The strategy for this area is to support small-scale, appropriate infill development, reuse and improvement of existing buildings, where this preserves or enhances the character of the Conservation Area and the established form of development, in accordance with the housing and design policies of this Plan.

Area 2: Melton Woods

Area 2 covers Melton Woods, an important ecological and recreational asset. The strategy for this area is to protect its biodiversity, landscape character and recreational value. The Neighbourhood Plan supports partnership working with landowners and stakeholders including the City of Doncaster Council to enhance wildlife habitats while maintaining appropriate public access, consistent with national and Local Plan environmental policies.

Area 3: Surrounding Green Belt

Area 3 comprises land outside the defined development limits, which lies within the Green Belt. The strategy for this area is to support the continued agricultural use of the land and opportunities to enhance biodiversity, while recognising that development proposals will be determined in accordance with national Green Belt policy and the Doncaster Local Plan.

Area 4: Melton Park

Area 4 covers Melton Park, which contains a concentration of designated and non-designated heritage assets and lies within the Green Belt. The Neighbourhood Plan does not allocate this area for development. Any proposals affecting Melton Park will be determined in accordance with national Green Belt policy and the Doncaster Local Plan. Where proposals are brought forward and found acceptable in principle, this Plan sets out local considerations relating to heritage, character, design and transport impacts through Policy HMPN2.

Together, the four areas reflect the Parish's varied character and constraints, ensuring that development is directed to the most appropriate locations while protecting High Melton's rural setting, heritage assets and landscape.

The purpose of this Neighbourhood Plan is to set out local considerations which would apply where development proposals are brought forward and found acceptable in principle by the Local Planning Authority.

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6. Housing

This section applies to development proposals within the defined development limits of High Melton, unless explicitly stated otherwise. Development outside the development limits lies within the Green Belt and is subject to national Green Belt policy and the Doncaster Local Plan.

6.1 Evidence and context

High Melton is a small rural parish with approximately 190 dwellings and a population of around 245 residents. The existing housing stock is predominantly detached and semi-detached dwellings located along Doncaster Road, Hangman Stone Lane and Melton Mill Lane, with a limited number of isolated dwellings and farmhouses elsewhere in the Parish.

The adopted Doncaster Local Plan 2015–2035 does not allocate land for housing development within High Melton. Opportunities for new development within the defined development limits are therefore limited and are expected to consist primarily of small-scale infill development, reuse and conversion of existing buildings, and extensions or alterations to existing properties.

Consultation undertaken as part of the Neighbourhood Plan process indicates that residents place a high value on the rural character of the village, the Conservation Area, and the surrounding Green Belt. Survey responses also indicate an ageing population, with a higher proportion of residents over the age of 50 compared to the wider borough.

6.2 Planning Justification

National planning policy encourages the efficient use of land within existing settlements and the reuse of existing buildings, provided development is well designed and respects local character, residential amenity and heritage assets. The conservation area status of much of High Melton places particular importance on high-quality design and the protection of the village's historic character.

Given the absence of housing allocations in the Local Plan, the role of this Neighbourhood Plan is not to direct significant housing growth, but to provide locally specific policies that guide how limited development opportunities should be assessed. This includes ensuring that development is of an appropriate scale, preserves or enhances the Conservation Area, and responds to the needs of the local community without undermining the rural character of the Parish.

6.3 Residential Development

This policy applies to development proposals within the defined development limits of High Melton.

Policy HMPN1: Residential Development

A. Re-use and Conversion of Existing Buildings

Proposals for the re-use or conversion of existing buildings to residential use within the defined development limits of High Melton will be supported where they:

Do not result in unacceptable impacts on highway safety or residential amenity; and
Preserve or enhance the character and appearance of the surrounding area.

B. New Residential Development of two or more properties

Proposals for new residential development within the defined development limits of High Melton will be supported where they:

- Any new developments that are situated within and close to the High Melton Conservation Area respect its character and appearance in accordance with Local Policy 37 (Policy 37 protects Doncaster's conservation areas by ensuring development preserves or enhances their historic character and appearance)
- Preserve or enhance the character and appearance of the High Melton Conservation Area and its setting, where relevant
- Provide safe and appropriate access including promoting sustainable transport modes, accessibility and safety to the site for all users and for all transport elements within the site to comply with the National Design Guide and National Model Design Code
- Are of a scale, form and design appropriate to their location.
- The development will be supported by an acceptable Housing Development Design Code which safeguard the character, amenity and infrastructure of the Parish.

6.4 Melton Park

Melton Park comprises the former High Melton College site, which includes a Grade II listed building and a number of designated and non-designated heritage assets. The site lies within the Green Belt and has been subject to prior development and deterioration following the closure of the College site in 2017.

Since its acquisition, parts of the site have been brought back into use for small-scale commercial, community and hospitality uses, and proposals for further development may come forward during the plan period. Public consultation has shown mixed views regarding redevelopment of the site.

6.5 Melton Park – Planning Justification

Development within the Green Belt is subject to strict national planning controls. The Neighbourhood Plan does not allocate Melton Park for development and cannot determine the principle of development on the site.

However, where proposals affecting Melton Park are brought forward and found acceptable in principle by the Local Planning Authority in accordance with national Green Belt policy and the Doncaster Local Plan, it is appropriate for the Neighbourhood Plan to identify locally specific considerations relating to heritage, character, design and transport impacts.

6.6 Development of Melton Park

Where development proposals affecting Melton Park are found acceptable in principle in accordance with national Green Belt policy and the Doncaster Local Plan, they will be supported where they demonstrate the following:

<i>Policy HMPN2: Development of the Melton Park</i>
1. Development proposals affecting Melton Park will be determined in accordance with national Green Belt policy and the Doncaster Local Plan. 2. Where development proposals are found acceptable in principle, they will be supported where they demonstrate that: a) The significance, setting and long-term conservation of designated and non-designated heritage assets are preserved or enhanced. b) The scale, layout and design of development responds positively to the character of High Melton and its Conservation Area; c) The proposal does not result in unacceptable harm to the openness of the Green Belt; and

- d) Transport impacts directly arising from the development must be appropriately mitigated.
3. Proposals for major development will be expected to be informed by a comprehensive site-wide design framework, prepared in consultation with the Parish Council and Local Planning Authority and applicable to all stages of the development.

[CDC please add map of local footpaths and rights of way to accompany this policy]

6.7 Providing an Appropriate Housing Type and Mix

High Melton has a small and relatively stable population, with limited opportunities for new housing development. Census data indicates that the Parish has a higher proportion of residents aged over 50 compared to the borough average, and consultation undertaken as part of the Neighbourhood Plan process suggests that many residents have lived in the Parish for a long period of time.

The existing housing stock is predominantly made up of larger detached and semi-detached dwellings, with relatively few smaller or more easily adaptable homes. Opportunities for new development within the defined development limits are limited and are expected to remain small-scale over the plan period.

6.8 Planning Justification

National planning policy encourages the creation of inclusive and mixed communities and recognises the importance of housing that can meet people's needs over their lifetime. This includes housing that is accessible, adaptable and capable of supporting independent living as residents age.

However, the adopted Doncaster Local Plan does not identify High Melton as a location for housing growth and does not allocate sites for residential development within the Parish. As such, the role of this Neighbourhood Plan is not to require the delivery of specific housing numbers or types, but to guide the form and mix of housing where development is brought forward, ensuring it responds appropriately to local character, scale and demographic trends.

Given the limited scale of likely development, it is important that proposals make efficient use of opportunities to contribute positively to housing choice, without resulting in over-intensification or harm to residential amenity or the character of the village.

6.9 Local Challenges – Evidence and Context

Consultation undertaken as part of the Neighbourhood Plan process indicates a high level of satisfaction among residents with living in High Melton, reflecting the Parish's rural character, sense of community and quality of life. The Parish is characterised by a relatively stable population, with a high proportion of owner-occupied households and long lengths of residence.

Survey responses also indicate that the population of High Melton is generally older than the borough average, which has implications for the long-term adaptability of the housing stock and the need for development to support independent living over time. Residents report widespread use of digital services, although concerns were raised regarding the quality and reliability of broadband and mobile phone coverage. The local countryside, including public footpaths and the natural environment of Melton Woods, is highly valued and frequently used for recreation and wellbeing.

The consultation also identified two principal areas of concern among residents: the protection of the Green Belt surrounding the village, and the impacts of traffic volume, speed and vehicle mix on residential amenity and road safety. These issues have informed the approach of this Neighbourhood Plan, particularly in shaping policies that seek to ensure development remains small-scale, appropriate to its setting, and does not exacerbate existing pressures (see Annex 1).

Policy HMPN3: Meeting local requirements

This policy applies to development proposals within the defined development limits of High Melton.

Development proposals will be supported where they:

- a) Preserve or enhance the rural character of High Melton and, where relevant, the character and appearance of the High Melton Conservation Area and its setting;
- b) Do not result in unacceptable impacts on residential amenity, highway safety, or local infrastructure capacity; and
- c) Where a proposal affects a heritage asset or its setting, are supported by proportionate information demonstrating how the proposal has been designed to avoid or minimise harm and, where appropriate, secure opportunities for enhancement.

6.10 Accommodation for Older People – Evidence and Context

The housing needs of older residents in High Melton are currently met primarily through the adaptation of existing properties. Access to specialist accommodation and services is largely dependent on provision in nearby communities and settlements.

The Parish has a relatively stable and ageing population profile, which highlights the importance of ensuring that, where residential development does occur, it is capable of supporting independent living over time and does not limit future adaptability of the housing stock.

Consultation undertaken as part of the Neighbourhood Plan process indicates that residents place a high value on remaining within the Parish as they age, while also recognising the limitations of local service provision (see Annex 1).

6.11 Housing Type and Mix

The adopted Doncaster Local Plan does not allocate land for housing development in High Melton, and with the exception of Melton Park opportunities for new residential development within the Parish are expected to remain limited and small-scale over the plan period.

In this context, the purpose of Policy HMPN4 is not to require the delivery of specific housing numbers or types, but to guide the form and mix of housing where residential development is brought forward, ensuring that proposals are appropriate to the scale of development, respond to local circumstances, and do not result in over-intensification or harm to the character of the village or residential amenity.

Policy HMPN4: Housing Type and within the defined development limit

Applications for housing development within the defined development limits of High Melton will be considered in line with the following:

1. Proposals for ten or more dwellings should provide a mix of housing types and sizes to help meet the need for smaller accommodation in the community – particularly for younger families and older people through the provision of appropriate dwellings.
2. The subdivision of an existing dwelling or the provision of an on-site annex to provide smaller residential accommodation will be supported where it does not cause a detriment to the private amenity of existing occupants or any adjoining occupants or substantially change the nature of use of the dwelling.
3. Proposals for accommodation for older people are welcomed and will be supported where they meet all other relevant planning policies, including those in the High Melton Neighbourhood Plan and the Doncaster Local Plan.

6.12 Making Efficient use of Existing Buildings

When work is undertaken on existing buildings high-quality development will be sought, including extensions, alterations and retrofitting measures. A poor-quality extension, alteration or retrofitting can significantly impact the quality of the street scene and cumulatively can reduce the attractiveness of a neighbourhood. Throughout the Parish there are many examples of good quality.

Whilst some retrofitting measures, extensions and alterations are allowed through permitted development rights, others will need consent, especially where they impact historic buildings and their setting. Consideration must be given to policy HMPN5 for those proposals requiring planning permission.

The nature of alterations to existing properties can materially influence the appearance of the area/village. It is therefore important that design takes account of surroundings and the conservation area character of the village. Proposals need to be well thought out, using a contextual design-led approach to ensure an appropriate and sensitive site-specific response is adopted. This will help ensure alterations and extensions are sensitive to their local and historical context, and do not adversely impact on the amenity of neighbouring properties.

Extensions to residential buildings must normally be subordinate in scale to the original. This will ensure that new development does not dominate existing and well-established features of the building or detract from local character.

Innovative, high quality and creative contemporary design solutions that respond positively to the site context will be supported, so long as the design carefully considers the architectural integrity of the original building and avoids any jarring building forms.

6.13 Energy Efficiency

The majority of existing buildings in High Melton are of traditional form and style. They range from solid stone structures from the early 1700's to timber-built houses donated by the Norwegian government in the late 1940's. The energy efficiency of these buildings is often less than newer buildings but provide opportunities for the installation of measures to reduce their carbon emissions and to make them more appealing commercially.

Retrofitting measures to existing buildings will be supported to reduce their environmental impact.

Policy HMPN5: Design of new development

The requirements of this policy will be applied in a manner proportionate to the scale, nature and location of development.

Proposals for new build development or the extension, alteration and/or retrofitting of existing buildings should incorporate low carbon or renewable technologies which are designed sensitively for their context. Materials should follow the design-led approach and will be expected to:

- a) ensure there is no unacceptable impact on relevant designated and non-designated heritage assets and their settings.
- b) respond positively to the local context, character and distinctiveness of the site and host building with regard to the form, proportion, setting, period, architectural characteristics and detailing of the original building.
- c) use high quality, durable and matching or complementary materials.
- d) maintain and wherever possible enhance the architectural integrity of a group of buildings as a whole.
- e) ensure new rooms created by a residential alteration or extension provide adequate amenity and space for all building occupiers.
- f) ensure innovative and contemporary designs/materials and/or modern structures are of an exceptional design quality and comply with (b) above.
- g) Protect the amenity of neighbouring properties, including back gardens.

Living roofs and walls will be supported where they are appropriately designed, installed and maintained. Proposals should have regard to the latest industry good practice guidance to help ensure that green roofs and walls are designed to maximise environmental benefits and will function effectively over the lifetime of the development.

7. Local amenities and services

High Melton has a wide range of rural amenities but as stated above few if any direct services.

Many residents take advantage of the green spaces and wooded areas within the parish making extensive use of local footpaths and bridleways. These include connections to Melton Woods in the north of the Parish and through to the Trans Pennine Way in the south.

Protection and development of rural amenities is of major importance to residents and to the preservation of the character of the Parish.

In addition to using rural tracks many residents also walk on pavements and local roads, and concern is expressed by residents about the impact of traffic speed, volume and mix on those walking pavements. Walking along roads is also common practice, particularly Cadeby Lane which connects High Melton with Cadeby, Cadeby Lane also intersects local footpaths.

Residents have expressed concern that although they support the planting of hedgerows, they are concerned that the mature hedgerows will encroach onto roadways and increase risk for pedestrians.

Residents are also strongly supportive (89% of respondents) of the development of multi-use pathways along existing roadways to allow safe walking, running, cycling and horse riding. Multi-use pathways are envisaged providing connectivity to Sprotbrough, Barnbrough, Cadeby and the Pastures. The pathways would provide an important and green recreation route with connections via existing footpaths and bridleways through to Melton Wood and the Trans-Pennine Way. The benefit of such a network would extend widely beyond the Parish.

Paragraph 96 of the NPPF (December 2024) states that planning policies and decisions should aim to achieve healthy, safe and inclusive places which support healthy lives. For example, the development of multi-use pathways alongside existing roadways and a suitable route through the Melton Park Estate to the ancient woodlands (Cliff Wood) and Denaby Ings would be welcomed.

Policy HMPN6: Active Travel Routes and Pathways

Development proposals that directly affect existing public rights of way, footpaths or bridleways will be supported where they:

- Protect the route and its amenity value; and
- Where appropriate, provide proportionate enhancements to connectivity that are directly related to the development.

High Melton Parish does not have traditional services within the defined development limits of High Melton, unless otherwise stated boundary, visits to shops, post offices, pharmacies and doctors' surgeries require travel by public or private transport. It is noted that recently, due to redevelopment of the site, a coffee shop, bar, restaurant and day nursery have opened on the Melton Park Estate.

Policy HMPN7: Local amenities, services and small businesses

Proposals of an appropriate scale for local amenities, services and small businesses within the defined development limits of High Melton will be supported where:

1. Development promotes active travel modes such as walking, cycling, bridleways and public transport as a means of reducing reliance on the private car for transport; and
2. Any adverse impacts from traffic on the existing local road network are minimised through suitable traffic management measures and traffic calming schemes; and
3. There is adequate provision of car and cycle parking for employees and visitors in line with CDC standards (as outlined in Appendix 6 of the [Doncaster Local Plan](#)), and where possible facilities are provided on site; and
4. Local residential amenity is protected, and suitable measures are put in place to minimise any noise or other disturbance; and
5. The development is located within the defined development limit of High Melton, with the exception of the Melton Park development as per policy HMPN2.

8. Design and Character

Any future development within the defined development limits of High Melton, unless otherwise stated, either individually or collectively, must improve the quality and appearance of the area. This must be achieved through high quality design that is sensitive to immediate surroundings and to the historic nature of the Parish.

Design led development is encouraged ensuring that completed developments respond to local context and the features that shape local character. It is also important that developments must positively contribute to the area and the ways in which people, residents and visitors, use them. Developments must be designed to function effectively both on their own and in relation to surrounding buildings and spaces and the conservation area status of the village.

New developments must focus on reinforcing and complementing the established built form and fabric. This approach also provides useful context for considering appropriate densities and scale.

High Melton has a linear historic core along Doncaster Road which leads to the once dominant centre of Melton Hall (now Melton Park). This is characterised by historic stone-built properties together with later large brick-built dwellings and more modern infill houses and bungalows.

Hangman Stone Lane branches off from Doncaster Road it has some historic stone-built cottages but with the exception of the 'Norwegian Houses' is largely a mixture of more modern detached properties, both houses and bungalows. The Norwegian Houses were donated to Doncaster post WWII as a thankyou gesture by the Norwegian government and as support in replacing housing stock lost during German bombing.

There are two modern brick-built houses associated with the Melton Park site. One is now a day nursery for children and the other serves as the site office.

Melton Mill Lane has mixed rows of detached, semi-detached and terraced houses along its length. The development started over one hundred years ago.

In addition, the Parish incorporates houses and a farm at Melton Brand and other isolated houses and farms.

8.1 Design Considerations

Proposed developments must consult and consider all relevant guidance such as development briefs for key areas and sites. Proposals must also demonstrate a comprehensive understanding of the site context and must clearly explain how the development has been designed responsively and positively.

Both density and scale need to be carefully considered to ensure capacity is responsive to place and is sustainable; proximity to public transport and active travel links, availability of supporting infrastructure and impact on traffic volumes and mix is essential.

Consideration must be given to the layout and design of buildings, the public realm and green infrastructure, as these can significantly impact people's ability to move with ease around the area and to live independent lives.

Proposals must have a clear design rationale. Policy HMPN8 requires exceptional design and architectural quality to make a positive contribution to local character and reflect their prominence in the streetscape and skyline.

Key buildings, such as the Old Hall and St James' Church serve as local landmarks. Policy HMPN8 recognises their value to the Parish, whilst also aiding movement and legibility by providing points of reference for those who live in and visit the region.

Any proposal must be designed in a way that does not adversely impact on the amenity of people in the area or adversely impact individuals or businesses. Where new development is proposed close to existing dwellings, they must be designed to protect from nuisance, including noise and odour, and to ensure established businesses can operate in a viable way.

Policy HMPN8: Design Principles

All development must be of a high-quality design that reflects the positive features that make up the character of the local area and both physically and visually enhances and compliments the local area and where within High Melton Conservation Area, or affecting its setting, it should preserve or enhance its character and appearance in accordance with Local Plan Policy 37.

Proposals will only be supported where they are designed to meet the following key design principles for delivering high quality development. For any major proposals the applicants will be expected to develop a Design Code, which should include the following:

- a. Site characteristics: enhance any important historic or natural features, buildings and structures on site. Any retention should be appropriately incorporated into the design of the development, whilst not leading to these features being compromised by the construction of the scheme or by the future use of the site.

- b. Local Character and settlement structure: respect the existing character of the local area in terms of the form, density, style, height, scale, orientation, plot sizes and position to existing buildings. Developments should not be designed as 'standalone' additions with no clear relationship to the existing settlement in terms of its character and connectivity.
- c. Architectural quality and materials: respect its context and improve the quality of local architecture in terms of its sustainability, use of materials and durability. Developments should take inspiration from the positive local architectural features and materials in their designs and not simply produce a development with no reference to local architectural or material merit or distinctiveness. Proposals for new innovative buildings should reflect the highest standards in architecture, utilising modern construction methods and environmentally sustainable materials whilst minimising its impact on the surrounding built and natural character of the area.
- d. Landscaping: provide a positive hard and natural landscaping scheme, including boundary treatments that complement the development and respect the surrounding context, particularly where a development site adjoins surrounding countryside. Where trees or hedgerows are being used, they must be appropriate to the size of the site and consider their proximity to the new buildings. Surfacing must be appropriate for its intended use.
- e. Private Amenity and Public Health: provide a decent standard of private amenity space, allowing adequate spaces for waste, recycling, parking, servicing and cycle storage. The amount of land that should be provided for amenity space will be determined by the size of the development proposed, CDC standards in relation to amenity space, and by the character of surrounding development. Amenity areas should not be compromised by shading from buildings or shading from trees and from leaf litter of established significant trees and hedges that would lead to future pressure to prune or remove these landscape features.
- f. Accessibility: ensure that all people, including those with disabilities, can easily and comfortably move through and into the site. Developments should prioritise safe, easy and direct pedestrian movement and the creation of a network of attractive, well-connected public spaces, cycle routes and walkways; and establish both visual and functional relationships between different parts of a development and between the development and its wider setting.
- g. Climate resilience and renewable energy: demonstrate that careful consideration has been given to minimising CO₂ emissions and measures that will allow all new buildings to adapt to climate change. Such measures include, but are not limited to: use of suitable construction materials; site layout and building orientation that makes 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 sensitively located renewable and low carbon energy infrastructure.

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| <p>h. The provision of electric charging vehicle points, or infrastructure, at new developments will be supported.</p> |
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8.2 Historic Environment

Several buildings and structures in the Parish have statutory protection through Scheduling or Listing to Grade II, (see Fig 2.) It is noted that new development will be required to consider the setting of these sites, on a case-by-case basis, by High Melton Parish Council.

The National Planning Policy Guidance requires development proposals to take account of the settings of heritage assets. Historic England is consulted on planning applications that involve the most significant applications and that are most sensitive to historic assets. The Local Planning Authorities take into account any heritage implications when making a decision on all planning applications.

8.3 Locally Valued (Undesignated) Heritage Assets

Historic England (Advice Note 7, 2016) encourages Local Planning Authorities (and communities, through Neighbourhood Plans) to identify historic heritage features at the level beneath nationally designated assets.

This Neighbourhood Plan identifies several buildings and structures in the built environment of High Melton that are of local significance for architectural, historical or social reasons. Their inclusion here in a Local Heritage List provides them with recognition in the Planning system as undesignated heritage assets.

8.4 Unregistered heritage assets

In addition to local heritage assets there are other features of note, these include:

- Limestone walls along parts of Doncaster Road
- The avenue of Horse Chestnut Trees along Doncaster Road (in part protected by Tree Preservation orders)
- Giant Redwood tree on the side of south Doncaster Road just after the Hangman Stone Lane junction
- Avenue of Oak Trees which connects from the Doncaster Road / Cadeby Lane junction to the Melton Park Site and once formed a carriageway to Melton Hall.
- Historic milestone to the South of Doncaster Road and opposite Red House Farm

- War Memorial on Doncaster Road
- War Grave in St Jame's Church yard: Gwynneth Mary Towler Service No W/257613
- WW1 Roll of Honour located in St James' Church, memorial 47441.

It is important that these features are preserved to maintain local character. In addition, it is also important that these features inform newer developments so that the inclusion of stone walling as a boundary treatment in new development helps to enhance local character and the historic environment.

<i>Policy HMPN9: Locally valued Heritage Assets</i>
Development proposals affecting buildings and structures within the Neighbourhood Plan Area that have been identified as locally valued unregistered heritage assets (which are shown on Map 6 will be assessed against the principles set out in Policy 40 A) and B) of the Doncaster Local Plan.

8. Transport

8.1 Traffic – Evidence and Context

High Melton is located on routes connecting the Dearne Valley and the settlements of Mexborough and Conisbrough with Doncaster. Doncaster Road functions as a main distributor route, while Melton Mill Lane serves as a secondary distributor and is also used as a diversionary route when incidents occur on the A1(M).

Concerns relating to traffic speed, volume and vehicle mix, as well as the safety of key junctions, have been raised regularly at Parish Council meetings and through community engagement. In response, the Parish Council has undertaken a number of surveys and assessments to better understand existing conditions. These include a Traffic Survey undertaken in 2019 (Annex 2), a further consultative Traffic Survey carried out as part of the Neighbourhood Plan process in 2024 (Annex 3), and a Road Safety Assessment prepared by TMS Limited in 2025 (Annex 6).

The 2024 Traffic Survey indicated that 97% of respondents considered that reducing traffic speeds through High Melton would be beneficial. This finding reflects the strength of local concern regarding traffic conditions and provides important contextual evidence for understanding the issues experienced within the village (see Annex 3).

The surveys and assessments indicate that traffic levels on Doncaster Road and Melton Mill Lane are highest during morning and evening peak periods, which coincide with times when children are travelling to and from school. These findings provide further context for the consideration of development-related transport impacts.

Traffic volume data from the 2019 survey is summarised in the table below.

Date	Time	Cars	Vans	Buses	HGV & Recycle Lorries	Farm Vehicles	Motor bikes	Total
10.01.19	7-8 am	1003	137	8	6	2	7	1,163
10.01.19	4-5 pm	686	101	14	15	2	4	822
11.01.19	4-5 pm	653	92	10	4	0	3	762
14.01.19	7-730 am	402	74	1	7	0	0	484
15.01.19	8-830 am	436	58	7	9	0	1	513
17.01.19	715-745 am	402	57	2	11	0	1	473

Direction of Car Traffic - (2 samples Only)				
Date	Time	Cars		Total
		WEST Barnburgh	EAST Doncaster	
11.01.19	4-5 pm	336	317	653
15.01.19	8-830 am	197	241	436

In addition to traffic volumes, consultation responses and survey evidence highlight concerns regarding the safety of key junctions within the village. The 2024 Traffic Survey indicated that 97% of respondents considered the Hangman Stone Lane–Doncaster Road junction to be dangerous, with 83% expressing a similar view in relation to the Melton Mill Lane–Doncaster Road junction (see Annex 3). Records also indicate that road traffic incidents have occurred at both junctions.

Roads approaching High Melton from the east and west pass-through open farmland and are subject to the national speed limit. This can result in vehicles entering the village at higher speeds, contributing to the perception of the settlement as a continuation of the rural road network rather than a residential village environment.

While Neighbourhood Plans have limited ability to address wider traffic management matters, including speed enforcement, routing of heavy vehicles or parking controls, it is important that these existing conditions are clearly understood. This context is relevant to the consideration of development proposals, particularly in ensuring that development does not exacerbate existing highway safety concerns and that transport impacts directly arising from development are appropriately mitigated.

Policy HMPN10: Traffic

Development proposals will be required to mitigate transport impacts directly arising from the development, in proportion to their scale and nature, where necessary to make the development acceptable in planning terms

Policy HMPN11: Improving accessibility

Where relevant to the development site, proposals should promote safe and convenient connections to existing footpaths, cycle routes and bridleways, where this can be achieved in a manner proportionate to the scale and nature of development.

8.2 The Natural Environment

High Melton Parish has many natural heritage assets. These are widely appreciated and valued by residents with over 50% of respondents to our Housing and Development Survey reporting that they made use of country footpaths and bridleways. They are seen as positive and something that must be preserved for the future. Use of Melton Woods by residents and members of the wider community is extensive and has facilitated the evaluation of schemes to increase parking space.

8.3 Landscape Character

Its elevation together with the mix of open fields and wooded areas give High Melton its distinctive character. Views from the Parish extend down the Dearne Valley in the west and out to the high Pennine Hills to the north of Sheffield, to the north the views extend along the Vale of York and to the east out to Thorne Moors and Lincolnshire power stations along the Trent. The open fields, woodlands and open views are considered to be an important characteristic of the region.

Policy HMPN12: Protecting Landscape Character

Development proposals should protect and enhance local landscape character by using locally appropriate materials and suitable landscaping schemes and boundary treatments. Proposals should demonstrate how siting and design have taken into consideration local landscape character.

Developments should incorporate the following landscape design principles:

1. Development on sites within the built-up area and adjoining the Green Belt should be located so that existing landscape elements such as dips in the landform, woodland and thick hedges provide screening. Additional screening should fit with the scale and character of existing landscape elements and could include replacing lost field boundary hedges. The outline of the development should follow the landform.
2. Development should avoid the Village Conservation Area, historic features and designated nature sites.
3. Fragmentation of rural pockets surrounding the developed areas of the village by any future development should be resisted.
4. Key landscape features including roadside hedgerows and trees, and roadside stonewalls, and gateposts should be conserved.
5. Where development impacts on existing open vistas or the Conservation Area, screening such as tree belts should be enhanced to reduce visual impacts.

8.4 Biodiversity

High Melton has a mix of ancient woodland, open fields, hedgerows and domestic gardens. To the south it borders on the Denaby Ings nature reserve.

Biodiversity studies have been encouraged by local farmer S P Woolhouse and Sons Ltd and by the developers of Melton Park (Newsholme Developments Ltd).

A list of plants, birds, mammals, amphibians and reptiles is included as annex 4.

The adopted Doncaster Local Plan 2015 - 2035 includes Policy 26: Green Infrastructure (Strategic Policy) which advises that "the Council will protect, maintain, enhance and, where possible, extend or create Doncaster's green infrastructure (GI), including landscapes, ecological networks, natural environment, open spaces, public rights of way, geodiversity, biodiversity, navigable river and waterway assets." Policy 29: Ecological Networks (Strategic Policy) sets out that "proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the Borough's ecological *networks*" and Policy 30: Valuing Biodiversity and Geodiversity (Strategic Policy) protects internationally, nationally, and locally important habitats, sites and species.

Policy HMPN13: Wildlife

The following habitats are identified within the High Melton Neighbourhood Plan area:

- Woodland (Melton Woods and other wooded areas across the Parish)
- Ancient woodland (including Cliff Wood)
- Grassland (open fields and grassed areas throughout the Parish)

These areas should be considered as priorities for conservation and enhancement and opportunities should be taken to improve them where biodiversity net gain is provided as part of development schemes.

Landscaping schemes should include wildlife enhancements wherever possible, for example incorporating ponds, and retaining existing and planting new areas of woodland and hedgerows using locally appropriate native species such as Hawthorne and elder.

Development should take into consideration the need to protect existing wildlife which may be using the site (land and buildings) as habitats. Buildings should incorporate bird nest boxes, swift bricks and roosting opportunities for bats wherever possible.

Boundary treatments for gardens should include gaps to allow hedgehogs and other wildlife to travel between gardens and green spaces for foraging and other purposes. External lighting should be minimised and sited and designed to minimise adverse impacts on bats and other protected species.

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10 Green Spaces

The NPPF (paragraph 99) indicates that local communities can, through local and neighbourhood plans, identify community facilities and green spaces for protection. By designating land as a Community Facility and/or Local Green Spaces, local communities will be able to rule out new development other than in very special circumstances. Identifying Community Facilities and 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.

The NPPF sets out the criteria for Community Facilities and Green spaces to be designated in the Neighbourhood Plan, these are:

Community Facility

- Serves the Community's Social, Recreational or Cultural needs.
- Accessible to the community or defined community group.
- Provides an ongoing community function.
- Demonstrable community value or need.
- Protection from loss of facility / function from the community.

Green Space

- 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.

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.

10.1 High Melton Community Facility's

A review of potential Community Facility's was undertaken to consider their suitability against the criteria for eligibility in the NPPF and some local criteria.

It has been suggested, through public consultation and discussions within the Neighbourhood Plan Steering group, that the sites listed in para 10.7 should be designated as Community Facility's 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 if not protected.

Proposals for associated buildings, spaces and fixtures and fittings may come forward within the plan period where they would enhance the spaces for public use. This will be a matter for the Council to assess on a case-by-case basis. Whilst built development would conflict with Community Facility designation there may well be exceptional circumstances that would allow such proposals to achieve planning permission.

The Local Green Spaces identified in this Plan are each local in character, are in close proximity to the community they serve, and are demonstrably special due to their historic, recreational or environmental value. None of the designated sites constitute an extensive tract of land.

The Community Facilities have been put forward by the Parish Council and the wider community:

- Local Community Facility 1: War Memorial
- Local Community Facility 2: St James' Church and Church Yard
- Local Community Facility 5: Icehouse
- Local Community Facility 4: The Ha-Ha in the grounds around High Melton Hall

10.2 High Melton Green Spaces

A review of potential Local Green Spaces was undertaken to consider their suitability against the criteria for Local Green Space eligibility in the NPPF and some local criteria.

It has been suggested, through public consultation and discussions within the Neighbourhood Plan Steering group, that the sites listed in para 10.7 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 if not protected.

Proposals for associated buildings, spaces and fixtures and fittings may come forward within the plan period where they would enhance the spaces for public use. This will be a matter for the 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.

The following green spaces have been put forward by the Parish Council and the wider community:

- Local Green Space 3: Playground off Melton Mill Lane
- Local Green Space 4: Melton Woods
- Local Green Space 6: Ponds
- Local Green Space 7: Avenue of Trees

Policy HMPN14: Local Green Space

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

- a) Local Green Space 1: War Memorial
- b) Local Green Space 2: St James' Church and Church Yard
- c) Local Green Space 3: Playground off Melton Mill Lane
- d) Local Green Space 4: Melton Woods
- e) Local Green Space 5: Melton Park Icehouse
- f) Local Green Space 6: Melton Park Ponds
- g) Local Green Space 7: Fernery and Fruiting Wall
- h) Local Green Space 8: Avenue of Trees
- i) Local Green Space 9: Wildthorpe Medieval Village

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

Policy HMPN15: Community Facilities

Part A – Community Facilities

The following sites are identified on the proposals map as community facilities, and are safeguarded for community purposes:

- Site A: St James' Church

A) Development proposals which result in the loss, redevelopment or change of use of safeguarded community facilities will not be supported unless it can be demonstrated that:

- 1) The buildings are no longer fit for their intended purpose due to size, layout, design and condition; and
- 2) The site has been marketed in line with the following requirements, and it has been conclusively proven that no demand for the facility, and that no alternative community use can be found:
 - a) The site has been marketed for a community use for a minimum of 12 months via a range of traditional and web-based methods, as well as regular advertisements, with clear examples of the marketing provided.
 - b) There have been clearly documented thorough attempts to target community organisations, charities and social enterprises who may be interested in utilising the facility, including exploring opportunities to re-let the premises for community uses.

- c) The premises have been marketed at a price which is commensurate with market values, based on demonstrable evidence from similar transactions and deals.
 - d) It can be demonstrated that the terms and conditions set out in the lease and when marketing the site are reasonable and attractive to attract potential community uses.
 - e) Any interest, enquiries and offers are documented and the reason for these not being pursued or refused clearly set out.
 - f) Community consultation has been undertaken specifically on the proposed loss of the community facility, in addition to the normal planning application consultations. This consultation should invite the community to suggest viable opportunities to retain the community use, which should then be explored and the outcomes of these summarised as part of any application.
- B) Alternatively, the loss of all or part of a community facility may be supported, where community support can be demonstrated through a consultation, and it can be demonstrated that:
- a) provision can be made on another site which is to the same or a higher standard in terms of quality, quantity and community benefit; or
 - b) The current use will be retained and enhanced by the development of a small part of the site.

Part B – Local Green Space

The following sites are identified on the proposals map as Local Green Space, and are safeguarded for open space uses:

- a) Local Green Space 1: War Memorial
 - b) Local Green Space 2: St Jame's Church and Church Yard
 - c) Local Green Space 3: Playground off Melton Mill Lane
 - d) Local Green Space 4: Melton Woods
 - e) Local Green Space 5: Melton Park Icehouse
 - f) Local Green Space 6: Melton Park Ponds
 - g) Local Green Space 7: Fernery and Fruiting Wall
 - h) Local Green Space 8: Avenue of Trees
 - i) Local Green Space 9: Wildthorpe Medieval Village
- C) In line with national planning policy, development on Local Green Space will not be supported except in very special circumstances.

11. Monitoring and Review

The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the plan period will be monitored by High Melton Parish Council.

If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Neighbourhood Plan group and the Parish Council that there will be a review of the Plan 5 years after it has been made.

Any amendments to the Plan will only be made following consultation with CDC, local residents and other statutory stake holders as required by legislation and the process of review will follow the procedure for reviewing neighbourhood plans in place at that time, in Neighbourhood Planning Legislation and the National Planning Practice Guidance.

12. Policy Summary

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