

Form instructions

The form should be completed with as **much detail as possible** to ensure the decision is well informed. If data is lacking, do record this as part of the pro-forma. In addition you should take additional notes, photos and sketches which may assist you in coming to decisions about which are the most appropriate sites for development. You should retain your completed site forms as evidence.

1. Background information

Site location and use				
Site location <i>General description(see examples- Appendix 1)</i>	Rear of Park Way, Tranmoor			
Parish Name	Armthorpe			
Gross area (Ha) <i>Total area of the site in hectares</i>	9.92 ha			
SHLAA site reference (if applicable)	170			
Context				
Surrounding land uses <i>(see examples- Appendix 1)</i>	Residential land use lies to the North with a woodland Local Wildlife Site and further residential development to the West. Agricultural land to the South and East.			
Site boundaries <i>(see examples- Appendix 1)</i>	Agricultural field boundaries to South and East with mostly domestic gardens to the North.			
Is the site: <i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i> <i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i>	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>				
Existing/ previous use	Agriculture			
Site planning history Have there been any previous applications for development on this land? What was the outcome?	90/2056 - Outline application for residential development on approx 9.0 ha of land, Refused 24.08.1990. Reason: Predominantly open agricultural area, divorced from the main village settlement and access issues. 91/2480/P – Outline application for residential development (including construction of the offsite sewer) on approx 10.0 ha of land, Refused 14.10.1991. Reason: Within agricultural area, pre-empt UDP and access and increased traffic issues.			

2.0. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, historic and other considerations.

Suitability			
Where is the site located in relation to the built up area of the village?	Within the settlement	On the edge On the edge	Outside
<p>How would development of this site relate to the surrounding uses?</p> <p><i>For any development, a choice needs to be made about whether it should be 'in keeping' with its immediate surroundings (landscape, land uses, etc) or whether something different is required.</i></p> <p><i>Questions to consider include:</i></p> <ul style="list-style-type: none"> • <i>What are the best features of the site's surroundings and how can development on the site build on those?</i> • <i>What are the worst features of the site's surroundings and how can development on the site mitigate or improve those?</i> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> 	Well	<p>Not very well</p> <p>Development of this site would extend Armthorpe southwards into open countryside. Its development would, therefore have a negative impact on the landscape setting of Armthorpe.</p>	Don't know
<p>How the site is currently accessed? Is it accessible from the highway network?</p> <p><i>Provide details of site's connectivity i.e. distance to nearest motorway, A road or B road</i></p>	<p>Site accessed from Park Way / Mill Hill Close. Access to A630 / M18 is via Tranmoor Lane / Mill Street / Hatfield Lane and is about 2 km away. Alternative access is via Nutwell Lane / Mill Street / Hatfield Lane.</p>		

Environmental Considerations			
What is the distance from the edge of the site to any of the following	Distance	Comments	Score
Greenbelt	<400m 400-800m <u>>800m</u>	Nearest Greenbelt is some distance away.	3
Area of Outstanding Natural Beauty (AONB)	<400m 400-800m <u>>800m</u>	There are no AONBs in Doncaster MB	3
Important green space? Discretionary designation for green areas of particular importance to the local community (see appendix 2)	<400m <u>400-800m</u> >800m	Green Wedge is 400 – 800 m away. Countryside Policy Protection Area adjoins southern boundary. Numerous open spaces within 800m including Markham Main restored tip (see 2013 green space audit).	3
Sites designated as being of European Importance ¹ (see appendix 2)	<400m 400-800m <u>>800m</u>	Thorne and Hatfield Moors have SAC / SPA / and RAMSAR designations.	3
Sites designated as being of national importance ² (see appendix 2)	<400m 400-800m <u>>800m</u>	Thorne and Hatfield Moors are SSSIs.	3
Sites designated as being of local importance ³ (Consult local planning authority)	<400m <u>400-800m</u> >800m	Site adjoins Tranmoor Wood a local SSI. 4 Local Wildlife Sites within 800m.	2

Community facilities and services			
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments	Score
Town / local centre / shop	<400m <u>400-800m</u> >800m	Site is nearly 800 m from Armthorpe Shopping Centre	2
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m 400-800m >800m	Site served by 81 and 82 bus service.	3

¹ Special Areas of Conservation, Special Protection Areas and Ramsar Sites

² Sites of Special Scientific Interest

³ Local Nature Reserves, Sites of Nature Conservation Importance

School(s)	<u><400m</u> <u>400-800m</u> <u>>800m</u>	Nearest Primary School is Southfield Primary. Secondary School is Armthorpe Academy.	2
Open Space / recreation facilities	<u><400m</u> <u>400-800m</u> <u>>800m</u>	Nearest facilities are accessed off Pittam Close.	2
Health Centre facility	<u><400m</u> <u>400-800m</u> <u>>800m</u>	White House Farm Medical Centre is over 800 m away.	1
Key employment site	<u><400m</u> <u>400-800m</u> <u>>800m</u>	West Moor Park and Armthorpe Shopping Centre.	1
Cycle route	<u><400m</u> <u>400-800m</u> <u>>800m</u>	No Cycle Route within 800m.	1
Amenity footpath	<u><400m</u> <u>400-800m</u> <u>>800m</u>	Not known.	1

Historic considerations			
Proximity of site to the following sites / areas	Proximity	Comments	Score
Conservation Area <i>(see appendix 2)</i>	<u>Site is within a conservation area</u> <u>Site is adjacent to a conservation area</u> <u>Site is not within or adjacent to a conservation area</u>	No	3
Archaeological sites <i>(see appendix 2)</i>	<u>Site is within an archaeological site</u> <u>Site is adjacent to a SAM</u> <u>Site is not within or adjacent to a SAM</u>	No	3
Scheduled ancient monument (SAM) <i>(see appendix 2)</i>	<u>Site is on a SAM</u> <u>Site is adjacent to a SAM</u> <u>Site is not on or adjacent to a SAM</u>	No	3
Listed buildings <i>(see appendix 2)</i>	<u>Site contains a listed building</u> <u>Site is adjacent to, or within the setting of a listed building</u> <u>Site does not contain or adjoin a listed building</u>	St. Leonard & St. Mary's Church is a Grade II Listed Building but some distance away.	3

Other key considerations				
Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 3 <input type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 1 <input checked="" type="checkbox"/>		Comments Part Zone 3 part zone 1. The site is currently Flood Risk Zone 1 (75%), FRZ2 (5%) and FRZ3 (20%) based on the EA Flood Map as at May 2014. However, a challenge from the developer/JBA Consulting, if supported by the EA, would put the site entirely into Flood Risk Zone 1.	Score 2
Are there any Tree Preservation Orders on the site?	More than one <input type="checkbox"/> One <input checked="" type="checkbox"/> None <input type="checkbox"/>		Comments Tranmoor Lane/Mulberry Way	Score 1
Is the site affected by any of the following?	Yes <input type="checkbox"/> No <input type="checkbox"/>		Comments	
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc? (see appendix 2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Possibly; the site is adjacent to SSI woodland. The suitability of boundary drains and woodland to support protected species would need to be assessed. The interior of the site should be assessed to establish any significant farmland bird interest. A Local Records Centre search and site assessment by a suitably qualified ecological surveyor should be conducted, to inform the requirements for further survey	Score 1
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No.	Score 2
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No.	Score 2
Utility services available	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No.	Score 2

Characteristics		
Characteristics which may affect development on the site:	Comments	Score
Topography: <u>Flat</u> / plateau/ steep gradient	Flat	3
Views in? <u>Wide</u> / channelled/ long/ <u>short</u>	Wide and short view into site.	1
Views out? <u>Wide</u> / channelled/ <u>long</u> / short	Wide and long view out of site to South.	1

3.0. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability				
	Yes	No	Comments	Score
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes.	2
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No legal problems known.	2
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Developable 6-10 years.	2
Any other comments?	High quality farm land.			1

4.0. Summary



Conclusions	
Site name/number:	170 Rear of Park Way, Tranmoor.
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/> ^v
The site is unsuitable for development	<input checked="" type="checkbox"/> ^v
Potential housing development capacity (estimated as a development of 30 homes per Ha):	377 dwellings <input type="checkbox"/>
Estimated development timeframe:	SHLAA identifies 6 – 10 years.
Explanation / justification for decision to accept or discount site.	The site was not recommended because of its impact on the landscape setting of Armthorpe; it represents urban sprawl; there are no delineated boundaries.

Further information	
Infrastructure requirements?	
<i>You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.</i>	
<p>Infrastructure is available.</p> <p>Shortage of education facilities at Primary level in Armthorpe generally and especially if pupil yield from new development is high. NB. Section 106/Community Infrastructure Levy can be used to address education impacts. Otherwise, other facilities are available. Traffic congestion is a problem for Armthorpe because of proximity to J4 on M18.</p>	