

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>	Grange Farm (part) West of Mere Lane / South of A630			
Parish Name	Armthorpe			
Gross area (Ha) <i>Total area of the site in hectares</i>	30.49 ha			
SHLAA site reference (if applicable)	431			
Context				
Surrounding land uses <i>(see examples- Appendix 1)</i>	Residential / A630 to the North. Shaw Wood / Playing Fields to the South. Agriculture to West and East of Mere Lane. Industrial (Shaw Lane) to West of site. Local Wildlife Site (Shaw Wood) to South.			
Site boundaries <i>(see examples- Appendix 1)</i>	Mere Lane to the East. Fencing to Shaw Wood and Playing Fields. Hedge to North alongside A630.			
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	Farm land.			
Site planning history Have there been any previous applications for development on this land? What was the outcome?	Currently the subject of a planning application for residential development; the application is held pending determination. (12/02133/FULM, Hybrid application consisting of: Full consent for 264 dwellings, associated access, car parking and off-site junction improvements, landscaping and open space enhancements including equipped play areas, an eco-resource shelter, change of use for ancillary non-residential uses (A3/B1(c)/D1) within the existing Grange Farm buildings and earth works for compensatory flood storage area. Outline consent for up to 300 dwellings, status pending consideration.			

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 Yes	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>Developing Grange Farm may lead to coalescence of Armthorpe and Edenthorpe. Its development would mean loss of countryside / farmland as it is clearly a significant urban extension on the Northern edge of Armthorpe. Not only that but its development would be an incongruous extension of Armthorpe inconsistent with the National Planning Policy Framework.</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>There is an agricultural access from Mere Lane only. Access from the A630 Westmoor Link is not possible at the moment.</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 >800m	Grange Farm is not within the Green Belt.	3
Area of Outstanding Natural Beauty (AONB)	<400m 400-800m >800m	There are no AONBs in the Doncaster MB area.	3
Important green space? Discretionary designation for green areas of particular importance to the local community (see appendix 2)	<400m 400-800m >800m	Grange Farm is part of the Countryside Policy Protection Area and Green Wedge as defined in the Doncaster Core Strategy / Sites and Policies DPD. Numerous green spaces within 800m (see 2013 Green Space Audit) includes Shaw Wood.	1
Sites designated as being of European Importance ¹ (see appendix 2)	<400m 400-800m >800m	Thorne and Hatfield Moors are SACs / SPAs / RAMSAR sites. Over 800m away.	3
Sites designated as being of national importance ² (see appendix 2)	<400m 400-800m >800m	Thorne and Hatfield Moors are SSSIs as well as having European importance. Over 800m away Shaw Wood is an ancient (replanted) woodland.	3
Sites designated as being of local importance ³ (Consult local planning authority)	<400m 400-800m >800m	Nature Reserve on IKEA site protected by planning condition. Next to Shaw Wood and Dodge Dyke pond Local Wildlife Site, 4 Local Wildlife Sites within 800m plus 1 candidate Local Wildlife Site.	1

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 400-800m >800m	Armthorpe Village Centre is over 800 metres away.	2
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m 400-800m >800m	Public transport: Service 81 and 82 Elm Road / Briar Road	2

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> 400-800m >800m	Shaw Wood Primary School. Armthorpe Academy Secondary School.	3
Open Space / recreation facilities	<u><400m</u> 400-800m >800m	Briar Road Recreation Ground.	3
Health Centre facility	<u><400m</u> 400-800m >800m	Mere Lane Health Centre	2
Key employment site	<u><400m</u> 400-800m >800m	Westmoor Park	1
Cycle route	<u><400m</u> 400-800m >800m	Armthorpe to Doncaster	3
Amenity footpath	<u><400m</u> 400-800m >800m	Shaw Wood public access	3

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

Other key considerations				
Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 3 Zone 2 Zone 1	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Comments Circa 85% of the site Flood Risk Zone 1 based on the latest EA Flood Map as at May 2014, with 10% Flood Risk Zone 3 and 5% Flood Risk Zone 2	Score 2
Are there any Tree Preservation Orders on the site?	More than one One None	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Comments Not on site but in adjacent Shaw Wood	Score 2
Is the site affected by any of the following?	Yes	No	Comments	
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc? <i>(see appendix 2)</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Possibly, subject to site inspection. The suitability of boundary hedgerows, pond and drains and woodland to support protected species is potentially high and would need to be assessed. The interior of the site should be assessed to establish any significant farmland and ground nesting bird interest.	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 checked="" type="checkbox"/>	<input type="checkbox"/>	Yes.	Score 1
Utility services available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes.	Score 1

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/ <u>long</u> / short	Wide. Views both into and out of this site are wide and long.	1
Views out? <u>Wide</u> / channelled/ long/ short	Wide. Views both into and out of this site are wide and long.	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"/>	Planning Application already submitted and being held pending NP outcome.	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"/>		2
Is there a known time frame for availability?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could be available short term.	2
Any other comments?	Crucial to the Green Wedge as per Core Strategy.			1

4.0. Summary

Conclusions	
Site name/number:	431 Grange Farm
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 (<i>The fundamental concern about this site is that it would lead to coalescence of Armthorpe and Edenthorpe.</i>)	<input checked="" type="checkbox"/>
The site is unsuitable for development	<input checked="" type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	564 units – see planning application.
Estimated development timeframe:	5 – 10 years
Explanation / justification for decision to accept or discount site.	The critical factor regarding Grange Farm is the effect it will have in closing the gap between Armthorpe and Edenthorpe. There are other sites, e.g. East and West of Hatfield Lane which do not suffer from this effect as the open vista to the North will remain. Development would have a harmful effect on landscape character. It is also next to an SSI and it may not be possible to resolve wildlife issues. Road access problems.

Further information
<p>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>
<p>Shortage of education facilities at Primary School Level in Armthorpe generally and especially if pupil yield from new development is high. NB. Section 106 and Community Infrastructure Levy can be used to address education impact. Traffic congestion is a problem for Armthorpe because of proximity of J4 on M18.</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>