

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>	West of Hatfield Lane. Bounded by Hatfield Lane / A630 / Fern Bank Drive.			
Parish Name	Armthorpe			
Gross area (Ha) <i>Total area of the site in hectares</i>	24.35 ha			
SHLAA site reference (if applicable)	474			
Context				
Surrounding land uses <i>(see examples- Appendix 1)</i>	Green Wedge / Agricultural Land / Countryside Policy Protection Area to North / West / East. Residential to South.			
Site boundaries <i>(see examples- Appendix 1)</i>	Field boundaries or hedgerows / wire fencing mostly. House gardens to South. Roads to North and East.			
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	Agricultural land.			
Site planning history Have there been any previous applications for development on this land? What was the outcome?	80/0994/P - Outline application for residential development on approx 59 acres of land, Refused 01.08.1980. (Outside of residential area). Previous application for mineral extraction; application refused and dismissed on appeal.			

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>However, the development is clearly a significant urban extension on the Northern edge of Armthorpe but unlike Grange Farm, it does not lead to coalescence of Armthorpe and Edenthorpe</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>From Hatfield Lane; a new junction would be required. Access to A630 J4 is close by at northern edge of field - about 20 metres.</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	Not near Greenbelt as such but the site forms part of the Countryside Policy Protection Area / Green Wedge at present.	3
Area of Outstanding Natural Beauty (AONB)	<400m 400-800m >800m	There are no AONBs in Doncaster Borough	3
Important green space? Discretionary designation for green areas of particular importance to the local community (see appendix 2)	<400m 400-800m >800m	Numerous open spaces within 800m including Shaw Wood and Long Plantation.	1
Sites designated as being of European Importance¹ (see appendix 2)	<400m 400-800m >800m	Thorne and Hatfield Moors are SPAs / SACs / RAMSAR site. Over 800m away.	3
Sites designated as being of national importance² (see appendix 2)	<400m 400-800m >800m	Thorne and Hatfield Moors are SSSIs. Over 800m away.	3
Sites designated as being of local importance³ (Consult local planning authority)	<400m 400-800m >800m	There is a local wildlife site South of Barton Lane. 2 Local Wildlife Sites within 800m.	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 shopping centre is between 400-800 metres distant.	2
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m 400-800m >800m	Services 81 and 82 connect Armthorpe with Doncaster.	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)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Shaw Wood Primary / Armthorpe Academy Secondary.	2
Open Space / recreation facilities	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Briar Road / Playing Field in Mere Lane.	3
Health Centre facility	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Mere Lane - village centre facility.	3
Key employment site	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Westmoor Park	2
Cycle route	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Armthorpe to Doncaster	3
Amenity footpath	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Along Hatfield Lane plus rural footpath crosses site.	3

Historic considerations			
Proximity of site to the following sites / areas	Proximity	Comments	Score
Conservation Area <i>(see appendix 2)</i>	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p>Site is not within or adjacent to a conservation area</p>	No	3
Archaeological sites <i>(see appendix 2)</i>	<p>Site is within an archaeological site</p> <p>Site is adjacent to a SAM</p> <p>Site is not within or adjacent to a SAM</p>	No	3
Scheduled ancient monument (SAM) <i>(see appendix 2)</i>	<p>Site is on a SAM</p> <p>Site is adjacent to a SAM</p> <p>Site is not on or adjacent to a SAM</p>	No	3
Listed buildings <i>(see appendix 2)</i>	<p>Site contains a listed building</p> <p>Site is adjacent to, or within the setting of a listed building</p> <p>Site does not contain or adjoin a listed building</p>	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 type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Comments Zone 1 – but part of site known to flood and may affect building on it.	Score 3
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 No	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"/>	The suitability of boundary features to support protected species would need to be assessed, e.g. trees for bat potential. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Overhead powerlines through middle of the site.	Score 1
Utility services available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes, subject to local connections.	Score 2

Characteristics		
Characteristics which may affect development on the site:	Comments	Score
Topography: <u>Flat</u> / plateau/ steep gradient	Gentle slope upwards from North to South.	3
Views in? <u>Wide</u> / channelled/ <u>long</u> / short	Wide / long views in	1
Views out? <u>Wide</u> / channelled/ <u>long</u> / short	Wide / long views out. Yes, across A630 – open fields. Also on western edge.	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.	2
Is there a known time frame for availability?	<input checked="" type="checkbox"/>		Yes. Short term availability.	2
Any other comments?	Good site for extension of Armthorpe and it provides much needed housing. Sand deposits - see Core Strategy. There is also a Ground Water Protection Zone to be taken into account.			1

4.0. Summary

Conclusions	
Site name/number:	474 West of Hatfield Lane
Please tick a box	
The site is appropriate for development	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	350 – 400 dwellings in Draft ANP. SHLAA identifies 800 dwellings developable within the plan period. The identified capacity for the site is 925 at 38 dwellings per ha.
Estimated development timeframe:	SHLAA identifies 400 dwellings 6-10 years and a further 400 within the remainder of the plan period.
Explanation / justification for decision to accept or discount site.	Well located in relation to rest of Armthorpe; appropriate urban extension will not lead to coalescence of Armthorpe and Edenthorpe.

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 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>