

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>	Land off Barton Lane and rear of Horsehills Lane, Armthorpe			
Parish Name	Armthorpe			
Gross area (Ha) <i>Total area of the site in hectares</i>	3.52 ha			
SHLAA site reference (if applicable)	525			
Context				
Surrounding land uses <i>(see examples- Appendix 1)</i>	Agriculture to the South, residential to the East, open space to the West and Employment / Residential to the North.			
Site boundaries <i>(see examples- Appendix 1)</i>	Combination of agricultural boundary to the South, residential to the East and West and employment boundaries to the North Industrial land to the North (Barton Lane).			
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?	No history available.			

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>Present land uses on site 302 (employment / some residential) do not provide a good setting for residential development. However, the two sites, 302 and 525, would be better developed comprehensively and as the land is in multiple ownership, this cannot be guaranteed.</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>No obvious link from built up area; access is not straight forward. The distance to the nearest Motorway / A road (M18 / A630) is at least 2 kilometers.</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	Horsehills Lane is more than 800 m away from Green Belt.	3
Area of Outstanding Natural Beauty (AONB)	<400m 400-800m >800m	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 400-800m >800m	Site immediately adjacent to Markham restored tip (now identified as a Nature Conservation Area in 2013 Green Space Audit). Other sites nearby.	1
Sites designated as being of European Importance¹ (see appendix 2)	<400m 400-800m >800m	Thorne and Hatfield Moors are SAC / SPA / RAMSAR sites. Over 800m away.	3
Sites designated as being of national importance² (see appendix 2)	<400m 400-800m >800m	Thorne and Hatfield Moors are also SSSIs Sandall Beat Wood SSSI – 640m away.	3
Sites designated as being of local importance³ (Consult local planning authority)	<400m 400-800m >800m	Adjacent to SSI Woodland. 5 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	This site is nearly 800 m from the Armthorpe Village Centre with its extensive range of retail / services and facilities.	2
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m 400-800m >800m	Approx. 700 ms away services 81 and 82 serve Armthorpe from Doncaster	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)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Southfield Primary is about 400 – 800 m from Barton Lane / Horsehill Lane. Armthorpe Academy Secondary School is over 800 m from this site.	2
Open Space / recreation facilities	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Abuts Barton Lane / Horsehills Lane and Pit Top.	3
Health Centre facility	<p><400m</p> <p>400-800m</p> <p>>800m</p>	White House Farm Medical Centre is 400 – 800 m away.	2
Key employment site	<p><400m</p> <p>400-800m</p> <p>>800m</p>	More than 800 m away. Some employment uses are closer.	1
Cycle route	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Cycle route from Armthorpe to Doncaster is over 800 m away.	1
Amenity footpath	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Down Barton Lane	3

Historic considerations			
Proximity of site to the following sites / areas	Proximity	Comments	
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	2

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	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 Directly adjacent is Oak Wood SSI.	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 hedgerows and woodland 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 and ground nesting 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"/>	None	Score 2
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes	Score 2
Utility services available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Some services available.	Score 2

Characteristics		
Characteristics which may affect development on the site:	Comments	Score
Topography: Flat/ plateau/ steep gradient	Flat	3
Views in? Wide/ <u>channelled</u> / long/ short	Channelled	1
Views out? <u>Wide</u> / channelled/ long/ short	Wide view to the South across open country.	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 type="checkbox"/>	<input checked="" type="checkbox"/>	Not known	1
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are believed to be multiple owners.	1
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Probably depends on ownership / developer interest emerging. SHLAA identifies 67 dwellings developable 10+ years and a further 66.	1
Any other comments?	This and the adjoining site at Barton Lane would need a comprehensive scheme ideally, for development to come forward.			1

4.0. Summary

Conclusions	
Site name/number:	525 Land off Barton Lane and Rear of Horsehills Lane, Armthorpe
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):	133
Estimated development timeframe:	0 – 5 years
Explanation / justification for decision to accept or discount site.	Although the site can be developed for housing it could not be on its own, as access would be through Site No. 302 Barton Lane.

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>This and the adjoining site at Barton Lane would need a comprehensive scheme for development to come forward. Barton Lane has insufficient capacity to support development of the site, alternative means of access to the east into the existing estate appear unachievable due to covenant.</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>