

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>	Barton Lane, Armthorpe			
Parish Name	Armthorpe			
Gross area (Ha) <i>Total area of the site in hectares</i>	4.89 ha			
SHLAA site reference (if applicable)	302			
Context				
Surrounding land uses <i>(see examples- Appendix 1)</i>	No adjacent SSI / Open space to the West, residential to the East / village centre to the North.			
Site boundaries <i>(see examples- Appendix 1)</i>	Wire etc. boundaries to existing commercial uses and domestic boundaries to residential properties.			
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 type="checkbox"/>	Brownfield <input checked="" 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	Existing employment site; some sites active, some not. Some residential uses as well.			
Site planning history Have there been any previous applications for development on this land? What was the outcome?	81/1409/P - Retention of use of approx 3.5 acres of land as storage area for civil engineering materials (being renewal of permission granted under code 80/03/01827 on 10/12/80), Granted 12.02.1982			

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	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. 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> 	<p>Well</p> <p>Barton Lane is close to the village centre and its retail / service / employment uses are within easy walking distance. New development of the Barton Lane site for housing would considerably improve its appearance.</p>	<p>Not very well</p>	<p>Don't know</p>
<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>The Barton Lane site is accessed via Barton Lane as its name says. The A630 / M18 J4 are approx. 2 kms or more away.</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	The nearest Green Belt to Barton Lane is more than 800 m away.	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	Immediately adjacent Markham Main restored tip. Also numerous green spaces within 800m (2013 Green space audit).	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. Over 800m away Sandall Beat SSSI just over 800m away	3
Sites designated as being of local importance³ (Consult local planning authority)	<400m 400-800m >800m	Adjacent to SSI woodland. 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 400-800m >800m	Within easy walking distance of Armthorpe village centre.	3
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 pass within 400 m.	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> 400-800m >800m	Southfield Primary is approx. 400m away, Armthorpe Academy Secondary School is more than 800m away.	3
Open Space / recreation facilities	<u><400m</u> 400-800m >800m	Open space abuts Barton Lane.	3
Health Centre facility	<u><400m</u> 400-800m >800m	Whitehouse Farm Medical Centre is less than 400 m away.	3
Key employment site	<u><400m</u> 400-800m >800m	Major employment site is more than 800 m away. Some employment exists in Barton Lane and the village centre	1
Cycle route	<u><400m</u> 400-800m >800m	Cycle route from Armthorpe to Doncaster is approx. 800 m away.	2
Amenity footpath	<u><400m</u> 400-800m >800m	Barton Lane	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 <u>Site is not within or adjacent to a SAM</u>	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 listed is adjacent to Barton Lane.	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 None	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 semi-natural boundary habitats, i.e. hedgerows, drains and woodland to support protected species would need to be assessed. There is also the potential for man-made features within the site to support bats and GCN, and this habitat suitability could be quickly established with a site inspection. A Local Records Centre search and site assessment by a suitably qualified ecological surveyor should be conducted, to inform the requirements for further survey.	1
Contamination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Soil survey would need to be carried out on industrial plots.	1
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes.	1
Utility services available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes.	2

Characteristics		
Characteristics which may affect development on the site:	Comments	Score
Topography: <u>Flat</u> / plateau/ steep gradient	Flat	3
Views in? Wide/ channelled/ long/ <u>short</u>	Short – views into the site are restricted.	1
Views out? <u>Wide</u> / channelled/ <u>long</u> / short	Views out of 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Not identified within SHLAA	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"/>	Yes, multiple ownerships of land may be a hindrance to early development.	1
Is there a known time frame for availability?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site developable within 6-10 years.	1
Any other comments?	Barton Lane is Brownfield and its development in general terms is, therefore, to be prioritized. Its development would enhance the townscape. Multiple owners may delay its development but a CPO by DMBC would be possible if necessary.			1

4.0. Summary

Conclusions	
Site name/number:	302 Barton Lane
Please tick a box	
The site is appropriate for development	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	185
Estimated development timeframe:	Probably later in the Neighbourhood Plan period because of multiple ownership.
Explanation / justification for decision to accept or discount site.	Good site for residential development, close in to village centre and its range of facilities / services. Multiplicity of ownerships not helpful to early development though. Further investigation will need to be given to the capacity that the various access points can provide.

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>Of particular concern is the traffic congestion in Armthorpe and there is a need to do something about it. One suggestion has been a through road from Doncaster Road down Barton Lane to Nutwell Lane. Such a through road may well restrict development along Barton Lane itself.</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>