

## 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

<b>Site location and use</b>				
<b>Site location</b> <i>General description(see examples- Appendix 1)</i>	East of Hatfield Lane; bounded by Hatfield Lane / A630 / Mercel Avenue.			
<b>Parish Name</b>	Armthorpe			
<b>Gross area (Ha)</b> <i>Total area of the site in hectares</i>	19.63 ha			
<b>SHLAA site reference (if applicable)</b>	422			
<b>Context</b>				
<b>Surrounding land uses</b> <i>(see examples- Appendix 1)</i>	Agricultural Lane / Countryside Policy to West / East / North. Residential to South.			
<b>Site boundaries</b> <i>(see examples- Appendix 1)</i>	Field boundaries for the most part formed with hedgerows / wire fences. House garden boundaries mostly to the South. Roads to North and West.			
<b>Is the site:</b>  <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>	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>				
<b>Existing/ previous use</b>	Existing use is farm land.			
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	2001 Planning Application for Residential / Employment – refused Planning Permission. Appeal dismissed but Inspector supported proposals in essence. However, to have granted Planning Permission would have prejudiced Armthorpe Neighbourhood Plan. 91/1041/P – Outline application for commercial development on approx. 8.64 ha of land. Refused 01.07.1991 Reason: other suitable alternatives and significant encroachment of development into the sensitive open gap between Armthorpe and Edenthorpe. 10/01725/OUTM - Refused, appeal dismissed. 12/00188/OUTM - 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><b>How would development of this site relate to the surrounding uses?</b></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"> <li>• <i>What are the best features of the site's surroundings and how can development on the site build on those?</i></li> <li>• <i>What are the worst features of the site's surroundings and how can development on the site mitigate or improve those?</i></li> <li>• <i>What would be the impact of the proposed land use for the site?</i></li> <li>• <i>What would be the impact of the proposed design of site development?</i></li> <li>• <i>What would be the impact of the proposed scale of site development?</i></li> </ul>	Well	<p>Not very well</p> <p>Its development would mean loss of countryside / farmland as it is clearly a significant urban extension on the Northern edge of Armthorpe.</p>	Don't know
<p><b>How the site is currently accessed? Is it accessible from the highway network?</b></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 roundabout junction would be required. Access to A630 / J4 of M18 is close by at Northern edge of field – 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	Greenbelt some distance 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	A number of green spaces within 800m of the site (2013 green space audit).	1
Sites designated as being of European Importance <sup>1</sup> (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 <sup>2</sup> (see appendix 2)	<400m 400-800m >800m	Thorne and Hatfield Moors are also SSSIs over 800m away.	3
Sites designated as being of local importance <sup>3</sup> (Consult local planning authority)	<400m 400-800m >800m	Nature Reserve on nearby IKEA site protected by planning condition. 2 Local Wildlife Sites within 300m.	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.	1
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 serve the Armthorpe to Doncaster route.	3

<sup>1</sup> Special Areas of Conservation, Special Protection Areas and Ramsar Sites

<sup>2</sup> Sites of Special Scientific Interest

<sup>3</sup> Local Nature Reserves, Sites of Nature Conservation Importance

School(s)	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	Shaw Wood Primary School and Armthorpe Academy Secondary School.	2
Open Space / recreation facilities	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	Mercel Avenue / Briar Road	3
Health Centre facility	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	Mere Lane Health Centre	1
Key employment site	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	Westmoor Park	3
Cycle route	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	Armthorpe to Doncaster cycleway.	2
Amenity footpath	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	Footpath along Hatfield Lane plus rural footpath crosses the site.	3

Historic considerations			
Proximity of site to the following sites / areas	Proximity	Comments	Score
<b>Conservation Area</b> <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>	None	3
<b>Archaeological sites</b> <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>	None	3
<b>Scheduled ancient monument (SAM)</b> <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>	None	3
<b>Listed buildings</b> <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?	<b>Zone 3</b> <b>Zone 2</b> <b>Zone 1</b>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<b>Comments</b>  Zone 1	<b>Score</b>  <b>3</b>
Are there any Tree Preservation Orders on the site?	More than one One None	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<b>Comments</b>  None	<b>Score</b>  <b>2</b>
Is the site affected by any of the following?	Yes	No	<b>Comments</b>	
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc? <i>(see appendix 2)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Few landscape features, however 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.	<b>Score</b>  <b>1</b>
<b>Contamination</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No	<b>Score</b>  <b>2</b>
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16 Kv cable and 175 Kv cable cross the site.	<b>Score</b>  <b>1</b>
<b>Utility services available</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Subject to local connections.	<b>Score</b>  <b>2</b>

Characteristics		
Characteristics which may affect development on the site:	Comments	Score
<b>Topography:</b> <u>Flat</u> / plateau/ steep gradient	Gentle slope upwards from North to South.	<b>3</b>
<b>Views in?</b> <u>Wide</u> / channelled/ <u>long</u> / short	Wide / long.	<b>1</b>
<b>Views out?</b> <u>Wide</u> / channelled/ <u>long</u> / short	Wide / long. Yes, across A630 there are open fields; also on Western edge at the moment but West of Hatfield Lane is also proposed for residential development in the ANP.	<b>1</b>

### 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
<b>Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes. Owned by developer (Lazarus Properties). Planning Application already submitted and being held pending NP outcome.	<b>2</b>
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Normal agricultural tenancy / licence applies.	<b>2</b>
<b>Is there a known time frame for availability?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes – Short term availability.	<b>2</b>
<b>Any other comments?</b>	Good site for urban extension of Armthorpe and will provide much needed houses. Groundwater Protection Zone to be taken into consideration and the area also includes sand deposits.			<b>1</b>

#### 4.0. Summary

Conclusions	
Site name/number:	422 – East 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 dwellings to 400 in Draft Armthorpe NP
Estimated development timeframe:	Site developable 6-10 years for 400 dwellings and a further 240 dwellings 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, which does not lead to coalescence to Armthorpe and Edenthorpe.

Further information
<p><b>Infrastructure requirements?</b>  <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>