

## 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>	West of Nutwell Lane, Armthorpe			
<b>Parish Name</b>	Armthorpe			
<b>Gross area (Ha)</b> <i>Total area of the site in hectares</i>	39.83 Ha			
<b>SHLAA site reference (if applicable)</b>	513			
<b>Context</b>				
<b>Surrounding land uses</b> <i>(see examples- Appendix 1)</i>	Residential to the North / Countryside to the South, East and West. Local Wildlife Site (Ox Carr Wood) to the South West.			
<b>Site boundaries</b> <i>(see examples- Appendix 1)</i>	Agricultural boundaries including wire and wood fencing.			
<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>	Agricultural			
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	No histories found.			

## 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>Would significantly extend Armthorpe into open countryside. Poor relationship with NPPF i.e. urban sprawl is unsustainable. Harmful impact on landscape; visual intrusion from large pumping station opposite. Loss of high quality agricultural land.</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>Site accessed from Nutwell Lane. Accessible to highway network via Nutwell Lane / Mill Street / Hatfield Lane leading to A630 J4 M18</p>		

Environmental Considerations			
What is the distance from the edge of the site to any of the following	Distance	Comments	Score
<b>Greenbelt</b>	<400m 400-800m <u>&gt;800m</u>	Nearest Greenbelt is some distance away.	<b>3</b>
<b>Area of Outstanding Natural Beauty (AONB)</b>	<400m 400-800m <u>&gt;800m</u>	There are no AONBs in Doncaster.	<b>3</b>
<b>Important green space?</b> Discretionary designation for green areas of particular importance to the local community (see appendix 2)	<400m 400-800m <u>&gt;800m</u>	This site effectively removes a large area from Countryside Policy Protection Area / Green Wedge set out in the Doncaster Core Strategy.	<b>1</b>
<b>Sites designated as being of European Importance<sup>1</sup></b> (see appendix 2)	<400m 400-800m <u>&gt;800m</u>	Thorne and Hatfield Moors are nearest SPA / SAC / RAMSAR site.	<b>3</b>
<b>Sites designated as being of national importance<sup>2</sup></b> (see appendix 2)	<400m 400-800m <u>&gt;800m</u>	Thorne and Hatfield Moors are also SSSIs. Sandall Beat Wood SSSI = 750m away	<b>3</b>
<b>Sites designated as being of local importance<sup>3</sup></b> (Consult local planning authority)	<400m 400-800m <u>&gt;800m</u>	Ox Carr Wood is local SSI adjacent to site 503. 5 additional local sites found within 800m of site.	<b>1</b>

Community facilities and services			
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments	Score
<b>Town / local centre / shop</b>	<400m 400-800m <u>&gt;800m</u>	Armthorpe Shopping Centre is over 800 m away.	<b>1</b>
<b>Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)</b>	<400m 400-800m <u>&gt;800m</u>	Bus services 81 and 82 runs between Armthorpe and town and passes close to this site.	<b>3</b>

<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>	Tranmoor Primary School is more than 800 m away. Armthorpe Academy Secondary is more than 800 m away.	2
Open Space / recreation facilities	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	Holme Wood Playing Field Open Space is more than 800 m away.	1
Health Centre facility	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	White House Farm Health Centre is more than 800 m away.	1
Key employment site	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	Westmoor Park is over 2 km away.	1
Cycle route	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	Cycle route from Armthorpe to Doncaster is over 800 m away.	1
Amenity footpath	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	Amenity footpath is 400 – 800 m away.	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>	No	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>	No	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 is located more than 800 m away (Grade II listed).	3

Other key considerations				
Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 3 <input checked="" type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 1 <input checked="" type="checkbox"/>		<b>Comments</b> The site is currently Flood Risk Zone 3 based on the EA Flood Map as at May 2014. However, a challenge from the developer/JBA Consulting, if supported by the EA, would bring a large part of the site into Flood Risk Zone 1 (circa 60%) with around 40% FRZ3.	<b>Score</b> <b>2</b>
Are there any Tree Preservation Orders on the site?	More than one <input type="checkbox"/> One <input type="checkbox"/> None <input checked="" type="checkbox"/>		<b>Comments</b> None But Ox Carr Wood adjoins the site	<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? (see appendix 2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No. Very unlikely as agricultural land generally has low ecological value (especially arable land). The suitability of boundary features to support protected species would need to be assessed, i.e. trees for bat potential, drains for GCN and water vole and the adjacent woodland for badger setts. 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.	
<b>Contamination</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No.	
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes.	
<b>Utility services available</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No.	

Characteristics		
Characteristics which may affect development on the site:	Comments	Score
<b>Topography:</b> <u>Flat</u> / plateau/ steep gradient	Flat	<b>3</b>
<b>Views in?</b> <u>Wide</u> / channelled/ <u>long</u> / short	Wide and long.	<b>1</b>
<b>Views out?</b> <u>Wide</u> / channelled/ <u>long</u> / short	Wide and long.	<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"/>		Yes.	<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 checked="" type="checkbox"/>	No	<b>2</b>
<b>Is there a known time frame for availability?</b>		<input checked="" type="checkbox"/>	No but likely to be short!	<b>2</b>
<b>Any other comments?</b>	This is a large site which would project a long way south of Armthorpe and thus have a harmful impact on the landscape as compared with alternatives.			<b>1</b>

#### 4.0. Summary

Conclusions	
Site name/number:	513 West of Nutwell Lane
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	<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):	988
Estimated development timeframe:	SHLAA identifies developable 6-10 years.
Explanation / justification for decision to accept or discount site.	This very large edge of town site extends Armthorpe a long way to the South. Significant loss of both Greenfield and high quality agricultural land.

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>Significant infrastructure will be required. Possibility for road running through to Barton Lane which may relieve traffic congestion through the village centre, but at very large cost and it is not a universally popular scheme any way. Site location and capacity of this site would lead to phasing of delivery.</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>