

## 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 Nutwell Lane, Armthorpe			
<b>Parish Name</b>	Armthorpe			
<b>Gross area (Ha)</b> <i>Total area of the site in hectares</i>	22.86 Ha			
<b>SHLAA site reference (if applicable)</b>	514			
<b>Context</b>				
<b>Surrounding land uses</b> <i>(see examples- Appendix 1)</i>	Agricultural land to West/ M18 to the East. Water Treatment works to the South. Agricultural land / residential development to the North.			
<b>Site boundaries</b> <i>(see examples- Appendix 1)</i>	Agricultural fencing on Eastern, Southern and part of Northern edges of the site.			
<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 use (high quality agricultural land). Is Grade 3 Agricultural land			
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	Small planning applications for equestrian use 09/01418/COU - Change of use of agricultural land to Horse Menage, Granted 10/02300/FUL - Retrospective application for erection of containers for equestrian retail and storage use, Granted			

## 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>This site would constitute a large and obtrusive development in the rural landscape south of Armthorpe. Site boundary to the south borders the water treatment plant. 175 kv OH power line is obtrusive and will have to be designed around.</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>Access is from Nutwell Lane. The site is accessible from the highway network. Nearest Motorway is A630 link to J4 of the M18, approx. 2 km away.</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 >800m	Some distance away from the Greenbelt.	<b>3</b>
<b>Area of Outstanding Natural Beauty (AONB)</b>	<400m 400-800m >800m	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 >800m	This site effectively removes a large area from Countryside Policy Protection Area / Green Wedge as defined in the Doncaster Core Strategy. A number of small open spaces to the north (2013 Green space audit)	<b>1</b>
<b>Sites designated as being of European Importance<sup>1</sup></b> (see appendix 2)	<400m 400-800m >800m	Thorne and Hatfield Moors are the nearest SAC / SPA / RAMSAR sites more than 800 m away. Over 800m away	<b>3</b>
<b>Sites designated as being of national importance<sup>2</sup></b> (see appendix 2)	<400m 400-800m >800m	Thorne and Hatfield Moors are also SSSIs. Over 800m away	<b>3</b>
<b>Sites designated as being of local importance<sup>3</sup></b> (Consult local planning authority)	<400m 400-800m >800m	5 Local Wildlife Sites within 800m	<b>2</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 >800m	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 >800m	Bus service 81 and 82 Doncaster to Armthorpe runs 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 is more than 800 m away. Fiddlers Drive open space is also close by.	3
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 more than 800 m 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 more than 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><u>Site is not within or adjacent to a conservation area</u></p>	No.	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><u>Site is not within or adjacent to a SAM</u></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><u>Site is not on or adjacent to a SAM</u></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><u>Site does not contain or adjoin a listed building</u></p>	No. 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?	<p>Zone 3 <input type="checkbox"/></p> <p>Zone 2 <input checked="" type="checkbox"/></p> <p>Zone 1 <input type="checkbox"/></p>		<p><b>Comments</b></p> <p>Zone 2. The site is currently Flood Risk Zone 1 (circa 50%) FRZ 2 (5%) and FRZ3 (45%) 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 the site entirely into Flood Risk Zone 1.</p>	<p><b>Score</b></p> <p><b>3</b></p>
Are there any Tree Preservation Orders on the site?	<p>More than one <input type="checkbox"/></p> <p>One <input type="checkbox"/></p> <p>None <input checked="" type="checkbox"/></p>		<p><b>Comments</b></p> <p>None</p>	<p><b>2</b></p>
Is the site affected by any of the following?	<p>Yes</p>	<p>No</p>	<b>Comments</b>	
<p><b>Ecological value?</b></p> <p>Could the site to be home to protected species such as bats, great crested newts, badgers etc? (see appendix 2)</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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.</p>	<b>2</b>
<b>Contamination</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No.	<b>2</b>
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes. Power line crosses the site.	<b>1</b>
<b>Utility services available</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<b>2</b>

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/ long/ short	Wide views in East, West, part North.	<b>1</b>
<b>Views out?</b> <u>Wide</u> / channelled/ <u>long</u> / short	Views out are wide and long except for view South towards water treatment plant.	<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
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.	<b>2</b>
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.	<b>2</b>
Is there a known time frame for availability?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SHLAA identifies developable within 10 years.	<b>2</b>
<b>Any other comments?</b>	This is another large site which would project a long way south of Armthorpe and thus have a harmful effect on the landscape. The size, location and capacity of site would lead to a phasing of delivery.			<b>1</b>

#### 4.0. Summary

Conclusions	
Site name/number:	514 East 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):	418
Estimated development timeframe:	0 – 10 years
Explanation / justification for decision to accept or discount site.	This large edge of town site extends Armthorpe a long way to the South. Significant loss of both Greenfield and high quality agricultural land. The site capacity was reduced to reflect net developable area indicated in the master plan.

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 could be required. Possibility of road running through to Holmewood Lane, which may relieve traffic congestion through the village centre but at a very large financial cost requiring other developers to join in through Community Infrastructure Levy.</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>