

**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>	Adjacent Oak Wood and off Barton Lane			
<b>Parish Name</b>	Armthorpe			
<b>Gross area (Ha)</b> <i>Total area of the site in hectares</i>	9.65 ha			
<b>SHLAA site reference (if applicable)</b>	528			
<b>Context</b>				
<b>Surrounding land uses</b> <i>(see examples- Appendix 1)</i>	Countryside and agriculture to South; adjacent to Oak Wood; mainly residential to North and open space to West. Site split by 'Local Wildlife Site'.			
<b>Site boundaries</b> <i>(see examples- Appendix 1)</i>	Field boundaries to South; metal fencing to West alongside Barton Lane. Domestic garden fencing to North.			
<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>	Agriculture / Countryside Policy Protection Area.			
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	No histories available on Uniform.			

## 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>Development of this site would constitute urban sprawl southwards from the Armthorpe village core. It would have a harmful effect on the landscape setting 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>	Unsuitable access from Barton Lane		

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	This site is some distance away from the South Yorkshire Greenbelt.	<b>3</b>
<b>Area of Outstanding Natural Beauty (AONB)</b>	<400m 400-800m >800m	There is no AONB in the Doncaster Borough.	<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	The site adjoins the Markham Main nature conservation area (restored tip) (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 both SACs / SPAs / RAMSAR sites. 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 SSSIs. Sandall Beat Wood SSSI 600m away.	<b>3</b>
<b>Sites designated as being of local importance<sup>3</sup></b> (Consult local planning authority)	<400m 400-800m >800m	2 Local Wildlife Sites adjacent site. 6 Local Wildlife Sites within 800m.	<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 >800m	This site is 400 - 800 m from the Armthorpe village centre and its retail and service facilities.	<b>2</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	This site is approx. 400m from bus services 81 and 82.	<b>2</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>	The site is 400 – 800 m from Southfield Primary School. The site is over 800 m from Armthorpe Academy Secondary School.	2
Open Space / recreation facilities	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	The site is 400 – 800 m from the nearest playing field but adjoins the reclaimed Pit Tip at Armthorpe.	3
Health Centre facility	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	White House Farm Medical Centre is over 800 m away.	2
Key employment site	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	West Moor Park is the nearest key employment site.	1
Cycle route	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	The nearest cycle route is the Doncaster – Armthorpe one.	1
Amenity footpath	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	The nearest amenity footpath is Barton Lane.	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>	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>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 the nearest Listed Building (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 checked="" type="checkbox"/> <input type="checkbox"/>	<b>Comments</b>  100 % Flood Risk Zone 2 (based on EA Flood Map as at May 2014)	<b>Score</b>  <b>2</b>
Are there any Tree Preservation Orders on the site?	<b>More than one</b> <b>One</b> <b>None</b>	<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"/>	No. Not likely as the land is agricultural mostly and therefore is of low ecological value.	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	16 Kv power line.	<b>Score</b>  <b>2</b>
<b>Utility services available</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No.	<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	Flat	<b>3</b>
<b>Views in?</b> Wide/ <u>channelled</u> / <u>long</u> / short	Channelled and long – views are up Barton Lane and mixed use at present.	<b>1</b>
<b>Views out?</b> <u>Wide</u> / channelled/ <u>long</u> / short	Views out are 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"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	No. Site ownership to be checked with SHLAA.	<b>2</b>
<b>Is there a known time frame for availability?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known 0 - 5 years probably if site accessible from adjacent residential area.	<b>2</b>
<b>Any other comments?</b>	This timeframe will be dependent on access mitigation.			<b>1</b>

#### 4.0. Summary

Conclusions	
Site name/number:	528 Adjacent Oak Wood and off Barton 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):	366 as highlighted in SHLAA
Estimated development timeframe:	A number of issues would need to be overcome so not deliverable within plan period.
Explanation / justification for decision to accept or discount site.	This site suffers from a variety of development and planning difficulties in comparison with other alternative sites. SHLAA identifies the site as not deliverable within the plan period. The potential access and capacity of this site are uncertain.

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>Barton Lane is substandard to provide access to a new residential development. There may be ransom issues in obtaining the further land required to make these improvements. If the access can be overcome then the site is developable. However, it is uncertain as to whether this can be achieved within the plan period.</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>