

## 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>	South West of Armthorpe			
<b>Parish Name</b>	Armthorpe			
<b>Gross area (Ha)</b> <i>Total area of the site in hectares</i>	63.6 ha			
<b>SHLAA site reference (if applicable)</b>	596			
<b>Context</b>				
<b>Surrounding land uses</b> <i>(see examples- Appendix 1)</i>	Agriculture/countryside to south; east; and west. Residential to north.			
<b>Site boundaries</b> <i>(see examples- Appendix 1)</i>	Mostly agricultural boundaries – fencing and hedgerows.			
<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			
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	None			

## 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 on the edge	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 village core. It would have a harmful effect on the landscape setting of Armthorpe. Development would impact on high grade agricultural land. This site includes part of a SSI. Full EIA &amp; mitigation scheme would be required. The site also includes a large tract of land designated as Green Wedge which is intended to remain open during the Plan period.</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>	There is limited access from Barton Lane and Mulberry Way.		

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>	This site is some distance from the Greenbelt	<b>3</b>
<b>Area of Outstanding Natural Beauty (AONB)</b>	<400m 400-800m <u>&gt;800m</u>	There is no AONB in Doncaster MB	<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>	The site forms part of the Countryside Policy Protection Area and Green Wedge in the Core Strategy / Sites and Policies DPD. 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 <u>&gt;800m</u>	Thorne and Hatfield Moors are both SPAs / SACs and RAMSAR sites.	<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 SSSIs. Sandall Beat Wood and Crowther Wood.	<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 SSI is within this 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>	This site is 400 – 800 m from the Armthorpe Village Centre and the retail and service facilities.	<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>	The site is about 800 m from the bus service 82 / 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>	Southfield Primary is about 400 m away. Armthorpe Academy Secondary School is over 800 m away.	2
Open Space / recreation facilities	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	The site is about 400 m from the nearest playing field.	2
Health Centre facility	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	White House Farm Medical Centre is the nearest at over 800 m away.	1
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 to Armthorpe one.	1
Amenity footpath	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	The nearest amenity footpath link is adjacent Sandall Beat.	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 is the nearest Listed Building Grade II.	3

Other key considerations				
Which Flood risk zone (fluvial) does the site fall within or intersect with?	<p>Zone 3 <input checked="" type="checkbox"/></p> <p>Zone 2 <input type="checkbox"/></p> <p>Zone 1 <input checked="" type="checkbox"/></p>		<p><b>Comments</b></p> <p>Zone 1 - The site is currently around 55% Flood Risk Zone 3 and 45% Flood Risk Zone 1 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 north eastern part of the site out of Flood Risk Zone 3 and into Flood Risk Zone 1 leaving a rough split of 50% FRZ3 and 50% FRZ1.</p>	<p><b>Score</b></p> <p><b>2</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>3</b></p>
Is the site affected by any of the following?	Yes	No	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	Uncertain, but as the land is mostly agricultural and therefore is of low ecological value.	<b>1</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"/>	16 Kv power line	<b>2</b>
<b>Utility services available</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Believed to be the case.	<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/ <u>long</u> / short	Views in are wide and long.	<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. Promoted by BWB Consulting.	<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"/>	0 – 5 years if site accessible from Nutwell Lane.	<b>1</b>
<b>Any other comments?</b>	Developing this site would completely disregard the existing urban form of Armthorpe.			<b>1</b>

#### 4.0. Summary

Conclusions	
Site name/number:	596 - South West of Armthorpe
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):	SHLAA identifies the site capacity of 2420 dwellings based on 38dph.
Estimated development timeframe:	Not developable - Unlikely to be achievable within the plan period.
Explanation / justification for decision to accept or discount site.	The site has a number of problems including relative remoteness from the village centre and other facilities. In addition, developing this site would constitute urban sprawl southwards from the village centre and affect the setting of Armthorpe.

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>Very significant infrastructure requirements rendering the site very expensive to develop and probably unviable. The site is in a groundwater source protection zone therefore any future development on the site would have to ensure there is no increased risk of pollution to aquifer to protect the public water supply. It lies outside Yorkshire Water's sewerage operational area, Severn Trent should be consulted.</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>