

# Where should new housing in Armthorpe go?

We are seeking your views on which sites should be selected for designation as land where houses can be built in the future.

Armthorpe has been need to provide land for between 646 and 923 houses over the next 17 years (plan period 2011 to 2028)

On the map are a number of sites, please select which of the sites you think would be most suitable for houses to be built on.

Sites which are considered to be deliverable are shown in blue. Information on each of these sites is shown in the blue boxes surrounding the map. Also shown on the map are sites with existing planning permission for housing, shown in black, and sites considered 'un-deliverable', shown in red. Site information provided is according to Doncaster Strategic Housing Land Availability Assessment and other evidence base listed on our website.

Use the [Response Form](#) available on the website for your answers quoting the number shown on each site and in the top left hand corner of the boxes.

**Sites already committed:** As at 31<sup>st</sup> March 2011 there is one significant site with planning permission and this is shown on the map. The amount of land needed for housing will take account of this permission.

**Key facts:** The site options shown on the map have been proposed by landowners and developers. Most would require an 'urban extension' which effectively extends the existing boundary of the town into the Countryside Protection Policy Area and it is accepted that this would be necessary to meet even the lower end of the housing numbers proposed for Armthorpe. There are various options to extend Armthorpe either to the north or to the south. The need for development to be sensitive to the strategic rural gaps between Armthorpe and Edenthorpe and between Armthorpe and Cantley is identified in the Core Strategy. Other issues associated with individual sites are set out.

Sites have been assessed using the Strategic Housing Land Availability Assessment (SHLAA). For further information on sites (including those marked as un-deliverable) please refer to the SHLAA document available on our website.

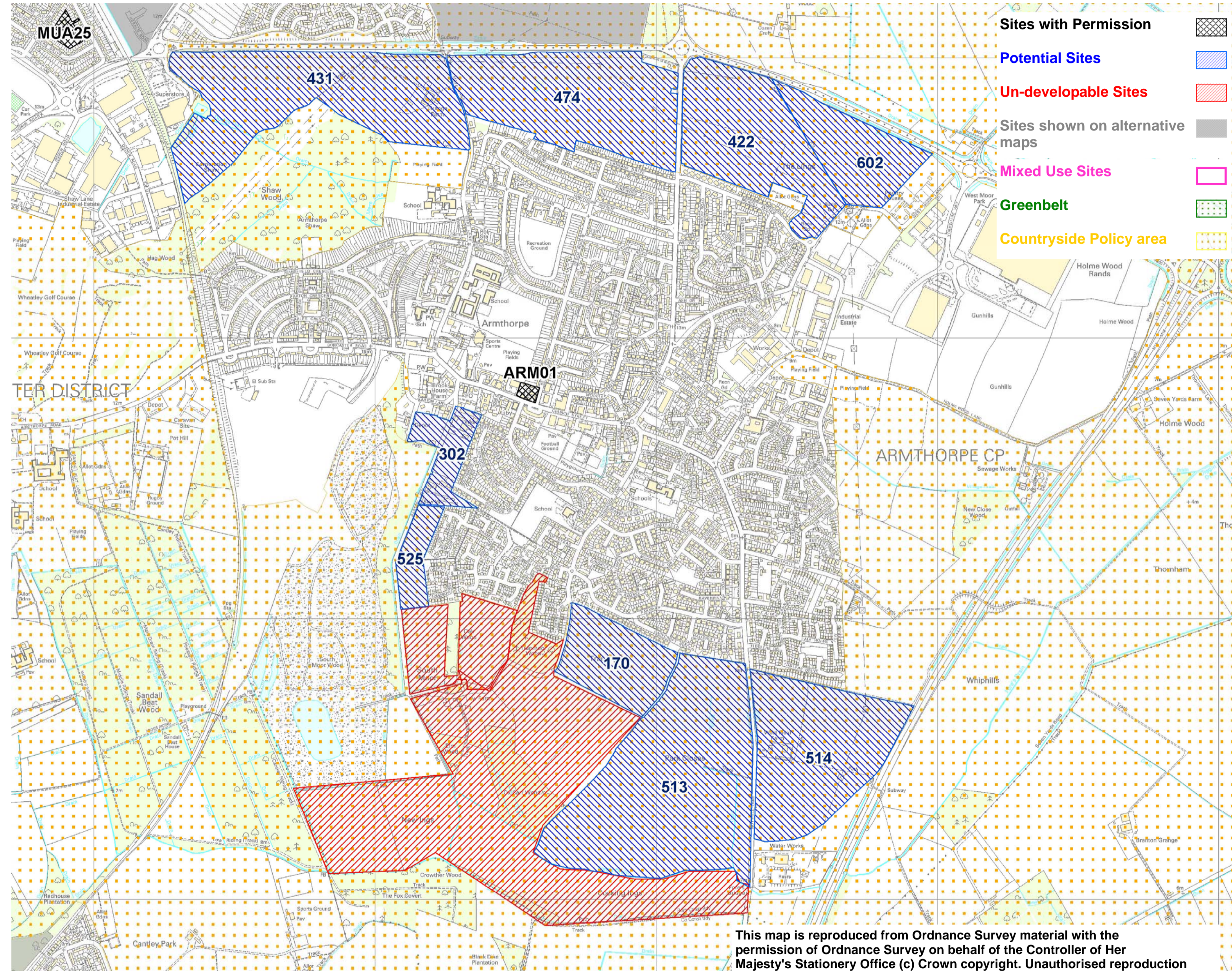
Sites with permission for housing as at 31/03/2012
Planning permission sites: - ARM01 - White House Farm, Church Street, Armthorpe (30 units)

Example Information Box:			
Reference in SHLAA	Address of site		
Site area in hectares	Estimated number of houses that could be accommodated	Current designation in Unitary Development Plan	Public transport access assessment rating from South Yorkshire Passenger Transport Executive Land Use and Integration Model
+			-
Positive features and characteristics that could make the site suitable for developing housing.		<ul style="list-style-type: none"> <li>Negative features of the site</li> <li>Issues that may need to be overcome to make the site suitable for developing housing</li> </ul>	

## Potential New Housing Sites

302	Barton Lane, Armthorpe		
4.89 HA	185 Dwellings	Employment Policy Area	SYLTE LUTI GREEN
+			-
<ul style="list-style-type: none"> <li>Previously developed land</li> <li>Located in an area of lower risk of flooding</li> <li>Development interest established</li> <li>Located within walking distance of town/ district centre</li> <li>Located within walking distance of community facilities</li> <li>Located within walking distance of an employment site</li> <li>Opportunity to make a positive impact on the character of the landscape setting</li> <li>This site scored poorly in the Employment Land Review and is therefore least suited for employment use.</li> </ul>		<ul style="list-style-type: none"> <li>Adjacent to Site of Scientific interest which may limit development on part of the site.</li> </ul>	

170	Rear Of Parkway, Tranmoor, Armthorpe		
9.92 HA	377 Dwellings	Countryside Policy Area	SYLTE LUTI RED
+			-
<ul style="list-style-type: none"> <li>Located in an area of lower risk of flooding</li> <li>Development interest established</li> <li>Significant opportunity to enhance trees/ hedgerows</li> </ul>		<ul style="list-style-type: none"> <li>Would extend Armthorpe into the countryside</li> <li>Previously undeveloped land.</li> <li>Development would have a bad impact on townscape character</li> <li>Sharp sand mineral resource underlies the site.</li> <li>Site is next to a woodland Site of Scientific Interest</li> <li>Vehicular access issues</li> </ul>	



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422	The Lings, West Moor Link Road, Armthorpe		
18.9 HA	640 Dwellings	Countryside Policy Area	SYLTE LUTI RED
+			-
<ul style="list-style-type: none"> <li>Located in an area of lower risk of flooding</li> <li>Development interest established</li> <li>Opportunity to enhance trees/ hedgerows</li> <li>Potentially part of a large mixed use scheme with employment provision on land adjacent West Moor Park</li> </ul>		<ul style="list-style-type: none"> <li>Would extend Armthorpe into the countryside</li> <li>Previously undeveloped land.</li> <li>Development would have a significant adverse impact on townscape character/ landscape setting due to the size of the site and its gateway location.</li> <li>Sharp sand resource underlies 90% of the site</li> <li>Overhead power lines may limit number or layout of houses</li> </ul>	

474	West of Hatfield Lane, Armthorpe		
24.25 HA	925 Dwellings	Countryside Policy Area	SYLTE LUTI RED
+			-
<ul style="list-style-type: none"> <li>Located in an area of lower risk of flooding</li> <li>Development interest established</li> </ul>		<ul style="list-style-type: none"> <li>Would extend Armthorpe boundary</li> <li>Development would reduce the gap between Edenthorpe &amp; Armthorpe</li> <li>Previously undeveloped land</li> <li>Development could badly affect trees and hedgerows on the site</li> <li>Development would have a bad impact on townscape character</li> <li>Sharp sand resource underlies 80% of the site</li> </ul>	

525	Land off Barton Lane & Rear Of Horsehills Lane, Armthorpe		
3.52 HA	133 HA	Countryside Policy Area	SYLTE LUTI Green
+			-
<ul style="list-style-type: none"> <li>Located in an area of lower risk of flooding</li> <li>Development interest established</li> <li>Within walking distance of an employment site</li> <li>Landowner has undertaken ecological survey work to demonstrate how development can overcome issues in relation to ecology.</li> </ul>		<ul style="list-style-type: none"> <li>Would extend Armthorpe into the countryside</li> <li>Previously undeveloped land.</li> <li>Next to Site of Scientific Interest may limit development on part of the site and will require improvement.</li> <li>The access to the site is difficult as no established/obvious link from built up area</li> <li>Overhead power lines may limit number or layout of houses</li> </ul>	

602	Land adj. A630, Armthorpe		
10.7HA	406 HA	Countryside Policy Area/ Open Space Policy Area	SYLTE LUTI GREEN
+			-
<ul style="list-style-type: none"> <li>Located in an area of lower risk of flooding</li> <li>Development interest established</li> </ul>		<ul style="list-style-type: none"> <li>Would extend Armthorpe into the countryside</li> <li>Previously undeveloped land</li> <li>Overhead power lines may limit number or layout of houses</li> </ul>	

513	West of Nutwell Lane, Armthorpe		
39.83 HA	988 Dwellings	Countryside Policy Area	SYLTE LUTI RED
+			-
<ul style="list-style-type: none"> <li>Located in an area of lower risk of flooding</li> <li>Development interest established</li> </ul>		<ul style="list-style-type: none"> <li>Would significantly extend Armthorpe into the countryside</li> <li>Previously undeveloped land</li> <li>Development would have a bad impact on the character / landscape.</li> <li>Located close to Nutwell Water Treatment - noise issues - therefore should not place residential uses up to the boundary of works</li> <li>Possibility of water vole issues with the drain along south edge of site</li> <li>High quality agricultural land</li> </ul>	

514	East of Nutwell Lane, Armthorpe		
22.86 HA	418 Dwellings	Countryside Policy Area	SYLTE LUTI RED
+			-
<ul style="list-style-type: none"> <li>Located in an area of lower risk of flooding</li> <li>Development interest established</li> </ul>		<ul style="list-style-type: none"> <li>Would significantly extend Armthorpe into the countryside</li> <li>Previously undeveloped land</li> <li>Development would have a adverse impact on townscape character / landscape setting.</li> <li>Located close to Nutwell Water Treatment - noise issues - therefore should not place residential uses up to the boundary of works</li> <li>High quality agricultural land</li> <li>Overhead power lines may limit number or layout of houses</li> </ul>	

431	Land at Grange Farm, Armthorpe		
44.2 HA	900 Dwellings	Countryside Policy Area	SYLTE LUTI RED
+			-
<ul style="list-style-type: none"> <li>90% of the site is located in an area of lower risk of flooding.</li> <li>Development interest established</li> </ul>		<ul style="list-style-type: none"> <li>Would significantly extend Armthorpe boundary</li> <li>Development would reduce the open gap between Edenthorpe and Armthorpe</li> <li>Previously undeveloped land</li> <li>10% of site is located in an area of higher risk of flooding</li> <li>Development would have a bad impact on townscape character</li> <li>Next to a site of scientific interest</li> <li>It may not be possible to resolve wildlife issues</li> <li>Capacity of the access could restrict the scale of development on the site.</li> </ul>	