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Your ref:
Our ref:

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Dear Graham

Land at Nutwell South, Armthorpe (SHLAA ref 513 & 514)

As I have mentioned previously, I had promised to keep you up to date with the work we are undertaking in promoting the land at 'Nutwell South'. We have undertaken further technical work and have commissioned other areas of work to demonstrate that the site is both deliverable and achievable as part of the consideration for allocation for residential led development for the Neighbourhood Plan process.

Masterplan

We have appointed masterplanners to review the latest technical constraints and they are currently working up more detailed plans for the site. In the meantime however, please find attached a constraints plan which summarises the extensive ecological and archaeological works that have been undertaken as well as the route of the relief road. In addition to this, it also shows the extent of flood risk as identified by the Environment Agency (EA) (see further below).

The emerging masterplans should be ready shortly and will show a couple of options for the land. This will show development to the east of Nutwell Lane, incorporating the relief road, and also development over the full extent of the land. The latter of the two will show that the full housing allocation for Armthorpe can be delivered to the south of the village. The rationale behind the options is to inform the Neighbourhood Plan process and show the village what could be delivered.

Flood Risk

As you are probably aware, the EA has updated its flood zone mapping which at the back end of last year saw my client's land re classified from an area with no risk of flooding to an area of flood risk on much of the site. This came as a surprise given the area does not have a history of flooding. Consequently, we have undertaken a topographical survey and appointed JBA to review the local flood risk and drainage network to provide us with some more detailed information. See the attached letter from JBA, who as you probably are aware, have an excellent knowledge of drainage in the area. This goes into some detail and from what they know about local drainage and flood risk, they believe that most of the site is not at risk of flooding. They are taking this up with the EA and will be submitting a flood map challenge to formally alter the mapping.

Although JBA are confident their representation to the EA will be successful, I had asked the masterplanners to show a worst case scenario for development based on the current flood map. This is shown on the constraints plan, with c. 9.2ha of land outside the area of flood risk, on the eastern side of Nutwell Lane. This equates to 22.75 acres, and at a residential development density of 14 dwellings per acre, this shows that 319 units can be delivered on this area of land.

Relief Road

Having previously provided you with information detailing the costs for the relief road, from Rex Procter and Partners, I thought I had better just clarify some of the points. The cost for the relief road, as detailed by the cost consultants is £1.78m. However, I thought it best to clarify that this is not an abnormal cost given an entrance road to any residential development would be required by way of a main estate road. This road would not be to the same specification and therefore cost, and Rex Procter have advised that a typical estate road of this nature (7.3m wide carriage way, with 2m pavement either side) would cost £1.44m (see email enclosed). The 'abnormal uplift' on this calculation for providing the relief road to the scheme is therefore £340,000 rather than the whole cost of the relief road itself.

For your information, our highways consultants are meeting with Doncaster MBC highways to review technical aspects in relation to the proposals on the 17th of this month, so again, I hope to be able to provide you with further information in due course for the site to help support the Neighbourhood Planning process.

Should you have any queries please do not hesitate to contact me.

Yours sincerely



Iain Griffin

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