



Nutwell South is being promoted by the land owner and long time Armthorpe resident, Philip Lodge, rather than by a developer

He is committed to taking on board community views as evidenced by on going consultation with the Parish Council over recent years

The site totals in the region of 150 acres and is capable of accommodating some or indeed all of the estimated future housing numbers (780 units) for the village

Opportunity to deliver significant benefits which no other site in the village is promoting, e.g, relief road, significant area for sports and recreation.

Possible Armthorpe Housing Sites

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 9 sites, please select which of the sites shown in blue you think would be most suitable for houses to be built on. Information on each of the sites is shown in the blue boxes surrounding the map. Use the [Responses 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.

Also shown on the map are sites with existing planning permission for housing shown in black and sites considered 'un-deliverable' shown in red. Only sites considered deliverable are available for selection. Site information provided is according to Doncaster Strategic Housing Land Availability Assessment and other evidence based listed on our website.

Site already considered: As at 31/03/2011 there is one eligible site with planning permission and this is shown on the map. The amount of land needed for housing will rise in line with the population.

Key facts: The site options shown on the map have been prepared by developers and developers must obtain an urban extension which effectively extends the existing boundary of the built up area. The countryside protection policy area and it is assumed that this would be necessary to meet even the lower end of the housing numbers proposed for Armthorpe. There are several options to extend Armthorpe either to the north or to the south. The need for development to be sensitive to the strategic land goals between Armthorpe and Goole/Paarl and between Armthorpe and Cantley is identified in the Core Strategy. Other issues highlighted with respect to sites are set out.

Site have been assessed using the Strategic Housing Land Availability Assessment (SH-LAA). For further information on site grading those marked as un-deliverable (please refer to the SH-LAA document available on our website.

Sites with permission for housing as at 31/03/2012

Planning permission sites
- AR021 - White House Farm, Church Street, Armthorpe (301 units)

Example Information Box:

Reference to SH-LAA	Address of site
Site area in hectares	Estimated number of houses that could be accommodated
Current designation in Local Development Plan	Public transport access (nearest bus stop)
Problems features and characteristics that would make the site suitable for developing housing	Negative features of the site (features that may need to be taken into account to make the site suitable for developing housing)

Potential New Housing Sites

302 - Barton Lane, Armthorpe

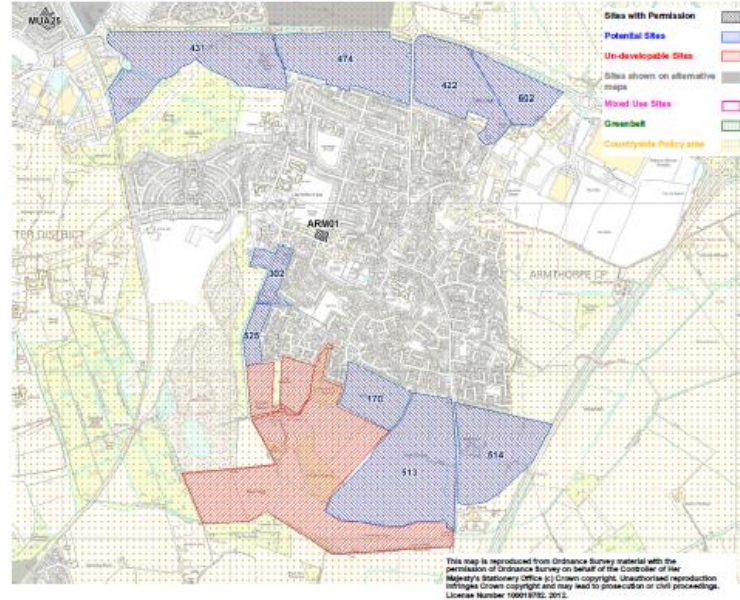
Site No.	Site Name	Countrywide Policy Area	SH-LAA (2011)
302	Barton Lane	Countrywide Policy Area	SH-LAA (2011) Green

- Previously undeveloped land
- Located in an area of lower risk of flooding
- Development intended established
- Located where existing infrastructure of local roads exists
- Located where existing infrastructure of community facilities
- Located where existing infrastructure of an employment site
- Capable to make a positive impact on the character of the immediate setting
- This site would comply with the SH-LAA (2011) Green and is therefore eligible for employment use

176 - West of Parkway, Thoresby, Armthorpe

Site No.	Site Name	Countrywide Policy Area	SH-LAA (2011)
176	West of Parkway	Countrywide Policy Area	SH-LAA (2011) Green

- Located in an area of lower risk of flooding
- Development intended established
- Significant opportunity to enhance street landscaping



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422 - The Lings, West Moor Lane Road, Armthorpe

Site No.	Site Name	Countrywide Policy Area	SH-LAA (2011)
422	The Lings	Countrywide Policy Area	SH-LAA (2011) Green

- Located in an area of lower risk of flooding
- Development intended established
- Opportunity to enhance street landscaping
- Probably part of a large mixed use scheme with employment provision on West Moor Lane near Park

614 - West of Hather Lane, Armthorpe

Site No.	Site Name	Countrywide Policy Area	SH-LAA (2011)
614	West of Hather Lane	Countrywide Policy Area	SH-LAA (2011) Green

- Located in an area of lower risk of flooding
- Development intended established
- Would extend Armthorpe boundary
- Development would include the gap between Hather Lane and Armthorpe
- Previously undeveloped land
- Development could only affect trees and hedgerows on the site
- Development would have a bad impact on landscape character
- Site would require extensive site work

602 - Land off Barton Lane & West of Hather Lane, Armthorpe

Site No.	Site Name	Countrywide Policy Area	SH-LAA (2011)
602	Land off Barton Lane & West of Hather Lane	Countrywide Policy Area	SH-LAA (2011) Green

- Located in an area of lower risk of flooding
- Development intended established
- With existing provision of an employment site
- Landowner has undertaken ecological survey work to demonstrate low development risk, however issues in relation to working

480 - Land off A636, Armthorpe

Site No.	Site Name	Countrywide Policy Area	SH-LAA (2011)
480	Land off A636	Countrywide Policy Area	SH-LAA (2011) Green

- Located in an area of lower risk of flooding
- Development intended established
- Would extend Armthorpe into the countryside
- Previously undeveloped land
- Overhead power lines may limit number of plots

303 - West of Hather Lane, Armthorpe

Site No.	Site Name	Countrywide Policy Area	SH-LAA (2011)
303	West of Hather Lane	Countrywide Policy Area	SH-LAA (2011) Green

- Located in an area of lower risk of flooding
- Development intended established
- Would significantly extend Armthorpe into the countryside
- Previously undeveloped land
- Development would have a bad impact on the character of Armthorpe
- Located close to Hather Lane (residential) - noise issues - residents should not place residential uses up to the boundary of sites
- Feasibility of water main issue with the main along north edge of site
- High quality agricultural land

514 - East of Hather Lane, Armthorpe

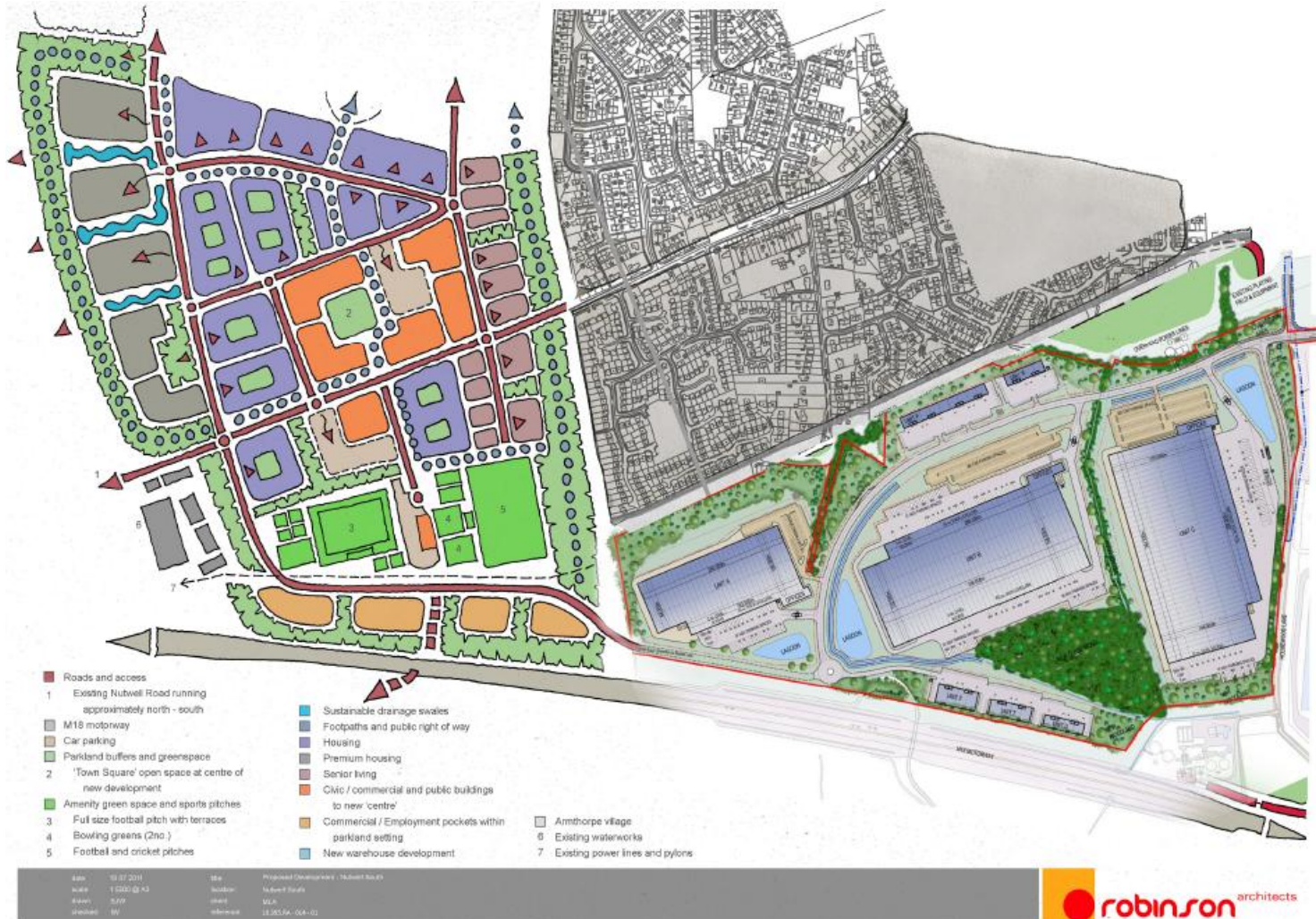
Site No.	Site Name	Countrywide Policy Area	SH-LAA (2011)
514	East of Hather Lane	Countrywide Policy Area	SH-LAA (2011) Green

- Located in an area of lower risk of flooding
- Development intended established
- Would significantly extend Armthorpe into the countryside
- Previously undeveloped land
- Development would have a bad impact on landscape character / landscape setting
- Located close to Hather Lane (residential) - noise issues - residents should not place residential uses up to the boundary of sites
- High quality agricultural land
- Overhead power lines may limit number of plots

611 - Land off Grange Farm, Armthorpe

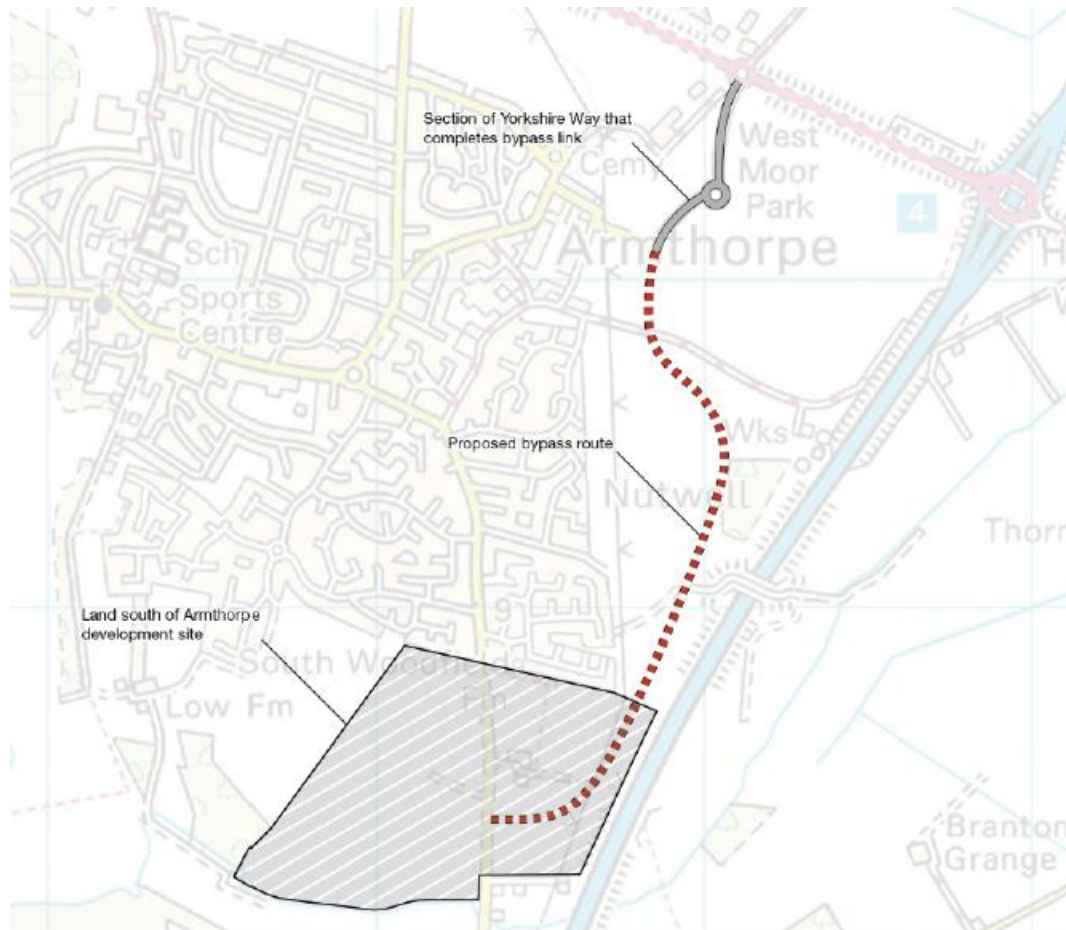
Site No.	Site Name	Countrywide Policy Area	SH-LAA (2011)
611	Land off Grange Farm	Countrywide Policy Area	SH-LAA (2011) Green

- 20% of the site is located in an area of lower risk of flooding
- Development intended established
- Would significantly extend Armthorpe into the countryside
- Development would include the open gap between Hather Lane and Armthorpe
- Previously undeveloped land
- 10% of site is located in an area of higher risk of flooding
- Development would have a bad impact on landscape character
- Next to a site of scientific interest
- It may not be possible to replace wildlife habitat
- Quality of the access road needs the issue of development of the site



- Extensive liaison with DMBC planners
- Highways assessments
- Initial geo technical assessment
- Landscape assessment
- Archaeology surveys – see overleaf
- Ecology surveys – low ecological value, with opportunities to enhance the offer





30% of traffic in peak hours on Nutwell Lane, Hatfield Lane and Church Street is through traffic

With relief road:

- 40% reallocation of AM peak hour through traffic to be diverted onto relief road
- 54% reallocation of PM peak hour through traffic

Report recommends traffic calming measures in Village

Continued liaison with Gazeley with regards to timing of relief road

Appointed highways consultants liaising with Wayne Lane, of DMBC Highways

Rex Procter and Partners estimated cost for relief road is £1.43m. (£1,500 p/ linear m x 950m estimated length).

This will be provided by the development, being an arterial route through the development

Currently in negotiation with Armthorpe Miner's Welfare to relocate their facility to new 10 acre site at Nutwell South.

This frees up the existing site for suitable village centre uses including retail, residential and dedicated public open space.

This is an opportunity that although linked to the proposals at Nutwell South, is independent and can be delivered in isolation.

Any Questions?
