

Site	Armthorpe, Doncaster	Project No.	n/a
Author	KW	Date	04/07/2011
Checked	PW	Approved	PW
<i>For information relating to this checklist please contact Pete Whipp on 07834 104 569 or at pwhipp@rsk.co.uk</i>			
Potential use of development: Mixed use, commercial & residential development.			

Environmental Checklist

1.0 Air Quality			
1.1	Are features on the site likely to require demolition?	Yes	A farmstead would be demolished.
1.2	How many receptors (residential units, schools, footpaths etc) surround the site?	High	There is a large residential development to the north.
1.3	Is the site in or adjacent to any Air Quality Management Areas?	No	N/A
1.4	Could the development use increase local traffic by 5%?	Unknown	Until more specific project details are known it is not possible to answer this question
Potential assessments required for the development of this site: A local air quality assessment would need to be undertaken. Air quality monitoring may be required.			
2.0 Cultural Heritage and Archaeology			
2.1	Is the site in or adjacent to a World Heritage Site?	No	N/A
2.2	Does the site contain or is it adjacent to any features listed in the National Heritage List of England?	Yes	Site does have numerous scheduled monuments.
2.3	Is the site in an archaeologically sensitive area?	Yes	National monuments record shows that there are scheduled monuments in the site. Remains of an extensive Iron Age /Roman field system; a cropmark of rectangular enclosure; evidence of medieval ridge & furrow;
2.4	Does the existing land use indicate the potential for archaeology?	Yes	Current agricultural usage
2.5	Do historic land uses indicate the potential of archaeology?	Yes	Agricultural remains
Potential assessments required for the development of this site: Archaeological impact assessment will be required with the possibility of needing to undertake geophysical survey or trial-trenching.			
3.0 Ecology & Biodiversity			
3.1	Are there any Natura 2000 sites in or adjacent to the site?	No	There is a Natura 2000 site approximately 6km away from the site.
3.2	Are there any SSSIs in or adjacent to the site?	No	N/A

3.3	Are there any Local or National Nature Reserves in or adjacent to the site?	Yes	Sandall Beat wood is a Local Nature Reserve to the west of the site.
3.4	Are there any BAP Habitats in or adjacent to the site?	Yes	Sandall Beat is woodland Biodiversity Action Plan habitat.
3.5	Are there any watercourses or ponds on or adjacent to the site?	Yes	A drainage network
3.6	Are there trees, hedges or shrubs on site?	Yes	Number of trees and hedgerows on site.
Potential assessments required for the development of this site:			
Phase 1 habitat survey (including identifying important hedgerows) Tree survey Ecological impact assessment Protected species survey potentially including great crested newts, bats & reptiles.			
4.0 Flood Risk and Drainage			
4.1	Is the site within a source protection zone?	Yes	The majority of the site is within a groundwater protection zone.
4.2	Is the site affected by 1 in 100 year fluvial flooding or 1 in 200 year tidal flooding?	No	N/A
4.3	Are there any EA Main Rivers on or immediately adjacent to site?	No	N/A
4.4	Is the developed site over 1 ha?	Yes	
4.5	Are there any permitted abstractions onsite?	Unknown	Unlikely based on current land use.
4.6	Is the site within a reservoir flooding zone?	No	N/A
Potential assessments required for the development of this site:			
Surface water drainage strategy Flood Risk Assessment Utilities Assessment			
5.0 Ground Conditions and Contamination			
5.1	Are there any active or historic landfills on site or within 250m?	Yes	There is an historic landfill on the opposite side of the M18.
5.2	Have there been any pollution incidents on site or adjacent to the site?	No	N/A
5.3	Does the existing land use indicate the potential for contamination?	No	N/A
5.4	Do historic land uses indicate the potential for contamination?	No	Historic evidence suggests agricultural heritage
5.5	Is the site setting sensitive with respect to groundwater / surface water?	Yes	There is a groundwater protection zone within the proposed area. The site is currently used for arable farming.
5.6	Are there any potential geological / geotechnical hazards e.g mining, tunnels, unstable ground etc.	Unknown	Unlikely to be any potential geological/geotechnical hazards.
Potential assessments required for the development of this site:			
Phase 1 Geo-environmental report			

6.0 Landscape			
6.1	Is the site in or adjacent to a National Park?	No	N/A
6.2	Are there Historic Parks or Gardens in or adjacent to the site?	No	N/A
6.3	Are there any areas of high landscape value in or adjacent to the site?	No	N/A
6.4	How many receptors are within the visual envelope of the site?	High	Site reasonably flat, bounded by residential developments to the north.
Potential assessments required for the development of this site:			
Landscape and visual impact assessment			
7.0 Noise and Vibration			
7.1	How many receptors are within or adjacent to the site?	High	Large residential area to the north of the site
7.2	Are there any noise sensitive receptors (schools, hospitals etc) in or adjacent to the site?	No	Only residential areas to the north.
7.3	Are there any existing noisy activities on or around the site?	No	N/A
7.4	Are features of the site likely to require demolition?	Yes	A farmstead & outlying buildings.
Potential assessments required for the development of this site:			
Noise impact assessment, including noise monitoring			
8.0 Transport			
8.1	Are there any trunk roads in or adjacent to the site?	Yes	The M18 runs parallel to the west of the site.
8.2	Are there any junctions (traffic lights, junctions) adjacent to the site?	No	The site has a B road running through it.
8.3	Are there any access issues associated with the site (single track roads, weight/height limited roads etc)?	Yes	There is only a B road providing access to the site. Additional linkages with transport network may be required.
Potential assessments required for the development of this site:			
Transport Assessment including traffic counts			
9.0 Socio-Economic			
9.1	Are there any local facilities on or adjacent to the proposed site?	Yes	There is Cantley Park to the south and Sandall Beat Wood & Doncaster Town Golf Club to the West
9.2	Are there any Public Rights of Way on or adjacent to the site?	Yes	Around Sandall Beat wood there is a 2km trail.

9.3	Will any jobs be lost as a result of developing the site?	No	No current employment opportunities exist on-site. Jobs will be created in the construction of the development.
<p>Potential assessments required for the development of this site:</p> <p>Unlikely to require any work unless an Environmental Impact Assessment is required.</p>			
10.0 Sustainability			
10.1	Will the site require demolition or remediation?	Yes	Number of farmsteads & water works.
10.2	Will the development of the site require a construction phase?	Yes	N/A
<p>Potential assessments required for the development of this site:</p> <p>Code of sustainable homes checklist may need to be completed for the residential elements. An energy statement is likely to be required.</p>			
11.0 Preliminary EIA Screening Statement			
<p>Based on the information outlined in this checklist the scheme is likely to fall into Schedule 2 of the EIA Regulations and may require an EIA if there is the potential for significant environmental impacts. A screening letter should be sent to the local authority to determine this requirement.</p>			