

Site	170	302	422	431	474	513	514	525	528	596	602*
	126 Units	Barton Lane	The Lings - 500 Units	Grange Farm - 564 Units	West of Hatfield Lane	West of Nutwell Lane	East of Nutwell Lane	Off Barton Lane & Horsehills Lane	Adjacent Oak Wood and off Barton Lane	South west of Armthorpe	The Lings
Strategic planning principles											
Coalescence or sprawl	Sprawl - no coal.	X No	1 Yes	X Yes - both	XX Yes	X Yes	X Yes	1 No	X Sprawl only	X Sprawl only	X
Defined urban form	On 1.5 sides	X Yes	1 Yes	1 Yes	1 Yes	1 No	1 Yes	1 Yes	X No	X No	X
Delineated boundaries		X Yes	1 Yes	1 Yes	1 Yes	1 In part	X Yes	1 Yes	X No	X No	X
Policy based criteria											
In line with NPPF	May be/may be not	0 Yes	1 Yes - in general conformity	1 Yes - in general conformity	1 Yes-in general conformity	1 OK for part but not 513 Units	X OK	1 Yes	1 Problem	X No	X
Compatible with LDF Core Strategy	Ditto	0 Yes	1 Yes	1 Yes	1 Yes	1 Indeterminate	X Yes	1 Yes	1 Problem	X No	X
Sustainability	OK	1 Yes	1 Local isolation from rest of village	X Generally yes	1 Yes	1 Poor	X Only with Relief Road	0 Only with Site 302	0 Yes without other sites	1 No	X
Local considerations											
Relationship with town/village centre	Poor	X Walking distance	0 Poor	X Poor but got local services	X Poor	X Poor	X Poor	0 OK with Site 302	X Poor	X Poor	X
Proximity to local services	Pub & 2 schools	1 Yes	1 Extremely poor	XX Poor but got local services	X Poor	XX Very poor	X Very poor	0 OK with Site 302	X Poor	X Poor	X
Impact on landscape setting	Yes	X No	1 Yes	X Yes	X Yes	X Yes	X Yes	1 No	X Yes	X Significant	X
Benefits to Armthorpe	None	0 Clear derelict site	1 Extension to allotments. Public open space.	1 Allotments	1 DMBC standard requirements	1 Potentially in conjunction with Site 514	1 Relief Road and potential relocation of Welfare	1 Potential Relief Road in conjunction with other sites	0 No - only with Relief Road	0 No	X
Technical issues											
Highway infrastructure	Access - approval req'd	0 OK	1 Local reservations	X No	X Local reservations	X Yes	X No	1 Only with other sites	1 No - access from Barton Lane	1 Very poor - problematic	XX
Flooding	Zone 3 - SE corner	X OK	1 No	1 No except excluded corner	0 No	1 Zone 3 - majority of site	X Zone 3 - approx half of site	1 No	1 No	1 Zone 3 - in part	X
Landscape & environmental designations, e.g. SSI's	Soft sand/ limestone/ sharp sand. Ground water protection zone.	X Adjacent SSI	X No	1 Yes	X No	1 No	1 Limestone & sharp sand	X Yes	X Yes	X Yes	X
Impact on agricultural land and mineral sterilisation	Yes	X No	1 Limestone and sharp sand	X No	1 Limestone and sharp sand. Grade 2 or 3a	X Yes - Grade 2 or 3A	X Limestone & sharp sand	X Soft sand - Grade 2 or 3a	X Soft sand - Grade 2 or 3a	X Soft sand - poor Grade	X 1

Delivery potential																						
· Funding security	Not known	X	Not known	X	Yes	1	Yes	1	Yes	1	Yes	1	Yes	1	Yes	1	No	X	No	X		
· Developer partners	No - got some interested	1	Not known	X	Yes	1	Yes	1	Yes	1	Yes	1	Yes	1	No	X	No	X	No	X		
· Ownership constraints	No	1	Multiple owners	X	No	1	Yes	X	No	1	No	1	No	1	Yes	X	No	1	No	1		
· Cost of infrastructure	No	1	Minor	1	No	1	Yes	X	No	1	Yes	X	Uncertain	X	Yes	X	Access	X	Significant	X		
Consultation responses																						
· Weight in support and opposed	Neutral	0	11 for - 12 against	X	Neutral - significant local objections to planning application. Edenthorpe PC	0	Neutral	0	Neutral	0	Not supported	X	Not supported	X	Neutral	0	Object	X	Not supported	X		
· Significant technical consultee response	None known	1	None	0	Edenthorpe PC	0	Edenthorpe PC	0	Edenthorpe PC	0	No	0	No	0	No	0	No	0	No	0		
	5 x 0 = 0		2 x 0 = 0		2 x 0 = 0		3 x 0 = 0		1 x 0 = 0		1 x 0 = 0		2 x 0 = 0		4 x 0 = 0		2 x 0 = 0		1 x 0 = 0			
	6 x 1 = 6		13 x 1 = 13		12 x 1 = 12		9 x 1 = 9		11 x 1 = 11		5 x 1 = 5		11 x 1 = 11		10 x 1 = 10		4 x 1 = 4		2 x 1 = 2			
	9 x X = -9		4 x X = -4		8 x X = -8		9 x X = -9		8 x X = -8		15 x X = -15		8 x X = -8		6 x X = -6		15 x X = -15		19 x X = -19			
	6 - 9 = -3		13 - 4 = 9		12 - 8 = 4		9 - 9 = 0		11 - 8 = 3		-15 + 5 = -10		11 - 8 = 3		10 - 6 = 4		4 - 15 = -11		-19 + 2 = -17			
GRAND TOTALS		-3	9		4		0		3		-10		3		4		-11		-17			

Plans or related pictorial material

Other important considerations	Ground water protection zone.		Brown field - infill. Can owners come together to fund/develop the site? Could be windfall site.	0	Ground water protection zone. Inspector's and SSE decision.	X	-1					Ground water protection zone.	X			Part of wider development with other sites. No problem if developed with Site 302.	0	Ground water protection zone.	X	Ground water protection zone.	X	
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* SAME AS SITE 422 EXCEPT LESS LOCAL CONCERNS ON TRAFFIC