

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

