

Site Selection Methodology

Of fundamental importance to the Armthorpe Neighbourhood Plan is the selection of the housing and employment sites for development during the NP Plan Period 2011 to 2026.

Appendix 1 shows that there are six specific categories from which the information and merits of each potential housing site could be assessed. They are:-

1. Strategic planning principles
2. Policy based criteria
3. Local considerations
4. Technical issues
5. Delivery potential
6. Consultation responses.

It was considered that these categories would provide a clear and objective way in which to examine the sites on an individual basis. Space was allocated for other important considerations and any relevant plans or pictorial material to be referenced.

Completing these forms for each site enabled later judgements to be made about which site should go forward in the Draft Plan to be organised and argued in a consistent manner.

Each of eleven sites were assessed against the six categories, which, in turn, were further broken down into twenty sub-categories all told. Alfa scores (0, 1, x, xx) were allocated to each of the eleven sites and then converted into two digit numeric values for purposes of comparison.

The outcome of this assessment of the suitability of sites for allocation for housing purposes were numeric scores for each site as follows:-

| Site Number | Name | Numeric score |
|--------------|---------------------------------|---------------|
| Site No. 170 | Rear of Parkway/Tranmoor | -3 |
| Site No. 302 | Barton Lane | +9 |
| Site No. 422 | The Lings/East of Hatfield Lane | +4 |
| Site No. 431 | Grange Farm | 0 |
| Site No. 474 | Rear of Fernbank Drive | +3 |
| Site No. 513 | West of Nutwell Lane | -9 |

| | | |
|--------------|---------------------------------------|----------------|
| Site No. 514 | East of Nutwell Lane | +2 |
| Site No. 525 | Off Barton Lane and Horsehills Lane | +4 |
| Site No. 528 | Adjacent Oak Wood and off Barton Lane | -9 |
| Site No. 596 | Southwest of Armthorpe | - 15 |
| Site No. 602 | The Lings – Major Employment Site | Not applicable |

A sieve of the scores resulted in the three sites with the worst scores (513 / 528 / 596) being deleted from the process of refining these selection outcomes.

In addition, site 602, The Lings, was also eliminated at this stage and selected instead as a Major Employment Site immediately adjacent to an existing Employment Area. The remaining eight sites were then subject to a further analysis based on a reduced number of key criteria – deliverability; closeness to the village centre; flood zone 1; not in the Green Wedge; prevent coalescence; and sensible urban form.

In particular, Sites 422 and 474 were consistent with Strategic Planning Principles and policy based criteria, especially the National Planning Policy Framework. These sites did not figure as well in relation to local considerations (for example, regarding relationship to the village centre, these sites did not do too well but nor did competing sites either, such as Grange Farm). As for technical issues, both sites fared quite well although their development would sterilise some limestone and sharp sand deposits, unless these were removed prior to development, of course. Deliverability was less clear in the case of Site 474 than Site 422, The Lings. Consultation responses often took the form of objections in both cases (i.e. to Site 422 and Site 474) but this was hardly surprising as residents were faced with loss of a view northwards across agricultural land. Grange Farm did not attract such opposition from the public, presumably because the view to the north of Grange Farm would be towards the residential development of Edenthorpe.

A number of the sites, in reality, were rated very similarly in most regards although they had different strengths and weaknesses. Grange Farm, for example, if developed would automatically join Armthorpe to Edenthorpe (i.e. coalescence of these two settlements) and would also have an adverse impact on townscape. By contrast, Sites 474 and 422 west of Hatfield Lane and The Lings (numbered S1 and S2 in the Draft Plan) while resulting in the loss of some open countryside would still permit a view across open land to the north.

On the basis of these key criteria, therefore, Sites 474 West of Hatfield Lane and Site 422 the Lings were finally chosen by the Steering Group, as most closely matching the key criteria.