

Malton and Norton - Other Development - Summary

Assessment	21	68 (542)	184a	184b	184c	184d	184e	184f
Stage 1 - Sift	employment only Planning consent granted and site being developed out	542 forms a smaller extent of site 68	0	0	0	0	0	0
all sites 0.3Ha and above	(++)6.86	(++) 8.13ha	(++) 14.9ha	(++) 2.3ha	(++) 3.2ha	(++) 2.3ha	(++) 48.4ha	(++) 13.9ha
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	(++)	(--) Not in or adjacent to the Principal Town	(++)	(--) Not in or adjacent to the Principal Town	(--) Not in or adjacent to the Principal Town	(++)	(++)	(--) Not in or adjacent to the Principal Town
Sites which cause significant harm to national/international nature conservation sites (species or habitat) or would involve substantial harm or loss to designated heritage assets will not be considered further	(++)	0	(--) Would involve significant development directly adjacent to the Derwent SAC and would cause substantial harm the setting of St Mary's Priory Church and Site of former Priory SM	(--) Would involve development directly adjacent to the Derwent SAC. May cause harm the setting of St Mary's Priory Church and Site of former Priory SM.	(--) Would involve development directly adjacent to the Derwent SAC	(++) However site directly adjacent to grade 2 listed Quarry House - development would have an impact.	(++)	(++)
Sites which fall wholly within Flood Zone 3b not considered further for built development. Where sites are partially in Flood Zone 3b, that part of the site will be not be considered further for built development.	(++) Southern tip of site slightly within but not included in part of the site to be developed	0	(--) Site is substantially within Flood Zone 3b.	(--) Large part of site either in Flood Zone 3b and 3a (iii)	(--) Part of site either in Flood Zone 3b and 3a (iii) and would not allow a developable scheme to take place.	(++) Substantially in Flood Zone 2.	(++) Developable parts of the site however parts of the Site in Flood Zone 3a (iii) on SFRA and Flood Zone 3 and Flood Zone 2 on the Flood Map	(++) But a small portion of site in Flood Zone 3b and Flood Zone 3a (iii)
Overall accessibility rating	0	0	0	0	0	(+)	(-)	0
A Overall Flood Risk Assessment	0	0	0	0	0	(+)	(+)	0
Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways England (HA) (where appropriate) initial highway assessment?	0	0	0	0	0	(+) NYCC comments awaited. It is considered that a suitable access could be achieved onto Scarborough Road as the is directly adjacent.	(+) NYCC comments awaited. It is considered that a suitable access could be achieved onto Scarborough Road as the site is directly adjacent.	0
B Overall rating for 'Biodiversity and Geo-diversity'	0	0	0	0	0	(--)	(--)	0
C Overall Rating for 'Special Qualities, Landscape and Setting'	0	0	0	0	0	(+)	(-)	0
D Overall Rating for 'Culture and Heritage'	0	0	0	0	0	(--)	(--)	0

Malton and Norton - Other Development - Summary

Assessment	21	68 (542)	184a	184b	184c	184d	184e	184f
E Overall rating for 'Low Carbon Development and Renewable Energy'	0	0	0	0	0	No such schemes within the locality.	No such schemes within the locality.	0
F Overall Rating for 'Sustainable Building and Waste Minimisation'	0	0	0	0	0	No information submitted at this stage	No information submitted at this stage	0
G Overall Rating for 'Efficient Use of Land'	0	0	0	0	0	(-)	(-)	0
H Overall Rating for 'Natural Resources'	0	0	0	0	0	(+)	(+)	0
I Overall Rating for 'Amenity'	0	0	0	0	0	(--) harm to residential amenity	(+)	0
J Overall Rating for 'Flood Risk'	0	0	0	0	0	(-)	(-)	0
K Overall Rating for 'People'	0	0	0	0	0	(+)	(+)	0
L Overall Rating for 'Meeting Needs'	0	0	0	0	0	(-) from an employment land perspective	(+) from and employment land perspective	0
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	0	0	0	0	0	(-)	(-)	0
N Overall rating for 'Strong Economy'	0	0	0	0	0	(+)	(++)	0
O Overall Deliverability / Developability Rating	0	0	0	0	0	(-)	(-) Concerns about the scale of site in relation to plan requirements	0

Malton and Norton - Other Development - Summary

Assessment	184g	184h	185	248	379	442 (250)	452	474
Stage 1 - Sift	Includes Site 189	0	0	Employment only within Huttons Ambo parish	Employment only within Huttons Ambo Parish	Also site submission 250 Retail scheme granted upon appeal	planning permission quashed. Application yet to be re-submitted	Mixed use site also considered through residential SSM
all sites 0.3Ha and above	(++) 20.9 ha	(++) 11.9 ha	(++)1.7ha	(++)12.21ha	(++) 2.92ha	(++)	(++) 1.72ha	(++) 13.38ha
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	(--) Not in or adjacent to the Principal Town	(--) Not in or adjacent to the Principal Town	(++)	(++) adjacent to industrial estate extension (site 21) which has a number of vacant plots	(++) adjacent to industrial estate. Previously developed	(++) subject to RCS and Sequential and Impact Tests	(++) subject to RCS and Sequential and Impact Tests	(++)
Sites which cause significant harm to national/international nature conservation sites (species or habitat) or would involve substantial harm or loss to designated heritage assets will not be considered further	(++)	(++)	(++)	(++) Site proximal to River Derwent SSSI. Also River Derwent SAC to the East and West of Malton. HRA establishes that no likely significant effects cannot be ruled out.	(++) Site proximal to River Derwent SSSI. Also River Derwent SAC to the East and West of Malton. HRA establishes that no likely significant effects cannot be ruled out.	(++)	(++)	(++)
Sites which fall wholly within Flood Zone 3b not considered further for built development. Where sites are partially in Flood Zone 3b, that part of the site will be not be considered further for built development.	(--) Significant area within Flood Zone 3b which would not enable a developable scheme to be built	(++) But a portion of the site in Flood Zone 3b and Flood Zone 3a (iii)	(--) Significant area within Flood Zone 3b which would not enable a developable scheme to be built	(++)	(++) part of site is within flood zone 2 and very edge of site is flood zone 3.	(++)	(++)	(++)
Overall accessibility rating	0	0	0	(+)	(+)	(++)	(++)	(-)
A Overall Flood Risk Assessment	0	0	0	(++)	(+) Subject to exclusion of flood zone 3 element of the site	(++)	(++)	(++)
Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways England (HA) (where appropriate) initial highway assessment?	0	0	0	(--) No direct access able to be achieved to the A64 due to proximity of Musley Bank junction irrespective of any potential junction alterations. Access would need to be achieved through site 21, which is the most eastern field of this submission, and which has been partly built out with	(--) Public access to site from a public highway not achievable.	0	(+)	(+) Subject to TA and cumulative effect of Sites 372/388.
B Overall rating for 'Biodiversity and Geo-diversity'	0	0	0	(+)	(-)	0	(+)	(+)
C Overall Rating for 'Special Qualities, Landscape and Setting'	0	0	0	(+)	(++)	0	(++) potential for enhancement should be sought, existing site makes limited contribution.	(--)
D Overall Rating for 'Culture and Heritage'	0	0	0	(-)	(-)	0	(+)	(--)

Malton and Norton - Other Development - Summary

Assessment	184g	184h	185	248	379	442 (250)	452	474
E Overall rating for 'Low Carbon Development and Renewable Energy'	0	0	0	No such schemes within the locality.	No information provided at this stage.	0	No information provided at this stage.	No information provided at this stage.
F Overall Rating for 'Sustainable Building and Waste Minimisation'	0	0	0	No information submitted at this stage	No information submitted at this stage	0	No information provided at this stage	No information provided at this stage
G Overall Rating for 'Efficient Use of Land'	0	0	0	(+)	(++) but only on the basis the site is available	0	(++)	(+)
H Overall Rating for 'Natural Resources'	0	0	0	(-)	(++)	0	(++)	(-)
I Overall Rating for 'Amenity'	0	0	0	(+)	(+)	0	(+) subject to appropriate mitigation	(+)
J Overall Rating for 'Flood Risk'	0	0	0	(+)	(-)	0	(++)	(++)
K Overall Rating for 'People'	0	0	0	(+)	(+)	(++) site has potential to deliver enhanced retail offer	(++) site has potential to deliver enhanced retail offer	(+)
L Overall Rating for 'Meeting Needs'	0	0	0	(--) capability in principle but there are access concerns	(--) concerns about current use of WWTW being operational with no clear cessation of use	(++)	(+) dependant on the nature of the development but sequentially preferable site to out of centre or further afield	(-)
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	0	0	0	(--)	(--)	0	(+)	(+)
N Overall rating for 'Strong Economy'	0	0	0	(++)	(++)	(++) Improve retail choice and experience for residents of Malton.	(++) Improve retail choice and experience for residents of Malton.	(++) potential
O Overall Deliverability / Developability Rating	0	0	0	(--) concerns about access delivery	(--) site is in use- and likely to need to expand	(++) proven range of developer contributions	(++) no evidence of constraints affecting viability	(+)

Malton and Norton - Other Development - Summary

Assessment	567	543	572	573	578	579	582	583
Stage 1 - Sift	Employment only	0	Agri-business and business and technology park approved on site in conjunction with 573 and 588.	Agri-business and business and technology park approved on site in conjunction with 572 and 588.	In conjunction with 579	In conjunction with 578	0	0
all sites 0.3Ha and above	0	(++) 6.16ha	(++)	(++)	(++) 13.93ha	(++) 16.46ha	0	0
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	(--) Not in or adjacent to the Principal Town	(--) Not in or adjacent to the Principal Town	(++) as part of employment land supply (qualitative) and need to deliver Livestock Market	(++) as part of employment land supply (qualitative) and need to deliver Livestock Market	(++) Not adjacent to principle town. Mixed scheme. Larger than current Plan requirements	(++) Not adjacent to principle town. Mixed scheme. Larger than current Plan requirements	(--) Not in or adjacent to principle town. Mixed scheme. Larger than current Plan requirements	(--) Not in or adjacent to principle town. Mixed scheme. Larger than current Plan requirements
Sites which cause significant harm to national/international nature conservation sites (species or habitat) or would involve substantial harm or loss to designated heritage assets will not be considered further	0	0	(++)	(++)	(++) Site proximal to River Derwent SSSI. Also River Derwent SAC to the East and West of Malton. HRA Screening establishes that no likely significant effects cannot be ruled out. Appropriate Assessment confirms that through mitigation no likely significant effects.	(++) Site proximal to River Derwent SSSI. Also River Derwent SAC to the East and West of Malton. HRA Screening establishes that no likely significant effects cannot be ruled out. Appropriate Assessment confirms that through mitigation no likely significant effects	0	0
Sites which fall wholly within Flood Zone 3b not considered further for built development. Where sites are partially in Flood Zone 3b, that part of the site will be not be considered further for built development.	0	0	(++)	(++)	(++)	(++)	0	0
Overall accessibility rating	0	0	0	0	(++) based on employment uses	(++) based on employment uses	0	0
A Overall Flood Risk Assessment	0	0	0	0	(++)	(++)	0	0
Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways England (HA) (where appropriate) initial highway assessment?	0	0	0	0	Response is awaited. Site would access A169, and then utilise the Old Malton Junction	Response is awaited. Site would access A169, and then utilise the Old Malton Junction	0	0
B Overall rating for 'Biodiversity and Geo-diversity'	0	0	0	0	(+)	(+)	0	0
C Overall Rating for 'Special Qualities, Landscape and Setting'	0	0	0	0	(++)	(++)	0	0
D Overall Rating for 'Culture and Heritage'	0	0	0	0	(+) consider that through appropriate landscaping the site will not adversely harm the setting of either Malton or Old Malton	(+) consider that through appropriate landscaping the site will not adversely harm the setting of either Malton or Old Malton	0	0

Malton and Norton - Other Development - Summary

Assessment	567	543	572	573	578	579	582	583
E Overall rating for 'Low Carbon Development and Renewable Energy'	0	0	0	0	(++) No specific information provided at this stage. Site submitter is acknowledging sites' potential to contribute some form of renewable/low carbon energy	(++) No specific information provided at this stage. Site submitter is acknowledging sites' potential to contribute some form of renewable/low carbon energy	0	0
F Overall Rating for 'Sustainable Building and Waste Minimisation'	0	0	0	0	No information provided at this stage	No information provided at this stage	0	0
G Overall Rating for 'Efficient Use of Land'	0	0	0	0	(+)	(+)	0	0
H Overall Rating for 'Natural Resources'	0	0	0	0	(-)	(-)	0	0
I Overall Rating for 'Amenity'	0	0	0	0	(+)	(+)	0	0
J Overall Rating for 'Flood Risk'	0	0	0	0	(+)	(+)	0	0
K Overall Rating for 'People'	0	0	0	0	(+)	(+)	0	0
L Overall Rating for 'Meeting Needs'	0	0	0	0	(++) based on principle	(++) based on principle	0	0
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	0	0	0	0	(+)	(+)	0	0
N Overall rating for 'Strong Economy'	0	0	0	0	(++)	(++)	0	0
O Overall Deliverability / Developability Rating	0	0	(++) proven range of developer contributions	(++) proven range of developer contributions	(+)	(+)	Site submitter promoting land for future plan	Site submitter promoting land for future plan

Malton and Norton - Other Development - Summary

Assessment	584	585	588	617	618	619	654	655
Stage 1 - Sift	0	0	Agri-business and business and technology park approved on site in conjunction with 572 and 573.	Mixed - employment- PFS and hotel service station- a supermarket linked with 618 and 619	Mixed - employment- PFS and hotel service station- a supermarket linked with 617 and 619	Mixed - employment- PFS and hotel service station- a supermarket linked with 618 and 617	proposed a site for the livestock market	0
all sites 0.3Ha and above	0	0	(++)	0	0	0	0	0
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	(--) Not in or adjacent to principle town. Mixed scheme. Larger than current Plan requirements	(--) Not in or adjacent to principle town. Mixed scheme. Larger than current Plan requirements	(++) as part of employment land supply (qualitative) and need to deliver Livestock Market	(--) Not in or adjacent to the Principal Town retail elements fail sequential tests. Not a destination in its own right	(--) Not in or adjacent to the Principal Town retail elements fail sequential tests. Not a destination in its own right	(--) Not in or adjacent to the Principal Town retail elements fail sequential tests. Not a destination in its own right	(--) Not in or adjacent to the Principal Town, nor an established employment land area	(++) but not well-related to either the built form of settlement or established employment land area
Sites which cause significant harm to national/international nature conservation sites (species or habitat) or would involve substantial harm or loss to designated heritage assets will not be considered further	0	0	(++)	0	0	0	(++)	(--) cannot rule out no likely significant affect (LSE) Adjacent to the River Derwent SAC - would be subject to AA to assess LSE already identified for sites in Malton and Norton
Sites which fall wholly within Flood Zone 3b not considered further for built development. Where sites are partially in Flood Zone 3b, that part of the site will be not be considered further for built development.	0	0	(++)	0	0	0	FRA required to ascertain flood risk	(--) Large areas of site within Flood Zone 3B, land to the north of the road.
Overall accessibility rating	0	0	0	0	0	0	0	0
A Overall Flood Risk Assessment	0	0	0	0	0	0	0	0
Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways England (HA) (where appropriate) initial highway assessment?	0	0	0	0	0	0	0	0
B Overall rating for 'Biodiversity and Geo-diversity'	0	0	0	0	0	0	0	0
C Overall Rating for 'Special Qualities, Landscape and Setting'	0	0	0	0	0	0	0	0
D Overall Rating for 'Culture and Heritage'	0	0	0	0	0	0	0	0

Malton and Norton - Other Development - Summary

Assessment	584	585	588	617	618	619	654	655
E Overall rating for 'Low Carbon Development and Renewable Energy'	0	0	0	0	0	0	0	0
F Overall Rating for 'Sustainable Building and Waste Minimisation'	0	0	0	0	0	0	0	0
G Overall Rating for 'Efficient Use of Land'	0	0	0	0	0	0	0	0
H Overall Rating for 'Natural Resources'	0	0	0	0	0	0	0	0
I Overall Rating for 'Amenity'	0	0	0	0	0	0	0	0
J Overall Rating for 'Flood Risk'	0	0	0	0	0	0	0	0
K Overall Rating for 'People'	0	0	0	0	0	0	0	0
L Overall Rating for 'Meeting Needs'	0	0	0	0	0	0	0	0
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	0	0	0	0	0	0	0	0
N Overall rating for 'Strong Economy'	0	0	0	0	0	0	0	0
O Overall Deliverability / Developability Rating	Site submitter promoting land for future plan	Site submitter promoting land for future plan	(++) proven range of developer contributions	0	0	0	0	(--). Flood risk concerns over much of the northern sites. No means of providing the appropriate crossing over the railway.