

Malton and Norton Residential Summary

| | 1 | 2 (118) | 62 | 88 (649) | 99 | 100 (192) | 103 (187 & 302) | 104 |
|---|-------------|--|--|---|--------------|--|--|--|
| Stage 1 - Sift | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 mixed proposal part of 471, also includes 637 |
| all sites 0.3Ha and above | (--) 0.23ha | (++) 0.88ha | (++) 0.77ha | (++) 26.08ha | (--) 0.23 ha | (++) 1.07 ha | (++) 4.53ha | (++) 43.33ha |
| Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1 | 0 | (++) Malton | (++) Old Malton | (++) Norton | 0 | (++) Malton | (++) Norton | (++) Norton |
| 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 | Proximal to Derwent SSSI and SAC (to west and east of Malton). Small site. Brownfield. HRA screening did not consider this site due to the flood risk - sequentially poorly performing site. | Proximal to Derwent SSSI and SAC (Old Malton). Small site. Brownfield. Not subjected to HRA Screening. But HRA Screening in general could not rule out no likely significant effect. | (++) HRA Screening demonstrated no likely significant effect cannot be ruled out. Proceed to Appropriate Assessment for Sites in Malton and Norton. The Appropriate Assessment confirmed that a combination of site features, proposals, mitigation measure would ensure that there would be no effects on the Conservation Objectives of the | 0 | Not proximal to River Derwent SAC. Small site. Not subjected to HRA Screening. But HRA Screening in general could not rule out no likely significant effect. | HRA Screening demonstrated no likely significant effect cannot be ruled out in respect of Malton and Norton Sites. Proceed to Appropriate Assessment for Sites in Malton and Norton. | Proximal to Derwent SAC . Substantial site. Site adjacent to River Derwent SSSI. Also River Derwent SAC to the East and West of Malton. Therefore whilst unlikely to cause significant harm, careful consideration would be required to mitigate any potential harm from development. Site not assessed through HRA due to |
| 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 | (++) Flood zone 3a as previously developed | (++) | (++) | 0 | (++) | (++) | (++) But part of the site is within Flood Zone 3 to the north of the site, and large areas of the flood Zone 2. |
| Stage 2 - Site Assessment | | | | | | | | |
| Overall accessibility rating | 0 | (+) offers good levels of accessibility to key facilities | (--) poor access to key facilities | (-) variable access to key facilities, but would provide land for a new school | 0 | (+) offers good access to key facilities | (--) poor accessibility to key facilities | (-) variable access to key facilities . |
| A Overall Flood Risk Assessment | 0 | (--) | (++) | (++) subject to FRA | 0 | (++) subject to FRA | (++) subject to FRA | (--) |

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|---|---|--|--|---|----|---|--|---|
| Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment? | | 0 Observations on a site-specific level are awaited. | Observations on a site-specific level are awaited. | (+)The preliminary response from the Highway Authority confirmed: That access was acceptable onto Beverley Road. The site would require both a Transport Assessment and a Travel Plan. Also due to the size of the site other uses may be considered, and their highway implications considered. The proposal is to provide a link road between Beverley Road, and Scarborough Road, via the existing road on Hugden Way. The site has been assessed through the Strategic Transport Modelling, which confirms the importance of the link road. | | 0 Observations on a site-specific level are awaited. | (-) Comments on site 321: Will require a TA and Travel Plan. Access onto Whitewall not acceptable unless significant upgrades are made. Cumulative considerations. | Observations on a site-specific level are awaited. |
| B Overall rating for 'Biodiversity and Geodiversity' | | 0 (+) | (+) | (+) consider net gains to biodiversity would be achieved. | | 0 (+) subject to the consideration of the group Tree Preservation Order | (+) | (+) |
| C Overall Rating for 'Special Qualities, Landscape and Setting' | | 0 (++) | (+) subject to the scale and massing of buildings | (++) | | 0 (++) | (-) sensitive land form and field pattern | (-) subject to a comprehensive landscaping scheme |
| D Overall Rating for 'Culture and Heritage' | | 0 (-) substantial harm incurred to Listed Building. | (-) subject to archaeological evaluation, and scale and massing of the development | (+) | | 0 (+) subject to setting of Conservation Area. | (-) substantial harm to the setting of Whitewall Stables and Cottages and the form and character of this part of Norton | (+) subject to archaeological evaluation |
| E Overall rating for 'Low Carbon Development and Renewable Energy' | | 0 No information provided at this stage. | No information provided at this stage. | No information provided at this stage. | | 0 Limited information provided at this stage. | No information provided at this stage. | No information provided at this stage. |
| F Overall Rating for 'Sustainable Building and Waste Minimisation' | | 0 No information provided at this stage. | No information provided at this stage. | No information provided at this stage. | | 0 No information provided at this stage. | No information provided at this stage. | No information provided at this stage. |
| G Overall Rating for 'Efficient Use of Land' | | 0 (-) constraints due to flood risk. | (+) | (+) Substantial Greenfield site | | 0 (+) | (+) | (-) Flood risk and contamination issues would need addressing |
| H Overall Rating for 'Natural Resources' | | 0 (+) Subject to land stability and AQA findings. | (+) subject to AQA | (-) site is large site of BaMV land, subject to AQA | | 0 (+) subject to AQA | (+) subject to AQA | (-) site is large site of BaMV land, subject to AQA |

Malton and Norton Residential Summary

| | 1 | 2 (118) | 62 | 88 (649) | 99 | 100 (192) | 103 (187 & 302) | 104 |
|---|--|--|--|--|--|--|--|--|
| I Overall Rating for 'Amenity' | 0 (+) | (+) | (+) | (+) site submission material recognises amenity implications for residents, and proposing steps to mitigate this | 0 (+) | (+) | (+) | (+) siting and design can ameliorate impact of railway |
| J Overall Rating for 'Flood Risk' | 0 (--) | (--) | (++) | (++) subject to FRA, and modelling of the road levels. | 0 (++) subject to FRA | (++) subject to FRA | (++) subject to FRA | (--) |
| K Overall Rating for 'People' | 0 (-)No information submitted at this stage. | (-)No information submitted at this stage. | (-)No information submitted at this stage. | (++) No detailed information, but information submitted so far shows significant potential | 0 (-)No information submitted at this stage. | (-)No information submitted at this stage. | (-)No information submitted at this stage. | (-)No information submitted at this stage. |
| L Overall Rating for 'Meeting Needs' | 0 (--) | (--) | (-) | (+) subject to the submission of further information | 0 (-) | (-) | (-) But through submission of further detail this can be better established. | (-) But through submission of further detail this can be better established. |
| M Overall Rating for 'Community facilities, Utilities and Infrastructure' | 0 (+) | (+) | (+) | (++) Infrastructural improvements required, but site submitter is aware and providing site-specific and wider infrastructural improvements | 0 (+) | (+) | (--) | (--) |
| N Overall rating for 'Strong Economy' | 0 N/A | N/A | N/A | N/A | 0 N/A | N/A | N/A | N/A |
| Stage 3 - Deliverability / Developability | | | | | | | | |
| O Overall Deliverability / Developability Rating | 0 (--) | (--) | (+) | (++) | 0 (+) | (+) | (--) | (--) |

Malton and Norton Residential Summary

| | 119 | 121 | 122 (623) | 123 | 127 | 137 | 143 (372 & 388) | 191 (417) |
|---|-----------------------------|--|---|--|-------------|--|--------------------|--|
| Stage 1 - Sift | Site is close to completion | residential part of 471 | Most of this site also under 196 (122&191) . | 0 | 0 | 0 | Under construction | 0 |
| all sites 0.3Ha and above | 0 | (++) 9.70ha | (++)0.84 ha | (++) 0.61ha | (--) 0.08ha | (++) 89.82ha | (++) | (++) 4.44ha |
| Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1 | 0 | (++) Norton | (++) Norton | (++) | 0 | (--) Strategic site dismissed by LPS. However component sites still part of the assessment | (++) Norton | (++) Norton |
| 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 | Proximal to Derwent SAC . Substantial site. Site adjacent to River Derwent SSSI. Also River Derwent SAC to the East and West of Malton. Therefore whilst unlikely to cause significant harm, careful consideration would be required to mitigate any potential harm from development. Site not assessed through HRA due to | Proximal to Derwent SSSI and SAC (to west and east of Malton). Small site, but links into Derwent via Mill Beck. HRA Screening demonstrates that no likely significant affect cannot be ruled out for sites in Malton and Norton, and so the site would need to be subject to Appropriate Assessment, which was not undertaken as site is in Flood Zone 2 and | Proximal to Derwent SAC . Small site. Site proximal to River Derwent SSSI. Also River Derwent SAC to the East and West of Malton. No public access. Therefore whilst unlikely to cause significant harm, careful consideration would be required to mitigate any potential harm from development. Site not assessed through HRA. | 0 | See component sites | 0 | Mill Beck links into Derwent SSSI and SAC (to west and east of Malton). HRA Screening demonstrates that no likely significant affect cannot be ruled out for sites in Malton and Norton, and so the site would need to be subject to Appropriate Assessment, which was not undertaken as site is in Flood Zone 2 and sequentially poor in respect of |
| 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 | (++) However significant flood risk exists as site is mainly within Flood zone 3a (iii) on SFRA Update 2010 | (++) Predominantly Flood Zone 2 with some area in Flood Zone 1 | (++) | 0 | (++) Mainly flood zone 1, though small area in flood zones 2 and 3. | 0 | (++) |
| Stage 2 - Site Assessment | | | | | | | | |
| Overall accessibility rating | 0 | (+) good accessibility to key facilities | (+) good accessibility to key facilities | (-) variable access to key facilities | 0 | 0 | 0 | (-) Variable accessibility to key facilities |
| A Overall Flood Risk Assessment | 0 | (--) | (+) Subject to FRA | (++) | 0 | 0 | 0 | (++) subject to FRA, and exclusion of flood zone 2- as have sequentially preferable sites |

Malton and Norton Residential Summary

| | 119 | 121 | 122 (623) | 123 | 127 | 137 | 143 (372 & 388) | 191 (417) |
|---|-----|---|--|--|-----|-----|-----------------|--|
| Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment? | | 0 Observations on a site-specific level are awaited. | 0 Observations on a site-specific level are awaited. | 0 Observations on a site-specific level are awaited. | | | 0 | 0 (+) Initial site assessment concluded that the site has no direct connection/frontage to a highway maintainable at the public expense. A map has been provided which shows two access points, one is emergency/secondary to the south, and the north is via Beechwood Road, on the corner with Leat House (Listed), the access, and visibility splay have not been assessed by the Highways Authority, but the Highways Engineers have confirmed comply with Manual for Streets 1 and 2, and consultation with |
| B Overall rating for 'Biodiversity and Geodiversity' | | 0 (+) | (-) Need to consider the impact further on the River Derwent SAC | (-) Need to consider the impact on the trees subject to the Tree Preservation Order. | | | 0 | 0 (-) Need to consider the impact further on the River Derwent SAC |
| C Overall Rating for 'Special Qualities, Landscape and Setting' | | 0 (+) | (++) | (--) | | | 0 | 0 (-) subject to retention of the heavily treed area concerns around impact on Mill Beck, and the contribution trees make to setting |
| D Overall Rating for 'Culture and Heritage' | | 0 (+) subject to archaeological evaluation | (+) subject to archaeological evaluation | (+) subject to archaeological evaluation | | | 0 | 0 (+) subject to archaeological evaluation, and consideration of access and setting of Leat House, and the setting of Sutton Barn. |
| E Overall rating for 'Low Carbon Development and Renewable Energy' | | 0 No information provided at this stage. | No information provided at this stage. | No information provided at this stage. | | | 0 | 0 No information provided at this stage. |
| F Overall Rating for 'Sustainable Building and Waste Minimisation' | | 0 No information provided at this stage. | No information provided at this stage. | No information provided at this stage. | | | 0 | 0 No information provided at this stage. |
| G Overall Rating for 'Efficient Use of Land' | | 0 (-) Flood risk and contamination issues would need addressing | (-) Flood risk | (--) scheme proposed for single dwelling. Presence of protected trees | | | 0 | 0 (+) |
| H Overall Rating for 'Natural Resources' | | 0 (++) subject to AQA | (++) subject to AQA | (+) subject to AQA | | | 0 | 0 (+) subject to AQA |

Malton and Norton Residential Summary

| | 119 | 121 | 122 (623) | 123 | 127 | 137 | 143 (372 & 388) | 191 (417) |
|---|-----|--|--|---|-----|-----|--|---|
| I Overall Rating for 'Amenity' | | 0 (+) siting and design can ameliorate impact of railway | (+) | (+) | | 0 | 0 | 0 (+) |
| J Overall Rating for 'Flood Risk' | | 0 (-) | (-) but sequentially preferable sites | (++) | | 0 | 0 | 0 (-) subject to FRA, site includes areas of flood zone 2, which would need to be excluded from the developable area. |
| K Overall Rating for 'People' | | 0 (-)No information submitted at this stage. | (-)No information submitted at this stage. | (--) site submission for an individual property | | 0 | 0 | 0 (-) |
| L Overall Rating for 'Meeting Needs' | | 0 (--) Unable to meet needs through contamination and flood risk | (-) unlikely to meet needs due site size | (--) for individual use | | 0 | 0 | 0 (-) But through submission of further detail this can be better established. |
| M Overall Rating for 'Community facilities, Utilities and Infrastructure' | | 0 (-) constraints will harm viability | (+) | (+) | | 0 | 0 | 0 (-) |
| N Overall rating for 'Strong Economy' | | 0 N/A | N/A | N/A | | 0 | 0 | 0 N/A |
| Stage 3 - Deliverability / Developability | | | | | | | | |
| O Overall Deliverability / Developability Rating | | 0 (--) Constraints will make development unviable as a singular site | (--) access and flood risk issues. Site submitter still wants to have the site considered. | (--) site is proposed to develop one further dwelling | | 0 | 0 (++) proven range of contributions through the S.106 Agreement | (-) due to access, and removal of fish ponds |

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| | 193a | 193b | 194 (190) | 195 | 196 | 208 | 218 (108 & 281) | 243 |
|---|--------------|--------------|--|--|---|--|--|---|
| Stage 1 - Sift | 0 | 0 | 190 - a scheme for 8 dwellings | 0 | 0 | 0 | 0 | 0 |
| all sites 0.3Ha and above | (--) 0.268ha | (--) 0.132ha | (++) 9.32ha | (++)0.93ha | (++)4.76ha | (++) 0.67ha | (++) 21.21ha | (++) 0.32ha |
| Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1 | (++) | (++) | (++) Norton | (++) Norton | (++) Norton | (++) within Old Malton | (++) Malton | (++) within Old Malton |
| 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 | HRA Screening demonstrated no likely significant effect cannot be ruled out in respect of Malton and Norton Sites. Proceed to Appropriate Assessment for Sites in Malton and Norton. | HRA Screening demonstrated no likely significant effect cannot be ruled out in respect of Malton and Norton Sites. Proceed to Appropriate Assessment for Sites in Malton and Norton. | Proximal to Derwent SSSI and SAC (to west and east of Malton). Small site. HRA Screening demonstrates no likely significant effect cannot be ruled out. Proceed to Appropriate Assessment for Sites in Malton and Norton. Not subjected to AA | HRA Screening demonstrated no likely significant effect cannot be ruled out in respect of Malton and Norton Sites. Proceed to Appropriate Assessment for Sites in Malton and Norton. | (++) As part of the planning application a Habitats Assessment was undertaken for the planning application. No likely significant Effects were identified as a result of proposal. HRA Screening for Local Plan Sites Proceed to Appropriate Assessment for Sites in Malton and Norton. The Planning application did identify that there would be no | (++) |
| 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 | (++) | (++) | (++) Predominantly Flood Zone 2 with some area in Flood Zone 1 | (++) Site is adjacent to land which is Flood Zone 2 and 3. | (++) | (++) land to north of site and east is flood zone 2 and 3. |
| Stage 2 - Site Assessment | | | | | | | | |
| Overall accessibility rating | 0 | 0 | (-) Variable accessibility to key facilities | (-) Variable accessibility to key facilities | (+) good accessibility to key facilities | (--) poor accessibility to key facilities | (+) Good accessibility to key facilities | (--) Poor accessibility to key facilities |
| A Overall Flood Risk Assessment | 0 | 0 | (++) subject to FRA | (++) subject to FRA | (++) | (++) subject to FRA | (++) | (+) subject to exclusion of flood zone 3, remainder Flood Zone 2 FRA required |

Malton and Norton Residential Summary

| | 193a | 193b | 194 (190) | 195 | 196 | 208 | 218 (108 & 281) | 243 |
|---|------|------|---|---|---|--|--|--|
| Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment? | 0 | 0 | Observations on a site-specific level are awaited. | (+) Access acceptable onto Langton Road | (--) The site has no direct connection/frontage to a highway maintainable at the public expense | (--) The site submitter has provided a map which shows ownership of the land, but no specifically identified access. The access which is currently used is identified. Although both parties have made submissions which support the inclusion of the site as an allocation. Details of the access have been considered by the Highway Authority. The have advised: There is insufficient width for an access of adoptable standards to be achieved. The red dotted line, showing the extents of the existing access, due to the | The Highway Authority (NYCC) have made observations on the planning application. Further information has been sought concerning the necessary improvements to both Castle Howard Road, and connectivity into York Road to ensure safe and efficient operations. Highways England have no objections to the application which has been submitted. | Observations on a site-specific level are awaited. |
| B Overall rating for 'Biodiversity and Geodiversity' | 0 | 0 | (+) | (-) uncertain impacts on trees subject to TPO, also consider the impact on the River Derwent SAC. | (-) Need to consider the impact further on the River Derwent SAC | (+) | (+) subject to appropriate landscaping, and consideration of buffering for the SINC cutting. | 0 |
| C Overall Rating for 'Special Qualities, Landscape and Setting' | 0 | 0 | (+) | (--) landscape sensitivities identified | (-) concerns around impact on Mill Beck, and the contribution trees make to setting | (+) subject to landscaping scheme | (-) concerns identified in relation to sensitivities of the nearby AONB, a negative landscape impact will occur, but harm/impact on the AONB could be reduced through detailed design. | 0 |
| D Overall Rating for 'Culture and Heritage' | 0 | 0 | (+) subject to archaeological evaluation | (--) substantial harm to the setting of Sutton Barn | (+) subject to archaeological evaluation, and consideration of access and setting of Leat House | (+) subject to archaeological evaluation and consideration of scale and massing of buildings in relation to Conservation Area | (+) subject to archaeological evaluation and consideration of heights of buildings in relation to the Conservation Area | 0 |
| E Overall rating for 'Low Carbon Development and Renewable Energy' | 0 | 0 | No information provided at this stage. | No specific information provided at this stage. | No information provided at this stage. | No information provided at this stage. | No information provided at this stage. | 0 |
| F Overall Rating for 'Sustainable Building and Waste Minimisation' | 0 | 0 | No information provided at this stage. | No information provided at this stage. | No information provided at this stage. | No information provided at this stage. | No information provided at this stage. | 0 |
| G Overall Rating for 'Efficient Use of Land' | 0 | 0 | (+) for the full site, ribbon scheme would perform poorly | (+) | (+) | (++) Brownfield site - subject to availability currently site is not available. | (+) substantial greenfield site | 0 |
| H Overall Rating for 'Natural Resources' | 0 | 0 | (+) subject to AQA | (+) subject to AQA | (+) subject to AQA | (++) subject to AQA | (-) site is large site of BaMV land, subject to AQA | 0 |

Malton and Norton Residential Summary

| | 193a | 193b | 194 (190) | 195 | 196 | 208 | 218 (108 & 281) | 243 |
|---|------|--|--|---|--|---|---|-----|
| I Overall Rating for 'Amenity' | 0 | 0 (+) | (+) | (+) | (+) | (+) | (+) | 0 |
| J Overall Rating for 'Flood Risk' | 0 | 0 (++) subject to FRA | (++) subject to FRA | (-) with sequentially preferable sites | (++) subject to FRA | (++) | (-) with sequentially preferable sites | |
| K Overall Rating for 'People' | 0 | 0 (-) | (-) | (-) | (-) | (-) | (+) Limited information has been submitted at this stage but the site has significant potential | 0 |
| L Overall Rating for 'Meeting Needs' | 0 | 0 (-) But through submission of further detail this can be better established. | (-) unlikely to meet needs due to site size | (-) But through submission of further detail this can be better established. | (-) unlikely to meet needs due to site size | (-) subject to the submission of further information which demonstrates the ability of the site to deliver affordable housing in a plan-compliant manner. | (+) Small site, but was part of a package of enabling development to bring forward the Livestock Market | |
| M Overall Rating for 'Community facilities, Utilities and Infrastructure' | 0 | 0 (+) | (+) | (+) | (-) | (++) Infrastructural improvements required, but site submitter is aware and providing site-specific and wider infrastructural improvements | | 0 |
| N Overall rating for 'Strong Economy' | 0 | 0 N/A | N/A | N/A | N/A | N/A | N/A | 0 |
| Stage 3 - Deliverability / Developability | | | | | | | | |
| O Overall Deliverability / Developability Rating | 0 | 0 (+) | (-) substantial harm to setting of Listed Building | (-) Costs of remediation of the site due to the fish ponds, and the access capability | (-) site is currently in occupation with no clear cessation of use. The site is already within Development Limits. Access concerns are not mitigatable | (+) proven range of contributions through the S.106 Agreement | | |

Malton and Norton Residential Summary

| | 244 | 245 | 246 | 247 | 249 | 262 | 269 | 273 |
|---|----------------|--|--|------------|--|--|----------------|--|
| Stage 1 - Sift | Site developed | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | Planning permission granted upon appeal | Site Developed | |
| all sites 0.3Ha and above | (++) 1.24ha | (++) 1.66ha | (++) 1.44ha | (--)-0.244 | (++)11.3ha | (++) 0.47ha | (++) 0.52ha | (++) 1.17ha |
| Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1 | 0 | (++) Malton | (++) Malton | 0 | (++) Malton | (++) Norton | 0 | (++) Malton |
| 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 | HRA Screening demonstrated no likely significant effect cannot be ruled out in respect of Malton and Norton Sites. Proceed to Appropriate Assessment for Sites in Malton and Norton. | HRA Screening demonstrated no likely significant effect cannot be ruled out in respect of Malton and Norton Sites. Proceed to Appropriate Assessment for Sites in Malton and Norton. | 0 | (++) Site proximal to River Derwent SSSI. Also River Derwent SAC to the East and West of Malton. HRA Screening demonstrates no likely significant effect cannot be ruled out. Proceed to Appropriate Assessment for Sites in Malton and Norton. Appropriate Assessment concluded no effects. | (++) | 0 | HRA Screening demonstrated no likely significant effect cannot be ruled out in respect of Malton and Norton Sites. Proceed to Appropriate Assessment 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 | (++) |
| Stage 2 - Site Assessment | | | | | | | | |
| Overall accessibility rating | 0 | (+) Site has good accessibility to key services | (+) Site has good accessibility to key services | 0 | (+) Site has good accessibility - subject to provision of a new primary school | (-) site has variable access to key facilities | 0 | (-) site has variable access to key facilities |
| A Overall Flood Risk Assessment | 0 | (++) Subject to FRA | (++) Subject to FRA | 0 | (++) Subject to FRA | (++) | 0 | (++) Subject to FRA |

Malton and Norton Residential Summary

| | 244 | 245 | 246 | 247 | 249 | 262 | 269 | 273 |
|---|-----|--|--|-----|--|--|-----|--|
| Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment? | | 0 Observations on a site-specific level are awaited. | Observations on a site-specific level are awaited. | | 0 Observations on a site-specific level are awaited. Comments made on the site to the north (218) as part of the planning application. | Observations on a site-specific level are awaited. | | 0 Observations on a site-specific level are awaited. |
| B Overall rating for 'Biodiversity and Geodiversity' | | 0 (++) site's development offers opportunity to improve biodiversity | (+) subject to the considered retention of hedgerows and trees on site (particularly those subject to TPO) | | 0 (+) | (+) | | 0 (+) subject to the further protection of trees |
| C Overall Rating for 'Special Qualities, Landscape and Setting' | | 0 (++) | (-) localised landscape sensitivity- form and character | | 0 (-) landscape sensitivities around AONB, capable of mitigation | (-) landscape sensitivities identified | | 0 (+) subject to form and density of scheme |
| D Overall Rating for 'Culture and Heritage' | | 0 (+) subject to archaeological evaluation | (-) consider the scale, form, massing and positioning of development, and archaeological evaluation | | 0 (+) subject to consideration over scale and form of development and archaeological evaluation | (-) substantial harm to the setting of Sutton Barn | | 0 (+) consider the scale, form, massing and positioning of development, subject to archaeological evaluation |
| E Overall rating for 'Low Carbon Development and Renewable Energy' | | 0 No information provided at this stage. | No information provided at this stage. | | 0 No information provided at this stage. | No information provided at this stage. | | 0 No information provided at this stage. |
| F Overall Rating for 'Sustainable Building and Waste Minimisation' | | 0 No information provided at this stage. | No information provided at this stage. | | 0 No information provided at this stage. | No information provided at this stage. | | 0 No information provided at this stage. |
| G Overall Rating for 'Efficient Use of Land' | | 0 (++) Brownfield site, and site submitter is aware of contamination | (+) | | 0 (+) | (+) | | 0 (+) |
| H Overall Rating for 'Natural Resources' | | 0 (++) Subject to AQA | (++) Subject to AQA | | 0 (-) site is large site of BaMV land, subject to AQA | (+) subject to AQA | | 0 (++) Subject to AQA |

Malton and Norton Residential Summary

| | 244 | 245 | 246 | 247 | 249 | 262 | 269 | 273 |
|---|--|-----|---|-----|--|--------------------------------------|-----|--|
| I Overall Rating for 'Amenity' | 0 (+) | | (+) | | 0 (+) | (+) | | 0 (+) |
| J Overall Rating for 'Flood Risk' | 0 (++) subject to FRA | | (++) subject to FRA | | 0 (++) subject to FRA | (++) subject to FRA | | 0 (++) subject to FRA |
| K Overall Rating for 'People' | 0 (-) | | (-) | | 0 (-) | (-) | | 0 (-) |
| L Overall Rating for 'Meeting Needs' | 0 (--) unable to meet any needs due site size and due to the contamination on the site | | (-) unlikely to meet needs due site size | | 0 (-) But through submission of further detail this can be better established. | (-) Site is unable to meet any needs | | 0 (-) unlikely to meet needs due site size |
| M Overall Rating for 'Community facilities, Utilities and Infrastructure' | 0 (+) | | (-) impact on sports facilities | | 0 (++) Infrastructural improvements required, but site submitter is aware and providing site-specific and wider infrastructural improvements | (+) | | 0 (+) |
| N Overall rating for 'Strong Economy' | 0 N/A | | N/A | | 0 N/A | N/A | | 0 N/A |
| Stage 3 - Deliverability / Developability | | | | | | | | |
| O Overall Deliverability / Developability Rating | 0 (--) prohibitive contamination issues | | (-) no alternative location for the current sports facilities is provided | | 0 (+) | (-) | | 0 (--) site is not available |

Malton and Norton Residential Summary

| | 282 (581) | 285 | 287 | 297 | 319 (645) | 320 (646) | 321 (647) | 322 (648) |
|---|--------------------------|---|------------------|-----------------------|---|---|---|---|
| Stage 1 - Sift | Granted planning consent | | 0 Site Developed | Development commenced | | 0 northern element of site submission 319 | eastern element of site submission 319 | Combination of 320 and 321 (but not gallops as in 319) |
| all sites 0.3Ha and above | (++) | (++) 0.41ha | (++) 2.94ha | (++) 0.42ha | (++) 12.08ha | (++) 4.6ha | (++)2.84ha | (++)7.44ha |
| Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1 | (++) Malton | (++) Malton | 0 | 0 | (++) Norton | (++) Norton | (++) Norton | (++) Norton |
| 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 | (++) | HRA Screening demonstrated no likely significant effect cannot be ruled out in respect of Malton and Norton Sites. Proceed to Appropriate Assessment for Sites in Malton and Norton. This site is small and distanced from the River (No Suggestions) SAC, and on routes into AONB. | 0 | 0 | HRA Screening demonstrated no likely significant effect cannot be ruled out in respect of Malton and Norton Sites. Proceed to Appropriate Assessment for Sites in Malton and Norton. Not assessed through Appropriate Assessment. | HRA Screening demonstrated no likely significant effect cannot be ruled out in respect of Malton and Norton Sites. Proceed to Appropriate Assessment for Sites in Malton and Norton. Not assessed through Appropriate Assessment. | HRA Screening demonstrated no likely significant effect cannot be ruled out in respect of Malton and Norton Sites. Proceed to Appropriate Assessment for Sites in Malton and Norton. Not assessed through Appropriate Assessment. | HRA Screening demonstrated no likely significant effect cannot be ruled out in respect of Malton and Norton Sites. Proceed to Appropriate Assessment for Sites in Malton and Norton. Not assessed through Appropriate Assessment. |
| 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 | (++) | (++) | (++) | (++) |
| Stage 2 - Site Assessment | | | | | | | | |
| Overall accessibility rating | | 0 (-) variable accessibility to key facilities | 0 | 0 | 0 (--) poor accessibility to key facilities and the bus stop is up to 15 minutes away | 0 (--) poor accessibility to key facilities and the bus stop is up to 15 minutes away | 0 (--) poor accessibility to key facilities and the bus stop is up to 15 minutes away | 0 (--) poor accessibility to key facilities and the bus stop is up to 15 minutes away |
| A Overall Flood Risk Assessment | | 0 | 0 | 0 | 0 (++) Subject to FRA | 0 (++) Subject to FRA | 0 (++) Subject to FRA | 0 (++) Subject to FRA |

Malton and Norton Residential Summary

| | 282 (581) | 285 | 287 | 297 | 319 (645) | 320 (646) | 321 (647) | 322 (648) |
|---|-----------|--|-----|-----|--|--|--|--|
| Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment? | | 0 Observations on a site-specific level are awaited. | | 0 | 0 (-) Comments on site 321: Will require a TA and Travel Plan. Access onto Whitewall not acceptable unless significant upgrades are made. Cumulative considerations. | (-) The site has no direct connection/frontage to a highway maintainable at the public expense | (-) Comments on site 321: Will require a TA and Travel Plan. Access onto Whitewall not acceptable unless significant upgrades are made. Cumulative considerations. | (-) Comments on site 321: Will require a TA and Travel Plan. Access onto Whitewall not acceptable unless significant upgrades are made. Cumulative considerations. |
| B Overall rating for 'Biodiversity and Geodiversity' | | 0 (+) | | 0 | 0 (+) | (+) | (+) | (+) |
| C Overall Rating for 'Special Qualities, Landscape and Setting' | | 0 (+) | | 0 | 0 (-) extensive landscape sensitivities identified. Reduced area could provide mitigation | (+) | (-) no integration of development | (-) extensive landscape sensitivities identified. Reduced area could provide mitigation |
| D Overall Rating for 'Culture and Heritage' | | 0 (+) subject to archaeological recording | | 0 | 0 (-) substantial harm to the setting of Whitewall Stables and Cottages and the form and character of this part of Norton | (+) Subject to archaeological evaluation | (-) substantial harm to the setting of Whitewall Stables and Cottages and the form and character of this part of Norton | (-) form and character issues with the form of the site, subject to archaeological evaluation |
| E Overall rating for 'Low Carbon Development and Renewable Energy' | | 0 No information provided at this stage. | | 0 | 0 No information provided at this stage. | No information provided at this stage. | No information provided at this stage. | No information provided at this stage. |
| F Overall Rating for 'Sustainable Building and Waste Minimisation' | | 0 No information provided at this stage. | | 0 | 0 No information provided at this stage. | No information provided at this stage. | No information provided at this stage. | No information provided at this stage. |
| G Overall Rating for 'Efficient Use of Land' | | 0 (+) | | 0 | 0 (+) | (+) | (+) | (+) |
| H Overall Rating for 'Natural Resources' | | 0 (++) Subject to AQA | | 0 | 0 (-) site is large site of BaMV land, subject to AQA | (+) subject to AQA | (+) subject to AQA | (-) site is large site of BaMV land, subject to AQA |

Malton and Norton Residential Summary

| | 282 (581) | 285 | 287 | 297 | 319 (645) | 320 (646) | 321 (647) | 322 (648) |
|---|--|--|-----|-----|---|--|--|--|
| I Overall Rating for 'Amenity' | | 0 (-) due to site size and inability to mitigate A64 noise | | 0 | 0 (-) adverse impact from increased traffic in immediate proximity of Bazeley's lane , conflict with equine activities. Mitigation is not identified as being achievable at this time. | 0 (-) adverse impact from increased traffic in immediate proximity of Bazeley's lane , conflict with equine activities. Mitigation is not identified as being achievable at this time. | 0 (-) adverse impact from increased traffic in immediate proximity of Bazeley's lane , conflict with equine activities. Mitigation is not identified as being achievable at this time. | 0 (-) adverse impact from increased traffic in immediate proximity of Bazeley's lane , conflict with equine activities. Mitigation is not identified as being achievable at this time. |
| J Overall Rating for 'Flood Risk' | | 0 (++) subject to FRA | | 0 | 0 (++) subject to FRA | 0 (++) subject to FRA | 0 (++) subject to FRA | 0 (++) subject to FRA |
| K Overall Rating for 'People' | | 0 (-) | | 0 | 0 (-) currently material submitted would not be capable of meeting these objectives | 0 (-) | 0 (-) | 0 (-) |
| L Overall Rating for 'Meeting Needs' | | 0 (-) Unable to meet any needs through site size | | 0 | 0 (-) Scheme proposed would not contribute to meeting needs as per SP3 of the Local Plan Strategy requires, but through submission of further detail and a revised plans this may be addressed. | 0 (-) But through submission of further detail this can be better established. | 0 (-) But through submission of further detail this can be better established. | 0 (-) But through submission of further detail this can be better established. |
| M Overall Rating for 'Community facilities, Utilities and Infrastructure' | | 0 (+) | | 0 | 0 (-) major transport infrastructural improvement required | 0 (-) major transport infrastructural improvement required | 0 (-) major transport infrastructural improvement required | 0 (-) major transport infrastructural improvement required |
| N Overall rating for 'Strong Economy' | | 0 N/A | | 0 | 0 N/A | 0 N/A | 0 N/A | 0 N/A |
| Stage 3 - Deliverability / Developability | | | | | | | | |
| O Overall Deliverability / Developability Rating | (++) proven range of contributions through the S.106 Agreement | (-) site of site with significant amenity considerations | | 0 | 0 (-) with accessibility and access concerns | 0 (-) with accessibility and access concerns | 0 (-) with accessibility and access concerns | 0 (-) with accessibility and access concerns |

Malton and Norton Residential Summary

| | 323 | 324 | 325 | 326 | 327 | 350 | 423 | 450 |
|---|--|---|---|-------------|-------------|---|---|--|
| Stage 1 - Sift | Scheme of 50 homes granted | | Scheme of 35 homes granted part of site 350 and majority of 243 | 0 | 0 | Scheme of 35 homes granted with site 325, and 243 | | 0 Mixed site original submission subsequent correspondence indicates residential |
| all sites 0.3Ha and above | (++)2.37ha | (++)11.49ha | (++) 1.15ha | (--) 0.17ha | (--) 0.13ha | (++) 0.69ha | (++) 0.55ha | (++) 1.45ha |
| Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1 | (++) Norton | (++) Malton | (++) Old Malton | 0 | 0 | (++) Old Malton | (++) Norton | (++) Malton |
| 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 | (++) | (++) HRA Screening Assessment demonstrated no likely significant effects cannot be ruled out. Proceed to Appropriate Assessment for Sites in Malton and Norton. Appropriate Assessment has concluded that this site would be one of the most proximal to access to the River Derwent, and mitigation measures to alleviate this are proposed. | (++) | 0 | 0 | (++) | HRA Screening demonstrates that no likely significant affect cannot be ruled out for sites in Malton and Norton, and so the site would need to be subject to Appropriate Assessment, which was not undertaken as site is in Flood Zone 3a and sequentially poor in respect of flood risk. | (++) HRA Screening Assessment demonstrated no likely significant effects cannot be ruled out. Proceed to Appropriate Assessment for Sites in Malton and Norton. Appropriate Assessment has concluded that this site would be one of the most proximal to access to the River Derwent, however, the proposal indicates retirement |
| 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. | (++) | (++) Northern component of site is in flood zone 2. Environment Agency have stated that the area in Flood Zone 2 should either be removed from the site outline, or designated to be set aside for use as open space/ green infrastructure | (++) part of site in flood zone 2 | 0 | 0 | (++) part of site in flood zone 2 | (++) Flood zone 3a as previously developed | (++) |
| Stage 2 - Site Assessment | | | | | | | | |
| Overall accessibility rating | (-) variable accessibility to key facilities | (-) variable accessibility to key facilities | (--) poor accessibility but a Brownfield site adjacent to the Conservation Area | 0 | 0 | (--) poor accessibility but the site is a Brownfield site adjacent to the Conservation Area, with good bus stop accessibility | (+) Good accessibility to key services | (+) Good accessibility to key services |
| A Overall Flood Risk Assessment | (++) Subject to FRA | (+) subject to FRA, which has miss-applied the sequential test and included within development masterplan development in flood zone 2 | (+) | 0 | 0 | (+) | (--) when considered for residential - fails the sequential test as range of other sites with lower flood risk are available. | (++) Subject to FRA |

Malton and Norton Residential Summary

| | 323 | 324 | 325 | 326 | 327 | 350 | 423 | 450 |
|---|-----|---|-----|-----|-----|-----|---|--|
| Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment? | | 0 Observations on a site-specific level are awaited. Proposal seeks to utilise the roundabout which will be off Rainbow Lane. | | 0 | 0 | 0 | 0 (-) Based on original submissions the site has no direct connection/frontage to a highway maintainable at the public expense. As a result of the planning application (refused), an access scheme was considered acceptable subject to conditions by the Highway Authority. | (+) Acceptable onto Old Malton Road. No access details have been provided, but there is an existing access. Minor works may be required to extend existing footway/ street lighting to serve the site. A Travel Plan and Transport Assessment would be required. Meets accessibility criteria. Site current serves as an Office. |
| B Overall rating for 'Biodiversity and Geodiversity' | | 0 (++) | | 0 | 0 | 0 | 0 (+) | (+) subject to further tree protection |
| C Overall Rating for 'Special Qualities, Landscape and Setting' | | 0 (--) no mitigation is capable of securing setting of Old Malton is retained. | | 0 | 0 | 0 | 0 (++) | (+) subject to form and character of development |
| D Overall Rating for 'Culture and Heritage' | | 0 (--) | | 0 | 0 | 0 | 0 (+) subject to archaeological evaluation | (+) consider the scale, form, massing and positioning of development, and subject to archaeological evaluation |
| E Overall rating for 'Low Carbon Development and Renewable Energy' | | 0 No information provided at this stage. | | 0 | 0 | 0 | 0 No information provided at this stage. | No information provided at this stage. |
| F Overall Rating for 'Sustainable Building and Waste Minimisation' | | 0 No information provided at this stage. | | 0 | 0 | 0 | 0 No information provided at this stage. | No information provided at this stage. |
| G Overall Rating for 'Efficient Use of Land' | | 0 The yield of the site raises concerns | | 0 | 0 | 0 | 0 (--) Flood risk issues outweigh the Brownfield status of the site. The promotion of development of land which is of a higher level of flood risk than other sites which are developable because it is | (++) |
| H Overall Rating for 'Natural Resources' | | 0 (-) site is large site of BaMV land, subject to AQA | | 0 | 0 | 0 | 0 (++) Subject to AQA | (++) Subject to AQA |

Malton and Norton Residential Summary

| | 323 | 324 | 325 | 326 | 327 | 350 | 423 | 450 |
|---|--|--|--|-----|-----|--|---|--|
| I Overall Rating for 'Amenity' | | 0 (+) Noise mitigation measures capable of being employed to ensure no adverse impact on prospective residents from noise from the A64. | 0 | 0 | 0 | 0 | 0 (-) uncertainty over amenity due to challenging configuration of the site | (+) |
| J Overall Rating for 'Flood Risk' | | 0 (-) with sequentially preferable sites, flood zone 2 must be excluded. However, northern part of site only is involved, and could be part of a landscaping scheme/amenity belt | (-) with sequentially preferable sites | 0 | 0 | 0 (-) with sequentially preferable sites | (--)The use of land which is of a higher level of flood risk than other sites which are developable because it is Brownfield is a miss-application of the strict requirements of the sequential | (++) subject to FRA |
| K Overall Rating for 'People' | | 0 (-) | 0 | 0 | 0 | 0 | 0 (-) | (-) |
| L Overall Rating for 'Meeting Needs' | | 0 (-) But through submission of further detail this can be better established. | 0 | 0 | 0 | 0 | 0 (++) | (-) due to lack of information but through the submission of further information this can be better established |
| M Overall Rating for 'Community facilities, Utilities and Infrastructure' | | 0 (+) infrastructure mitigation required, site large enough to deliver this | 0 | 0 | 0 | 0 | 0 (+) | (+) |
| N Overall rating for 'Strong Economy' | | 0 N/A | 0 | 0 | 0 | 0 | 0 N/A | N/A |
| Stage 3 - Deliverability / Developability | | | | | | | | |
| O Overall Deliverability / Developability Rating | (++) proven range of contributions through the S.106 Agreement | (+) | (++) proven range of contributions through the S.106 Agreement | 0 | 0 | (++) proven range of contributions through the S.106 Agreement | (-) fails sequential test in respect of flood risk matters. | (++) Whilst no specific response provided no reason to suggest that a normal range of contributions cannot be sought |

Malton and Norton Residential Summary

| | 453 | 471 | 474 | 476 | 479 | 505 | 506 | 510 |
|---|-------------------------------|---|---|---|---|------------|---|---|
| Stage 1 - Sift | Site under construction (1/3) | | Mixed site | | North of Mill Beck site was granted planning permission on appeal. | | | |
| all sites 0.3Ha and above | (++) 5.76ha | (++) 71.51ha | (++) 13.38ha | (++) 12.51ha | (++) 8.3ha | (-) 0.15ha | (++) 1.12ha | (++) 27.25ha |
| Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1 | (++) Norton | (-) Strategic site dismissed by LPS. However component sites still part of the assessment | (++) Malton but beyond A64 and not off a junction | (++) | (++) | | (++) Old Malton | (++) Norton |
| 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 | HRA Screening demonstrates that no likely significant affect cannot be ruled out for sites in Malton and Norton, and so the site would need to be subject to Appropriate Assessment | Planning permission granted on the northern half of the site. HRA Screening demonstrates that no likely significant affect cannot be ruled out for sites in Malton and Norton, and so the site would need to be subject to Appropriate Assessment | HRA Screening demonstrates that no likely significant affect cannot be ruled out for sites in Malton and Norton, and so the site would need to be subject to Appropriate Assessment | | 0 Site adjacent to River Derwent SSSI. Also River Derwent SAC to the East and West of Malton. HRA Screening establishes no likely significant effects cannot be ruled out for sites. Would need to proceed to Appropriate Assessment. | HRA Screening establishes no likely significant effects cannot be ruled out for sites. Would need to proceed to Appropriate Assessment. |
| 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 | (++) | (++) | (++) but southern half of site is within Flood Zone 3b, is undeveloped, and therefore would be discounted. | | 0 (++) | (++) |
| Stage 2 - Site Assessment | | | | | | | | |
| Overall accessibility rating | 0 | 0 | (-) Variable accessibility to key facilities | (-) variable accessibility in particular concerning bus stop | (-) poor accessibility to key facilities | | 0 (-) poor levels of accessibility despite the bus stop | (-) variable accessibility in particular concerning bus stop |
| A Overall Flood Risk Assessment | 0 | 0 | (++) Subject to FRA | (++) Subject to FRA | (-) Subject to FRA, and exclusion of land in flood zone 3b. This is acknowledged in submission material. | | 0 (++) Subject to FRA | (++) Subject to FRA |

Malton and Norton Residential Summary

| | 453 | 471 | 474 | 476 | 479 | 505 | 506 | 510 |
|---|-----|-----|---|--|---|-----|---|---|
| Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment? | 0 | 0 | (+) Acceptable on B1257, Broughton Road, subject to a Transport Assessment, and consider cumulative impacts. | (+) Acceptable on Langton Road, subject to a Transport Assessment, and consider cumulative impacts | Observations on a site-specific level awaited. | | 0 Observations on a site-specific level are awaited. | Observations on a site-specific level are awaited. |
| B Overall rating for 'Biodiversity and Geodiversity' | 0 | 0 | (+) | (+) | (-) | | 0 (-) | (++) |
| C Overall Rating for 'Special Qualities, Landscape and Setting' | 0 | 0 | (--) wider landscape sensitivity | (--) sensitive land form and field pattern | (-) localised landscape sensitivities | | 0 (-) localised landscape sensitivities, the site is within a Visually Important Undeveloped Area | (-) challenge to create an integrated form of development |
| D Overall Rating for 'Culture and Heritage' | 0 | 0 | (--) form and character issues- not capable of being part of Malton | (--) substantial harm to the setting of Sutton Barn, and to the setting of the south of Norton | (--) harm to setting of Norton | | 0 (--) harm to the form, character and setting of Old Malton and the Conservation Area | (-) due to separation from Norton, |
| E Overall rating for 'Low Carbon Development and Renewable Energy' | 0 | 0 | No information provided at this stage. | No information provided at this stage. | 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 | No information provided at this stage. | No information provided at this stage. | No information provided 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 (+) | (+) substantial greenfield site |
| H Overall Rating for 'Natural Resources' | 0 | 0 | (--) site is large site of BaMV land, subject to AQA, mineral safeguarded area, and distanced from the settlement | (-) site is large site of BaMV land, subject to AQA | (-) site is large site of BaMV land, subject to AQA | | 0 (+) subject to AQA | (-) site is large site of BaMV land, subject to AQA |

Malton and Norton Residential Summary

| | 453 | 471 | 474 | 476 | 479 | 505 | 506 | 510 |
|---|--|--|---|--|--|-----|--|--|
| I Overall Rating for 'Amenity' | 0 | 0 | (+) Noise mitigation measures capable of being employed to ensure no adverse impact on prospective residents from noise from the A64. | (-) adverse impact from increased traffic in immediate proximity of Bazeley's lane , conflict with equine activities. Mitigation is not identified as being achievable at this time. | (-) amenity/noise considerations due to proximity of industrial estate. Noise assessment required. | 0 | (-) noise assessment concerning A64 | (-) adverse impact from increased traffic in immediate proximity of Bazeley's lane , conflict with equine activities. Mitigation is not identified as being achievable at this time. |
| J Overall Rating for 'Flood Risk' | 0 | 0 | (++) subject to FRA | (++) subject to FRA | (-) subject to exclusion of land in Flood Zone 3 | 0 | (++) subject to FRA | (++) subject to FRA |
| K Overall Rating for 'People' | 0 | 0 | (-) | (-) | (-) | 0 | (-) | (+) |
| L Overall Rating for 'Meeting Needs' | 0 | 0 | (-) But through submission of further detail this can be better established. | (-) But through submission of further detail this can be better established. | (-) But through submission of further detail this can be better established. | 0 | (-) unlikely to meet needs due site size | (-) But through submission of further detail this can be better established. |
| M Overall Rating for 'Community facilities, Utilities and Infrastructure' | 0 | 0 | (+) | (-) traffic and accessibility concerns | (+) | 0 | (--) substantial traffic mitigation required | (+) |
| N Overall rating for 'Strong Economy' | 0 | 0 | N/A | N/A | N/A | 0 | N/A | N/A |
| Stage 3 - Deliverability / Developability | | | | | | | | |
| O Overall Deliverability / Developability Rating | (++) proven range of contributions through the S.106 Agreement | Site submitter's agent confirmed clients aware of obligations and planning policy, and resubmitted 2009 layout. Wish for site to continue to be considered for | (+) | (+) | (+) | 0 | (--) | (+) |

Malton and Norton Residential Summary

| | 523 | 526 | 608 | 627 | 651 | 655 | 656 | 660 |
|---|-------------|---|---|---|---|---|--|---|
| Stage 1 - Sift | | 0 Represents the frontage of site 510 | 0 | 0 | 0 185. Mixed Use. | 0 | 0 | 0 Site is an agglomeration of 184 and 655. Mixed use. The site submission is explicitly submitted as a single entity. The component sites have been assessed through the SSM. |
| all sites 0.3Ha and above | (--) 0.23ha | (++) 2.87ha | (++)1.32ha | (++)0.53ha | (++)8.1ha | (++) 32.5ha | (++)29.4ha | (++) c. 105ha |
| Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1 | 0 | (++) Norton | (++) Norton | (++) Norton | (++) Norton | (++) Norton but the site is distanced from the built edge of the settlement | (++) Norton | (--) due to its size this would be a Strategic Site, and is above and beyond the scale of the Local Plan Strategy |
| 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 | HRA Screening establishes no likely significant effects cannot be ruled out for sites. Would need to proceed to Appropriate Assessment. Small site. | HRA Screening establishes no likely significant effects cannot be ruled out for sites. Would need to proceed to Appropriate Assessment. Small site. | HRA Screening establishes no likely significant effects cannot be ruled out for sites. Would need to proceed to Appropriate Assessment. Small site. No access identified. | HRA Screening demonstrates that no likely significant affect cannot be ruled out for sites in Malton and Norton, and so the site would need to be subject to Appropriate Assessment, which was not undertaken as site is in Flood Zone 3a and sequentially poor in respect of flood risk. | (--) HRA Screening establishes no likely significant effects cannot be ruled out for sites. Would need to proceed to Appropriate Assessment. Not undertaken due to flood risk harm identified in parts of the field (655a) to the west coming forward due to impact on the setting of St. Mary's in Old Malton, and the Conservation Area of Old Malton | HRA Screening establishes no likely significant effects cannot be ruled out for sites. Would need to proceed to Appropriate Assessment, the site is substantial and was submitted late in the process. | 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 | (++) | (++) The site has some small areas in Flood Zone 3 and northern part of the site is flood zone 2. | (++) | (++) Site is predominantly within flood zone 3 and is developed (a car park), with some areas which are landscaping | (--) The site is an agglomeration of fields, the northernmost 655a is flood zone 3 and mid section is flood zone 2 in a swathe across the site other parts are flood zone 1 | (++) | 0 |
| Stage 2 - Site Assessment | | | | | | | | |
| Overall accessibility rating | 0 | (-) variable accessibility in particular concerning bus stop | (-) variable accessibility, but would perform better as an employment site | (-) variable accessibility to key facilities | (-) variable accessibility to key facilities | (--) poor accessibility | (-) variable accessibility to key facilities | 0 |
| A Overall Flood Risk Assessment | 0 | (++) Subject to FRA | (-) The site submission for residential development includes land which is Flood Zone 2, this miss-applies the sequential test in respect of allocation of land for development in areas of higher flood risk. The northern part of | (++) | (--) site fails the sequential test, in respect of both employment land, and residential land. | (--) Flood risk levels vary across the site, but large parts are within Flood Zone 3 (b) as undeveloped. Also mid site 655b in flood zone 2. Only 655 c is in flood zone 1. | (++) subject to surface water attenuation | 0 |

Malton and Norton Residential Summary

| | 523 | 526 | 608 | 627 | 651 | 655 | 656 | 660 |
|---|-----|--|--|---|--|--|--|-----|
| Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment? | | 0 Observations on a site-specific level are awaited. | Observations on a site-specific level are awaited. The previous planning applications on the site for employment activity (offices) were acceptable (as referred to by the site submitter) | (--) Observations on a site-specific level are awaited. No identifiable access. | Observations on a site-specific level are awaited. | Observations on a site-specific level are awaited. | Observations on a site-specific level are awaited. The site is being proposed on the basis that it forms part of the suite of land parcels needed to form a southern bypass. | 0 |
| B Overall rating for 'Biodiversity and Geodiversity' | | 0 (+) | (+) | (+) | (+) potential to derive net gains to biodiversity | (+) | (+) | 0 |
| C Overall Rating for 'Special Qualities, Landscape and Setting' | | 0 (-- ribbon development) | (+) The site has relatively low landscape sensitivity to development. | (++) | (+) | (-) potential to have an adverse impact | (+) | 0 |
| D Overall Rating for 'Culture and Heritage' | | 0 (-) form and character concerns | (+) subject to archaeological evaluation | (+) subject to archaeological evaluation | (+) subject to extensive archaeological evaluation, including trail trenching. Car park and former railway line may have disturbed features. | (-- harm identified to Old Malton Conservation Area and St. Marys SM | (-) subject to archaeological evaluation | 0 |
| E Overall rating for 'Low Carbon Development and Renewable Energy' | | 0 No information provided at this stage. | (++) | No information provided at this stage. | No information provided at this stage. | No information provided at this stage. | No information provided at this stage. | 0 |
| F Overall Rating for 'Sustainable Building and Waste Minimisation' | | 0 No information provided at this stage. | (++) | No information provided at this stage. | No information provided at this stage. | No information provided at this stage. | No information provided at this stage. | 0 |
| G Overall Rating for 'Efficient Use of Land' | | 0 (+) | (+) | (+) | (+) | (-- due to flood risk | Due to lack of information this cannot be reasonably estimated at this present time. | 0 |
| H Overall Rating for 'Natural Resources' | | 0 (+) subject to AQA | (+) subject to AQA | (++) Subject to AQA | (+) subject to AQA | (-) site is large site of BaMV land, subject to AQA | (-) site is large site of BaMV land, subject to AQA | 0 |

Malton and Norton Residential Summary

| | 523 | 526 | 608 | 627 | 651 | 655 | 656 | 660 |
|---|-----|--|--|---|--|--|---|---|
| I Overall Rating for 'Amenity' | | 0 (+) | (--) noise assessment required to assess impact of Industrial Estate. This has not been provided, and various measures are suggested to mitigate this. The site is small, and there is limited space in which to consider any buffer treatment | (+) | (-) noise assessment required to assess impact of Industrial Estate | (+) | (-) noise assessment, and impact on racing stables. | 0 |
| J Overall Rating for 'Flood Risk' | | 0 (++) subject to FRA | (-) with sequentially preferable sites, only the land outside flood zones 2 and 3 can be considered. | (++) subject to FRA | (-) with sequentially preferable sites for residential, but for other uses may improve the surface water capacity of the site. | (--) significant flood risk issues are present on large parts of the site. Making this site perform very poorly in the sequential test. | (+) subject to FRA, and HRA findings | 0 |
| K Overall Rating for 'People' | | 0 (-) | (+) | (--) | (-) | (-) | Site seeks to establish principle. Further information required. | 0 |
| L Overall Rating for 'Meeting Needs' | | 0 (-) But through submission of further detail this can be better established. | (-) unlikely to meet needs due to site size | (--) unable to meet any needs due to site size | (--) unable to meet needs from a housing perspective due to the flood risk. | (--) unable to meet needs from a housing perspective due to the flood risk. Areas outside high flood risk not well related to facilities in terms of accessibility | Site seeks to establish principle. Further information required. | 0 |
| M Overall Rating for 'Community facilities, Utilities and Infrastructure' | | 0 (+) | (+) | (--) substantial traffic/access mitigation required | (+) depends on how the site is to come forward. | (--) substantial traffic/access mitigation required | Due to the scale of the site, much depends on how the site comes forward. | 0 |
| N Overall rating for 'Strong Economy' | | 0 N/A | N/A | N/A | In combination with 649 (88) where a relocated car park for the bacon factory is proposed | N/A | Insufficient detail to establish | 0 |
| Stage 3 - Deliverability / Developability | | | | | | | | |
| O Overall Deliverability / Developability Rating | | 0 (+) | (+) but on the basis that it is developed for employment | (--) No legal or physical means of access. | (--) Flood risk issues | (--) Flood risk, presence of the railway transecting the site | There is a lack of information about the nature of the development to make an informed view | Site submitter has reiterated their submissions of Dec 2015 in September 2016 |