

	1	2 (118)	62	88 (649)	99	100 (192)	103 (187 & 302)	104
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. HRA demonstrates no likely significant effect in principle.	(++)	(++)	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.
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.
Overall accessibility rating	0	(+) offers good levels of accessibility to key facilities	(-) poor access to key facilities	(-) variable access to key facilities	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	(-)
Q4 What are the conclusions of the Highways Authorities initial highway assessment?	0	Observations on a site-specific level are awaited.	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 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.
Biodiversity and Geo-diversity								
B Overall rating for 'Biodiversity and Geo-diversity'	0	(+)	(+)	(+) consider net gains to biodiversity would be achieved.	0	(+) subject to the consideration of the group Tree Preservation Order	(+)	(+)



	1	2 (118)	62	88 (649)	99	100 (192)	103 (187 & 302)	104
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
Natural Resources								
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
Amenity								
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
Flood Risk								
J Overall Rating for 'Flood Risk'		0 (-)	(++)	(++) subject to FRA		0 (++) subject to FRA	(++) subject to FRA	(-)
People								
K Overall Rating for 'People'		0 (-)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.

	1	2 (118)	62	88 (649)	99	100 (192)	103 (187 & 302)	104
Meeting needs								
L Overall Rating for 'Meeting Needs'		0 (-) unsuitable due to the flood risk, and site size	(-) unlikely to meet needs due site size	(+) subject to the submission of further information		0 (-) unlikely to meet needs due site size	(-) But through submission of further detail this can be better established.	(-) But through submission of further detail this can be better established.
Community Facilities, utilities and Infrastructure								
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 (+)	(-) major transport infrastructural improvement required	(-) major infrastructure improvements required for a site of this scale in this location
Strong Economy								
N Overall rating for 'Strong Economy'		0 N/A	N/A	N/A		0 N/A	N/A	N/A
Deliverability / Developability								
O Overall Deliverability / Developability Rating		0 (-)	(+)	(++)		0 (+)	(-) access concerns	(-) Flood risk, access and scale of infrastructure requirements

	1	2 (118)	62	88 (649)	99	100 (192)	103 (187 & 302)	104

	119	121	122 ( 623)	123	127	137	143 (372 & 388)	191 (417)
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	(++) 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.	(++) Proximal to Derwent SSSI and SAC (to west and east of Malton) . Small site. HRA demonstrates no likely significant effect in principle.	(++)	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	(++) 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	(++) Flood Zone 2 and small component of Flood zone 3b which would be excluded	0	(++) Mainly flood zone 1, though small area in flood zones 2 and 3.	0	(++)
Overall accessibility rating		0 (+) good accessibility to key facilities	(+) good accessibility to key facilities	(-) variable access to key facilities	0	0	0	0 (-) Variable accessibility to key facilities
A Overall Flood Risk Assessment		0 (--)	(+) Subject to FRA	(+) subject to exclusion of land in Flood Zone 3b	0	0	0	0 (++) subject to FRA
Q4 What are the conclusions of the Highways Authorities initial highway assessment?		0 Observations on a site-specific level are awaited.	Observations on a site-specific level are awaited.	Observations on a site-specific level are awaited.	0	0	0	0 (--) The site has no direct connection/frontage to a highway maintainable at the public expense
Biodiversity and Geo-diversity								
B Overall rating for 'Biodiversity and Geo-diversity'		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	0	0 (-) Need to consider the impact further on the River Derwent SAC



	119	121	122 ( 623)	123	127	137	143 (372 & 388)	191 (417)
G Overall Rating for 'Efficient Use of Land'		0 (-) Flood risk and contamination issues would need addressing	(-) Flood risk	(-) scheme proposed for single dwelling. Also issues around flood risk and presence of protected trees	0	0	0	0 (+)
Natural Resources								
H Overall Rating for 'Natural Resources'		0 (++) subject to AQA	(++) subject to AQA	(+) subject to AQA	0	0	0	0 (+) subject to AQA
Amenity								
I Overall Rating for 'Amenity'		0 (+) siting and design can ameliorate impact of railway	(+)	(+)	0	0	0	0 (+)
Flood Risk								
J Overall Rating for 'Flood Risk'		0 (--)	(-) but sequentially preferable sites	(-) but sequentially preferable sites	0	0	0	0 (++) subject to FRA
People								
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	0 (-)



	119	121	122 ( 623)	123	127	137	143 (372 & 388)	191 (417)
Meeting needs								
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	0 (-) But through submission of further detail this can be better established.
Community Facilities, utilities and Infrastructure								
M Overall Rating for 'Community facilities, Utilities and Infrastructure'		0 (-) constraints will harm viability	(+)	(+)	0	0	0	0 (+)
Strong Economy								
N Overall rating for 'Strong Economy'		0 N/A	N/A	N/A	0	0	0	0 N/A
Deliverability / Developability								
O Overall Deliverability / Developability Rating		0 (--) Constraints will make development unviable as a singular site	(--) access and flood risk issues	(--) site is proposed to develop one further dwelling	0	0	0 (++) proven range of contributions through the S.106 Agreement	0 (-) due to access, and removal of fish ponds

	119	121	122 ( 623)	123	127	137	143 (372 & 388)	191 (417)

	193a	193b	194 (190)	195	196	208	218 (108 & 281)	243
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	(++)	(++)	(++) Proximal to Derwent SSSI and SAC (to west and east of Malton) . Small site. HRA demonstrates no likely significant effect in principle.	(++)	(++)	(++)
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.
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 FRA	(+) subject to exclusion of flood zone 3, remainder Flood Zone 2 FRA required
Q4 What are the conclusions of the Highways Authorities 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	Observations on a site-specific level are awaited.	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. The Highways Agency have no	Observations on a site-specific level are awaited.
Biodiversity and Geodiversity								
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	0



	193a	193b	194 (190)	195	196	208	218 (108 & 281)	243
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
Natural Resources								
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
Amenity								
I Overall Rating for 'Amenity'	0	0	(+)	(+)	(+)	(+)	(+)	0
Flood Risk								
J Overall Rating for 'Flood Risk'	0	0	(++) subject to FRA	(++) subject to FRA	(-) with sequentially preferable sites	(++) subject to FRA	(++) subject to FRA	(-) with sequentially preferable sites
People								
K Overall Rating for 'People'	0	0	(-)	(-)	(-)	(-)	(+) Limited information has been submitted at this stage but the site has significant potential	0

	193a	193b	194 (190)	195	196	208	218 (108 & 281)	243
Meeting needs								
L Overall Rating for 'Meeting Needs'	0	0	(-) But through submission of further detail this can be better established.	(-) unlikely to meet needs due site size	(-) But through submission of further detail this can be better established.	(-) unlikely to meet needs due site size	(+) subject to the submission of further information	(+) Small site, but was part of a package of enabling development to bring forward the Livestock Market
Community Facilities, utilities and Infrastructure								
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
Strong Economy								
N Overall rating for 'Strong Economy'	0	0	N/A	N/A	N/A	N/A	N/A	0
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, and would need to consider the access	(+)	(++) proven range of contributions through the S.106 Agreement

	193a	193b	194 (190)	195	196	208	218 (108 & 281)	243

	244	245	246	247	249	262	269	273
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	(++)	(++)	0	(++) Site proximal to River Derwent SSSI. Also River Derwent SAC to the East and West of Malton. HRA establishes no likely significant effects	(++)	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	(++)
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
Q4 What are the conclusions of the Highways Authorities 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.	Observations on a site-specific level are awaited.		0 Observations on a site-specific level are awaited.
Biodiversity and Geo-diversity								
B Overall rating for 'Biodiversity and Geo-diversity'		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





	244	245	246	247	249	262	269	273
G Overall Rating for 'Efficient Use of Land'		0 (++) Brownfield site, and site submitter is aware of contamination	(+)		0 (+)	(+)		0 (+)
Natural Resources								
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
Amenity								
I Overall Rating for 'Amenity'		0 (+)	(+)		0 (+)	(+)		0 (+)
Flood Risk								
J Overall Rating for 'Flood Risk'		0 (++) subject to FRA	(++) subject to FRA		0 (++) subject to FRA	(++) subject to FRA		0 (++) subject to FRA
People								
K Overall Rating for 'People'		0 (-)	(-)		0 (-)	(-)		0 (-)

	244	245	246	247	249	262	269	273
Meeting needs								
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
Community Facilities, utilities and Infrastructure								
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 (+)
Strong Economy								
N Overall rating for 'Strong Economy'		0 N/A	N/A		0 N/A	N/A		0 N/A
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

	244	245	246	247	249	262	269	273

	282 (581)	285	287	297	319 (645)	320 (646)	321 (647)	322 (648)
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	(++)	(++)	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	(++)	(++)	(++)	(++)
Overall accessibility rating		0 (-) variable accessibility to key facilities	0	0	0 (-) poor accessibility to key facilities and the buss stop is up to 15 minutes away	0 (-) poor accessibility to key facilities and the buss stop is up to 15 minutes away	0 (-) poor accessibility to key facilities and the buss stop is up to 15 minutes away	0 (-) poor accessibility to key facilities and the buss 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
Q4 What are the conclusions of the Highways Authorities initial highway assessment?		0 Observations on a site-specific level are awaited.	0	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.	0 (-) The site has no direct connection/frontage to a highway maintainable at the public expense	0 (-) Comments on site 321: Will require a TA and Travel Plan. Access onto Whitewall not acceptable unless significant upgrades are made. Cumulative considerations.	0 (-) Comments on site 321: Will require a TA and Travel Plan. Access onto Whitewall not acceptable unless significant upgrades are made. Cumulative considerations.
Biodiversity and Geo-diversity								
B Overall rating for 'Biodiversity and Geo-diversity'		0 (+)	0	0	0 (+)	0 (+)	0 (+)	0 (+)



	282 (581)	285	287	297	319 (645)	320 (646)	321 (647)	322 (648)
G Overall Rating for 'Efficient Use of Land'	0 (+)		0	0 (+)				
Natural Resources								
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	(+) subject to AQA	(-) site is large site of BaMV land, subject to AQA
Amenity								
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.	(-) 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.	(-) 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.	(-) 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.	(-) 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.
Flood Risk								
J Overall Rating for 'Flood Risk'	0 (++) subject to FRA		0	0 (++) subject to FRA	(++) subject to FRA	(++) subject to FRA	(++) subject to FRA	(++) subject to FRA
People								
K Overall Rating for 'People'	0 (-)		0	0 (--) currently material submitted would not be capable of meeting these objectives	(-)	(-)	(-)	(-)

	282 (581)	285	287	297	319 (645)	320 (646)	321 (647)	322 (648)
Meeting needs								
L Overall Rating for 'Meeting Needs'		0 (--) Unable to meet any needs through site size		0	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.	0 (-) But through submission of further detail this can be better established.
Community Facilities, utilities and Infrastructure								
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
Strong Economy								
N Overall rating for 'Strong Economy'		0 N/A		0	0 N/A	N/A	N/A	N/A
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



	282 (581)	285	287	297	319 (645)	320 (646)	321 (647)	322 (648)

	323	324	325	326	327	350	423	450
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	(++)	(++)	(++)	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.	(++)	(++) Northern component of site is in flood zone 2	(++) part of site in flood zone 2	0	0	(++) part of site in flood zone 2	(++) Flood zone 3a as previously developed	(++)
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	(+) Good accessibility to key services	(+) Good accessibility to key services
A Overall Flood Risk Assessment	(++) Subject to FRA	(+) subject to FRA	(+)	0	0	(+)	(-) when considered for residential - sequentially less preferred.	(++) Subject to FRA
Q4 What are the conclusions of the Highways Authorities initial highway assessment?		0 Observations on a site-specific level are awaited.		0	0		0 (--) The site has no direct connection/frontage to a highway maintainable at the public expense	0 Observations on a site-specific level are awaited.
Biodiversity and Geo-diversity								
B Overall rating for 'Biodiversity and Geo-diversity'		0 (++)		0	0		0 (+)	(+) subject to further tree protection



	323	324	325	326	327	350	423	450
G Overall Rating for 'Efficient Use of Land'		0 (+)		0	0	0	0 (-) Flood risk issues outweigh the brownfield status of the site	(+)
Natural Resources								
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
Amenity								
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 (-) uncertainty over amenity due to challenging configuration of the site	(+)
Flood Risk								
J Overall Rating for 'Flood Risk'		0 (-) with sequentially preferable sites However, northern part of site only is involved, and could be part of a landscaping scheme/amenity belt		0	0	0 (-) with sequentially preferable sites	(-)	(++) subject to FRA
People								
K Overall Rating for 'People'		0 (-)		0	0	0	0 (-)	(-)

	323	324	325	326	327	350	423	450
Meeting needs								
L Overall Rating for 'Meeting Needs'		0 (-) But through submission of further detail this can be better established.	0	0	0	0	0 (-) unable to meet any needs due to the site size and the high flood risk	0 (-) unlikely to meet needs due to site size
Community Facilities, utilities and Infrastructure								
M Overall Rating for 'Community facilities, Utilities and Infrastructure'		0 (+) infrastructure mitigation required, site large enough to deliver this	0	0	0	0 (+)		0 (-) community facility no replacement identified
Strong Economy								
N Overall rating for 'Strong Economy'		0 N/A	0	0	0	0	0 N/A	0 N/A
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	(-)	(-) site not available at this time

	323	324	325	326	327	350	423	450

	453	471	474	476	479	505	506	510
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	(++)	(++)	0	(++) 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	(++)	(++)	(++)	0	(++) Site proximal to River Derwent SSSI. Also River Derwent SAC to the East and West of Malton. HRA establishes no likely significant effects	(++) Site proximal to River Derwent SSSI. Also River Derwent SAC to the East and West of Malton. HRA establishes no likely significant effects
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	(++)	(++)
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
Q4 What are the conclusions of the Highways Authorities 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.
Biodiversity and Geo-diversity								
B Overall rating for 'Biodiversity and Geo-diversity'	0	0	(+)	(+)	(-)	0	(+)	(++)





	453	471	474	476	479	505	506	510
G Overall Rating for 'Efficient Use of Land'	0	0 (+)	(+)	(+)	(+)	0 (+)	(+)	(+) substantial greenfield site
Natural Resources								
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
Amenity								
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.
Flood Risk								
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
People								
K Overall Rating for 'People'	0	0	(-)	(-)	(-)	0	(-)	(+)

	453	471	474	476	479	505	506	510
Meeting needs								
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.
Community Facilities, utilities and Infrastructure								
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	0	0	(+)	(-) traffic and accessibility concerns	(+)	0	(-) substantial traffic mitigation required	(+)
Strong Economy								
N Overall rating for 'Strong Economy'	0	0	N/A	N/A	N/A	0	N/A	N/A
Deliverability / Developability								
O Overall Deliverability / Developability Rating	(++) proven range of contributions through the S.106 Agreement	0	(+)	(+)	(+)	0	(-)	(+)

	453	471	474	476	479	505	506	510

	523	526	608	627
all sites 0.3Ha and above	(-) 0.23ha	(++) 2.87ha	(++)1.32ha	(++)0.53ha
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	0	(++) 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	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 2.	(++)
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
A Overall Flood Risk Assessment		0 (++) Subject to FRA	(+) Subject to FRA	(++)
Q4 What are the conclusions of the Highways Authorities initial highway assessment?		0 Observations on a site-specific level are awaited.	Observations on a site-specific level are awaited.	Observations on a site-specific level are awaited.
Biodiversity and Geo-diversity				
B Overall rating for 'Biodiversity and Geo-diversity'		0 (+)	(+)	(+)

	523	526	608	627
C Special Qualities, Landscape and Setting				
C Overall Rating for 'Special Qualities, Landscape and Setting'		0 (-- ribbon development)	(+) subject to being employment site	(++)
Culture and Heritage				
D Overall Rating for 'Culture and Heritage'		0 (-) form and character concerns	(+) subject to archaeological evaluation	(+) subject to archaeological evaluation
Low Carbon Development and Renewable Energy				
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.
Sustainable Building and Waste Reduction				
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.
Efficient Use of Land				

	523	526	608	627
G Overall Rating for 'Efficient Use of Land'		0 (+)	(+)	(+)
Natural Resources				
H Overall Rating for 'Natural Resources'		0 (+) subject to AQA	(+) subject to AQA	(++) Subject to AQA
Amenity				
I Overall Rating for 'Amenity'		0 (+)	(-) noise assessment required to assess impact of Industrial Estate	(+)
Flood Risk				
J Overall Rating for 'Flood Risk'		0 (++) subject to FRA	(-) with sequentially preferable sites	(++) subject to FRA
People				
K Overall Rating for 'People'		0 (-)	(-)	(-)

	523	526	608	627
Meeting needs				
L Overall Rating for 'Meeting Needs'		0 (-) But through submission of further detail this can be better established.	(-) unlikely to meet needs due site size	(-) unable to meet any needs due to site size
Community Facilities, utilities and Infrastructure				
M Overall Rating for 'Community facilities, Utilities and Infrastructure'		0 (+)	(+)	(-) substantial traffic/access mitigation required
Strong Economy				
N Overall rating for 'Strong Economy'		0 N/A	N/A	N/A
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.

	523	526	608	627