

Overall conclusions of the Site Selection Methodology for Malton and Norton Residential

Group 1 Fails Stage 1 of the Site Selection Methodology and that are not considered to be suitable for allocation.

Group 2 Sites where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology can be mitigated or sufficiently mitigated; Or

There are compelling reasons which indicate that a site is not considered to be deliverable/developable

Group 3 Sites where issues have been identified as part of the Stage 2 assessment. Mitigation could be used to reduce impact/achieve an acceptable form of development on sites within this group if they are required to meet development needs.

Group 4 A site which performs generally well through each of the stages of the Site Selection Methodology

Site ID	Location	Outcome grouping	Principal reason for outcome
119	Westfield Nurseries, Scarborough Road, Norton	Site Developed or under construction	
143 (372, 388)	Land West of Outgang Road and North of Broughton Road, Malton	Site Developed or under construction	
244	Barton Cottage, York Road, Malton	Site Developed or under construction	
269	The Hawthorns, Beverley Road, Norton	Site Developed or under construction	
287	Cheesecake Farm, Beverley Road, Norton	Site Developed or under construction	

297	Land North of Sutton Farm, Langton Road, Norton	Site Developed or under construction	
453	Westfield Nurseries, Scarborough Road, Norton	Site Developed or under construction	
243 350,325	Coronation Farm, Westgate, Old Malton	Site with planning permission	
282 (581)	Land North of Pasture Lane, Malton	Site with planning permission	
323	Land North of Dickens Road	Site with planning permission	
1	County Bridge Works, Castlegate, Malton	Group 1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
99	Range of Outbuildings at Norton Lodge, Beverley Road, Norton	Group 1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
127	Land to the Rear of 115-119 Scarborough Road, Norton	Group 1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
137	Land East of Westfield Way, Norton	Group 1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to the scale of the site being so large that it would be a Strategic Site, and the policy presumption in the Local Plan Strategy was not to consider Strategic Sites.
193 a	Former Travis Perkins Yard & Land Adjacent to Water Lane Car Park, Yorkersgate, Malton	Group 1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.

193 b	Former Travis Perkins Yard & Land Adjacent to Water Lane Car Park, Yorkersgate, Malton	Group 1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
247	Manor Farmyard, Town Street, Old Malton	Group 1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
326	Allotments West of 53 Town Street, Old Malton	Group 1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
327	Land Rear of 67 Middlecave Road, Malton	Group 1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
471	Land South of the River Derwent and West of Welham Road, Norton	Group 1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to the scale of the site being so large that it would be a Strategic Site, and the policy presumption in the Local Plan Strategy was not to consider Strategic Sites.
505	125 Scarborough Road, Norton	Group 1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
523	Land North of Middlecave Road and East of A64	Group 1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
2 (118)	Former Gas Works, Sheepfoot Hill, Malton	Group 2	Sites where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (Flood risk and contamination) of the Site Selection Methodology can be mitigated. As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable

103, 187, 302	Land Behind 139 to 189 Welham Road, Norton	Group 2	Sites where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology can be mitigated. These relate issues around adverse impact on the form and character of Norton, impact on setting of Listed Buildings. Also the concerns regarding the provision of access and the existing road in the site's vicinity (Whitewall/Bazeley's Lane). As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.
104	Land West of The Avenue, Norton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (Flood risk, contamination and significant infrastructure requirements) of the Site Selection Methodology can be mitigated. As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable at this time.
121	Former Woolgrowers Site north of Park Road, Norton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (Flood risk, contamination and significant infrastructure requirements) of the Site Selection Methodology can be mitigated. As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable at this time.
122,623	Land to the South of Lakeside Way, Norton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (Flood risk- sequentially less preferable site) of the Site Selection Methodology can be mitigated. Also the access delivery is not demonstrated to be viable. As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.

123	35 York Road, Malton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (concerning form and character issues) of the Site Selection Methodology can be mitigated. Also site is proposed for a further single dwelling not contributing to wider needs.
190	Land South of 102 Welham Road, Norton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (concerning form and character issues- ribbon develop) of the Site Selection Methodology can be mitigated.
191/417	Land South of Lakeside Way, Norton	Group 2	The access delivery is not demonstrated to be viable, nor consideration of the remediation of the former fish ponds. As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.
195	Land to the West of Langton Road and East of Sutton Farm, Norton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (substantial harm to the setting of the Listed Building) of the Site Selection Methodology can be mitigated.
196	Land Between High Beck Mill and Lakeside Way, Norton	Group 2	The access delivery is not demonstrated to be viable, nor consideration of the remediation of the former fish ponds. As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.
208	Thackray's Yard, North of Town Street, Old Malton	Group 2	No demonstrable access. The site is in occupation, with no clear prospect of relocation. As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.
245	Land South of Highfield Road, Malton	Group 2	The remediation of the contamination which is present on the site has not been demonstrated to be viable. As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.

246	Malton Tennis Club, Old Maltongate, Malton	Group 2	The site contains valued sporting facilities the commensurate relocation of which has not been conclusively established. As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.
262	Land to the West of Langton Road, Norton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (substantial harm to the setting of the Listed Building) of the Site Selection Methodology can be mitigated.
273	Ashfield House, Old Malton Road, Malton	Group 2	The site is in occupation, with no clear prospect of relocation. As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.
285	Malton School, Middlecave Road, Malton	Group 2	The site is of a size where the noise issues of the A64 could not be addressed satisfactorily. As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.
319 (645)	Land east of 101-188 Welham Road North of Belle Vue Farm, Whitewall, Norton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (substantial harm to the setting of the Listed Building, and adverse impact on the form and character of Norton, accessibility concerns) of the Site Selection Methodology can be mitigated. Also the concerns regarding the provision of access and the existing road in the site's vicinity (Whitewall/Bazeley's Lane). As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.
320 (646)	Land east of 101-139 Welham Road, Norton	Group 2	Also the concerns regarding the provision of access and the existing road in the site's vicinity (no access demonstrated). As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.

321 (647)	Land north of Belle Vue Farm, Whitewall, Norton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (adverse impact on the form and character of Norton, accessibility concerns) of the Site Selection Methodology can be mitigated. Also the concerns regarding the provision of access and the existing road in the site's vicinity (Whitewall/Bazeley's Lane). As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.
322 (648)	Land east of 101-139 Welham Road, and Land north of Belle Vue Farm, Whitewall, Norton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (adverse impact on the form and character of Norton, accessibility concerns) of the Site Selection Methodology can be mitigated. Also the concerns regarding the provision of access and the existing road in the site's vicinity (Whitewall/Bazeley's Lane). As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.
423	Rawlings Agricultural Depot, St Peters Street, Norton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (Flood risk- sequentially less preferable site) of the Site Selection Methodology can be mitigated. Also the access delivery is not demonstrated to be viable. As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.
450	Ryedale House, Old Malton Road, Malton	Group 2	The building is in occupation, with no clear prospect of relocation. As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.
474	Land North of the A64 and East of Outgang Lane, Malton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (concerning form and character issues and wider landscape sensitivity) of the Site Selection Methodology can be mitigated.

476	Land East of Langton Road and Noth of Bazeley's Lane, Norton	Group 2	A site w here it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (adverse impact on the form and character and setting of Norton, accessibility concerns) of the Site Selection Methodology can be mitigated.
479	Land At Norton Grove, Scarborough Road, Norton	Group 2	A site w here it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (adverse impact on the form and character and setting of Norton) of the Site Selection Methodology can be mitigated.
506	Land East of Southlea, off Lascelles Lane, Old Malton	Group 2	A site w here it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (adverse impact on the form and character and setting of Old Malton and the Old Malton Conservation Area) of the Site Selection Methodology can be mitigated.
510	Land West of Whitew all Corner, Welham Road, Norton	Group 2	A site w here it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (adverse impact on the form and character and setting of Norton) of the Site Selection Methodology can be mitigated.
526	Field West of Welham Road and opposite 109 - 163 Welham Road, Norton	Group 2	A site w here it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (adverse impact on the form and character and setting of Norton) of the Site Selection Methodology can be mitigated.
608	Land East of Westfield Way, Norton, Norton	Group 2	A site w here it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (amenity issues and form and character issues) of the Site Selection Methodology can be mitigated for the use of the site for residential purposes.
627	Land north of 26-10 The Avenue, Norton	Group 2	There is no demonstrable access. As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.

62	Manor Farmyard, Town Street, Old Malton	Group 3	A site where issues have been identified as part of the Stage 2 assessment. These primarily concern ensuring character and appearance of the Old Malton Conservation Area is preserved/enhanced. Mitigation could be used to reduce impact/achieve an acceptable form of development on sites within this group if they are required to meet development needs, although unlikely to meet wider needs of settlement.
649 (88)	Land at Norton Lodge, Norton	Group 3	A site where issues have been identified as part of the Stage 2 assessment. These primarily concern mitigation around the scale of site. Mitigation could be used to reduce impact/achieve an acceptable form of development if they are required to meet development needs. The site has the capability to meet wider needs of the settlement by virtue of its size and location. There are positive indications that the site is deliverable and developable.
100/192	Old Ryedale House, Old Malton Road, Malton	Group 3	A site where issues have been identified as part of the Stage 2 assessment. These primarily concern mitigation around the scope of development on the site. Mitigation could be used to reduce impact/achieve an acceptable form of development on sites within this group if they are required to meet development needs, although unlikely to meet wider needs of settlement.
194	Land to the West of 72-126 Welham Road, Norton	Group 3	A site where issues have been identified as part of the Stage 2 assessment. These primarily concern mitigation around the scope of development on the site. Mitigation could be used to reduce impact/achieve an acceptable form of development on sites within this group if they are required to meet development needs, although this site is unlikely to meet wider needs of settlement, and require significant infrastructural input.

218 (108,281)	Land North of Castle Howard Road, West of Castle Howard Drive and East of A64, Malton	Group 3	A site where issues have been identified as part of the Stage 2 assessment. These primarily concern mitigation around the impact of the site on the setting of the AONB. Mitigation could be used to reduce impact/achieve an acceptable form of development, this will be through ensuring that the height of buildings and their ability to be read within the landscape is considered carefully. The site has the capability to meet wider needs of the settlement by virtue of its size and location. There are positive indications that the site is deliverable and developable.
249	Land South of Castle Howard Road, Malton	Group 3	A site where issues have been identified as part of the Stage 2 assessment. These primarily concern mitigation around the impact of the site on a more site-specific level. The site has the capability to meet wider needs of the settlement by virtue of its size and location. There are positive indications that the site is deliverable and developable.
324	Land South of Westgate Lane and North of Green Lane, Malton	Group 3	A site where issues have been identified as part of the Stage 2 assessment. These primarily concern mitigation around the impact of the site on a more site-specific level, including access and amenity consideration with the proximity of the A64, and loss of strip fields (which have become so fragmentary they are not readable as such features). The site has the capability to meet wider needs of the settlement by virtue of its size and location.