

## Rachael Balmer

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**From:** Pickering Town Council  
**Sent:** 04 February 2015 10:34  
**To:** Rachael Balmer  
**Subject:** Re: Town Council Meeting concerning sites

Dear Rachel

Please find below the council's observations on the sites that performed well and slightly less well according to the SSM. The next meeting is on 16 February: is there anything else you would like members to do?

Best wishes

Andrew

On 347, the council commented that the site was on rising ground but should not be prominent in the landscape when seen from the low side of Pickering. The site adjoined ribbon development on its west side and the Tay Homes estate to the south therefore coalescing with existing built environment. It was assumed that access would be from the A169, thereby obviating the need for traffic movement through the minor roads of the town. The site was large and could accommodate a large number of dwellings.

On 387, the council thought that the site as a whole was a natural choice for development as it filled the gap between the Greenlands and Garden Way estates and the Westland Carr Road industrial estate. There were, however, concerns: access to and egress from the development would be on minor roads which were already difficult to negotiate because of on street parking. The land was low lying and the water table thought to be high thereby not making it easy to dispose of surface water. Finally, in a recent appeal, the planning inspector had turned down an application to develop a site adjoining the Thornton Road Industrial Estate partly because of the noise generated by neighbouring industrial units. The council wondered if this would be a similar constraint on development at this site.

On 200, the council thought that development of this site would complement the Methodist Homes for the Aged's development on the east side of the A169: both sides of the road at the southern approach to the town would be developed. In addition the site had the advantage of access onto the main road.

The council was not in favour of 116: the rising ground on the north side of Middleton Road and the A170 was an attractive feature of this part of the parish and should not be developed. The Site Selection Methodology had recognised that there should not be any development which reduced the open countryside between Middleton and Pickering and if the issue of coalescence was to be taken seriously, 116 should not be allocated.

On 504, the council decided that a key advantage of the site was that it adjoined the A170 and had no access to the neighbouring road system.

Site 110/146 would sit behind the ribbon development along the north side of Ruffa Lane and could be accessed via Whistler Drive; however, access to the main roads would be along minor roads with on street parking.

The council was concerned that the town might not see enough land allocated for employment as specified in the Ryedale Plan. Pickering had been allocated approximately 5.5 to 6.75 hectares on land within, adjacent to, and on the outskirts of the built up areas of the town. The town was to grow by at least seven hundred and fifty dwellings by 2027. The district council should strive to meet the target in the plan even if those figures were still disproportionate to the anticipated growth in the Pickering population.

**From:** Rachael Balmer