

Pickering Summary

Assessment	38	90	93	96	110	116	117	130	
<b>Stage 1 - Sift</b>	This site is built out	0	0	Adjustment to site 93	0	0	0	sought to lift ENV5 designation	
all sites 0.3Ha and above	0	(++) 2.09ha	(++) 0.66ha	(-) 0.09ha	(++) 2.71ha	(++) 5.55ha	(++)18.86ha	(++)0.7ha	
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	0	(++)	(++)	(++)	(++)	(++) but coalescence with Middleton will be a factor	(++)	(++)	
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	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	
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	(++)	(++)	(++)	(++)	(++)	(++)	(++)	
<b>Stage 2 - Site Assessment</b>									
Overall accessibility rating	0	(-) key facilities are up to 15 minutes walk	(-) Variable access to key facilities		0	(-) Variable access to key facilities	(+) Good accessibility to key facilities	(-) variable accessibility to key facilities	(+) Good accessibility to key facilities
A Overall Flood Risk Assessment	0	(+) Site will require an FRA	(++)		0	(++) subject to satisfactory FRA	(++) subject to satisfactory FRA	(++) subject to satisfactory FRA	(++)
Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?	0	Formal response is awaited.	Formal response is awaited.		0	Formal response is awaited.	Formal response is awaited.	Formal response is awaited.	Formal response is awaited.

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Assessment	38	90	93	96	110	116	117	130
B Overall rating for 'Biodiversity and Geo-diversity'	0	(+) Subject to appropriate planting and retention of existing trees and boundaries	(-) Subject to the retention of protected trees.	0	(-) Subject to the retention of protected trees.	(+) Subject to appropriate planting and retention of existing trees and boundaries	(--) loss of relatively intact and prominent strip field systems	(-) Subject to the retention of protected trees.
C Overall Rating for 'Special Qualities, Landscape and Setting'	0	(+) incremental loss of strip field systems	(-) incremental loss of strip field systems	0	(-) incremental loss of strip field systems	(-) would need some significant mitigation to overcome identified concerns	(--) Substantial harm to strip field systems and harm to setting and form and character of the town	(+) within built form trees make significant contribution.
D Overall Rating for 'Culture and Heritage'	0	(+) harm to identified strip field systems	(--) harm to identified strip field systems	0	(--) harm to identified strip field systems	(-) mitigate through reduced site extent to remove strip field system from developable area, need to consider setting of the Keld Head Conservation Area	(--) harm to identified strip field systems, which are intact and visually prominent in the Mickle Hill complex, harm to the setting and character of the Pickering Conservation Area	(-) impact is dependent on the retention of the protected trees
E Overall rating for 'Low Carbon Development and Renewable Energy'	0	No information has been submitted at this stage.	No information has been submitted at this stage.	0	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.
F Overall Rating for 'Sustainable Building and Waste Minimisation'	0	No information has been submitted at this stage.	No information has been submitted at this stage.	0	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.

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Assessment	38	90	93	96	110	116	117	130
G Overall Rating for 'Efficient Use of Land'	0	(-) contamination and flood risk issues on a site which is not capable of being defined as previously developed.	(+)	0	(+)	(+)	(-) The site is disproportionately large with some constraints to its efficient use, and mitigation may lead to loss of strip field systems.	(--) presence of trees which are protected will limit development capability. No mitigation is achievable.
H Overall Rating for 'Natural Resources'	0	(+)	(-) subject to full evaluation of risk and mitigation to source protection zone	0	(-) subject to full evaluation of risk and mitigation to source protection zone	(-) subject to full evaluation of risk and mitigation to source protection zone	(--) HSE advise against development to south	(-) subject to full evaluation of risk and mitigation to source protection zone
I Overall Rating for 'Amenity'	0	(+)	(+)	0	(+)	(+)	(+)	(+) but this site is particularly large
J Overall Rating for 'Flood Risk'	0	(-) Flood risk issues will require an FRA . Site is Flood Zone 2	(+) FRA will be required need to minimise run-off	0	(+) FRA will be required need to minimise run-off	(+) FRA will be required need to minimise run-off	(+) FRA will be required need to minimise run-off, and consider the proximity of the Ground Source Protection Zone	(++) FRA will not be required but need to minimise run-off
K Overall Rating for 'People'	0	(-) limited information has been provided, but it considered the site demonstrates some potential	(--) site is of a size which is unlikely to help to contributing to meet wider needs	0	(-) limited information has been provided, but it considered the site demonstrates some potential	(+) limited information has been provided, but it considered the site demonstrates some potential, and acknowledges the need for affordable housing	(+) limited information has been provided, but it considered the site demonstrates some potential, and acknowledges the need for affordable housing	(--) The nature of the submission is not considering wider contributions to sustainability

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Assessment	38	90	93	96	110	116	117	130
L Overall Rating for 'Meeting Needs'		0 (-) But through submission of further detail this can be better established.	(-) Unlikely to contribute meaningfully		0 (-) But through submission of further detail this can be better established.	(+) Some awareness of needs is demonstrated. Further information is required.	(-) But through submission of further detail this can be better established.	(--) site of a scale Council is unable to deliver affordable homes through its development
M Overall Rating for 'Community facilities, Utilities and Infrastructure'		0 (+)Subject to appropriate access	(-) Access uncertainty		0 (-) Access uncertainty	(+)Subject to appropriate access	(+)Subject to appropriate access	(+)Within 250 m of WWTW. Subject to appropriate access.
N Overall rating for 'Strong Economy'		0 N/A	N/A		0 N/A	N/A	N/A	N/A
<b>Stage 3 - Deliverability / Developability</b>	0	0	0	0	0	0	0	0
O Overall Deliverability / Developability Rating		0 (--) Flood risk issues and developability issues	(--) Access concerns	Site submitter confirms status of site being included for consideration	(--) Access concerns	(++)	(-) Concerns about the HSE response of advise against development	(--)

Pickering Summary

Assessment	135	138	139	140	142	146	149	150
<b>Stage 1 - Sift</b>	0	0	0	0	0	0	MIXED	0
all sites 0.3Ha and above	(++)0.8ha	(++) 2.35 ha	(++) 1.6ha	(++) 5.3ha	(++)0.48ha	(++)2.71ha	(++)0.73ha	(++)4.46ha
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(++)
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	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.
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.	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(++)
<b>Stage 2 - Site Assessment</b>								
Overall accessibility rating	(--) poor accessibility to key facilities	(-) variable accessibility to key facilities	(--) poor accessibility to key facilities	(+) Good accessibility to key facilities	(-) variable accessibility to key facilities	(-) variable accessibility to key facilities	(-) variable accessibility to key facilities	(--) poor accessibility to key facilities
A Overall Flood Risk Assessment	(++)	(++) subject to satisfactory FRA	(++) subject to satisfactory FRA	(++) subject to satisfactory FRA	(++)	(++) subject to satisfactory FRA	(++)	(++) subject to satisfactory FRA
Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?	Formal response is awaited.	Formal response is awaited.	Formal response is awaited.	Formal response is awaited.	Formal response is awaited.	Formal response is awaited.	Formal response is awaited.	Formal response is awaited.

Pickering Summary

Assessment	135	138	139	140	142	146	149	150
B Overall rating for 'Biodiversity and Geo-diversity'	(-) Subject to the retention of existing trees.	(-) Subject to the retention of protected trees, and other trees and hedgerows which contribute to the area	(-) Subject to protection of the Newts, and where possible field boundaries.	(-) Subject to the retention of existing trees.	(+) Subject to the retention of the protected tree, and the retention where possible of other trees on the site. Site is adjacent but not within the Conservation Area	(-) Subject to the retention of protected trees.	(-) Subject to the retention of the existing field boundaries	(-) Subject to protection of the Newts, and where possible field boundaries.
C Overall Rating for 'Special Qualities, Landscape and Setting'	(-) incremental loss of strip field systems	(--) Wider landscape sensitivities limited, but site contributes significantly to setting of Pickering, and Keld Head	(-) incremental loss of strip field systems	(--) incremental loss of strip field system, but form and character of settlement harmed by site's form as a limb projecting	(++) within the built form	(-) incremental loss of strip field systems	(-) incremental loss of strip field systems	(-) incremental loss of strip field systems
D Overall Rating for 'Culture and Heritage'	(--) harm to identified strip field systems	(--) harm to Keld Head Conservation Area	(--) harm to identified strip field systems	(--) harm to identified strip field systems	(+) subject to consideration of the setting of Pickering Conservation Area	(--) harm to identified strip field systems	(--) harm to identified strip field systems	(--) harm to identified strip field systems
E Overall rating for 'Low Carbon Development and Renewable Energy'	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.
F Overall Rating for 'Sustainable Building and Waste Minimisation'	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.

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Assessment	135	138	139	140	142	146	149	150
G Overall Rating for 'Efficient Use of Land'	(+)	(+)	(+)	(+)	(++) potentially efficient, but site is currently in occupation	(+)	(+)	(+)
H Overall Rating for 'Natural Resources'	(-) subject to full evaluation of risk and mitigation to source protection zone	(-) subject to full evaluation of risk and mitigation to source protection zone	(+)	(+)	(++)	(-) subject to full evaluation of risk and mitigation to source protection zone	(+)	(+)
I Overall Rating for 'Amenity'	(+)	(+)	(--)	(-)	(+)	(+)	(+)	(-) proximity to industrial estate
J Overall Rating for 'Flood Risk'	(++) FRA will not be required but need to minimise run-off	(+) FRA will be required need to minimise run-off, and consider the proximity of the Ground Source Protection Zone	(-) FRA will be required need to minimise run-off, investigation of sewer flooding	(+) FRA will be required need to minimise run-off, and consider the proximity of the Ground Source Protection Zone	(++) FRA will not be required but need to minimise run-off	(+) FRA will be required need to minimise run-off, and consider the proximity of the Ground Source Protection Zone	(+) investigation of sewer flooding	(+) FRA will be required need to minimise run-off,
K Overall Rating for 'People'	(--) site is of a size which is unlikely to help to contributing to meet wider needs. It is also performs poorly regarding access to key facilities	(-) limited information has been provided, but it considered the site demonstrates some potential	(--) limited information has been provided, but it considered the site demonstrates limited opportunity given the amenity issues and relative poor accessibility to key facilities	(-) limited information has been provided, but it considered the site demonstrates some potential	(--) site is of a size which is unlikely to help to contributing to meet wider needs	(-) limited information has been provided, but it considered the site demonstrates some potential	(--) site is of a size which is unlikely to help to contributing to meet wider needs	(--) limited information has been provided, but it considered the site demonstrates limited opportunity given the amenity issues and relative poor accessibility to key facilities

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Assessment	135	138	139	140	142	146	149	150
L Overall Rating for 'Meeting Needs'	(-) Unlikely to contribute meaningfully	(+) Some awareness of needs is demonstrated. Further information is required.	(-) But through submission of further detail this can be better established.	(-) But through submission of further detail this can be better established.	(-) Unlikely to contribute meaningfully	(+) Some awareness of needs is demonstrated. Further information is required.	(+) Some awareness of needs is demonstrated. Further information is required.	(+) Some awareness of needs is demonstrated. Further information is required.
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	(+)Subject to appropriate access	(+) Within 250 m of WWTW. Subject appropriate access	(+)Subject to appropriate access	(--) access concerns	(+)Subject to appropriate access	(-) Access uncertainty	(+)Subject to appropriate access	(-) Access uncertainties
N Overall rating for 'Strong Economy'	N/A	N/A	N/A	N/A	N/A	N/A	(+)	N/A
Stage 3 - Deliverability / Developability	0	0	0	0	0	0	0	0
O Overall Deliverability / Developability Rating	(+)	(+) Site Submitter confirmed interest to have the site considered in the knowledge of the policies to be applied	(--) site constraints in terms of harm to residential amenity identified	(+)	(--) subject to the use ceasing, and lack of clear intent from landowner, and complicated leasehold situation	(--) concerns about the deliverability of the access and landownership complexities	(+)	(--) harm to residential amenity



Pickering Summary

Assessment	151	152	197	198	199	200	203	204
<b>Stage 1 - Sift</b>	0	0	Same as 256	EMPLOYMENT	EMPLOYMENT planning consent 12/00964/OUT granted	0	0	0
all sites 0.3Ha and above	(++)4.06	(++)0.93	(--) 0.08ha	(++)3.41	(++)0.66ha	(++)5.13ha	(++)0.59ha	(++)2.98ha
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(++)
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	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.
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.	(++)	(++)	(++)	(++)	(++)	(++) Part of the site is in Flood Zone 2-3. This is the western extent. The Environment Agency have advised that this area would need to be excluded from the developable area, and used for open space/ green infrastructure. This is indicated on the indicative Masterplan.	(++)	(++)
<b>Stage 2 - Site Assessment</b>								
Overall accessibility rating	(+) Good accessibility to key facilities	(--) poor accessibility to key facilities		0 (++)	(+) Good accessibility to key facilities	(-) variable accessibility to key facilities	(--) poor accessibility to key facilities	(+) Good accessibility to key facilities
A Overall Flood Risk Assessment	(+) Site will require an FRA	(++)		0 (++) subject to satisfactory FRA	(++)	(++) subject to satisfactory FRA, and exclusion of land in flood zone 2	(++)	(+) Site will require an FRA
Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?	Formal response is awaited.	Formal response is awaited.		0 Formal response is awaited.	Formal response is awaited.	(++) Access would need to be provided from the A169. Haygate Lane is sub-standard. The Scheme at Mickle Hill has a junction which will need to be taken into account in assessing the position of the junction to serve this site. The road speed is national speed limit and there is a gentle bend in the	Formal response is awaited.	Formal response is awaited.

Pickering Summary

Assessment	151	152	197	198	199	200	203	204
B Overall rating for 'Biodiversity and Geo-diversity'	(+) Subject to appropriate planting and retention of existing trees and boundaries	(--) consider that proximity of pond to site, and scale of site means significant adverse impact is unavoidable	0	(-) subject to appropriate mitigation for the Newts, and field boundaries	(+) subject to appropriate mitigation for the Newts	(+) Subject to appropriate planting and retention of existing trees and boundaries	(-) subject to appropriate mitigation for the Newts, and field boundaries	(+) Subject to appropriate planting and retention of existing trees and boundaries
C Overall Rating for 'Special Qualities, Landscape and Setting'	(--) incremental loss of strip field system, discordant limb projection in both N/S and then E/W configuration	(+) site's development likely to have a neutral impact in wider landscape	0	(-) incremental loss of strip field systems	(+) no local or wider landscape sensitivities identified.	(+) site's landform (flatter low-lying) and ability to read the site in the context of existing town development mean less sensitive than other sites. Site is identified as part of the strip field system, although not intact, nor prominent.	(-) incremental erosion of strip field system, but no wider landscape impact	(--) incremental erosion of strip field system, individual adverse impact through form of development lacking integration with town
D Overall Rating for 'Culture and Heritage'	(-) form and character issues concerning limb projection and incremental erosion of strip field systems	(+)	0	(--) Loss of strip field systems,	(+)	(+) development would not represent loss of strip field systems, due to the absence of features within this particular field, development is already proximal. Use of Green Infrastructure could mitigate impacts, and improve the visual entrance on this side of southern Pickering. Consideration of views of St. Peter and St. Paul Spire, and Vivers Mill.	(+)	(-) Loss of strip field systems, but development (nursery and residential development to north and east is already proximal. Use of Green Infrastructure could mitigate impacts it will be important that the land is not developed singularly otherwise it will be a discordant limb projection
E Overall rating for 'Low Carbon Development and Renewable Energy'	No information has been submitted at this stage.	No information has been submitted at this stage.	0	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.
F Overall Rating for 'Sustainable Building and Waste Minimisation'	No information has been submitted at this stage.	No information has been submitted at this stage.	0	(-) proposes building design features	(-) proposes building design features	(-) proposes building design features	No information has been submitted at this stage.	No information has been submitted at this stage.

Pickering Summary

Assessment	151	152	197	198	199	200	203	204
G Overall Rating for 'Efficient Use of Land'	(+)	(+)	0	(+)	(+)	(+)	(+)	(+)
H Overall Rating for 'Natural Resources'	(+)	(+)	0	(+)	(+)	(+)	(+)	(+)
I Overall Rating for 'Amenity'	(+)	(-) proximity to industrial estate	0	(-) from a view of protecting existing residential amenity	(-) from a view of protecting existing residential amenity	(+)	(-) proximity to industrial estate	(+)
J Overall Rating for 'Flood Risk'	(-) FRA will be required need to minimise run-off, investigation of sewer flooding. Site is in Flood Zone 2.	(+) investigation of sewer flooding	0	(+) FRA will be required need to minimise run-off, investigation of sewer flooding	(+) investigation of sewer flooding	(+) FRA will be required need to minimise run-off, SDS are not identified. Flood Zone 2 extent will remain excluded	(+) investigation of sewer flooding	(-) FRA will be required need to minimise run-off, site is flood zone 2
K Overall Rating for 'People'	(-) limited information has been provided, but it considered the site demonstrates some potential	(-) limited information has been provided, but it considered the site demonstrates limited opportunity given the amenity issues, its limited ability to deliver affordable housing and relative poor accessibility to key facilities	0	(-) Employment land which will contribute to meeting needs. Limited information provided	(-) Employment land which will contribute to meeting needs. Limited information provided	(-) limited information has been provided, but it considered the site demonstrates some potential	(-) limited information has been provided, but it considered the site demonstrates limited opportunity given the amenity issues, its limited ability to deliver affordable housing and relative poor accessibility to key facilities	(-) limited information has been provided, but it considered the site demonstrates some potential

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Assessment	151	152	197	198	199	200	203	204
L Overall Rating for 'Meeting Needs'	(-) But through submission of further detail this can be better established.	(-) Unlikely to contribute meaningfully	0	(+) Some awareness of needs is demonstrated. Further information is required.	(+) Some awareness of needs is demonstrated. Further information is required.	(-) But through submission of further detail this can be better established.	(-) Unlikely to contribute meaningfully	(+) Some awareness of needs is demonstrated. Further information is required.
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	(+)Subject to appropriate access	(-) Access uncertainties	0	(-) Access uncertainties	(-) Access uncertainties	(++)	(-) Access uncertainties	(+)Subject to appropriate access
N Overall rating for 'Strong Economy'	N/A	N/A	0	(+)	(+)	N/A	N/A	N/A
<b>Stage 3 - Deliverability / Developability</b>	0	0	0	0	0	0	0	0
O Overall Deliverability / Developability Rating	(--) Flood risk issues	(--) harm to residential amenity	0	(+)	(++) planning consent obtained proven range of contributions.	(++)	(--) harm to residential amenity	(--) Flood risk issues

Pickering Summary

Assessment	205	206	216	228	229	256	268	271
<b>Stage 1 - Sift</b>	0	0	This site is built out	0	0	same as 197	MIXED	0
all sites 0.3Ha and above	(++)12.61ha	(++) 1.02ha	0	(++) 1.28ha	(++)2.16ha	(--) 0.08ha	(--)0.09ha	(++)0.49ha
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	(++)	(++)	0	(++)	(++)	(++)	(++)	(++)
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	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	0	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.
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 3 and developed	(++)
<b>Stage 2 - Site Assessment</b>								
Overall accessibility rating	(+) Good accessibility to key facilities	(-) variable accessibility to key facilities	0	(-) variable accessibility to key facilities	(-) variable accessibility to key facilities	0	0	(+) Good accessibility to key facilities
A Overall Flood Risk Assessment	(++) subject to satisfactory FRA	(++) subject to satisfactory FRA	0	(++) subject to satisfactory FRA	(+) Site will require an FRA	0	0	(++)
Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?	Formal response is awaited.	Formal response is awaited.	0	Formal response is awaited.	Formal response is awaited.	0	0	Formal response is awaited.

Pickering Summary

Assessment	205	206	216	228	229	256	268	271
B Overall rating for 'Biodiversity and Geo-diversity'	(+) Subject to appropriate planting and retention of existing trees and boundaries	(-) Subject to appropriate planting and retention of existing trees and boundaries	0	(+) Subject to appropriate planting and retention of existing trees and boundaries	(+) Subject to appropriate planting and retention of existing trees and boundaries	0	0	(+) subject to appropriate planting scheme
C Overall Rating for 'Special Qualities, Landscape and Setting'	(-) incremental erosion of identified strip field systems, but of limited intactness. Would not harm the wider settlement form and character as site is a more comprehensive submission, on land which is not as elevated and has a physical proximity to existing modern residential development	(--) Wider landscape sensitivities limited, but site contributes significantly to setting of Pickering, and Keld Head	0	(--) Wider landscape sensitivities limited, but site contributes significantly to setting of Pickering, and Keld Head	(+) landform and setting is such that the development would not be visually prominent and could link into incremental erosion of strip field system, but no wider landscape impact as the features are not as intact.	0	0	0(++) within built form of the settlement
D Overall Rating for 'Culture and Heritage'	(-) harm to strip field systems, but site represents a more unified site submission, and the strip field systems are not as intact, or as visually prominent here as in other areas. English Heritage place a greater value on the site, and state: This site should not be allocated unless there are no sites better-suited to meeting the assessed development needs of the town.	(--) harm identified to the character and setting of Keld Head Conservation area	0	(--) harm identified to the character and setting of Keld Head Conservation area	(+)	0	0	0(+)
E Overall rating for 'Low Carbon Development and Renewable Energy'	No information has been submitted at this stage.	No information has been submitted at this stage.	0	No information has been submitted at this stage.	No information has been submitted at this stage.	0	0	0 No information has been submitted at this stage.
F Overall Rating for 'Sustainable Building and Waste Minimisation'	No information has been submitted at this stage.	No information has been submitted at this stage.	0	No information has been submitted at this stage.	No information has been submitted at this stage.	0	0	0 No information has been submitted at this stage.

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Assessment	205	206	216	228	229	256	268	271
G Overall Rating for 'Efficient Use of Land'	(+)	(+)	0	(+)	(+)	0	0	0 (++) a Brownfield site once the existing use ceases
H Overall Rating for 'Natural Resources'	(+)	(-) subject to full evaluation of risk and mitigation to source protection zone	0	(-) subject to full evaluation of risk and mitigation to source protection zone	(+)	0	0	0 (-) subject to full evaluation of risk and mitigation to source protection zone
I Overall Rating for 'Amenity'	(-) mitigation from Waste Water Treatment Works required	(+)	0	(+)	(+)	0	0	0 (+)
J Overall Rating for 'Flood Risk'	(+) FRA will be required need to minimise run-off,	(+) FRA will be required need to minimise run-off, and consider the proximity of the Ground Source Protection Zone	0	(+) FRA will be required need to minimise run-off, and consider the proximity of the Ground Source Protection Zone	(-) FRA will be required need to minimise run-off, site is flood zone 2	0	0	0 (+) FRA will be required need to minimise run-off, and consider the proximity of the Ground Source Protection Zone
K Overall Rating for 'People'	(-) limited information has been provided, but it considered the site demonstrates some potential	(-) limited information has been provided, but it considered the site demonstrates some potential	0	(-) limited information has been provided, but it considered the site demonstrates some potential	(-) limited information has been provided, but it considered the site demonstrates some potential	0	0	0 (-) limited information has been provided, but it considered the site demonstrates some potential

Pickering Summary

Assessment	205	206	216	228	229	256	268	271
L Overall Rating for 'Meeting Needs'	(+) Some awareness of needs is demonstrated. Further information is required.	(+) site is proposed to meet specific needs	0	(+) Some awareness of needs is demonstrated. Further information is required.	(+) Some awareness of needs is demonstrated. Further information is required.	0	0	(--) site of a scale Council is unable to deliver affordable homes through its development
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	(-) access uncertainties and proximity to WWTW	(-) access uncertainties and proximity to WWTW	0	(-) access uncertainties and proximity to WWTW	(-) access uncertainties and proximity to WWTW	0	0	(-) site provides sheltered accommodation
N Overall rating for 'Strong Economy'	N/A	N/A	0	N/A	N/A	0	0	N/A
<b>Stage 3 - Deliverability / Developability</b>	0	0	0	0	0	0	0	0
O Overall Deliverability / Developability Rating	(+) proximity to WWTW and access issues	(+) concerning the proximity to the Ground Source Protection Zone 1.	0	(+) concerning the proximity to the Ground Source Protection Zone 1.	(--) Flood risk issues and developability issues	0	0	(--) Site Submitter has identified that the site is not available to be developed within the next 5 years. It is a sensitive use, and no clear cessation beyond this is available.



Pickering Summary

Assessment	272	329	347	351	355	360	380	386
<b>Stage 1 - Sift</b>	MIXED	EMPLOYMENT	0	Site is built out	0	Part consent 168 units of varying tenure in north western quadrant	0	0
all sites 0.3Ha and above	(--) <b>0.27ha</b>	(++)0.34ha	(++)8.58ha	0	(++) 2.55ha	(++)18.82ha	(++)0.78ha	(++) 14.9ha
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	(++)	(--) <b>Site is distanced from Pickering</b>	(++)	0	(++)	(++)	(++)	(++)
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	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	0	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.
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.	(++) Flood Zone 3 and developed	(--) <b>Flood zone 3, and greenfield site</b>	(++)	0	(++)	(++)	(++)	(++)
<b>Stage 2 - Site Assessment</b>								
Overall accessibility rating	0	0	(+) Good accessibility to key facilities	0	(-) variable accessibility to key facilities	(-) variable accessibility to key facilities	(-) variable accessibility to key facilities	(--) <b>poor accessibility to key facilities</b>
A Overall Flood Risk Assessment	0	0	(++) subject to satisfactory FRA	0	(++) subject to satisfactory FRA	(++) subject to satisfactory FRA	(+) Site will require an FRA	(++) subject to satisfactory FRA
Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?	0	0	(+)Formal response is awaited. No objections in principle onto Whitby Road, but whilst 30mph, heavy traffic uses the road, needs longer visibility splay (DMRB) over 'Manual for Streets'. Need to ensure that there is appropriate footpaths and links.	0	Formal response is awaited.	Formal response is awaited.	Formal response is awaited.	Formal response is awaited.

Pickering Summary

Assessment	272	329	347	351	355	360	380	386
B Overall rating for 'Biodiversity and Geo-diversity'	0	0	(+) subject to appropriate landscape mitigation	0	(-) Subject to appropriate planting and retention of existing trees and boundaries	(--) loss of relatively intact and prominent strip field systems	(--) No mitigation has been identified	(-) due to size of site
C Overall Rating for 'Special Qualities, Landscape and Setting'	0	0	(+) site has no strip field systems identified, also despite being on land which is relatively elevated, existing development and topographical variations mean no wider landscape impact would result. Retention of trees will be important and need careful consideration.	0	(--) Wider landscape sensitivities limited, but site contributes significantly to setting of Pickering, and Keld Head	(--) Substantial harm to strip field systems and harm to setting and form and character of the town	(--) Wider landscape sensitivities limited, but site contributes significantly to setting of Pickering, and Keld Head	(--) Wider landscape impacts would be significant. Site has no relationship to the form and character of Pickering.
D Overall Rating for 'Culture and Heritage'	0	0	(+) No adverse harm identified to form and character of the town or any designated/ non-designated heritage asset.	0	(--) harm identified to the character and setting of Keld Head Conservation area	(--) harm to identified strip field systems, which are intact and visually prominent in the Mickle Hill complex, harm to the setting and character of the Pickering Conservation Area	(--) harm identified to the character and setting of Keld Head Conservation area	(--) Harm to the wider setting of Pickering. Not identified as a strip field system, but has strong linearity.
E Overall rating for 'Low Carbon Development and Renewable Energy'	0	0	No information has been submitted at this stage.	0	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.
F Overall Rating for 'Sustainable Building and Waste Minimisation'	0	0	No information has been submitted at this stage.	0	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.

Pickering Summary

Assessment	272	329	347	351	355	360	380	386
G Overall Rating for 'Efficient Use of Land'	0	0	(+)	0	(+)	(-) The site is disproportionately large with some constraints to its efficient use., and mitigation may lead to loss of strip field systems.	(++) a Brownfield site once existing use ceases	(+)
H Overall Rating for 'Natural Resources'	0	0	(-) subject to full evaluation of risk and mitigation to source protection zone	0	(-) subject to full evaluation of risk and mitigation to source protection zone	(--) Southern part of site in HSE advise against development	(-) subject to full evaluation of risk and mitigation to source protection zone	(--) large use of grade3 land (cropped), with mineral safeguarding and a large proportion of site distanced from the settlement. Also subject to full evaluation of risk and mitigation to source protection zone.
I Overall Rating for 'Amenity'	0	0	(+) subject to minimising disturbance to visitors of the cemetery	0	(+)	(+) Site is very large	(-) proximity of site to Waste Water Treatment Works	(+)
J Overall Rating for 'Flood Risk'	0	0	(+) FRA will be required need to minimise run-off, and consider the proximity of the Ground Source Protection Zone	0	(+) FRA will be required need to minimise run-off, and consider the proximity of the Ground Source Protection Zone	(+) FRA will be required need to minimise run-off, and consider the proximity of the Ground Source Protection Zone	(-) FRA will be required need to minimise run-off, site is flood zone 2, site is also in a high sensitivity ground source protection zone	(+) FRA will be required need to minimise run-off, and consider the proximity of the Ground Source Protection Zone
K Overall Rating for 'People'	0	0	(-) limited information has been provided, but it considered the site demonstrates some potential	0	(-) limited information has been provided, but it considered the site demonstrates some potential	(-) limited information has been provided, but it considered the site demonstrates some potential	(-) limited information has been provided, but it considered the site demonstrates some potential	(--) limited information has been provided, but it considered the site demonstrates limited opportunity given the relative poor accessibility to key facilities

Pickering Summary

Assessment	272	329	347	351	355	360	380	386
L Overall Rating for 'Meeting Needs'	0	0	(-) The indicative information lacks detail, but refers to being plan compliant in respect of 35% affordable housing, subject to viability. But through submission of further detail this can be better established.	0	(-) But through submission of further detail this can be better established.	(-) concerns about the scale of such a development not meeting locally-derived needs, but fuelling in-migration	(-) Unlikely to contribute meaningfully	(-) But through submission of further detail this can be better established.
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	0	0	(+) Subject to the provision of appropriate access	0	(-) access uncertainties and proximity to WWTW	(-) access uncertainties	(-) access uncertainties and proximity to WWTW	(--) access concerns identified which are unlikely to be mitigatable.
N Overall rating for 'Strong Economy'	0	0	N/A	0	N/A	(+) uncertain	N/A	N/A
<b>Stage 3 - Deliverability / Developability</b>	0	0	0	0	0	0	0	0
O Overall Deliverability / Developability Rating	0	0	(+) subject to Ground Source Protection Zone, evaluation of risk can be undertaken.	0	(+) subject to Ground Source Protection Zone, evaluation of risk	(--) Concerns about the HSE response of advise against development	(--) current uses would be in conflict with residential use	(--)

Pickering Summary

Assessment	387	414	449	462 (640)	482	484 (641)	485(642)	495
<b>Stage 1 - Sift</b>	0	0	MIXED	EMPLOYMENT - scheme with 484 and 485	EMPLOYMENT	EMPLOYMENT scheme with 462 and 485	EMPLOYMENT scheme with 462 and 484	MIXED
all sites 0.3Ha and above	(++) 12.75	(++) 0.47ha	(++)0.97ha	(++)4.61ha	(++)5.15ha	(++)5.6ha	(++)1.18ha	(--) 0.26ha
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	(++)	(++)	(++)	(++) but not well related to the settlement	(--) Not physically related to settlement	(++) but not well related to the settlement	(++) but not well related to the settlement	(++)
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	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.
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.	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(++) Flood Zone 3 and developed
<b>Stage 2 - Site Assessment</b>								
Overall accessibility rating	(+) Good accessibility to key facilities	(-) variable accessibility to key facilities	(-) variable accessibility to key facilities	(+) Good accessibility to key facilities, within the context of being an employment site.	0	(+) Good accessibility to key facilities, within the context of being an employment site.	(-) variable accessibility to key facilities, within the context of being an employment site.	0
A Overall Flood Risk Assessment	(++) subject to satisfactory FRA	(++)	(++)	(+) Site will require an FRA	0	(+) Site will require an FRA	(+) Site will require an FRA	0
Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?	Formal response is awaited.	Formal response is awaited. Relatively small site, access position is not identified. Although there is an existing access, which is within the 30 limit. Would need to ensure no conflict with new estate entrance. Existing access to the site is narrow and close to a neighbouring property's exit.	Formal response is awaited.	Formal response is awaited.	0	Formal response is awaited.	Formal response is awaited.	0

Pickering Summary

Assessment	387	414	449	462 (640)	482	484 (641)	485(642)	495
B Overall rating for 'Biodiversity and Geo-diversity'	(+) Subject to appropriate planting and retention of existing trees and boundaries	(+) subject to retention of existing boundaries and trees	(+) subject to retention of existing boundaries and trees	(--) loss of relatively intact and prominent strip field systems	0	(--) loss of relatively intact and prominent strip field systems	(--) loss of relatively intact and prominent strip field systems	0
C Overall Rating for 'Special Qualities, Landscape and Setting'	(-) incremental erosion of identified strip field systems, but of limited intactness. Would not harm the wider settlement form and character as site is a more comprehensive submission, on land which is not as elevated and has a physical proximity to existing modern residential development	(-) need with careful consideration around scale, form and siting of buildings	(++) within the built form	(--) inherent landscape sensitivity, with presence of intact strip field systems. Site is disassociated from the town.	0	(--) inherent landscape sensitivity, with presence of intact strip field systems. Site is disassociated from the town.	(--) inherent landscape sensitivity, with presence of intact strip field systems. Site is disassociated from the town.	0
D Overall Rating for 'Culture and Heritage'	(-) Harm to strip field systems, but site represents a more unified site submission, and the strip field systems are not as intact, or as visually prominent here as in other areas. Archaeological evaluation has been undertaken to establish approach to mitigation.	(+)	(+)	(--) site is physically distanced from the settlement, and is not capable of being read in context with the town. Strip field system is relatively intact and visually prominent.	0	(--) site is physically distanced from the settlement, and is not capable of being read in context with the town. Strip field system is relatively intact and visually prominent.	(--) site is physically distanced from the settlement, and is not capable of being read in context with the town. Strip field system is relatively intact and visually prominent.	0
E Overall rating for 'Low Carbon Development and Renewable Energy'	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	0	No information has been submitted at this stage.	No information has been submitted at this stage.	0
F Overall Rating for 'Sustainable Building and Waste Minimisation'	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	0	No information has been submitted at this stage.	No information has been submitted at this stage.	0

Pickering Summary

Assessment	387	414	449	462 (640)	482	484 (641)	485(642)	495
G Overall Rating for 'Efficient Use of Land'	(+)	(+)	(++) a Brownfield site once existing use ceases	(+)	0	(+)	(+)	0
H Overall Rating for 'Natural Resources'	(-) larger area of greenfield land at grade 3, would need full evaluation of risk and mitigation to source protection zone	(-) subject to full evaluation of risk and mitigation to source protection zone	(++)	(+)	0	(++)	(+)	0
I Overall Rating for 'Amenity'	(-) proximity of site to Waste Water Treatment Works - for which mitigation is proposed	(+)	(+)	(-) need to consider amenity of existing residents	0	(-) need to consider amenity of existing residents	(-) need to consider amenity of existing residents	0
J Overall Rating for 'Flood Risk'	(+) FRA will be required need to minimise run-off, site is also in a high sensitivity ground source protection zone (albeit very small area)	(+) Site in high sensitivity ground source protection zone	(++)	(-) FRA will be required need to minimise run-off, site is flood zone 2.	0	(-) FRA will be required need to minimise run-off, site is flood zone 2.	(-) FRA will be required need to minimise run-off, site is flood zone 2.	0
K Overall Rating for 'People'	(+) Site submission recognises the need to provide a number of key facilities, and accessibility is reasonably good.	(--) site is of a size which is unlikely to help to contributing to meet wider needs	(--) site is of a size which is unlikely to help to contributing to meet wider needs	(-) Employment sites are needed in the locality. This site offer some potential	0	(-) Employment sites are needed in the locality. This site offer some potential	(-) Employment sites are needed in the locality. This site offer some potential (but in conjunction with a later submission (i.e. as 463 (640))	0

Pickering Summary

Assessment	387	414	449	462 (640)	482	484 (641)	485(642)	495
L Overall Rating for 'Meeting Needs'	(+) Some awareness of needs is demonstrated. Further information is required.	(--) site of a scale Council is unable to deliver affordable homes through its development. Also the site submitter does not want to deliver 'social housing' on the site as it would 'not sit well'.	(-) Site does not demonstrate meeting a need re. employment land, provision of affordable housing or meeting needs of Ryedale's elderly	(-) Concerns that site is not located in an area to sustainably meet needs		0 (-) Concerns that site is not located in an area to sustainably meet needs	(-) Concerns that site is not located in an area to sustainably meet needs	0
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	(+) Subject to appropriate access provision	(+) subject to appropriate access provision	(--) loss of the pool with no identified replacement	(-) access uncertainties		0 (-) access uncertainties	(-) access uncertainties	0
N Overall rating for 'Strong Economy'	N/A	N/A	(+)	(-) particularly on retail sector if scheme contains a supermarket		0 (-) particularly on retail sector if scheme contains a supermarket	(-) particularly on retail sector if scheme contains a supermarket	0
<b>Stage 3 - Deliverability / Developability</b>	0	0	0	0	0	0	0	0
O Overall Deliverability / Developability Rating	(++)	(--) small site with no wider contributions capable. Site Submitter has made further submissions about the site.	(+) on the basis that a commensurate pool location is found	(+)		0 (+)	(+)	0



Pickering Summary

Assessment	496	497	498	500	504	512	525	576
<b>Stage 1 - Sift</b>	0	0	0	0	0	broadly same as 590 except access	0	Granted consent also not a use in SP1 for allocation
all sites 0.3Ha and above	(--) 0.24ha	(++) 0.65ha	(++)0.99ha	(++) 3.02 ha	(++)2.35ha	(++)3.69ha	(++)1.08ha	0
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(--) Tourist Leisure use
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	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.
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.	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(++) contains flood zone 3 but developed
<b>Stage 2 - Site Assessment</b>								
Overall accessibility rating	(+) well within the built form, and connections to Town Centre	(+) Good accessibility to key facilities	(+) Good accessibility to key facilities	(--) poor accessibility to key facilities	(--) poor accessibility to key facilities	(-) variable accessibility to key facilities	(-) variable accessibility to key facilities	0
A Overall Flood Risk Assessment	0	(++)	(++)	(++) subject to satisfactory FRA	(++) subject to satisfactory FRA	(++) subject to satisfactory FRA	(++) subject to satisfactory FRA	0
Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?	0	Formal response is awaited.	Formal response is awaited.	Formal response is awaited.	Formal response is awaited.	Formal response is awaited.	Formal response is awaited.	0

Pickering Summary

Assessment	496	497	498	500	504	512	525	576
B Overall rating for 'Biodiversity and Geo-diversity'	0	(--) Harm to trees on site, which cannot be mitigated.	(-) retention of existing boundaries would be required.	(+) subject to retention and enhancement of existing boundaries and trees	(+) potential for positive landscape enhancement	(--) loss of relatively intact and prominent strip field systems	(--) harm to existing boundaries and trees on site unavoidable to narrowness of strip field.	0
C Overall Rating for 'Special Qualities, Landscape and Setting'	(+)	(+) within built form, localised landscape sensitivities identified.	(+) site is partially enclosed by development, landscape sensitivities are identified as being more local in nature	(--) Site identified as strip field system, coalescence issues, and wider form and character issues with setting of Keld Head and Pickering	(+) current edge of settlement is a harsh linear edge. Development of site within a wider landscape context could improve the entrance to the town (would reduce Visually Important undeveloped area and is a strip field system)	(--) inherent site characteristics would result in a visually discordant limb projection	(-) impacts identified at a localised level	0
D Overall Rating for 'Culture and Heritage'	0	(--) to the setting of the Conservation Area would be harmed by the development of this Visually Important Undeveloped Area.	(--) harm to setting of Pickering Castle (exacerbated by uncertainty concerning access situation)	(--) Development of the site would result in the loss of a field which forms part of the Towns' historic strip field system which is considered to be significant in terms of landscape and historic landscape character. It would also contribute significantly to settlement coalesce and harm the setting of Keld Head Conservation Area	(-) The site forms part of an identified strip field system. It is the westernmost section of the complex, and is viewed within the context of existing development.	(--) significant harm identified to the intact, visually prominent Mickle Hill Strip Field complex. Also harm to the form and character of Pickering, and the Conservation Area of Pickering. Site would be a visually prominent discordant limb	(-) Erosion of identified strip field system, and concerns about the impact of development surrounding the cemetery, and harming its character. Mitigation would involve a reconfiguration of the site.	0
E Overall rating for 'Low Carbon Development and Renewable Energy'	No information has been submitted at this stage	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	(-) information (2009) compliance with building regulations.	No information has been submitted at this stage.	0
F Overall Rating for 'Sustainable Building and Waste Minimisation'	0	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	0

Pickering Summary

Assessment	496	497	498	500	504	512	525	576	
G Overall Rating for 'Efficient Use of Land'	(+)	(+)	(+)	(+)	(+)	(+)	(+)	0	
H Overall Rating for 'Natural Resources'	(+)	(-) Subject to full evaluation of risk and mitigation to source protection zone	(-) Mineral safeguarding zone (but adjacent to built form) and requires full evaluation of risk and mitigation to source protection zone	(-) Subject to full evaluation of risk and mitigation to source protection zone	(-) Subject to full evaluation of risk and mitigation to source protection zone	(-) Subject to full evaluation of risk and mitigation to source protection zone	(-) HSE advise against development	(-) Subject to full evaluation of risk and mitigation to source protection zone	0
I Overall Rating for 'Amenity'	(+)	(+)	(+)	(+)	(-)	(+)	(-)	0	
J Overall Rating for 'Flood Risk'	(+) Site in high sensitivity ground source protection zone	(+) Site in high sensitivity ground source protection zone	(+) Site in high sensitivity ground source protection zone	(+) FRA will be required need to minimise run-off, site is also in a high sensitivity ground source protection zone	(+) FRA will be required need to minimise run-off, and consider the proximity of the Ground Source Protection Zone	(+) FRA will be required need to minimise run-off,	(+) FRA will be required need to minimise run-off, site is also in a high sensitivity ground source protection zone	0	
K Overall Rating for 'People'		(-) site is of a size which is unlikely to help to contributing to meet wider needs	(-) limited information has been provided, but it considered the site demonstrates some potential	(-) limited information has been provided, but it considered that the site demonstrates limited potential, the site performs poorly regarding accessibility to key facilities	(-) limited information has been provided, but it considered the site demonstrates some potential, but the site performs poorly regarding accessibility to key facilities	(-) limited information has been provided, but it considered the site demonstrates some potential	(-) limited information has been provided, but it considered the site demonstrates some potential	0	

Pickering Summary

Assessment	496	497	498	500	504	512	525	576
L Overall Rating for 'Meeting Needs'	(-) Unlikely to contribute meaningfully	(-) Unlikely to contribute meaningfully	(-) Unlikely to contribute meaningfully	(-) 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.	(-) Unlikely to contribute meaningfully	0
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	(+) subject to appropriate access	(+) subject to appropriate access	(--) concerns about the deliverability of an access	(-) access uncertainties	(-) access uncertainties	(-) access uncertainties	(--) harm to the use of the cemetery	0
N Overall rating for 'Strong Economy'	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
<b>Stage 3 - Deliverability / Developability</b>	0	0	0	0	0	0	0	0
O Overall Deliverability / Developability Rating	(-) Site Submitter has not responded to requests for further information.	(+) subject to the identification of an access	(--) absence of an access.	(+) subject to the access. Site submitter has indicated that they wish for the site to continued in the consideration process.	(+) subject to the access	(+) subject to the access	(--) proximity of site to cemetery	0

Pickering Summary

Assessment	589	590	604	615	620	624	630	631
<b>Stage 1 - Sift</b>	0	broadly same as 512 except access	MIXED	EMPLOYMENT	0	MIXED same as 198	0	0
all sites 0.3Ha and above	(++)0.75ha	(++)3.64ha	(++) 2.53 ha	(--)0.05ha	(++)0.46ha	(++) 3.4ha	(++) 0.53ha	(++)1.97ha
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	(++)	(++)	(++)	(--) Despite being employment distanced from settlement	(++) but not well related to the settlement	(++)	(++)	(++)
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	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.
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.	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(++)
<b>Stage 2 - Site Assessment</b>								
Overall accessibility rating	(--) poor accessibility to key facilities	(-) variable accessibility to key facilities	(--) poor accessibility to key facilities	0	(-) variable accessibility to key facilities	(-) variable accessibility to key facilities	(--) poor accessibility to key facilities	(--) poor accessibility to key facilities
A Overall Flood Risk Assessment	(++)	(++) subject to satisfactory FRA	(++) subject to satisfactory FRA	0	(++)	(++) subject to satisfactory FRA	(++)	(++) subject to satisfactory FRA
Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?	Formal response is awaited.	Formal response is awaited.	Formal response is awaited.	0	Formal response is awaited.	Formal response is awaited.	Formal response is awaited.	Formal response is awaited.

Pickering Summary

Assessment	589	590	604	615	620	624	630	631
B Overall rating for 'Biodiversity and Geo-diversity'	(--) loss of relatively intact and prominent strip field systems	(--) loss of relatively intact and prominent strip field systems	(+) subject to retention and enhancement of existing boundaries and trees	0	(-) uncertain impact on hedgerows due to access uncertainties	(-) subject to appropriate mitigation for the Newts, and field boundaries	(--) unavoidable loss of hedgerow	(+) Subject to retention of existing hedgerows and trees
C Overall Rating for 'Special Qualities, Landscape and Setting'	(--) isolated development site.	(--) inherent site characteristics would result in a visually discordant limb projection	(--) Site identified as strip field system, coalescence issues, and wider form and character issues with setting of Keld Head and Pickering	0	(--) Site is separated from built form of the town. Limited integration. Rural character	(-) Incremental harm identified to strip field system, but not as intact and visually prominent as other sites.	(--) Site is viewable from wider distance, consider that despite size, wider harm to settlement would occur, no mitigation is possible	(--) wider landscape sensitivities identified.
D Overall Rating for 'Culture and Heritage'	(--) would represent further erosion of the significant harm identified to the intact, visually prominent Mickle Hill Strip Field complex. Also harm to the form and character of Pickering. Site would be isolated grouping with no visual/physical links to the settlement.	(--) significant harm identified to the intact, visually prominent Mickle Hill Strip Field complex. Also harm to the form and character of Pickering, and the Conservation Area of Pickering. Site would be a visually prominent discordant limb	(--) Development of the site would result in the loss of a field which forms part of the Towns historic strip field system which is considered to be significant in landscape and historic landscape character.	0	(--) Site position and situation relative to the existing settlement isolated, contributes to providing a intimate rural character to entrance of the town.	(-) Incremental harm identified to strip field system, but not as intact and visually prominent as other sites.	(--) site is capable of being viewed at distance, perpetuation of ribbon -style development	(--) Individually create a discordant limb of development. Cumulatively would harm the elevated, prominent rural situation of the Visually Important Undeveloped Area, harming the wider setting of the town.
E Overall rating for 'Low Carbon Development and Renewable Energy'	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	0	No information has been submitted at this stage.	(-)Promotes design-led features	No information has been submitted at this stage.	No information has been submitted at this stage.
F Overall Rating for 'Sustainable Building and Waste Minimisation'	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	0	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.

Pickering Summary

Assessment	589	590	604	615	620	624	630	631
G Overall Rating for 'Efficient Use of Land'	(+)	(+)	(+)	0	(+)	(+)	(+)	(+)
H Overall Rating for 'Natural Resources'	(++)	(--) HSE advise against development	(-) Subject to full evaluation of risk and mitigation to source protection zone	0	(++)	(+)	(-) Subject to full evaluation of risk and mitigation to source protection zone	(-) Subject to full evaluation of risk and mitigation to source protection zone
I Overall Rating for 'Amenity'	(-)	(+)	(-)	0	(+)	(+)	(+)	(+)
J Overall Rating for 'Flood Risk'	(++)	(+) FRA will be required need to minimise run-off,	(+) FRA will be required need to minimise run-off, site is also in a high sensitivity ground source protection zone	0	(++)	(+) FRA will be required to minimise surface run off, and investigation of sewer flooding	(+) consider the proximity of the Ground Source Protection Zone	(+) FRA will be required need to minimise run-off, and consider the proximity of the Ground Source Protection Zone
K Overall Rating for 'People'	(--) site is of a size which is unlikely to help to contributing to meet wider needs. Also the site performs poorly regarding accessibility to key facilities.	(-) limited information has been provided, but it considered the site demonstrates some potential	(-) limited information has been provided, but it considered the site demonstrates some potential	0	(--) site is of a size which is unlikely to help to contributing to meet wider needs	(-) As a mixed use site shows potential of providing the opportunity for a mixed use scheme incorporating both employment opportunities and living accommodation (potential live work units)	(--) site is of a size which is unlikely to help to contributing to meet wider needs	(-) limited information has been provided, but it considered the site demonstrates some potential

Pickering Summary

Assessment	589	590	604	615	620	624	630	631
L Overall Rating for 'Meeting Needs'	(-) Unlikely to contribute meaningfully	(-) But through submission of further detail this can be better established.	(-) But through submission of further detail this can be better established.		0 (-) site of a scale Council is unable to deliver affordable homes through its development	(-) But through submission of further detail this can be better established.	(-) Unlikely to contribute meaningfully	(-) But through submission of further detail this can be better established.
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	(--) No access	(--) No access	(-) Access uncertainties		0 (-) access uncertainties	(-) access uncertainties	(--) Access concerns	(-) access uncertainties
N Overall rating for 'Strong Economy'	N/A	N/A	(+)		0 N/A	(+)	N/A	N/A
Stage 3 - Deliverability / Developability	0	0	0	0	0	0	0	0
O Overall Deliverability / Developability Rating	(--) No access	(--) No access	(+)		0 (+) Access uncertainties	(+) Access uncertainties	(--) Access concerns	(+) Access uncertainties



Assessment	634	650	659
<b>Stage 1 - Sift</b>	EMPLOYMENT	EMPLOYMENT	Revised extent submission of site 117/360
all sites 0.3Ha and above	(++) 0.77ha	(++)12.28 (originally) 16.3ha. Planning application is for c.7ha	(++)4.23ha
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	(++)	(++)	(++)
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	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Site has presence of Great Crescent Newts. Mitigation measures will be required to protect them, and can be achieved- identified through a GCN Management Plan, which utilises green infrastructure is exposed. No harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets
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.	(++)	(++) Site which is previously developed and the land to the south of the industrial estate is not within Flood Zone 3. The easternmost limb of site, is within Flood Zone 3B, this fails the sequential test. This has been removed from the site submission.	(++)
<b>Stage 2 - Site Assessment</b>			
Overall accessibility rating	(+)Good accessibility to key facilities, within the context of being an employment site.	(+)Good accessibility to key facilities, within the context of being an employment site.	(-) variable accessibility to key facilities
A Overall Flood Risk Assessment	(++)	(++) on the basis that the eastern limb has been discounted	(++) subject to satisfactory FRA
Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?	Formal response is awaited.	(++) A Transport Assessment has been provided. It concludes, applying committed development flows that there is no significant residual transports impacts, and that the site offers reasonable alternatives to the private car for access. Junction modelling demonstrates both junctions	Late submission which has not been considered by the Highways Authority. TA not provided. A second access is proposed onto the A169. No evidence of impact on existing/proposed junctions has been provided, in terms of impact or technical compliance.

Assessment	634	650	659
B Overall rating for 'Biodiversity and Geo-diversity'	(+) Subject to retention of existing hedgerows and trees	(+) Subject to retention of existing hedgerows and trees	(-- loss of relatively intact and prominent strip field systems
C Overall Rating for 'Special Qualities, Landscape and Setting'	(+) no wider landscape impacts	(++) main part of site is well related to settlement form and character for the use. The eastern limb, which had been a concern, has been deleted from the scheme.	(-- Substantial harm to strip field systems and harm to setting and form and character of the town
D Overall Rating for 'Culture and Heritage'	(+) No effect on heritage assets. Need to consider landscaping to ensure no harm to form and character.	(+) No effect on designated heritage assets. Concerns about the impact of eastern limb on wider form and character and setting of Pickering and loss of strip field system have been addressed by the deletion of the eastern limb.	(-- harm to identified remaining strip field systems, which are intact and visually prominent in the Mickle Hill complex, and are a significant non-designated heritage asset, harm to the setting and character of the Pickering.
E Overall rating for 'Low Carbon Development and Renewable Energy'	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.
F Overall Rating for 'Sustainable Building and Waste Minimisation'	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.

Assessment	634	650	659
G Overall Rating for 'Efficient Use of Land'	(+) Site could become a Brownfield site, but currently a working farm	(++)	(-) There are constraints to its efficient use.
H Overall Rating for 'Natural Resources'	(++)	(++) Sites development will bring about substantial reuse of a contaminated Brownfield site	(--) HSE - Advise Against Development
I Overall Rating for 'Amenity'	(+)	(+)	(+)
J Overall Rating for 'Flood Risk'	(++)	(++) since removal of the eastern limb. Flood Risk is sequentially acceptable as Flood Zone 1.	(+) FRA will be required need to minimise run-off
K Overall Rating for 'People'	(--) Limited information submitted. Site is not a site to make a meaningful contribution to the employment land, but could meet latent small-scale needs in the future.	(+) in so far as the provision of employment land	(+) limited information has been provided, but it considered the site demonstrates some potential, and acknowledges the need for affordable housing

Assessment	634	650	659
L Overall Rating for 'Meeting Needs'	(--) more suited to providing small scale, windfall employment site	(+) Limited information but site has significant potential	(-) But through submission of further detail this can be better established.
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	(+) subject to appropriate access	(+)	(+)Subject to appropriate access
N Overall rating for 'Strong Economy'	(+) albeit at a small-scale	(++)	Site submitter considers some employment will be achieved on the site
<b>Stage 3 - Deliverability / Developability</b>	0	0	0
O Overall Deliverability / Developability Rating	(--) Landowner has confirmed that not looking to release the site at present, they wish to continue living and working at the site. The southern part is both deliverable and developable- but not comprehensive consideration of the site.	(++) Planning permission has been granted in principle. Contamination was a known quantity in terms of viability	(--) HSE response of advise against development