

**RYEDALE
DISTRICT
COUNCIL**



The Ryedale Plan: Local Plan Sites Document

Pickering Background Paper

Ryedale District Council October 2017

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Part 1: Introduction and Context

Introduction

This paper is one of a series produced to explain the site-specific policy choices and allocations that are being proposed for each of the Market Towns and Service Villages through the Local Plan Sites Document. The Local Plan Sites Document will identify sufficient sites to meet development requirements to 2027. It also identifies site specific policies. Together with a new Policies Map, the Sites Document and the Local Plan Strategy will form the Development Plan for Ryedale - The Ryedale Plan.

This paper focuses on the approach that the Local Planning Authority has used to consider new development sites at this settlement. It outlines which sites are considered to be the most appropriate sites to be allocated for future development if required and provides an explanation of why other sites are not considered to be suitable. It also considers the use of specific site protection policies for the settlement.

Settlement Description - Pickering

Pickering has a strong relationship to both the North York Moors and the Vale of Pickering, and the Church Parish extends well into each of those areas. The town is situated close to the southern boundary of the North York Moors National Park. It is located in undulating countryside that rises to north to the moors and flattens out to the Vale of Pickering to the south. As such, Pickering straddles the boundary between the National Character Areas of the Vale of Pickering, to the south, and the North York Moors and Cleveland Hills to the North. On the higher elevations, the land slopes less pronouncedly, and it is here where the sloping open farmland is found. On the lower, steeper slopes is the Linear Scarp Farmland, which is to the west and east of Pickering. Wooded dales run into the area from the higher moors on a north south axis.

The town lies at the cross roads of the east-west A170 and the north-south A169. The smaller settlements of Aislaby and Middleton are strung along the length of the A170 and close to Pickering. The small historic settlement of 'Keld Head', now coalesced with Pickering on its western edge, provides an attractive entrance point into the town. Pickering straddles either side of the A170, the historic main route through the town, which is lined with listed buildings, and laterally follows the contours of the land.

Pickering Castle, an English Heritage Visitor attraction lies to the north of the town with Beacon Hill siege castle, both Scheduled Monuments, lying to the west of that. The North York Moors Heritage Steam Railway has its headquarters at Pickering where the steam trains travel north through the National Park to Whitby.

The central area of the Town is designated as a Conservation Area with modern housing development surrounding the town to the west, east, north and south. Industrial development is well screened to the south east and to the south west of the town in the purpose built Industrial Estates. The traditional construction materials are the same as for Helmsley and Kirkbymoorside - limestone/sandstone with clay pantiles. However some Victorian and most twentieth century properties are brick built with slate roofs.

A predominant feature of the landscape around Pickering is the presence of strip fields, which almost entirely encircle the town. These are the remnants of a mediaeval open field system. Given their relatively comprehensive, and intact coverage, they are considered by Historic England to be significant historic assets and an exceptional example within the Region. There is a clear delineation close to the southern boundary of the town between field strips orientated in a lateral east-west direction on the flatter land, and those to the north are predominantly vertical, taking into account the topography and drainage capacity of the fields. Looking at the available historic maps, which extend from 1850 to 1938, it is apparent that there has been little change in the field patterns within this time period. The strip field systems contribute to the landscape setting of the Town, particularly in the south-east.

One of the wooded dales (Newtondale) which runs into Pickering is described as 'Pickering District Green Infrastructure Corridor' in the Green Infrastructure Mapping project (Natural England *et al*). It is also the location of the North York Moors Railway. The Public Rights of Way (PRoW) network in Pickering is focused around Newtondale, and surrounding the Castle, following Pickering Beck south, and continuing through the town, and out on the Vale of Pickering. Here there are a number of PROWs that allow one to walk round the southwestern corner of Pickering, to get to Keld Head. Other routes extend further south, out into the Vale of Pickering. There are no PROWs to the northwest, and south east of Pickering. A PRoW appears to extend eastwards from Ruffa Lane, and continue into Thornton le Dale. The high concentration of field boundaries is a green infrastructure network, but one that is more focused for biodiversity. There is a small area of Open Access Land which is to the North of the Castle, within Newtondale to the east of Pickering Beck.

Two key areas of recreational space at the grounds of Lady Lumleys School and the recreation ground to the south. Elsewhere there are small isolated pockets of green open space, but these are small in size, and contribute to the general amenity of the area. Two allotment sites are in Pickering, one to the south east of Pickering and the other within the built up area of Pickering, north of the Church and Old Rectory.

Pickering is not within any areas designated of international importance for biodiversity. However, it is within identified buffer zones for considering impacts on the North York Moors Special Area of Conservation and Special Protection Area. There are two principal Sites of Special Scientific Interest; the first is Newbridge Quarry to the North of Pickering, which contains a pond, and east of Swainsea Lane. North of Pickering is Newtondale, which has a series of its woodlands having SSSI designation. With mixed and broadleaved woodland, with some ancient woodlands.

Pickering has a number of ponds on its periphery. The majority of these ponds are concentrated on the eastern side of Pickering. There are six recorded ponds in a cluster to the east of Pickering, and these contain a substantial/meta population of Great Crested Newts, a UK and Local Biodiversity Action Plan Priority Species. There are also six ponds to the south of the A170, with three of these close to the industrial estate. To the west there is one large pond, close to Keld Head, but there is also the watercress beds to the south of that pond. A further pond is within Newbridge Quarry, but this has been used as a fish farm. In the Ryedale Biodiversity Action Plan (2007) it refers to the importance of pond clusters as

they “*facilitate dispersal of the species (including recolonisation after temporary adverse conditions) and maintain gene flow*”.(p.53)

The land surrounding Pickering has a number of Sites of Importance for Nature Conservation (SINC) sites, to the east of Outgang Road, close the Industrial Estate, there is a pond. To the west of Pickering, Keld Head Springs is a SINC. To the North of Pickering, in Newtondale, there are two further SINCs (ancient woodland). To the east of Pickering, is Howl Dale Wood which is SINC site and contains some ancient and semi-natural woodland, to the immediate south east of this is Hag Wood, which although not a SINC contains ancient and semi-natural woodland in its centre, with ancient replanted wood to the north and south.

According to the DEFRA Agricultural Land Classification maps the land surrounding Pickering is predominantly grade 3. However, there is an area to the southeast that is grade 2. This broadly correlates with the findings of the Phase 1 Habitat Assessment. There are also three ‘strips’ of land that are grade 4, and broadly relate the presence of flooding or watercourses.

Local Plan Objectives

The Local Plan Strategy (Section 3) outlines the objectives of the Ryedale Plan. These objectives have strongly influenced the strategic locations of development within the Plan. The Local Plan objectives have also been integrated into the Sustainability Appraisal Framework that has been used to assess the social, economic and environmental issues associated with site -specific policy choices and protection policies.

Strategic Policy Context

The Local Plan Strategy (LPS) provides the strategic part of the Ryedale Plan. It's policies direct most new development to the Market Towns and a limited level of new housing development to those villages/groups of villages which are defined as Service Villages. The Local Plan Strategy supports the identification of a supply of land for 750 new homes at Pickering, reflecting its status as the largest town in the north of the District, and a key provider of services, facilities and employment opportunities.

It should be noted that the site selection process is designed to identify appropriate and preferred future development sites if these are required. For the towns, there has been recent planning permissions which mean that there is an existing supply of new housing development, which will be delivered within the Plan period. These are taken into account in considering the need to allocate further sites.

The Local Plan Strategy seeks to allocate land for employment development at the Market Towns. It allocated 15% of the employment land (c. 5.55-6.67ha) of land at Pickering. This reflects the demand for employment sites in Malton/Norton as Principal Town with the best transport links and concentration of population and existing business, and Pickering, being

the largest settlement in the north of the District. Policy SP6 of the Local Plan Strategy does not preclude the approval of further sites for employment land, in principle.

Local Sustainability Issues

As part of the production of the Local Plan Sites Document, the Local Planning Authority produced an updated Sustainability Appraisal Scoping Report/Methodology, which was consulted upon in a targeted manner in January 2014 and then through a wider consultation in November 2015. This was to ensure that the site selection process took account of finer-grain settlement and site specific sustainability issues as well as the more strategic matters that were addressed in the sustainability appraisal that informed the policies of the Local Plan Strategy and which had provided the broad framework for the Site Selection Methodology produced to assess the relative merits of sites.

Below is a table of the issues identified for Pickering:

Issue	Information Sources
<ul style="list-style-type: none"> • Pressure for second homes / holiday homes in the town and surrounding area • The need for extra-care facilities • The lack of open space provision especially for children and young people, indoor and outdoor sports provision, allotments and burial space • Additional capacity needed at both primary and secondary school levels • Improvements needed at junctions, and further visitor parking needed • Proximity of North York Moors Special Area of Conservation (SAC) and the 10km buffer which covers the whole of Pickering. The HRA requires a golden plover bird survey and an “appropriate management plan” for recreational pressures to be in place before any Greenfield land comes forward. • SSSI – Newbridge Quarry, Newtondale, Haugh and Gundale Slacks • SINCs <ul style="list-style-type: none"> ◦ Keld Head Springs ◦ The Motte at Pickering Castle ◦ Outgang Road Pond and grassland • High number of ponds and presence of meta-population of Great Crested Newts • “Fringe of the Moors” Area of High Landscape Value to the north of the town. • Visually Important Undeveloped Areas (VIUA) in the town • Grades 2, 3 and 4 Agricultural Land surrounds Pickering, with the grade 4 to the south east of the town. • Green infrastructure corridor – Pickering Beck • Scheduled Monuments <ul style="list-style-type: none"> ◦ Pickering Castle ◦ Beacon Hill ◦ St Nicholas’ Medieval Hospital 550m east of Brickyard Farm 	<ul style="list-style-type: none"> • The Ryedale Plan: Local Plan Strategy (2013) • Habitats Regulation Assessment (2009) • The Ryedale Plan: Local Plan Strategy Examination document Reference DDH20 – Settlement Analysis (2012) • Ryedale Special Qualities Study Report (2011) • Planning applications ecological surveys • North East Yorkshire Strategic Flood Risk Assessment (2006) and update (2010) • EA FloodMap, Surface Water Map and Groundwater Map • HSE PADHI+ • Historic Environment Record / Heritage Gateway http://www.heritagegateway.org.uk/gateway/ • Natural England -Green Infrastructure dataset

- Archaeologically significant areas of Mediaeval and post-Mediaeval character especially the evidence of strip fields surrounding the town
- A large number of Listed Buildings (especially around Hungate and Market Place)
- Pickering Conservation Area
- Areas subject to flooding as identified on the Environment Agency FloodMap Floodzones 2 and 3
- Areas of the town at risk of surface water flooding as identified by the Environment Agency
- Groundwater source protection Zones to the north of the A170 – Keld Head Zones 1 and 2
- Potential coalescence of Pickering with Middleton
- Proximity of Notifiable Pipelines

Part 2: Consideration of New Housing Sites

Residual Requirement for Housing

As of 31 March 2017, there were 334 completions in Pickering from the base date of the Plan. There is a permission in principle on land to the south of Firthland Road for 52 units, with a further 64 permissions outstanding. Pickering has experienced to date two significant areas of house building- at Mickle Hill Retirement development and at the Nurseries on Whitby Road, which make up the majority of the 334 units, and the commitments.

Site Submissions

A limited number of sites have been proposed at the village. These are identified on the Plan at Appendix 1 of this paper and are as follows:

Site Reference	Site Location
38	Whitby Road Nurseries, Whitby Road
90	Barnes Nurseries, Goslipgate
93	Land North of 44-48 Ruffa Lane
96	Land North of 44-48 Ruffa Lane
110	Land North of Ruffa Lane
116	Land North of Middleton Road and East of Crook Lane
117	Land at Mickle Hill, South of Crossgate Lane and Outgang Road
130	The Lodge, Middleton Road
135	Land North of Ruffa Lane
138	Land at Keld Head Hall, Middleton Road
139	Land South of Thornton Road
140	Land South of 49-79 Firthland Road
142	Land South of Outgang Road and North of Crossgates Lane
146	Land North of Ruffa Lane
149	Land West of Outgang Lane
150	Land South of Thornton Road and East of Outgang Lane
151	Land South of West Pasture and West of Goslipgate
152	Land East of Outgang Lane
197	Land Fronting onto Middleton Road, Spring Head, Keld Head
198	Land West of Outgang Lane
199	Land Adjoining Daniel Europe Limited (Emerson Group), East of Outgang Lane
200	Land West of Malton Road and Haygate Lane
203	Land South of Hugden Close and East of Outgang Lane
204	Land West of Barnes Nurseries, Goslipgate
205	Land South of Firthland Road and West of Greenlands Road
206	Land South of Keld Head Hall Middleton Road
216	Whitby Road Nurseries, Whitby Road
228	Land South of Middleton Road at Keld Head
229	Land West of Goslipgate
256	Land West of 151 Middleton Road, Keld Head
268	Pickering Highways Area Office, Vivis Lane
271	5 Whitby Road

272	Highways Depot, Vivis Lane
329	Land West of Malton Road, South of Tofts Road and North of Kirby Misperton Road
347	Land East of Whitby Road and North of Corbie Way/ Marshall Drive
351	Former Rogers Nursery, Whitby Road
355	Land South and East of Keld Head Hall, Middleton Road
360	Land South of Outgang Road and Crossgate Lane, and East of Malton Road
380	Keld Head Waste Water Treatment Works, Westgate Carr Road
386	Land North of 117-119 Ruffa Lane
387	Land South of Firthland Road and West of Greenlands Road
414	Sunquest, Whitby Road
449	Ryedale Swimming Pool, Mill Lane
462	Land East of Malton Road
482	Land South of Tofts Road and North of Kirby Misperton Road
484	Land South of Eastgate House, Malton Road
485	Land East of Malton Road
495	H L Halder Ltd, Vivis Lane
496	New Crown Offices and Savanna, Whitby Road
497	Land North of Hatcase Lane, West of High Back Side and East of Whitby Road
498	Land North of 37 Westlands
500	Land West of Keld Head Farm Cottages, Keld Head
504	Land North of Thornton Road and East of Whitfield Avenue
512	The Oaks, 110 Outgang Road, Pickering and the land to the rear thereof
525	Land North and East of the cemetery, Whitby Road
576	Northern Events Arena, Malton Road
589	Land West of Hugden Lane Farm, Outgang Lane
590	Land South of 104 to 110 Outgang Road
604	Land East of Middleton Car and Commercials, Main Street, Middleton
615	Malton Road Engineering, Malton Road
620	Land North of Haygate Villa, Malton Road
624	Land West of Outgang Lane
630	Land Opposite 117-119 Ruffa Lane
631	Land South and East of Sunnyside, Ruffa Lane
634	Land and Buildings at Butt Dyke Close Farm, Thornton Road
640	Land East of Malton Road
641	Land South of Eastgate House, Malton Road
642	Land East of Malton Road
650	Land South of Enterprise Way and East of Outgang Lane, Pickering
659	Land South of Malton Road and Crossgate Lane, Pickering

Site Descriptions - Pickering

Site 38 - Whitby Road Nurseries, Whitby Road (11.64ha)

This former nursery site, to the north of the District was granted planning permission in 2011 for 96 dwellings. It is now completed, and includes a large area of public open space in the form of a community park, to the north of the estate.

Site 90 - Barnes Nurseries, Goslipgate (2.09 ha)

This site is submitted for residential development, and includes an operational nursery, and is on a strip field to the south of the town. It is on the low-lying flat area of land adjacent to twentieth century residential development, which extends down Goslipgate (a non-through road), to the former railway line. The site is within flood zone 2. The site has also been submitted under a further configuration: 229.

Site 93 - Land North of 44-48 Ruffa Lane (0.67ha)

This is a single field submission, for residential development, which extends from a narrow access on Ruffa Lane, between two residences. The scale of development proposed has not been indicated, but as the site is linear and less than a hectare in size, the yield will be limited. The access is narrow, and could result in amenity issues for proximal residents. The site is on rising land, and forms part of an intact area of strip fields, with ponds. Area of High Landscape Value. This area is heavily treed. To the north of the site is a parcel of coniferous, plantation-style woodland. It is subsumed into other site submissions, namely 110 and 146. The site is within the Source Protection Zone 2.

Site 96 - Land North of 44-48 Ruffa Lane (0.09 ha)

This site is very small, and was submitted as an adjustment to site 93, on its northern extent. But it is not included in later site submissions of 110 and 146.

Site 110 - Land North of Ruffa Lane (2.71ha)

This is a collection of four fields, submitted for residential development, which are to the rear of properties on Ruffa Lane. Access is not identified, although there is a hammerhead junction on Ruffa Lane, which could provide theoretical access. The Council sought confirmation from the agent that an access was capable of being provided, no information was provided. The site is on rising land, and the four fields form part of an intact area of strip fields, with ponds, this site would, effectively, truncate their extent. The site is within the Area of High Landscape Value. This area includes a heavily treed field (site 93). To the north of the site is a parcel of coniferous, plantation-style woodland. The site extent is the nearly the same as for site 146. The site is within the Source Protection Zone 1.

Site 116 - and North of Middleton Road and East of Crook Lane (5.55 ha)

This is one of the larger residential site submissions to be made on land adjacent to Pickering. The site is to the west of the built extent of Pickering, and extends out through three fields, some of which are indicated as being Strip Fields. Within the Area of High Landscape Value. Along the eastern extent is a line of twentieth Century bungalow

development. Whilst not directly leading to coalescence to Middleton, the site would extend as far west as Keld Head does. It would not abut the Conservation Areas of Keld and Pickering, but the setting of Keld Head Conservation Area could be affected. Access would be onto Middleton Road. The site is within the Source Protection Zone 1.

Site 117 - Land at Mickle Hill, South of Crossgate Lane and Outgang Road (18.86 ha)

The largest residential site submission made at Pickering, this site is so large that the accessibility of the site would be very variable across its extent. Planning permission has been sought, and granted, on the north western quadrant of the site - due to an absence of five-year land supply, and providing specific accommodation for post-retirement people. The site is to the east of Malton Road (the source of access for the under development scheme). Mickle Hill is an area with rising land to the south and east. It is a distinctive area for the presence of intact and distinct strip fields and mature trees. These make a significant contribution to the setting of Pickering from the south, and in their own right significantly contribute to the character of the area, as a non-designated heritage asset. The southern part of the site abuts the high pressure gas pipelines which run through this area. Because of this, when assessing the site through the HSE software, the site receives an 'advise against development' response. This site is also considered under site 360, and also site 659, which was a revised configuration of the site (the south western quadrant alone).

Site 130 - The Lodge, Middleton Road (0.70ha)

This site is submitted for residential development, and includes a privately owned dwelling (former hotel) and its associated, relatively substantial curtilage. Surrounding the site are further residential dwellings. Currently subject to VIUA, this document sets out in an earlier section whilst the VIUA designation is not considered to be relevant to pursue. The site is within Development Limits. It is subject to a group Tree Preservation Order, which covers the whole site. The site is betwixt Keld Head and Pickering Conservation Areas.

Site 135 - Land North of Ruffa Lane (0.80ha)

Submitted for residential development, this is a single, truncated field, which is part of the identified strip field system, north of properties on Ruffa Lane, the frontage of the site is developed, and the proposal seeks to take the access in between properties to allow access to the rear. The access is narrow, and could raise amenity considerations. The site is within the Area of High Landscape Value. The site is in Source Protection Zone 2.

Site 138 - Land at Keld Head Hall, Middleton Road (2.35ha)

This site is submitted for residential development, and is one of the largest site submissions which cumulatively cover all the land to the immediate north of the Keld Head Conservation Area. The land is a mixture of grazed paddocks, a single dwelling, and a residential care

home in the formerly known Keld Head Hall, and includes areas which are well treed. No indication is provided as to the cessation of the use of the hall. The site is both part of a Visually Important Undeveloped Area, and is adjacent to the northern boundary of Keld Head Conservation Area, which also includes a number of Listed Buildings (farm houses and cottages). Access, in terms of position is not identified in the submission, but based on development to the south, access would theoretically be provided to the north, onto Middleton Road. The site is within the Source Protection Zone 1.

Site 139 - Land South of Thornton Road (1.59 ha)

This site, submitted for residential development, is one of a series of fields which are situated between the eastern extents of Pickering's extent, and the Thornton Road Industrial Estate. They are identified as being strip fields. Planning permission was sought, and refused, for a residential scheme on the larger site submission (150). The appeal was dismissed, on the principal matter of the proximity of the industrial estate. This is in terms of an unacceptable level of amenity loss for residents, and the fettering of the operations of the industrial estate. Wider views of the site are not achievable, the land falls away, gently from the A170. The site contains a large detached bungalow, which is in a state of disrepair. Access is narrow and serves that property. It is in close proximity to the junction with the industrial estate. Surface water flooding is identified within the Strategic Flood Risk Assessment, and sewer flooding was experienced in Hugden Way.

Site 140 - Land South of 49-79 Firthland Road (5.30ha)

This site submission for residential development is a single field, linear, within a complex of strip fields. There is a line of residential properties to the north, but the field is then not adjacent to any further development on the eastern elevation, and two properties on the western elevation. Access is sought through an undeveloped gap onto Firthland Road, which has residential properties to either side.

Site 142 - Land South of Outgang Road and North of Crossgates Lane (0.48ha)

Submitted for residential development, this is the site of the currently occupied Forestry Commission's Offices, which are of twentieth century construction and single storey. It is a triangular site, with residential development to the rear, and a road each side. The frontage of the site is a car park with landscaped area with low-lying stone wall. The site is within Development Limits. To the north west of the street is a tree which is subject to a Tree Preservation Order. The site is adjacent to the Conservation Area, which is to the north of the site. Landownership information has identified that this is a site with complex landownership.

Site 146 - Land North of Ruffa Lane (2.71ha)

This site is submitted for residential development, and is a collection of four fields which are to the rear of properties on Ruffa Lane. Access is not identified, although there is a hammerhead junction on Ruffa Lane, which could provide theoretical access. The Council sought confirmation from the agent that an access was capable of being provided, no information was given. The site is on rising land, and the four fields form part of an intact area of strip fields, with ponds, this site would, effectively, truncate their extent. This area includes a heavily treed field (site 93). To the north of the site is a parcel of coniferous, plantation-style woodland. The site extent is virtually the same as for site 110. The site is within the Level 1 Source Protection Zone.

Site 149 - Land West of Outgang Lane (0.73ha)

This site is submitted for residential development as a single field, within a strip field complex. It has been submitted as a mixed site (a combination of residential and commercial activities. The site demonstrates variable access to key facilities. To the north is allotments, and beyond twentieth century housing, to the south is open fields. Limited development has taken place to the west, and there has been isolated dwellings/enterprises/farms along Outgang Lane. An exception site, Hugden Close is immediately to the east of the site. The quality of the agricultural land is less here, with a mixture of grades 3 and 4. Surface water flooding is identified within the Strategic Flood Risk Assessment, and sewer flooding was experienced in Hugden Way.

Site 150 - Land South of Thornton Road and East of Outgang Lane (4.46ha)

This site, submitted for residential development, is made up of three fields which are situated between the eastern extents of Pickering's extent, and the Thornton Road Industrial Estate. They are identified as being strip fields. Planning permission was sought, and refused, for a residential scheme on two of the easternmost fields. The appeal was dismissed, on the principal matter of the proximity of the industrial estate. This is in terms of an unacceptable level of amenity loss for residents, and the fettering of the operations of the industrial estate. Wider views of the site are not achievable, the land falls away, gently from the A170. The site contains a large detached bungalow, which is in a state of disrepair. Access is narrow and serves that property. It is in close proximity to the junction with the industrial estate. Surface water flooding is identified within the Strategic Flood Risk Assessment, and sewer flooding was experienced in Hugden Way.

Site 151 - Land South of West Pasture and West of Goslipgate (4.06 ha)

This site, submitted for residential development, is an unusual configuration, formed from a single strip field, and to its southern extent a section of the former railway line running from Goslipgate. Development is to the north of the site, and the operational Barnes Nursery is to the immediate east. Access to the site is achievable from two points using the former railway track, but there is a difference in levels, which would need to be addressed, or a access onto

West Pasture. The site demonstrates a good level of accessibility. The former railway line could be utilised for green infrastructure (this has not been indicated). The site is within Flood Zone 2. This is a mixture of the Grade 2 and 3 in terms of agricultural land classification.

Site 152 - Land East of Outgang Lane (0.93 ha)

Submitted for residential use, this site is broadly square-shaped paddock, within which is a pond. The pond contains a population of Great Crested Newts. The site has another paddock to the north, and to the east, Enterprise Way of Thornton Road Industrial Estate. On the other side of Outgang lane is a mixture of sporadic dwellings and commercial enterprises. Commercial activities are also occurring to the south of the site. Access would be provided from Outgang Lane. Surface water flooding is identified within the Strategic Flood Risk Assessment, and sewer flooding was experienced in Hugden Way.

Site 197 - Land Fronting onto Middleton Road, Spring Head, Keld Head (0.08ha)

A small site submission this is submitted as a Development Limit Alteration, and is not identified for a particular use. The site is adjacent to residential properties. Access would be provided from Middleton Road.

Site 198 - Land West of Outgang Lane (3.41 ha)

This is a single field, part of a identified strip field system. It is adjacent to site 149, and is proposed as an employment site. Limited development has taken place to the west, and there has been isolated dwellings/enterprises/farms along Outgang Lane. An exception site, Hugden Close is to the east of the site. The quality of the agricultural land is less here, with a mixture of grades 3 and 4. The site also includes ponds, which were visible on the site visit. The site is within flood zone 1, but surface water flooding is identified within the Strategic Flood Risk Assessment, and sewer flooding was experienced in Hugden Way. It is the same extent as submission 624.

Site 199 - Land Adjoining Daniel Europe Limited (Emerson Group), East of Outgang Lane (0.66ha)

Planning permission has been sought and granted on this site. The site was proposed for employment uses, and is adjacent to the Thornton Road Industrial Estate.

Site 200 - Land West of Malton Road and Haygate Lane (5.13ha)

This is a sizable, irregular-shaped site to the southern built up edge of Pickering. It is submitted for residential development. Whilst being identified as being part of an identified

strip field system, there are no field boundaries within the site extent, and there are no further field boundaries between the road (A169) and the former railway line. The western edge of the site is within Flood Zone 2, and this includes a linear strip which is the former railway line. The rest of the site is Flood Zone 1. Residential development is present across the northern extent. Access is proposed to be provided onto the A169. The site has variable accessibility, due to the distance to the Secondary School. To the south is Haygate Lane, a minor road which acts as an access road. The junction is narrow, and visibility is limited. Development has taken place to the east, the Mickle Hill Retirement Scheme, and there is access onto the A169, the position of access will be important to ensure no conflict between the safe and efficient operation between both junctions.

Site 203 - Land South of Hugden Close and East of Outgang Lane (0.60ha)

This site is a square paddock, submitted for residential development and situated to the east of Outgang lane. It was incorporated into site 150, and was subject of a refusal of planning permission and subsequent dismissal of the appeal due to adverse amenity for residents and fettering the operation of the industrial estate. To the north is Hugden Close, a cul-de-sac built in the late 1990s. To the south and east is Thornton Road Industrial Estate. The site is within flood zone 1, but surface water flooding is identified within the Strategic Flood Risk Assessment, and sewer flooding was experienced in Hugden Way. A new access would be required, as Hugden Close is closed off by development.

Site 204 - Land West of Barnes Nurseries, Goslipgate (2.98 ha)

Submitted for residential development, this is a similar site extent to that of site 151, but does not include the land which forms part of the former Helmsley - Pickering railway line. This site is formed from a single strip field, and to its southern extent extends to the former railway line, forming a strip of land. Development is to the north of the site, and the operational Barnes Nursery is to the immediate east. Access to the site is achievable from access onto West Pasture, but this has not been legally identified as being possible. The site demonstrates a good level of accessibility. The site is within Flood Zone 2. The is a mixture of Grade 2 and 3 in terms of agricultural land classification.

Site 205 - Land South of Firthland Road and West of Greenlands Road (12.61ha)

This site is one of the largest site submissions for residential development at Pickering, it also broadly similar site configuration as site 387 (the latter has a more irregular southern boundary). The site is situated on the south western edge of the settlement. To the north is residential development, and there is a line of dilapidated garages. To the north west of the site is a small industrial estate which includes a Waste Water Treatment Works (WWTW). Most of the site is within 400metres of the WWTW, which requires consultation with Yorkshire Water to ensure no prejudicial operation of the treatment works. An exclusion zone for residential development would be applied up to 250metres from the WWTW (this is in respect of amenity not safety). This means that this area can be considered for sports and

recreation, and for a new primary school, and this has been identified on master plans submitted for consideration. The site is identified as being part of the strip field system to the south of the town, but the prominence and intactness of the strip fields is reduced in this area. A very small part of the site (to the extreme north) is within a Source Protection Zone. The site demonstrates on balance good accessibility to key facilities. The site is within Flood Zone 1, but lies within the zone of potential groundwater and surface water flood risk. The site is proximal to the Pickering Conservation Area, but is screened by pre-existing development. The site has a Public Right of Way which is adjacent to the western extent of the site. The site is Grade 3 in terms of its agricultural productivity, which given that grade 3 could be 3a (Best and Most Versatile (BaMV)) or 3b, it is possible that some of the site would be BaMV agricultural land.

Site 206 - Land South of Keld Head Hall Middleton Road (1.02ha)

This site, submitted for residential development, incorporates much of the open paddocks which are to the north of Keld Head Conservation Area. It does not (like site 138 include the residential care home and other large property to the north). The site is a designated Visually Important Undeveloped Area, and to the western extent is a collection of mature trees (trees are also interspersed through the site). The site has variable accessibility to key facilities and services. The site is within Ground Source Protection Zone Level 1.

Site 216 - Whitby Road Nurseries, Whitby Road (11.64 ha)

This former nursery site, to the north of the District was granted planning permission in 2011 for 96 dwellings. It is now completed, and includes a large area of public open space in the form of a community park, to the north of the estate.

Site 228 - Land South of Middleton Road at Keld Head (1.28ha)

This residential site submission is a further reconfiguration of the various site submissions made to the north of Keld Head Conservation Area. It is of the land which is eastern half of the Visually Important Undeveloped Area, and includes some outbuildings which are within the Keld Head Conservation Area. The eastern boundary of the site abuts the Development Limits and the southern boundary extends into the Development Limits. The site has variable accessibility to key facilities and services. The site is within Ground Source Protection Zone Level 1.

Site 229 - Land West of Goslipgate (2.17ha)

This site submitted for residential development includes an operational nursery, and is on a strip field to the south of the town, on the low-lying flat area of land adjacent to twentieth century residential development, which extends down Goslipgate (a non-through road), to

the former railway line. The site is within flood zone 2. The site has also been submitted under further configurations: site 90.

Site 256 - Land West of 151 Middleton Road, Keld Head (0.08ha)

This small sliver of land, which is outside Development Limits, and is effectively a Development Limit Alteration, with residential use specified. The site is unlikely to deliver more than one unit, due to the narrowness of the site. It is not part of site submission 138, which covers the collection of paddocks to the north of Keld Head.

Site 268 - Pickering Highways Area Office, Vivis Lane (0.09 ha)

This is a small site, of previously developed land, which is within Development Limits. The site is within Flood Zone 3. Proposed for mixed use.

Site 271 - 5 Whitby Road (0.49ha)

This site is submitted for residential development and is a modest-sized triangular plot in northern Pickering. The site contains a currently occupied care home for the elderly (with no clear cessation of use), and is adjacent to Whitby Road (A169). The site is surrounded on two elevations by residential development. No information has been provided on the cessation of use. The site has good accessibility to key facilities. The site is within Source Protection Zone Level 1.

Site 272 - Highways Depot, Vivis Lane (0.27ha)

This is a small site, of previously developed land, which is within Development Limits. The site is within Flood Zone 3. Proposed for mixed use.

Site 329 - Land West of Malton Road, South of Tofts Road and North of Kirby Misperton Road (5.87ha)

This site is a considerable distance from Pickering, at Kirby Misperton. The site is submitted for employment uses, and consists of two fields which are situated perpendicular to each other (forming a T shape). Access would need to be created onto the A169. The site is flood zone 3, and because the site is Greenfield, it is Flood Zone 3b, Functional Flood Plain. Site 482 is submitted to the immediate west.

Site 347 - Land East of Whitby Road and North of Corbie Way/ Marshall Drive (8.58ha)

This site is submitted for residential development, on the rising land on the north eastern edge of Pickering. The site is made up of a collection of fields (6), but they are not part of the

strip field complex, but unknown enclosure, dating from post 1850. Modern estate development has taken place to the south of the site, and twentieth century ribbon development has occurred to the west. The site is separated by a strip of land, which could be incorporated into the cemetery which is to the north of the site. The site contains a handful of mature, attractive trees which are subject to a Tree Preservation Order. The access would be provided onto Whitby Road, widening the pre-existing access. The site is within the Area of High Landscape Value. The site is within the Source Protection Zone Level 1. The site is identified as being grade 3 in terms of agricultural productivity. Whilst there is no ability without further site investigation to establish if the site is 3a, and therefore Best and Most Versatile (BaMV) Land, it is possible that the site is BaMV land. The site is Flood Zone 1, but is within an area of potential groundwater and surface water flood risk.

Site 351 - Former Rogers Nursery, Whitby Road (11.47ha)

This former nursery site, to the north of the District was granted planning permission in 2011 for 96 dwellings. It is now completed, and includes a large area of public open space in the form of a community park, to the north of the estate.

Site 355 - Land South and East of Keld Head Hall, Middleton Road (2.55ha)

This site submission for residential development is an amalgamation of site 206 and 228 with 197 and a series of properties accessed from Middleton Road (via an unnamed private track). It cumulatively covers most of the land to the immediate north of the Keld Head Conservation Area. The land is a mixture of grazed paddocks, and includes areas which are well treed. The site is both part of a Visually Important Undeveloped Area, and is adjacent to the northern boundary of Keld Head Conservation Area, which also includes a number of Listed Buildings (farm houses and cottages). Access, in terms of position is not identified in the submission, but based on development to the south, access would theoretically be provided to the north, onto Middleton Road. The site is within the Source Protection Zone 1.

Site 360 - Land South of Outgang Road and Crossgate Lane, and East of Malton Road (18.82ha)

The largest residential site submission made at Pickering, this site is so large that the accessibility of the site would be very variable across its extent. Planning permission has been sought, and granted, on the north western quadrant of the site - due to an absence of five-year land supply, and providing specific accommodation for post -retirement people. The site is to the east of Malton Road (the source of access for the under development scheme). Mickle Hill is an area with rising land to the south and east. It is a distinctive area for the presence of intact and distinct strip field, and mature trees. These make a significant contribution to the setting of Pickering from the south, and in their own right significantly contribute to the character of the area, as a non-designated heritage asset. The southern part of the site abuts the high pressure gas pipelines which run through this area. Because of this, when assessing the site through the HSE software, the site receives an 'advise

against development' response. This site is also considered under site 117, and also site 659, which was a revised configuration of the site (the south western quadrant alone).

Site 380 - Keld Head Waste Water Treatment Works, Westgate Carr Road (0.78ha)

This is an irregular shaped site which is owned by Yorkshire Water, submitted for residential development. The site is still operational, and Yorkshire water have confirmed that whilst the site was submitted, they have not identified a conclusive timeframe over which the use of the site would cease. The site is adjacent to Keld Head Spring, and part of the site is within a Site of Important Nature Conservation (SINC). The SINC is so-designated because it includes a mosaic of habitats concerning springs, and it is this diversity is particularly important and sensitive. This site is also within the Keld Head Conservation Area. The site is previously developed, with a series of portal framed buildings. These buildings are low level, and interspersed with trees. Access would be provided from Westgate Carr Road, which serves the industrial estate which is to the south, and some residential development. Twentieth Century residential estate development is to the immediate south east of the site. There is a pair of stone cottages situated to the immediate east of the site, on a corner site, which is part of Keld Head Conservation Area. The site has variable accessibility to key facilities. Site is within Ground Source Protection Zone Level 1, and within Flood Zone 2. The site is within 250 metres of the Waste Water Treatment Works.

Site 386 - Land North of 117-119 Ruffa Lane (14.94ha)

Submitted with no use specified, this site is on the edge of the far eastern extent of Pickering, to the north of Ruffa Lane. There is development to the south of Ruffa Lane. The site is very long and thin, although it is not part of a strip field system, it is adjacent to an identified area, and is typical of the Linear Scarp Farmland landscape character designation. It extends upslope for over 1km, which means the site is distanced from the town. The accessibility would be poor to facilities. Ground Source Protection Zone Level 2. The site is cropped and identified as being grade 3 in terms of agricultural productivity. Whilst there is no ability without further site investigation to establish if the site is 3a, and therefore Best and Most Versatile (BaMV) Land, it is possible that the site is BaMV land.

Site 387 - Land South of Firthland Road and West of Greenlands Road (12.75ha)

This site is one of the largest site submissions in Pickering for residential development, it also broadly similar site configuration as site 205 (the former has a more irregular southern boundary). The site is situated on the south western edge of the settlement. To the north is residential development, and there is a line of dilapidated garages. To the north west of the site is a small industrial estate which includes a Waste Water Treatment Works (WWTW). Most of the site is within 400metres of the WWTW, which requires consultation with Yorkshire Water to ensure no prejudicial operation of the treatment works. An exclusion zone for residential development would be applied up to 250metres from the WWTW (this is in respect of amenity not safety). This means that this area can be considered for sports and

recreation, and for a new primary school, and this has been identified on master plans submitted for consideration. The site is identified as being part of the strip field system to the south of the town, but the prominence and intactness of the strip fields is reduced in this area. A very small part of the site (to the extreme north) is within a Source Protection Zone. The site demonstrates on balance good accessibility to key facilities. The site is within Flood Zone 1, but lies within the zone of potential groundwater and surface water flood risk. The site is proximal to the Pickering Conservation Area, but is screened by pre-existing development. The site has a Public Right of Way which is adjacent to the western extent of the site. The site is Grade 3 in terms of its agricultural productivity, which given that grade 3 could be 3a (Best and Most Versatile (BaMV)) or 3b, it is possible that some of the site would be BaMV agricultural land.

Site 414 - Sunquest, Whitby Road (0.47ha)

This site is a, broadly, triangular shaped site, situated on rising land which contains a bungalow and series of outbuildings and garage, with an access onto Whitby Road (A169). The site also contains a number of small trees. The site has been submitted for residential development, for bungalows. The site is not adjacent to the Development Limits, indeed the Development Limits on the eastern side of Whitby Road do not extent up to the Cemetery which is to the south. This site has open, elevated agricultural fields to the north east. Across the road, to north, is a recently completed housing scheme with community park. To the south, there is ribbon development, consisting of bungalows with small paddocks and the cemetery, all out with the Development Limits. The site is within Ground Source Protection Zone Level 1.

Site 449 - Ryedale Swimming Pool, Mill Lane (0.97ha)

This site is proposed as a mixed use site. It is a strip of land which includes a Swimming Pool and other leisure facilities, including a car park area, and paddock to the south, which also includes and area of public open space. The site is within Development Limits, and has residential development to the sides of the site, and to the north is the recreational ground. The site has variable access to facilities. No replacement facility is being proposed of equivalent quality, range or accessibility.

Site 462 (640) - Land East of Malton Road (4.61ha)

This site is part of a trio of sites (484 and 485) which have been submitted for employment land (and retail development) east of the A169 Malton Road. The sites form a collection of strip fields which are to the south of the Mickle Hill Strip Field Complex, and allow views of that elevated area, as well as views on the flatter land of the Vale, punctuated by mature trees. Accessibility is limited, but access to Thornton Road Industrial Estate by Outgang Lane may be possible. The sites have no built up area of Pickering adjacent. Large Parts of the site are Flood Zone 2. There is a small number of residential properties which are proximal to the site, and their amenity would need to be considered. The agricultural land

classification of the site is a mixture of grade 2, 3 and 4, and as such the development of the site would result in the loss of Best and Most Versatile Land.

Site 482 - Land South of Tofts Road and North of Kirby Misperton Road (5.16ha)

This site is a considerable distance from Pickering, at Kirby Misperton. The site is submitted for employment uses, and consists of 1 field which is immediately to the west of site 329. Access could be created, theoretically, onto Kirkby Misperton Road. The site is flood zone 3, which pockets of flood zone 2, and because the site is Greenfield, it is Flood Zone 3b, Functional Flood Plain. The agricultural land classification of the site is grade 2, and as such the development of the site would result in the loss of Best and Most Versatile Land.

Site 484 (641) - Land South of Eastgate House, Malton Road (5.60 ha)

This site is part of a trio of sites (462 and 485) which have been submitted for employment land (and retail development) east of the A169 Malton Road. The sites form a collection of strip fields which are to the south of the Mickle Hill Strip Field Complex, and allow views of that elevated area, as well as views on the flatter land of the Vale, punctuated by mature trees. Accessibility is limited, but access to Thornton Road Industrial Estate by Outgang Lane may be possible. The sites have no built up area of Pickering adjacent. Large Parts of the site are Flood Zone 2. There is a small number of residential properties which are proximal to the site, and their amenity would need to be considered. The land in this site submission is Grade 4 agricultural land productivity, and would not result in a loss of Best and Most Versatile Land.

Site 485 (642) - Land East of Malton Road (1.18ha)

This site is part of a trio of sites (484 and 462) which have been submitted for employment land (and retail development) east of the A169 Malton Road. The sites form a collection of strip fields which are to the south of the Mickle Hill Strip Field Complex, and allow views of that elevated area, as well as views on the flatter land of the Vale, punctuated by mature trees. Accessibility is limited, but access to Thornton Road Industrial Estate by Outgang Lane may be possible. The sites have no built up area of Pickering adjacent. Large Parts of the site are Flood Zone 2. There is a small number of residential properties which are proximal to the site, and their amenity would need to be considered. The agricultural land classification of the site is grade 2, 3 and 4 and as such the development of the site would result in the loss of some Best and Most Versatile Land.

Site 495 - H L Halder Ltd, Vivis Lane (0.26 ha)

This small site is within Development Limits and is previously developed land. It is submitted for mixed use.

Site 496 - New Crown Offices and Savanna, Whitby Road (0.25ha)

This small site is within Development Limits and is previously developed land. The use is not specified. The site is out with, but adjacent to Pickering Conservation Area.

Site 497 - Land North of Hatcase Lane, West of High Back Side and East of Whitby Road (0.65ha)

This site is submitted without an identified use. The site is identified as a Visually Important Undeveloped Area. Excluded from the site submission is a detached dwelling with a modest curtilage, which is in the south western corner of the site. The site has a mixture of boundary treatments including post and rail fence, walls of stone and brick construction, and hedges. Within the site is a collection of trees, and post and rail fence which split the site into two. A stone outbuilding is within the south eastern edge of the site. It is abutting the edge of the Conservation Area. The stone and brick wall with the barn are attractive features, which contribute to the setting of the Conservation Area. Site is within Ground Source Protection Zone Level 1.

Site 498 - Land North of 37 Westlands (0.99ha)

Submitted for residential development, this adjacent to the former nursery site, to the north of the District was granted planning permission in 2011 for 96 dwellings. It is now completed. As a result of this, there is no means of site access to the site. Which is also the closest site submission to Pickering Castle Scheduled Monument.

Site 500 - Land West of Keld Head Farm Cottages, Keld Head (3.04ha)

Submitted for residential development, this irregular shaped site is a single field, one of two fields (the other being site submission 604) which are the two fields which separate Keld Head (and thus Pickering) and Middleton. The site is straddled by the A170 to the north, and Street Lane to the south. The field is open, and whilst there a boundary treatment of hedging, and some mature trees, open views of the field and beyond are achieved. The site has poor accessibility to key facilities. The site is identified as being part of an identified strip field system. The site is adjacent to the Scheduled Monument, St. Nicholas' Hospital. The site is also adjacent to Keld Head Conservation Area. The site is also adjacent to Keld Head SINC. Site is within Ground Source Protection Zone Level 1. The agricultural land classification ascribes both group 3 and 4. As such, it is possible that development of part of the site result in the loss of some Best and Most Versatile Land.

Site 504 - Land North of Thornton Road and East of Whitfield Avenue (2.35ha)

Site 504 is submitted for residential development, and abuts the eastern extent of Pickering to the north of the A170. Residential development follows the line of the original field boundary. This site is a single field and abuts both Ruffa Lane (un-adopted) to the north and A170 to the south. Site 631, as a later submission abuts this site. The site is part of a relatively large Visually Important Undeveloped Area, which is made up of a collection of Strip Field Systems. The site, being on the extreme east of the settlement has poor accessibility to key facilities. The site is within Ground Source Protection Zone Level 2. The site is Grade 3 in terms of its agricultural land productivity, and because there is no ability to distinguish between 3a and 3b without site investigation, development of the site could result in the loss of Best and Most Versatile Land.

Site 512 - The Oaks, 110 Outgang Road, Pickering and the land to the rear thereof (3.69ha)

This is a single strip field which is to the eastern extent of Mickle Hill, on rising land, and includes frontage buildings (the submission 590 is the same except for the exclusion of the frontage buildings and their curtilage). It is submitted for residential development. There is a limited width access from Outgang Road. There is no other means of access to the site. The site has variable access to facilities. The field is part of the wider strip field system of Mickle Hill. Consequently the site is long and thin. The site is adjacent to Pickering Conservation Area, and the open, gently rising land contributes to the character and setting of the Conservation Area. The southern extent of the site extends to the former railway line, and so there is a medium risk of contamination. The site has a mixture of grades of agricultural land, ranging from 2 to 4 inclusive. Consequently, part of the site would be Best and Most Versatile Land. Mickle Hill is an area with rising land to the south and east. It is a distinctive area for the presence of intact and distinct strip field, and mature trees. These make a significant contribution to the setting of Pickering from the south, and in their own right significantly contribute to the character of the area, as a non-designated heritage asset. The southern part of the site abuts the high pressure gas pipelines which run through this area. Because of this, when assessing the site through the HSE software, the site receives an 'advise against development' response.

Site 525 - Land North and East of the cemetery, Whitby Road (1.09ha)

This site submission has undergone modest amendment since its original submission for residential development. The site a combination of paddocks, and a linear strip field to the eastern extent of the site, to the north east of Pickering, on elevated land to the south of Whitby Road (A169). The site surrounds, or is adjacent to a collection of bungalows, which are positioned single depth along Whitby Road. The site is both outside Development Limits and is within the Area of High Landscape Value. The south eastern extent of the site has been refined, to exclude the land to the rear, as it has become an extension to the Cemetery which is adjacent to the south of the site. The strip field runs to the rear of the site, and extends to the eastern elevation of the Cemetery. The site is within Ground Source Protection Zone Level 1. The site is Grade 3 in terms of its agricultural land productivity, and

because there is no ability to distinguish between 3a and 3b without site investigation, development of the site could result in the loss of Best and Most Versatile Land.

Site 576 - Northern Events Arena, Malton Road (48.76ha)

This site is the largest site submission in the Pickering Parish. The site was submitted for mixed use. Given that the site is c.1.5km from the town centre of Pickering. Its accessibility is poor. Approximately half of the site is Pickering Showground and events area. Planning permission was granted in 2013 for "Erection of 133 no. holiday lodges, manager's lodge, restaurant building, site shops with storage and toilets, lodge reception building, 2 no. biomass boiler & pellet store buildings & toilet block, change of use of part of site to touring caravan park with erection of 2no. shower/toilet blocks and a reception/site shop building, formation of camping area with 15no. camping pods, use of part of site as event field or football pitches with erection of pavilion for toilet and changing facilities, use of part of site for events & outward bound activities, use of part of site as nature area, use of part of site for car parking and a park and ride facility with erection of passenger shelter and gatehouse, formation of lake, vehicular accesses to Malton Road and associated internal access roads and landscaping."

Site 589 - Land West of Hugden Lane Farm, Outgang Lane (0.75ha)

This site is submitted for residential development. This strip field is situated to the immediate east of sites 512/590. It is a truncated field. There is a track identified to Outgang Lane, which is the site of the former railway. The site displays poor accessibility to key facilities and services.

Site 590 - Land South of 104 to 110 Outgang Road (3.64ha)

This is a single strip field which is to the eastern extent of Mickle Hill, on rising land, and includes frontage buildings (the submission 512 is the same except for the inclusion of the frontage buildings and their curtilage). It is submitted for residential development. There is no access from Outgang Road, and no other means of access to the site. The site could only be accessed through another site (117/360). The site has variable access to facilities. The field is part of the wider strip field system of Mickle Hill. Consequently the site is long and thin. The site is adjacent to Pickering Conservation Area, and the open, gently rising land contributes to the character and setting of the Conservation Area. The southern extent of the site extends to the former railway line, and so there is a medium risk of contamination. The site has a mixture of grades of agricultural land, ranging from 2 to 4 inclusive. Consequently, part of the site would be Best and Most Versatile Land. Mickle Hill is an area with rising land to the south and east. It is a distinctive area for the presence of intact and distinct strip field, and mature trees. These make a significant contribution to the setting of Pickering from the south, and in their own right significantly contribute to the character of the area, as a non-designated heritage asset. The southern part of the site abuts the high pressure gas

pipelines which run through this area. Because of this, when assessing the site through the HSE software, the site receives an 'advise against development' response.

Site 604 - Land East of Middleton Car and Commercials, Main Street, Middleton (2.43ha)

This site is submitted for mixed use. This broadly linear site is a single field, one of two fields (the other being site submission 500) which are the two fields which separate Keld Head (and thus Pickering) and Middleton. The site is straddled by the A170 to the north, and Street Lane to the south. The site is adjacent to the edge of Middleton, there is a garage and outbuildings, before the more built up edge of the settlement. The field is open, and whilst there a boundary treatment of hedging, and some mature trees, open views of the field and beyond are achieved. The site has variable accessibility to key facilities. The site is identified as being part of an identified strip field system. The site is immediately to the north of the Scheduled Monument, St. Nicholas' Hospital. The site is also adjacent to Keld Head SINC. Site is within Ground Source Protection Zone Level 1. The agricultural land classification ascribes both group 3 and 4. As such, it is possible that development of part of the site result in the loss of some Best and Most Versatile Land.

Site 615 - Malton Road Engineering, Malton Road (0.06ha)

This small site identifies land for a single building within an existing collection of commercial buildings. The site is however, a substantial distance from Pickering.

Site 620 - Land North of Haygate Villa, Malton Road (0.46ha)

The site is a triangular shaped paddock area, which is not adjacent to the settlement, but there is, partly due to former railway lines, a small group of dwellings. It is submitted for residential development. The site still has an attractive rural setting. The shape of the site is influenced by, the former railway, and current roads, which includes the A169 to the east, and Haygate Lane to the West. The latter joins with the A169 to the north of the site. Due to the acute angle of the access, visibility is restricted. The site has variable accessibility to facilities.

Site 624 - Land West of Outgang Lane (3.41ha)

This is a single field, part of a identified strip field system. It is adjacent to site 149, and is proposed as a mixed site with both residential and commercial activity. Limited development has taken place to the west, and there has been isolated dwellings/enterprises/farms along Outgang Lane. An exception site, Hugden Close is to the east of the site. The quality of the agricultural land is less here, with a mixture of grades 3 and 4. The site also includes ponds, which were visible on the site visit. The site is within flood zone 1, but surface water flooding

is identified within the Strategic Flood Risk Assessment, and sewer flooding was experienced in Hugden Way. It is the same extent as submission 198.

Site 630 - Land Opposite 117-119 Ruffa Lane (0.53ha)

This site represents a strip of land which fronts onto Ruffa Lane, and is the same width as site 386. It is submitted for residential development. The depth of the site is such that development of the site would be in the format of Ribbon development, with individual properties having their own access, which would affect the ability to retain. The site is not part of a strip field system, but is within the area of High Landscape Value, and is, viewable from distance. The site, being on the extreme east of the settlement has poor accessibility to key facilities. The site is within Ground Source Protection Zone Level 2. The site is unlikely to deliver affordable housing. Access beyond Whitfield Avenue on Ruffa Lane become a track, which is not capable of being widened. Pluntrain Dale Lane is not suitable for vehicles, and the ribbon development scheme would intensify significantly this track.

Site 631 - Land South and East of Sunnyside, Ruffa Lane (1.97ha)

This site is submitted adjacent to site 504, and is part of an identified strip field system. It is also to the north of the collection of fields. It is submitted for residential development. It is adjacent to the narrow track of Ruffa Lane (beyond Whitfield Avenue). Access could either be sought by upgrading Ruffa Lane, or by linking through to site 504 to the A170. However, neither of these access solutions have been actively suggested. The site is part of a relatively large Visually Important Undeveloped Area, which is made up of a collection of Strip Field Systems. The site, being on the extreme east of the settlement has poor accessibility to key facilities. The site is within Ground Source Protection Zone Level 2. The site is Grade 3 in terms of its agricultural land productivity, and because there is no ability to distinguish between 3a and 3b without site investigation, development of the site could result in the loss of Best and Most Versatile Land.

Site 634 - Land and Buildings at Butt Dyke Close Farm, Thornton Road (0.77 ha)

This site is currently an extant allocation of the Ryedale Local Plan (2002), whilst the site has been submitted for consideration as an allocation for employment land, the site submitter has confirmed that they have no clear intentions to cease the use of the farm (which is also their residence). The site is modest and consists of farm house and outbuildings. As a Brownfield Site within Development Limits, there is already Policy SP6 which supports in principle economic development in such a location, subject to the usual Development Management considerations, including whether the existing access is suitable, or whether access to the Industrial Estate would be required.

Site 640 (462) - Land East of Malton Road (4.61ha)

This site is part of a trio of sites (484 and 485) which have been submitted for employment land (and retail development) east of the A169 Malton Road. The sites form a collection of

strip fields which are to the south of the Mickle Hill Strip Field Complex, and allow views of that elevated area, as well as views on the flatter land of the Vale, punctuated by mature trees. Accessibility is limited, but access to Thornton Road Industrial Estate by Outgang Lane may be possible. The sites have no built up area of Pickering adjacent. Large Parts of the site are Flood Zone 2. There is a small number of residential properties which are proximal to the site, and their amenity would need to be considered. The agricultural land classification of the site is a mixture of grade 2, 3 and 4, and as such the development of the site would result in the loss of Best and Most Versatile Land.

Site 641 (484) - Land South of Eastgate House, Malton Road (5.60 ha)

This site is part of a trio of sites (462 and 485) which have been submitted for employment land (and retail development) east of the A169 Malton Road. The sites form a collection of strip fields which are to the south of the Mickle Hill Strip Field Complex, and allow views of that elevated area, as well as views on the flatter land of the Vale, punctuated by mature trees. Accessibility is limited, but access to Thornton Road Industrial Estate by Outgang Lane may be possible. The sites have no built up area of Pickering adjacent. Large Parts of the site are Flood Zone 2. There is a small number of residential properties which are proximal to the site, and their amenity would need to be considered. The land in this site submission is Grade 4 agricultural land productivity, and would not result in a loss of Best and Most Versatile Land.

Site 642 (485) - Land East of Malton Road (1.18 ha)

This site is part of a trio of sites (484 and 462) which have been submitted for employment land (and retail development) east of the A169 Malton Road. The sites form a collection of strip fields which are to the south of the Mickle Hill Strip Field Complex, and allow views of that elevated area, as well as views on the flatter land of the Vale, punctuated by mature trees. Accessibility is limited, but access to Thornton Road Industrial Estate by Outgang Lane may be possible. The sites have no built up area of Pickering adjacent. Large Parts of the site are Flood Zone 2. There is a small number of residential properties which are proximal to the site, and their amenity would need to be considered. The agricultural land classification of the site is grade 2, 3 and 4 and as such the development of the site would result in the loss of some Best and Most Versatile Land.

Site 650 - Land South of Enterprise Way and East of Outgang Lane, Pickering (12.28ha) (originally 16.3ha)

This site submitted for employment land, and is on the south east of Pickering, adjacent and south of the Thornton Road Industrial Estate. It has been submitted in two configurations. The larger submission included a further strip of land to the east. Described as 'the Eastern Limb'. This eastern limb is undeveloped, and is flood Zone 3, it also abuts the boundary with the North York Moors National Park. As part of submissions made in the Sites Consultation

the eastern limb was deleted from the proposal. The site includes the operational gas works, and a large area of Brownfield land which is currently highly contaminated. It would be accessed from both Thornton Road Industrial Estate which is to the north (via Enterprise Way), and Outgang Lane. High Pressure Gas Pipelines run along the southern extent of the site. The site has been assessed against the HSE software for risk, and is do not advise against development. The site submitter (Northern Gas Networks) are aware of the operational buffers required. The revised site is within Flood Zone 1. The site has habitats which are conducive to Great Crested Newts.

Site 659 - Land South of Malton Road and Crossgate Lane, Pickering (4.24 ha)

Submitted post Sites Consultation, this is a refined area of site 117/360 (Mickle Hill), covering just to south western quadrant. It is submitted for residential development. Planning permission has been sought, and granted, on the north western quadrant of the site - due to an absence of five-year land supply, and providing specific accommodation for post - retirement people. The site is to the east of Malton Road (the source of access for the under development scheme). Mickle Hill is an area with rising land to the south and east. It is a distinctive area for the presence of intact and distinct strip field, and mature trees. These make a significant contribution to the setting of Pickering from the south, and in their own right significantly contribute to the character of the area, as a non-designated heritage asset. The southern part of the site abuts the high pressure gas pipelines which run through this area. Because of this, when assessing the site through the HSE software, the site receives an 'advise against development' response.

Overview and Application of the Site Selection Methodology (SSM)

All of the sites that have been considered through this process have been put forward for development by landowners and developers. Across Ryedale, more sites have been put forward for consideration through this process than will be needed.

To assist the site selection process, the Local Planning Authority has prepared a Site Selection Methodology (SSM). The SSM incorporates the Council's sustainability appraisal framework and has been prepared following consultation with a range of stakeholders. The SSM produced for each settlement can be viewed at:

www.ryedaleplan.org.uk/local-plan-sites-publication

This paper demonstrates how the Local Planning Authority has applied its Site Selection Methodology (SSM) to assess the merits and issues associated with individual sites that have been put forward from a settlement-level context.

Whilst the SSM helps to identify individual, site-specific matters, this does not in itself, always provide a clear distinction between sites, or provide the means to determine which site or sites are the most appropriate sites to be taken forward. A consistent issue that has arisen in the site selection process in a number of villages (particularly where a number of

sites have been put forward) has been the extent to which sites are acceptable or represent the most appropriate choice(s) in terms of the form and character of settlements. In this respect, a significant part of the site selection process for some villages has involved consideration of how sites compare with each other in terms of their impact or contribution to the form and character of specific villages. This is in part due to the fact that many of the Service Villages have strong historical form and character but also, unlike the Market Towns, in general, there are fewer settlement-wide issues/constraints that would influence the selection of sites in individual settlements.

The Site Selection Methodology (SSM) tables for each settlement are stand-alone documents due to their size. The process and the methodology for the SSM is set out in a stand-alone document. This section of the settlement-specific paper discusses the key findings of those tables. For Pickering key matters were:

- The lack of open space provision especially for children and young people, indoor and outdoor sports provision, allotments and burial space
- Additional capacity needed at both primary and secondary school levels
- Improvements needed at junctions, and further visitor parking needed
- Proximity of North York Moors Special Area of Conservation (SAC)
- High number of ponds and presence of meta-population of Great Crested Newts
- “Fringe of the Moors” Area of High Landscape Value to the north of the town.
- Archaeologically significant areas of Mediaeval and post-Mediaeval character especially the evidence of strip fields surrounding the town
- Areas subject to flooding as identified on the Environment Agency FloodMap Floodzones 2 and 3
- Areas of the town at risk of surface water flooding as identified by the Environment Agency
- Groundwater source protection Zones to the north of the A170 – Keld Head Zones 1 and 2
- Potential coalescence of Pickering with Middleton

Settlement-Wide Considerations Pickering

There are some matters which can be considered on a settlement-wide basis, and these are discussed below.

Accessibility

In terms of accessibility, the sites do vary within their ability to access key services and facilities. Due to the significant linearity of the settlement, sites on the western and eastern edges are not as accessible as those which are closer to the centre of the settlement, particularly on the eastern extent and access to the secondary school. The level of accessibility can be mitigated by the means of improving connectivity with the centre of the town, but in concentrating development around the 'centre' means the general form of Pickering will undergo change. The strategic transport modelling, investigated the impact of development on the junctions. It concluded that there would be no worsening of junction operation. Looking at the position of sites within the town, and the modes of access to the

site, and any wider community benefits of the site can result in would also further moderate impact on the traffic network.

Flood Risk

Flood risk within Pickering is focused along Pickering Beck and Costa Beck, which flows from the moors into the wider Vale. Pickering has experienced significant, recent flooding events. However, in the devastating floods of winter 2015, Pickering was a settlement which has significantly benefited from the 'Slowing the Flow' project, and no flooding was experienced. This project aims to reduce the incidence of flooding by holding water back in the upper reaches in times of heavy rainfall, through vegetation and creating dams which allow the flow of water to be maintained at a consistent rate which prevents flooding of the lower area. There are also large areas where the flood risk is much lower. Accordingly, the Council will need to ensure that sites with the lowest flood risk possible are developed, with no net increase in surface water run off rates. Sites will therefore be expected to be in Flood Zone 1, the lowest level of risk, and the only acceptable location for residential development, when there are sites available in this level of flood risk. This is required in order to comply with the requirements of national planning guidance and the Local Plan strategy in respect of the application of the Sequential Test, which has been endorsed by the Environment Agency. Surface water drainage issues have been anecdotally identified. The Strategic Flood Risk Assessment identifies Pickering as an area at risk of surface water flooding. For sites over 1ha, a flood risk assessment is required to ensure that surface water attenuation is maximised to at least greenfield runoff rates.

Agricultural Land Productivity

Much of the land to south of Pickering is categorised as being "Best and Most Versatile" agricultural land, which means that in order for the settlements to fulfil the Plan requirements there will be a loss of such land. As such, it is important in the releasing of any of these sites for development; that the land is used efficiently, that biodiversity gains can be made, and wider community benefits can justify in the planning balance the loss of the land from agricultural production. On that basis, the sites proposed on land around the settlements of Pickering are classified as predominantly Grade 3 and some grade 2 and grade 4, which is typical of settlements along the fringe of the Vale of Pickering; an area of longstanding, more intensive agricultural activity. There is no published data to distinguish between grades 3a and 3b, the former being identified as being Best and Most Versatile (BaMV) agricultural land. Given that the Local Planning Authority needs to ensure that land for housing is made available, within the context of the Spatial Strategy, and consider sites which are in the first instance available, deliverable and developable, there is an acknowledgement that through development of sites at Pickering there will be a loss of BaMV agricultural land. However, this loss has to be balanced against the above matters, and that any development will use the land in an efficient manner. In order to meet the housing requirement to be distributed to the towns, there is a ability to consider larger site submissions, not just as a function of numbers, but also in bringing such sites forward which deliver the land to provide wider, strategic community infrastructure, particularly schools, land for public open space, particularly sports facilities, and where necessary strategic road infrastructure, to make significant contribution to ensuring delivery of a sustainable growth strategy for Pickering.

Cultural Landscape Heritage

A further consideration of development sites is the presence of “Strip Fields”. These are the relic land boundaries (hedgerows) from Mediaeval farming practices. They have become, over time, rare within the Vale of Pickering, but a significant number exist in the land surrounding Pickering. Having both an intrinsic value as a non-designated heritage asset, and identified by Historic England (formerly English Heritage) as being important to retain; they significantly contribute to the setting of Pickering, by bringing a more enclosed, softer landscape to the land surrounding the town. In choosing sites for development, there is a need to understand the quality of the strip field systems, and their contribution to the setting of the town. It provides the ability to assess whether, in the planning balance, it is appropriate for the loss of such a feature when it has become degraded or through landform/topography makes a limited contribution. As such, where sites have visually prominent, and relatively intact strip fields identified, they would not be considered suitable to be categorised as a group three site. Such sites have been included in Group 2 on the basis that the loss of a strip field to development cannot be mitigated. Group 3 sites have either no strip fields, or include strip fields which have become degraded, and their contribution to the setting of the town has become less significant.

Biodiversity

Pickering is one of the District's settlements within a 10km buffer zone of the North York Moors Special Protection Area (SPA). This is an international level biodiversity designation, so designated for the protection of ground nesting birds, the primary species for protection being the Golden Plover. As part of the Habitats Regulations Assessment of the Local Plan Strategy, survey work was undertaken in 2012 and 2013 to investigate the implications of the potential development sites being larger, greenfield sites in Helmsley, Pickering and Kirkbymoorside. An initial single visit breeding bird survey undertaken in June 2012 it was possible to determine that none of the proposed Greenfield development sites identified would be attractive to breeding Golden Plover. However, that survey identified a number of sites which might be attractive to the species as ‘off-duty’ foraging areas during the incubation period. Therefore a three visit follow up survey was undertaken during the main incubation period in April and May 2013. The 2013 survey recorded no Golden Plover at any of the survey sites. In addition there were no sightings of Golden Plover within 1km of any survey site, effectively covering the whole of the settlement. It concluded: "We can therefore be confident that none of the survey sites are of significant importance for Golden Plover and that it is safe to conclude that the loss of these sites will not be detrimental to the species in the North York Moors SPA."

Other bird species were recorded, which are on the Red and Amber lists of Birds of Conservation Concern. None of the species recorded were recorded in numbers sufficient to suggest that any of the sites were particularly significant. These birds would also be covered by the statutory framework of protection afforded by the Wildlife and Countryside Act.

Pickering is within close proximity to Newbridge Quarry, Newtondale, Haugh and Gundale Slacks SSSI, no site submissions have been proposed on the site, and no sites where there

is a potential sensitivity have been identified. Site submissions have been made on or close to Keld Head Springs and Outgang Road Pond and grassland SINCs, which has been identified as being of concern. As Pickering Castle Motte SINC is also a Scheduled Monument, no site submissions have been made in respect of this site. Pickering has a relatively high number of ponds and presence of meta-population of Great Crested Newts. The Council has utilised its knowledge and awareness of these populations to ascertain where mitigation measures would be necessary to be applied (at the correct time) and enhancement of habitat would be beneficial.

Form and Character

Pickering as a settlement has expanded, predominantly, in a lateral direction. This has resulted in the development of Pickering abutting the hamlet of Keld Head. Keld Head has its own Conservation Area, and development has not been extended beyond the original properties of Keld Head. To the west of Keld Head is the village of Middleton, separated by two fields to the south of the A170, and a greater number (9) of linear narrow fields to the north. Two site submissions to the south of the A170 (500 and 604), if developed, would on the southern side close the gap between Keld Head and Middleton, thus merging Pickering and Keld Head with Middleton. This is undesirable as a policy principle; the Local Plan Strategy seeks to ensure no coalescence of adjacent settlements. Also, the Keld Head Conservation Area, is distinct in its western extent, development would subsume Keld Head into Pickering, making it a challenge for the Conservation Area to remain distinct. This would be detrimental to the operation of the Conservation Area. Of site submissions on the fields to the north, site 116 has incorporated three of those fields, and would extend to the west as far as Keld Head extends. The visual and physical coalescence impact is lessened, but the landscaping would be of particular significance.

Designated Heritage Assets

Pickering has a number of designated heritage assets; including three Scheduled Monuments: Pickering Castle, to the north east, enclosed by development and elevated. Ruins of a Motte and Bailey Castle, which is to the north east, and is contained within the build form of the settlement. The third Scheduled Monument is St Nicholas' Hospital, to the west of Keld Head, and is the site of a former Medieval hospital and chapel. The site remains undeveloped in its surroundings. The historically linear form of Pickering (which has been fundamentally retained), means that the majority of the significant number of Listed Buildings are along the main 'spine' of the town Eastgate and Westgate, with the market area. Most are either current or former domestic dwellings. All but one of Listed Buildings are Grade II, and predominantly date from the 18th and 19th Centuries. The Grade I Parish Church of St. Peter and St. Paul, with the mid 15th Century wall paintings, is one of the most complete series in English Churches. The extent of Pickering's Conservation Area, reflects the concentration of historic properties, and is focussed upon Westgate and Eastgate, the market area, and the less developed land to the north which includes both former castles. Keld Head has its own Conservation Area which includes the collection of farms and cottages on the northern side of the A170, and the pond to the south of the road, and identifies the hamlet of Keld Head in its own right. Each site submission has been considered in respect of its ability/capability to affect the significance of any of the above designated heritage assets.

Groundwater Protection

Much of the land beneath Pickering on the area to the north of the A170 is a Groundwater Source Protection Zone Level 1 (the highest level). The Environment Agency defines these 'Source Protection Zones' to protect drinking water supplies and maintenance of the flow in many rivers. The Environment Agency have defined the areas on the basis of risk of contamination. The closer the activity, the greater the risk. The maps for Ryedale show three main zones (inner, outer and total catchment). The shape and size of a zone depends on the condition of the ground, how the groundwater is removed, and other environmental factors. When a zone is defined, is it as a result of groundwater behaviour in that area, what constructions there are to get the water out into the public water supply, and the process for doing this. Inner zone (Zone 1) - Defined as the 50 day travel time from any point below the water table to the source. This zone has a minimum radius of 50 metres; Outer zone (Zone 2) - Defined by a 400 day travel time from a point below the water table. The previous methodology gave an option to define SPZ2 as the minimum recharge area required to support 25 per cent of the protected yield. This option is no longer available in defining new SPZs and instead this zone has a minimum radius of 250 or 500 metres around the source, depending on the size of the abstraction; Total catchment (Zone 3) - Defined as the area around a source within which all groundwater recharge is presumed to be discharged at the source. In confined aquifers, the source catchment may be displaced some distance from the source. Sites in for residential development which are in GSPZ1 would be required, at the point of submitting a planning application, to prepare a Hydrogeological Risk Assessment, and the use of appropriate mitigation techniques to protect the integrity of the water supply. This would be required as part of the allocations process if the site was for a use which presented an increased level of risk to contamination.

Site- Specific Considerations - Pickering

Site 38 - Whitby Road Nurseries, Whitby Road

This site is now completed.

Site 90 - Barnes Nurseries, Goslipgate

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

Whilst the site was initially grouped in a group 2/3, through the performance of the site in the SSM, the site is within Flood Zone 2, as such, in the performance of the sequential test, the site would fail to be considered further, as there are a number of sites within Flood Zone 1. The site also remains an operational nursery, with no identified cessation of the use. The site is part of a strip field to the south of the town, which does have a less intact appearance

than other areas, and is on the low-lying flat area of land adjacent to twentieth century residential development, which extends down Goslipgate.

Site 93 - Land North of 44-48 Ruffa Lane

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

The access is narrow, and could result in amenity issues for proximal residents. The site is on rising land, and forms part of an intact area of strip fields, with ponds. Area of High Landscape Value, the site is heavily treed. To the north of the site is a parcel of coniferous, plantation-style woodland. It is subsumed into other site submissions, namely 110 and 146.

Site 96 - Land North of 44-48 Ruffa Lane

Stage 1:

The site fails to comply with the stage one of the Site Selection Methodology. This is due to the size of the site.

Site 110 - Land North of Ruffa Lane

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

Access is not identified, although there is a hammerhead junction on Ruffa Lane, which could provide theoretical access. The Council sought confirmation from the agent that an access was capable of being provided, no information was provided. The site is on rising land, and the four fields form part of an intact area of strip fields, with ponds, this site would, effectively, truncate their extent. The site is within the Area of High Landscape Value.

Site 116 - Land North of Middleton Road and East of Crook Lane

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

The site selection methodology evaluated that whilst not directly leading to coalescence to Middleton, the site would extend as far west as Keld Head does. The site would afford the opportunity to improve the edge of Pickering, which is currently Twentieth Century bungalows along a strong, linear edge. The site does include a single field which is identified as being part of a Strip Field System (the westernmost field). This could be excluded. The

land is open and on rising land, and within the Area of High Landscape Value. The site is within the Source Protection Zone 1, which as discussed above, would require the submission of a Hydrogeological Risk Assessment to evaluate the risk and define mitigation measures.

At 1.5km distance to Newtondale Haugh and Gundale Slacks SSSI there would be no direct impacts on the SSSI. Both valleys have public rights of way access through parts of them with part of Newtondale is owned by YWT as a reserve. Recreational pressure is a potential indirect feature, but there is a network of paths, and on-site recreational provision would be sought.

Site 117 - Land at Mickle Hill, South of Crossgate Lane and Outgang Road

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage :

The impact of the development of this site is primarily regarding both the impact on form and character of Pickering, and non-designated heritage assets. The site is of considerable size and depth, extending well out into the open countryside with no surrounding development to provide context to relate the site to the settlement of Pickering. Whilst planning permission has been sought, and granted, on the north western quadrant of the site, the SSM identifies that the remaining area of land still retains its special qualities: Mickle Hill is an area with rising land to the south and east. It is a distinctive area for the presence of intact and distinct strip fields and mature trees. These make a significant contribution to the setting of Pickering from the south, and in their own right significantly contribute to the character of the area, as a non-designated heritage asset. The site also contributes to the setting of the Conservation Area. The presence of the high pressure gas pipelines, and the 'advise against development' response also needs to be given significant consideration for the area of the southern element of the site which is directly affected.

Site 130 - The Lodge, Middleton Road

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

The site is relatively modest and contained within Development Limits. The site's ability to deliver housing is tempered by the size of the site, and the TPO, which means the site is not considered capable of delivering a meaningful contribution of affordable housing. The site is subject to VIUA, but it is considered that the site's ability to contribute as a Visually Undeveloped Area, are lessened by: the size of the site, its proximity to existing development, and the nature of that development. The fact that it has development within it, and the various trees which are within a group Tree Preservation Order, which covers the whole site. The site is betwixt Keld Head and Pickering Conservation Areas, and the presence of the trees contributes to the Keld Head Conservation Area.

Site 135 - Land North of Ruffa Lane

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

The site demonstrates poor accessibility, on the extreme eastern limb of the settlement. The frontage of the site is developed with a bungalow. Subject to the retention of the bungalow, this could raise amenity issues, or given the narrowness of the access, the access may not be adoptable. The site extends upslope, and would be truncating a field within an identified strip field complex, which would bring about localised erosion of the strip fields in this locality. The SSM identified that whilst impacts of the site's development would be localised, the resulting development would have an adverse localised adverse impact, due to the rising land, the linearity of the site and bring about a discordant feature. The site is of a size which would not deliver a meaningful contribution of affordable housing.

Site 138 - Land at Keld Head Hall, Middleton Road

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

The site provides a collection of trees and paddocks which provide an attractive and softening setting for Keld Head Hamlet, and the Conservation Area of Keld Head. They also help to ensure that the Keld Head continues to maintain some degree of identity, and as such the loss of that open land, would be detrimental to the setting of Keld Head Conservation Area. The western boundary is heavily treed, but the northern extent is more open, and views are glimpsed from the A170. Immediately to the south of the site is a collection of listed farms and cottages. The open paddocks and field to the north given their proximity contribute to the setting of those buildings. The site is within level 1 Ground Source Protection Zone, which requires particular consideration. The site is also within 250m of the Waste Water Treatment Works, which would raise concerns for Yorkshire Water. The site has limited accessibility, and no identifiable access is provided.

Site 139 - Land South of Thornton Road

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

As a site proposed for residential development, the site displays poor accessibility to key facilities. The site is identified as being single field in part of the strip field system which to varying degrees, surrounds Pickering, and as such the development of this site (and associated sites) would bring about a loss of such finite non-designated heritage asset. The site is adjacent to Thornton Road Industrial Estate, and would through its development, bring

about a coalescence between the built edge of Pickering as it presently stands and the Industrial Estate. Whilst also being a form and character issue, this has adverse implications for two further perspectives, and these were considered and highlighted by a Planning Inspector who dismissed an appeal on this site. The first was the operation of the industrial estate and its affect on the amenity of residents. Various measures were proposed to mitigate the impact, primarily concerning noise but the Inspector felt that such measures in themselves impinged on the ability to, for example, sleep with a window open. Furthermore, the increased proximity of residential development, would raise the potential for complaints to be made against formerly legitimate operations, and thus fetter the operations of the Industrial Estate, with consequences for the businesses which operate there.

Site 140 - Land South of 49-79 Firthland Road

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

This site is a single 'strip field'. This area of strip fields has become less intact, and is not as prominent as other areas of strip fields, however, resulting development would be a linear, discordant projection. Resulting in no visual and physical cohesion with Pickering, as such development of this site extent would detract from Pickering's form and character. The access which is identified, is narrow, and would not be of sufficient width to allow both unimpeded movement, and not compromise the amenity of adjacent residents.

Site 142 - Land South of Outgang Road and North of Crossgates Lane

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

This triangular shaped site is both previously developed land and within Development Limits. The site is adjacent to the Conservation Area of Pickering, and so matters around form and character would need to be considered in further detail. The site is modest in size, and is unlikely to deliver a significant quantum of affordable dwellings if any, due to the change in the ability to seek provision of Affordable housing on sites of 10 or less. Furthermore, no indication of the site's cessation of use has been provided, so it cannot be assumed that the site is available and therefore deliverable and developable. As such, it is not a site which could be relied upon to contributing meaningfully to meeting the housing requirement, or affordable housing need.

Site 146 - Land North of Ruffa Lane

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

The site's development would be a truncation of the identified strip field system, but that whilst some localised views of this would be achieved, wider landscape impacts would not be experienced. However, there is no access which is legally, and physically capable of being used to serve this site. Furthermore, there are landownership complexities.

Site 149 - Land West of Outgang Lane

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

The site is part of a recognised strip field complex. The site is a singular field, meaning that the field's overall morphology would be retained. However, the site is linear and narrow, and development in itself would create a discordant development which would not relate well to the form and character of Pickering, despite being capable of some views of the settlement.

Site 150 - Land South of Thornton Road and East of Outgang Lane

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2

As a site proposed for residential development, the site displays poor accessibility to key facilities. The site is a collection of fields which are identified as being part of the strip field system, which to varying degrees, surrounds Pickering and as such the development of this site (and associated sites) would bring about a loss of such finite non-designated heritage assets. The site is adjacent to Thornton Road Industrial Estate, and would through its development, bring about a coalescence between the built edge of Pickering as it presently stands and the Industrial Estate. Whilst also being a form and character issue, this has adverse implications for two further perspectives, and these were considered and highlighted by a Planning Inspector who dismissed an appeal on this site. The first was the operation of the industrial estate and its affect on the amenity of residents. Various measures were proposed to mitigate the impact, primarily concerning noise but the Inspector felt that such measures in themselves impinged on the ability to, for example, sleep with a window open. Furthermore, the increased proximity of residential development, would raise the potential for complaints to be made against formerly legitimate operations, and thus fetter the operations of the Industrial Estate, with adverse consequences for the businesses which operate there.

Site 151 - Land South of West Pasture and West of Goslipgate

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

This single field submission would be a discordant projection of development, and would not relate well to the established form and character of the settlement as a result. The site is part of a complex of strip fields, and that has contributed to the linearity of the site. The site is in Flood Zone 2, and so in terms of the operation of the Sequential Test, there are a range of sites available to the Local Planning Authority to consider which are in Flood Zone 1, as such the site could not progress further on that basis alone.

Site 152 - Land East of Outgang Lane

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

The site is modest in its size, and within the site is a Site of Important Nature Conservation. It is a pond, which provides habitat for protected species, this would take up significant component of the site, reducing the site's developability and deliverability. The site is adjacent to Thornton Road Industrial Estate, this has adverse implications for two perspectives, and these were considered and highlighted by a Planning Inspector who dismissed an appeal on this site. The first was the operation of the industrial estate and its affect on the amenity of residents. Various measures were proposed to mitigate the impact, primarily concerning noise but the Inspector felt that such measures in themselves impinged on the ability to, for example, sleep with a window open. Furthermore, the increased proximity of residential development, would raise the potential for complaints to be made against formerly legitimate operations, and thus fetter the operations of the Industrial Estate, with adverse consequences for the businesses which operate there.

Site 197 - Land Fronting onto Middleton Road, Spring Head, Keld Head

Stage 1:

The site fails to comply with the stage one of the Site Selection Methodology. This is due to the size of the site.

Site 198 - Land West of Outgang Lane

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

In the site assessment process, this site was concluded as a group 3 site, for employment uses, on the basis that whilst it would be the development of a single wider, field in a strip field system, the wider landform and landscape sensitivity was lower on this site than other sites, particularly for employment purposes. As a result of the 2015 Sites Consultation, the site's inclusion as a Group 3 site was objected to by Historic England, because of the site's contribution to the overall pattern of strip fields in this locality. Officers consider that group 3 status should be reduced to Group 2. The Local Planning Authority has site 650 which would

meet Pickering's employment land needs in full, without significant constraint, and that remains the preferred site.

Site 199 - Land Adjoining Daniel Europe Limited (Emerson Group), East of Outgang Lane

This site now has outline planning permission. The site performs generally well as an employment site, but for meeting smaller-scale needs.

Site 200 - Land West of Malton Road and Haygate Lane

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

Part of the site (western edge) is within Flood Zone 2, and so there is a recognition that this area of the site submission fails the Sequential Test, and would be excluded from the developable area. This approach was supported by the Environment Agency in their response to the 2015 Sites Consultation. The exclusion of this area has been accepted by the site submitter. It provides the opportunity to provide a green infrastructure, which would relate well to that which is already provided in connection with Pickering Beck. This field is identified as being part of the Strip Field complex which extends round much of the south of Pickering. However, the site is a large field, with no internal boundaries, on low-lying, flat land with modern estate-type development to the north, the site does not provide any visual or physical signs of its historic field patterns. The site submitter has now provided information about the capability of providing access from the site onto Malton Road (A169) which does not compromise the operation of the existing junctions in the vicinity of the site. A Transport Assessment and Travel Plan will still be required as part of the submission of a planning application.

Site 203 - Land South of Hugden Close and East of Outgang Lane

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

As a site proposed for residential development, the site displays poor accessibility to key facilities. The site one field in a collection of fields which are identified as being part of the strip field system, which to varying degrees, surrounds Pickering and as such the development of this site (and associated sites) would bring about a loss of such finite non-designated heritage assets. The site is close to Thornton Road Industrial Estate, this has adverse implications for two further perspectives, and these were considered and highlighted by a Planning Inspector who dismissed an appeal on this site. The first was the operation of the industrial estate and its affect on the amenity of residents. Various measures were proposed to mitigate the impact, primarily concerning noise but the Inspector felt that such measures in themselves impinged on the ability to, for example, sleep with a window open. Furthermore, the increased proximity of residential development, would raise the potential for complaints to be made against formerly legitimate operations, and thus fetter the

operations of the Industrial Estate, with adverse consequences for the businesses which operate there.

Site 204 - Land West of Barnes Nurseries, Goslipgate

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

This single field submission would be a discordant projection of development, and would not relate well to the established form and character of the settlement as a result. The site is part of a complex of strip fields, and that has contributed to the linearity of the site. The site is in Flood Zone 2, and so in terms of the operation of the Sequential Test, there are a range of sites available to the Local Planning Authority to consider which are in Flood Zone 1, as such the site could not progress further on that basis alone.

Site 205 - Land South of Firthland Road and West of Greenlands Road

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

This site submission is very similar to that of 387, and as such the two sites are considered on the same basis. Whilst this site is one of the larger residential submissions, this is considered to be a positive in the site's consideration, and the reasons for this are set out below:

The site is part of the identified Strip Field complex which is to the south of Pickering. However, in considering the lower level of intactness of the strip fields; the absence of topographical variation; the reduced prominence of the site; and the ability to incorporate the site into existing development in the north and east, which is viewable within the context of the fields.

The site is in close proximity to a small industrial estate, which also includes the Waste Water Treatment Works. Discussions with Yorkshire Water have been undertaken, and they are satisfied with a 250m threshold being applied and no residential development to occur within 250m of the site. This does result in a proportion of the site (circa one third) which cannot be used for residential development, but would provide land for a primary school and sports pitches.

This is identified on preliminary master plans which have been submitted for the site. The site is acknowledged as likely to contain land which is Best and Most Versatile in terms of its agricultural productivity. This is a matter which requires consideration in the balance with: the delivery of a meaningful contribution of affordable housing, and other key infrastructure; a site which in form and character terms would relate well to the existing built form and the assessment of the quality; and the reduced contribution of the strip fields compared to other sites.

A very small part of the north eastern corner of the site is within Source Protection Zone Level 1, which does require specific considerations around the nature of development. It is a very small component of the site, to the extent that whilst the Environment Agency have acknowledged that fact; do not consider it raises an issue which they would raise as a concern. Nevertheless, the Local Plan Strategy is clear in SP17 concerning the protection of water resources, and so it will require commensurate consideration at the consideration of a planning application.

One of the biggest challenges regarding site considerations is the ability for potential development sites to deliver wider- longer term infrastructure aspirations. Whilst it is expected that new development provides both direct and indirect infrastructure support to meet the resulting impacts of the development on existing infrastructure, to make it acceptable in planning terms, it is harder to establish wider infrastructural benefits. This site, by virtue of the area of land to the west, which is not capable of coming forward for housing, has been identified in the master plans provided as providing land for a school (note, only the land- not the school) with sports pitch provision. This has the potential to be a significant benefit, but only in the longer term. Discussions with the County Council's education provision team have identified that there is no need for a new primary school at Pickering within the Plan period, and there is capacity and reconfiguration available. Funding, and the Community Infrastructure Levy (the latter being at Member's discretion) is likely to be focussed on Norton/Malton where the need is greatest.

Junction capacity exceedance has identified with bringing this site forward with other development sites, there will be some pressure on junction capacity. This is however, considered acceptable to the Local Highway Authority. However, this is also capable of being significantly affected by the presence/absence of a school, the latter ensuring reduced trips along the existing junctions, but as discussed above, there is no requirement for the delivery of a new primary school in Pickering.

Site 206 - Land South of Keld Head Hall Middleton Road

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

The site provides a collection of trees and paddocks which provide an attractive and softening setting for Keld Head Hamlet, and the Conservation Area of Keld Head. They also help to ensure that the Keld Head continues to maintain some degree of identity, and as such the loss of that open land, would be detrimental to the setting of Keld Head Conservation Area. The western boundary is heavily treed, but the northern extent is more open, and views are glimpsed from the A170. Immediately to the south of the site is a collection of listed farms and cottages. The open paddocks and field to the north, given their proximity, contribute to the setting of those buildings. The site is within level 1 Ground Source Protection Zone, which requires particular consideration. The site is also within 250m of the Waste Water Treatment Works, which would raise concerns for Yorkshire Water. The site has limited accessibility, and no identifiable access is provided.

Site 216 - Whitby Road Nurseries, Whitby Road

This site is now completed.

Site 228 - Land South of Middleton Road at Keld Head

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

A western component of the VIUA area to the north of Keld Conservation Area, and involving buildings that are within the Conservation Area, it is considered that development of the site would bring about a suburbanisation of the hamlet of Keld Head. Currently, the hamlet is not surrounded by development of Pickering, although from the A170 the eastern extent is, and so it is very vulnerable to even what could be perceived as a small site, a level of coalescence which fully absorbs Keld Head into Pickering. These open fields contribute significantly to the setting of Keld Head Conservation Area, and on that basis the VIUA designation remains relevant. Other matters, such as the specific impact on Listed Buildings cannot be considered due to an absence of information, but the site involves some of the outbuildings. There are other matters which would need further consideration, but the impact of the Conservation Area of Keld Head, in itself, is sufficient harm. The site is also unlikely to deliver a meaningful proportion of affordable housing, when considering the harm identified to the Conservation Area.

Site 229 - Land West of Goslipgate

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

Whilst the site was initially grouped in a group 2/3, through the performance of the site in the SSM, the site is within flood zone 2, as such, in the performance of the sequential test, the site would fail to be considered further, as there are a number of sites within Flood Zone 1. The site also remains an operational nursery, with no identified cessation of the use. The site is part of a strip field to the south of the town, which does have a less intact appearance than other areas, and is on the low-lying flat area of land adjacent to twentieth century residential development, which extends down Goslipgate.

Site 256 - Land West of 151 Middleton Road, Keld Head

Stage 1:

The site fails to comply with the stage one of the Site Selection Methodology. This is due to the size of the site.

Site 268 - Pickering Highways Area Office, Vivis Lane

Stage 1:

The site fails to comply with the stage one of the Site Selection Methodology. This is due to the size of the site.

Site 271 - 5 Whitby Road

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

This is modest site which is both previously developed land, and is within Development Limits.

The site is modest in size, and is unlikely to deliver any affordable dwellings, due to the change in the ability to seek provision of Affordable housing on sites of 10 or less. Furthermore, no indication of the site's cessation of use has been provided, so it cannot be assumed that the site is available and therefore deliverable and developable. As such, it is not a site which could be relied upon to contributing meaningfully to meeting the housing requirement, or affordable housing need.

Site 272 - Highways Depot, Vivis Lane

Stage 1:

The site fails to comply with the stage one of the Site Selection Methodology. This is due to the size of the site.

Site 329 - Land West of Malton Road, South of Tofts Road and North of Kirby Misperton Road

Stage 1:

The site fails to comply with the stage one of the Site Selection Methodology. This is due to the distance of the site from Pickering.

Site 347 - Land East of Whitby Road and North of Corbie Way/ Marshall Drive

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

This site is on rising land, and is identified as part of the area of High Landscape Value. However, the site is however subject to localised topographically variations, and there is pre-existing development to the west and south of the site, resulting in the site being not

viewable at distance. The site is one of the larger site submissions, but not so large that it would detract from the overall morphology of the settlement, the site's western and southern boundaries, where development has taken place, provide context.

The site is also made up of fields which are not strip fields, which is a relatively rare feature in the site submissions surrounding Pickering. The access has been identified in detail onto the A169.

The site is within a Ground Source Protection Zone Level 1, and whilst the Environment Agency have identified that there will need to be a Hydrogeological Risk Assessment, this can be undertaken at the planning application stage. For residential development the risks posed can be mitigated in a manner which does not impinge on viability. As such it can be evaluated at the planning application stage, and not at allocation.

At 1.5km distance to Newtondale Haugh and Gundale Slacks SSSI there would be no direct impacts on the SSSI. Both valleys have public rights of way access through parts of them with part of Newtondale is owned by YWT as a reserve. Recreational pressure is a potential indirect feature, but there is a network of paths. There is a community park which is under development on Whitby Road, opposite the site and there will be a need to ensure that open space walking activities is made available on the site.

The site therefore provides the opportunity to deliver a Plan-compliant level of affordable housing. In terms of amenity considerations, layout of the site would need to consider the views experienced from the Cemetery. There is a gap provided by a field, and the landform is falling away, with the use of appropriate landscaping a scheme which benefits the sensitivity of the site would be achievable. The site also contains trees which are subject of a Tree Preservation Order, and their retention will be expected.

Site 351 - Former Rogers Nursery, Whitby Road

This site is now completed.

Site 355 - Land South and East of Keld Head Hall, Middleton Road

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

The site provides a collection of trees and paddocks which provide an attractive and softening setting for Keld Head Hamlet, and the Conservation Area of Keld Head. They also help to ensure that the Keld Head continues to maintain some degree of identity, and as such the loss of that open land, would be detrimental to the setting of Keld Head Conservation Area. The western boundary is heavily treed, but the northern extent is more open, and views are glimpsed from the A170. Immediately to the south of the site is a collection of listed farms and cottages. The open paddocks and field to the north given their proximity contribute to the setting of those buildings. The site is within level 1 Ground Source Protection Zone, which requires particular consideration. The site is also within 250m of the

Waste Water Treatment Works, which would raise concerns for Yorkshire Water. The site has limited accessibility, and no identifiable access is provided.

Site 360 - Land South of Outgang Road and Crossgate Lane, and East of Malton Road

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

The impact of the development of this site is primarily regarding both the impact on form and character of Pickering, and non-designated heritage assets. The site is of considerable size and depth, extending well out into the open countryside with no surrounding development to provide context to relate the site to the settlement of Pickering. Whilst planning permission has been sought, and granted, on the north western quadrant of the site, the SSM identifies that the remaining area of land still retains its special qualities: Mickle Hill is an area with rising land to the south and east. It is a distinctive area for the presence of intact and distinct strip fields and mature trees. These make a significant contribution to the setting of Pickering from the south, and in their own right significantly contribute to the character of the area, as a non-designated heritage asset. The site also contributes to the setting of the Conservation Area. The presence of the high pressure gas pipelines, and the 'advise against development' response also needs to be given significant consideration for the area of the southern element of the site which is directly affected.

Site 380 - Keld Head Waste Water Treatment Works, Westgate Carr Road

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

The site is adjacent to the Keld Head Conservation Area, and the Keld Head Site of Importance for Nature Conservation. Development of this site would, in the first instance reduce the level of trees. These contribute to the setting of the Conservation Area by providing greening and softening around the pond. It helps to preserve a sense of separation between Keld Head and the development of Costa Way. It also contributes to the setting of Listed Buildings on the opposite side of the road. Yorkshire Water has advised that they have no firm plans to release the site, and as such the site could not be considered deliverable.

Site 386 - Land North of 117-119 Ruffa Lane

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

This site is considered to be visually and physically distanced from Pickering, beyond the last houses along Ruffa Lane, on the eastern edge of Pickering. It has no relationship to the form and character of Pickering. Aligned to this the site demonstrates poor accessibility to Pickering's key facilities and services. It is also a large site submission, which extends on rising land over one kilometre up slope. Despite the apparent linearity of the site, it is not identified at being part of a historic strip field system, but it nevertheless contributed to wider landscape character in the area, which is linear scarp farmland, and thus is reflective of the features of that landscape character type. The southernmost extent of the site is viewable at distance, and even single storey developments would be seen as prominent features within the landscape. Such is level of visual discordance, the SSM identified that as part of the Fringe of the Moors Area of High Landscape Value, the site's development would viewed within the context of the setting of the York Moors National Park, and would be an adverse impact through being a discordant feature within the transitional landscape.

Site 387 - Land South of Firthland Road and West of Greenlands Road

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

This site submission is very similar to that of 387, and as such the two sites are considered on the same basis.

The site is part of the identified Strip Field complex which is to the south of Pickering. These are however, relatively less intact to other areas of strip fields around the town. The site is less visually prominent and whilst the fields do contribute to the landscape setting of the town, this is less obvious than more visually prominent sites around the towns. Notwithstanding this, the development of the site would result in the loss of strip fields at the Town.

The site is in close proximity to a small industrial estate, which also includes the Waste Water Treatment Works. Discussions with Yorkshire Water have been undertaken, and they are satisfied with a 250m threshold being applied and no residential development to occur within 250m of the treatment works. This does result in a proportion of the site (circa one third) which cannot be used for residential development, but would provide land for a primary school and sports pitches. This has been identified on preliminary master plans which have been submitted for the site.

The site is acknowledged as likely to contain land which is Best and Most Versatile in terms of its agricultural productivity. This is a matter which requires consideration in the balance with benefits associated with the site.

A very small part of the north eastern corner of the site is within Source Protection Zone Level 1, which does require specific considerations around the nature of development. It is a very small component of the site, to the extent that whilst the Environment Agency have acknowledged that fact; do not consider it raises an issue which they would raise as a concern. Nevertheless, the Local Plan Strategy is clear in SP17 concerning the protection of

water resources, and so it will require commensurate consideration at the consideration of a planning application.

This site, by virtue of the area of land to the west, which is not capable of coming forward for housing, has been identified in the master plans provided as providing land for a school with sports pitch provision. This has the potential to be a significant benefit, but only in the longer term. At the outset of the plan-making process, it was understood that a new primary school would be required at Pickering to support planned levels of growth and the Council does recognise that the developer promoting the site has responded to this to make land available. Recent discussions with the County Council's education team have identified that this is no longer the case and that there is no current need for a new primary school at Pickering within the Plan period.

Work has been undertaken to model the impacts of combinations of development on the junction network in Pickering. This is one of the 5 sites which have been evaluated for their impact on the capacity of junctions. Inclusion of this site, does take the Vivis Lane junction periodically over capacity. (The scheme which has a decision in principle for 52 dwellings identified the necessary measures to ensure that the existing road network around the site could accommodate the development proposed.)

Site 414 - Sunquest, Whitby Road

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2

This is a modest site submission, which is a triangular site, a product of the former strip fields in the locality, land reflects the extent of the site submitter's ownership, which includes a modern bungalow, with various out buildings. There are a five other dwellings in the vicinity. None of the properties are within Development Limits. The Development Limits also do not include the Cemetery. Based on the size of the site there will be no affordable housing provision capable of being provided on this site, which is a key objective of the Local Plan Strategy. There are no heritage assets (designated or otherwise which would be directly affected by the development, but were the site to be considered in conjunction with the adjacent site submission of 525, as a larger submission making the site more capable of delivery of affordable housing, this would have, however, implications for the adjacent strip field system. This is an elevated site, and it is the entrance to Pickering from the north. Any further development of the site would be an intensification of what provides a softened, transition into Pickering.

Site 449 - Ryedale Swimming Pool, Mill Lane

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

The principal consideration is the site contains an operational, publically available pool and gym. No detail has been provided concerning whether or not the pool is to be retained or

lost, but if planning for the latter scenario, no alternative, policy compliant replacement is provided (as per Policy SP11 of the Local Plan Strategy). Some parts of the rear of the site are undeveloped, and within Development Limits but they form part of an area of wider public open space, and access to the area would raise problems in terms of providing visibility and dual-direction traffic.

Site 462 - Land East of Malton Road

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

This site is submitted and is considered in site plans with sites 484 and 485 (the sites are also considered under site IDs 640, 641 and 642). Flood risk, form and character, aligned with the presence of intact and visually prominent strip fields were the key considerations regarding these three sites. The sites are flood zone 2, and therefore with sites in flood zone 1, these sites are sequentially unacceptable. The sites currently have a very strong rural character, and based on their relationship with Mickle Hill have a strong intervisibility. No significant views of Pickering are achieved, and as such development of this collection of strip fields would appear as a prominent, visually incongruous development without any built context. It would also irrevocably block the ability to view Mickle Hill, and the strip fields therein. The sites were submitted for employment and retail purposes (with a supermarket). The site would fail in terms of a sequential approach to providing retail development. The remaining retail requirement at Pickering is to be met through "the redevelopment of land and buildings within or on the edge of the Town Centre Commercial Limits" and the "expansion and/or intensification of existing retail uses". No significant employment/commercial (B use classes) activities are active in the proximity of the site on the western side, but the eastern side is proximal to Thornton Road Industrial Estate. Although not submitted for residential use, the site would receive an 'advise against development' rating from the Health and Safety Executive based on the proximity of high pressure gas pipelines.

Site 482 - Land South of Tofts Road and North of Kirby Misperton Road

Stage 1:

The site fails to comply with the stage one of the Site Selection Methodology. This is due to the distance of the site from Pickering.

Site 484 - Land South of Eastgate House, Malton Road

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

This site is submitted and is considered in site plans with sites 462 and 485 (the sites are also considered under site IDs 640, 641 and 642). Flood risk, form and character, aligned with the presence of intact and visually prominent strip fields were the key considerations regarding these three sites. The sites are flood zone 2, and therefore with sites in flood zone 1, these sites are sequentially unacceptable. The sites currently have a very strong rural character, and based on their relationship with Mickle Hill have a strong intervisibility. No significant views of Pickering are achieved, and as such development of this collection of strip fields would appear as a prominent, visually incongruous development without any built context. It would also irrevocably block the ability to view Mickle Hill, and the strip fields therein. The sites were submitted for employment and retail purposes (with a supermarket). The site would fail in terms of a sequential approach to providing retail development. The remaining retail requirement at Pickering is to be met through "the redevelopment of land and buildings within or on the edge of the Town Centre Commercial Limits" and the "expansion and/or intensification of existing retail uses". No significant employment/commercial (B use classes) activities are active in the proximity of the site on the western side, but the eastern side is proximal to Thornton Road Industrial Estate. Although not submitted for residential use, the site would receive an 'advise against development' rating from the Health and Safety Executive based on the proximity of high pressure gas pipelines.

Site 485 - Land East of Malton Road

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2

This site is submitted and is considered in site plans with sites 462 and 484 (the sites are also considered under site IDs 640, 641 and 642). Flood risk, form and character, aligned with the presence of intact and visually prominent strip fields were the key considerations regarding these three sites. The sites are flood zone 2, and therefore with sites in flood zone 1, these sites are sequentially unacceptable. The sites currently have a very strong rural character, and based on their relationship with Mickle Hill have a strong intervisibility. No significant views of Pickering are achieved, and as such development of this collection of strip fields would appear as a prominent, visually incongruous development without any built context. It would also irrevocably block the ability to view Mickle Hill, and the strip fields therein. The sites were submitted for employment and retail purposes (with a supermarket). The site would fail in terms of a sequential approach to providing retail development. The remaining retail requirement at Pickering is to be met through "the redevelopment of land and buildings within or on the edge of the Town Centre Commercial Limits" and the "expansion and/or intensification of existing retail uses". No significant employment/commercial (B use classes) activities are active in the proximity of the site on the western side, but the eastern side is proximal to Thornton Road Industrial Estate. Although not submitted for residential use, the site would receive an 'advise against development' rating from the Health and Safety Executive based on the proximity of high pressure gas pipelines.

Site 495 - H L Halder Ltd, Vivis Lane

Stage 1:

The site fails to comply with the stage one of the Site Selection Methodology. This is due to the size of the site.

Site 496 - New Crown Offices and Savanna, Whitby Road

Stage 1:

The site fails to comply with the stage one of the Site Selection Methodology. This is due to the size of the site.

Site 497 - Land North of Hatcase Lane, West of High Back Side and East of Whitby Road

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

This site is identified as a VIUA. It is an open, grassed area, with trees intermittently situated round the boundary area, and through the middle of the site, forming two 'paddocks'. The front boundary treatment is a post and rail fence, which enhances its open qualities. Situated on a prominent bend on the A169 (High Back Side). The combination of the trees and open space affords glimpsed views of the church's spire. The VIUA also abuts the Conservation Area, and the two paddocks open qualities contribute to the setting of the Conservation Area, with the stone barn/shed which is in the southern paddock. On that basis the VIUA designation remains justified. The site's development would only contribute a modest level of housing, and few on-site affordable housing units; the socio-economic benefit would not outweigh the harm development of this open area would bring.

Site 498 - Land North of 37 Westlands

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

Since the development of the former nursery site to the north and east of this parcel of land, the site has effectively become land-locked, and there is no means of providing access to the site without demolition of property. Due to the site being land locked it was a challenge to assess the site's potential for harm to the Scheduled Monument, Pickering Castle. Views from Pickering Castle itself and the surrounding land are not achievable due to the height of the walls, the undulations in topography, and intervening trees which are within the Conservation Area which surrounds the Castle and moat.

Site 500 - Land West of Keld Head Farm Cottages, Keld Head

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

This field, and the adjacent field (site 604), form an important break between Keld Head and Middleton; ensuring that Middleton retains its distinct identity. Furthermore, whilst Keld Head has become physically joined to Pickering, the western extent remains open. This openness, whilst contributing to wider settlement integrity, also contributes to the setting of Keld Head and Middleton Conservation Areas. Were site 500 be developed, 604 as a field is not sufficient gap to provide distinction. Developing 604 alone, would be against policy SP2 of the Local Plan Strategy, because Middleton is not a Service Village. The depth of the site submissions would be a depth and scale of development which was out of kilter with the form and character of both Middleton and Keld Head. The site also displays poor accessibility to key facilities and services. No clear access is identified, Street Lane is narrow. The A170 is at 40 mph, and there is a bend in the road, affecting visibility.

Site 504 - Land North of Thornton Road and East of Whitfield Avenue

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

This site is part of an identified strip field system on the eastern extent of Pickering, situated on gently rising land it is part of the Fringe of the Moors Area of High Landscape Value. The site is part of a Visually Important Undeveloped Area, and contributes to the setting of Pickering, providing a greening and softening and retains a rural character residential development clearly visible. The linear quality of the strip fields means that for development in eastern/western extents, following the historic field patterns results in a strongly linear edge to development (at both Kirkbymoorside and Pickering), which is present currently, and would be perpetuated through development of site 504. Whilst development of the site in itself would not harm the ability to read the strip field systems, it would be nevertheless an incremental erosion of this strip field system and VIUA, and due to the narrowness of the site, it is unlikely that a more attractive edge to the settlement could be achieved, although increased tree planting would contribute, but this would not necessarily lead to the intended landscape benefits without protection of the trees. The site demonstrates poor accessibility to facilities and services.

Site 512 - The Oaks, 110 Outgang Road, Pickering and the land to the rear thereof

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

This site, and the similar extent of 590, raise concerns regarding their form and character implications. They are particularly, long strip fields, and form part of the Mickle Hill Strip Field complex. Despite only being one field, this would be a further incremental erosion of what is a visible, prominent and still well defined strip field complex, and its impact cannot be mitigated. Development of the site would see a long, narrow strip of development, which

would be a very discordant projection out into the open countryside - with no significant development to provide context.

Site 525 - Land North and East of the cemetery, Whitby Road

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

The form of site submission reflects the presence of a single strip field to the east of the site, with two 'paddocks' one at the frontage and one to the rear of existing development. The site's overall size is modest, and it is a challenging configuration, which limits the ability to deliver a comprehensive, unified scheme, and would bring a limited amount of affordable housing. The landform is such that wider landscape views are not achievable, but the linear field to the east is a strip field, and runs along the eastern edge of the cemetery, given the narrowness of the site, development would be in close proximity to the cemetery, with limited means of landscaping, and the site would be very visible within the immediate locality, as the landform dips, then rises, bringing into question long term viability of the cemetery and the experience of the cemetery. The site configuration means that two means of access are identified, but the site has variable accessibility to key facilities.

Site 576 - Northern Events Arena, Malton Road

Stage 1:

The site fails to comply with the stage one of the Site Selection Methodology, this is based on the distance of the site to the town, and as the site has planning permission for leisure uses, which were not a use that the Local Plan Strategy sought to allocate in the Local Plan Sites Document.

Site 589 - Land West of Hugden Lane Farm, Outgang Lane

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

This site, considered either by itself or in conjunction with adjacent sites, raise concerns regarding their form and character implications. The site is isolated from any adjacent development. Development of the site would see a narrow strip of development, which would be a very discordant projection out into the open countryside - with no significant development to provide context. It is a truncated site extent, compared to the long adjacent strip fields, and together form part of the Mickle Hill Strip Field complex. Despite only being one field, this would be a further incremental erosion of what is a visible, prominent and still well defined strip field complex, and its impact cannot be mitigated. A further, practical issue with this site is the absence of an access.

Site 590 - Land South of 104 to 110 Outgang Road

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

This site, and the similar extent of 590, raise concerns regarding their form and character implications. They are particularly, long strip fields, and form part of the Mickle Hill Strip Field complex. Despite only being one field, this would be a further incremental erosion of what is a visible, prominent and still well defined strip field complex, and its impact cannot be mitigated. Development of the site would see a long, narrow strip of development, which would be a very discordant projection out into the open countryside - with no significant development to provide context. A further, practical issue with this site is the absence of an access.

Site 604 - Land East of Middleton Car and Commercials, Main Street, Middleton

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

This field, and the adjacent field (site 500), form an important break between Keld Head and Middleton; ensuring that Middleton retains its distinct identity. Furthermore, whilst Keld Head has become physically joined to Pickering, the western extent remains open. This openness, whilst contributing to wider settlement integrity, also contributes to the setting of Keld Head and Middleton Conservation Areas. Developing 604 alone, would be against policy SP2 of the Local Plan Strategy, because Middleton is not a Service Village. The depth of the site submissions would be a depth and scale of development which was out of kilter with the form and character of both Middleton and Keld Head. The site also displays poor accessibility to key facilities and services. No clear access is identified, Street Lane is narrow. The A170 is at 40 mph, and there is a bend in the road, affecting visibility. The site would also be adjacent to the Scheduled Monument of St. Nicholas' Hospital, and development would have a detrimental effect on the setting of this site, which was situated in a position of relative isolation from Pickering.

Site 615 - Malton Road Engineering, Malton Road

Stage 1:

The site fails to comply with the stage one of the Site Selection Methodology. This is due to the size of the site, and the distance of the site from the settlement.

Site 620 - Land North of Haygate Villa, Malton Road

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

Whilst this triangular-shaped site is identified as being part of a strip field system, the site comprises a dwelling and paddock, with roads to western and eastern elevations, its ability to be appreciated as a strip field has been lost. Nevertheless, the site is strongly rural in its context, and accordingly the accessibility is variable to key facilities. The southern boundary follows the track of the former railway line which ran between Pickering and Scarborough. It would be adjacent to site 200, which extends as far south as Haygate Lane. Access of the site is not clear, and Haygate Lane is a junction which has limited visibility, the hedge which surrounds the site offers an attractive, distinctive feature of the area. Due to the site's size, ability to deliver a meaningful contribution of market housing is limited, and no affordable housing would be delivered.

Site 624 - Land West of Outgang Lane

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

In the site assessment process, this site was concluded as a group 3 site, for mixed uses, on the basis that whilst it would be the development of a single, wider, field in a strip field system, the wider landform and landscape sensitivity was lower on this site than other sites, particularly for employment purposes. As a result of the 2015 Sites Consultation, the site's inclusion as a Group 3 site was objected to by Historic England, because of the site's contribution to the overall pattern of strip fields in this locality. Officers consider that group 3 status should be reduced to Group 2. The Local Planning Authority has site 650 which would meet Pickering's employment land needs in full, without significant constraint, and that remains the preferred site. Other sites have been considered for meeting the housing requirement.

Site 630 - Land Opposite 117-119 Ruffa Lane

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

This site is the frontage of site 386. Development would be in the form of ribbon development, which exists along Ruffa Lane. The site is capable of being viewed at wider distances. The site's development would result in the loss of hedgerow at the front of the site. The site, based on indicative yield is unlikely to deliver any meaningful contribution to either the housing requirement, and in particular affordable housing delivery.

Site 631 - Land South and East of Sunnyside, Ruffa Lane

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

This site is adjacent, and to the east of site submission 504. As such the site could not be developed in isolation but as a wider scheme with site 504. This site is part of an identified strip field system on the eastern extent of Pickering, situated on gently rising land it is part of the Fringe of the Moors Area of High Landscape Value. The site is part of a Visually Important Undeveloped Area, and contributes to the setting of Pickering, providing a greening and softening and retains a rural character, with Sunnyside and other properties. The linear quality of the strip fields means that for development in eastern/western extents, following the historic field patterns results in a strongly linear edge to development (at both Kirkbymoorside and Pickering), which is present currently, and would be perpetuated through development of site 504 and also 631. Development of these sites together would represent significant erosion of this strip field system and VIUA, given that a wider site would be available, a more attractive edge to the settlement could be achieved, although increased tree planting would contribute, but this would not necessarily lead to the intended landscape benefits without protection of the trees. The site demonstrates poor accessibility to facilities and services.

Site 634 - Land and Buildings at Butt Dyke Close Farm, Thornton Road

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2

This site is a modest farm complex which abuts the Thornton Road Industrial Estate. The site is within Development Limits, although being agricultural is not strictly Brownfield. The site submitted has confirmed that they have no firm plans for the cessation of the farm enterprise. As such it is not a site which the Local Planning Authority could rely upon, and continue to consider as an extant allocation (it was allocated in the 2002 Ryedale Local Plan). The site could still be considered through the existing policy framework of the Local Plan Strategy.

Site 640 - Land East of Malton Road

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

This site is submitted and is considered in site plans with sites 641 and 642 (the sites are also considered under site IDs 462, 484 and 485). Flood risk, form and character, aligned with the presence of intact and visually prominent strip fields were the key considerations regarding these three sites. The sites are flood zone 2, and therefore with sites in flood zone 1, these sites are sequentially unacceptable. The sites currently have a very strong rural character, and based on their relationship with Mickle Hill have a strong intervisibility. No significant views of Pickering are achieved, and as such development of this collection of strip fields would appear as a prominent, visually incongruous development without any built context. It would also irrevocably block the ability to view Mickle Hill, and the strip fields

therein. The sites were submitted for employment and retail purposes (with a supermarket). The site would fail in terms of a sequential approach to providing retail development. The remaining retail requirement at Pickering is to be met through "the redevelopment of land and buildings within or on the edge of the Town Centre Commercial Limits" and the "expansion and/or intensification of existing retail uses". No significant employment/commercial (B use classes) activities are active in the proximity of the site on the western side, but the eastern side is proximal to Thornton Road Industrial Estate. Although not submitted for residential use, the site would receive an 'advise against development' rating from the Health and Safety Executive based on the proximity of high pressure gas pipelines.

Site 641 - Land South of Eastgate House, Malton Road

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

This site is submitted and is considered in site plans with sites 640 and 642 (the sites are also considered under site IDs 462, 484 and 485). Flood risk, form and character, aligned with the presence of intact and visually prominent strip fields were the key considerations regarding these three sites. The sites are flood zone 2, and therefore with sites in flood zone 1, these sites are sequentially unacceptable. The sites currently have a very strong rural character, and based on their relationship with Mickle Hill have a strong intervisibility. No significant views of Pickering are achieved, and as such development of this collection of strip fields would appear as a prominent, visually incongruous development without any built context. It would also irrevocably block the ability to view Mickle Hill, and the strip fields therein. The sites were submitted for employment and retail purposes (with a supermarket). The site would fail in terms of a sequential approach to providing retail development. The remaining retail requirement at Pickering is to be met through "the redevelopment of land and buildings within or on the edge of the Town Centre Commercial Limits" and the "expansion and/or intensification of existing retail uses". No significant employment/commercial (B use classes) activities are active in the proximity of the site on the western side, but the eastern side is proximal to Thornton Road Industrial Estate. Although not submitted for residential use, the site would receive an 'advise against development' rating from the Health and Safety Executive based on the proximity of high pressure gas pipelines.

Site 642 - Land East of Malton Road

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

This site is submitted and is considered in site plans with sites 640 and 641 (the sites are also considered under site IDs 462, 484 and 485). Flood risk, form and character, aligned with the presence of intact and visually prominent strip fields were the key considerations regarding these three sites. The sites are flood zone 2, and therefore with sites in flood zone

1, these sites are sequentially unacceptable. The sites currently have a very strong rural character, and based on their relationship with Mickle Hill have a strong intervisibility. No significant views of Pickering are achieved, and as such development of this collection of strip fields would appear as a prominent, visually incongruous development without any built context. It would also irrevocably block the ability to view Mickle Hill, and the strip fields therein. The sites were submitted for employment and retail purposes (with a supermarket). The site would fail in terms of a sequential approach to providing retail development. The remaining retail requirement at Pickering is to be met through "the redevelopment of land and buildings within or on the edge of the Town Centre Commercial Limits" and the "expansion and/or intensification of existing retail uses". No significant employment/commercial (B use classes) activities are active in the proximity of the site on the western side, but the eastern side is proximal to Thornton Road Industrial Estate. Although not submitted for residential use, the site would receive an 'advise against development' rating from the Health and Safety Executive based on the proximity of high pressure gas pipelines.

Site 650 - Land South of Enterprise Way and East of Outgang Lane, Pickering

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2:

This site underwent revision through the site assessment process, and as a result of the revision, concerns which has been identified were removed. The site is a site which is predominantly previously developed land. The site is screened by a collection of mature trees, and relates very well to the existing industrial estate. The site is also subject to significant levels of contamination, the nature of that contamination and the means to remediate the site are well-known to the site submitter and there site development partner. Part of the site includes Northern Gas Networks works, and this is to be retained, and it is situated on the western side of the site. Concerns were raised around the eastern limb, regarding flood risk and landscape sensitivity, the limb abutted the National Park boundary, and would have been viewable at distance. This limb was subsequently deleted. Due to previous planning applications in the general area, the Local Planning Authority were aware of the presence of Great Crested Newts and favourable habitat. Surveys and mitigation measures have been provided. The employment land requirement for Pickering is up to 6.75ha. The revised site extent is still considerably larger than this. However, once landscaping, car parking, easements and surface water attenuation features are added the developable area will be more aligned to that requirement, and due to the costs of land remediation, and in the interests of coordinated planning of the site as a whole, the site would not be reduced in its extent, beyond the removal of the eastern limb.

Site 659 - Land South of Malton Road and Crossgate Lane, Pickering

Stage 1:

The site complies with the stage one of the Site Selection Methodology.

Key considerations at Stage 2

The impact of the development of this site is primarily regarding both the impact on form and character of Pickering, and non-designated heritage assets. The site is of a size and depth that extends well out into the open countryside with no surrounding development to provide context to relate the site to the settlement of Pickering. Whilst planning permission has been sought, and granted, on the north western quadrant of the site, the SSM identifies that the remaining area of land (of which this site is south western quadrant) still retains its special qualities: Mickle Hill is an area with rising land to the south and east. It is a distinctive area for the presence of intact and distinct strip fields and mature trees. These make a significant contribution to the setting of Pickering from the south, and in their own right significantly contribute to the character of the area, as a non-designated heritage asset. The site also contributes to the setting of the Conservation Area. The presence of the high pressure gas pipelines, and the 'advise against development' response also needs to be given significant consideration for the area of the southern element of the site which is directly affected.

Site Findings and Interim Comparative Assessment Grouping Conclusions of SSM

Following the application of the Sites Selection Methodology sites were grouped into one of four groups to assist comparative assessment. These groups are as follows:

Group 1- site fails Stage 1 of the SSM and is 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 SSM can be mitigated or sufficiently mitigated or, there are compelling reasons which indicate that a site is not deliverable or developable

Group 3 - sites where issues have been identified as part of the SSM. Mitigation could be used to reduce impact or achieve an acceptable form of development on sites within this group if they are required to meet development requirements

Group 4 – the site generally performs well across each of the stages of the SSM

Site ID	Location	Outcome grouping	Principal reason for outcome
38/216/351	The Nurseries, Whitby Road	Site is now developed	
199	Land Adjoining Daniel Europe Limited (Emerson Group), East of Outgang Lane	Site has outline consent	Performs generally well as an employment site, but meeting smaller-scale needs
96	Land North of Ruffa Lane	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
197	Land Fronting onto Middleton Road, Spring Head, Keld Head.	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
256	Land West of 151 Middleton Road, Keld Head	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
268	Pickering Highways Area Office, Vivis Lane	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
272	Highways Depot, Vivis Lane	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
329	Land West of Malton Road, South of Tofts Road and North of Kirby Misperton Road	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to distance of the site from the settlement.

482	Land South of Tofts Road and North of Kirby Misperton Road	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to distance of the site from the settlement.
495	H L Halder Ltd, Vivis Lane	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
496	New Crown Offices & Savanna, Whitby Road	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
576	Northern Events Arena, Malton Road	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to the proposed use of tourism/leisure not being subject to allocation.
615	Malton Road Engineering, Malton Road	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size and distance of the site from the settlement.
90	Barnes Nurseries, Goslipgate	2	A site where issues have been identified as part of the Stage 2 assessment (The site has Flood Zone 2, and reduced accessibility and form and character issues), as such irrespective of any mitigation, the site fails the sequential test.
93	Land North of Ruffa Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (access cannot be identified) can be mitigated. The site contains identified Strip Field Systems.
110	Land North of Ruffa Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (access cannot be identified) can be mitigated. The site also contains identified Strip Field Systems.
117	Land at Mickle Hill, South of Crossgate Lane and Outgang Road	2 (undeveloped area)	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (HSE response is advise against development (southern component); harm to intact and visually prominent strip field system complex; and form and character issues based on the elevated topography) can be mitigated.

130	The Lodge, Middleton Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to Trees subject to TPO, and lack of developable area) can be mitigated. Site to be considered on the basis of the removal of the VIUA.
135	Land North of Ruffa Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to identified Strip Field Systems; accessibility concerns and form and character issues) can be mitigated.
138	Land at Keld Head Hall, Middleton Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to Keld Head Conservation Area, form and character issues concerning reduced identity of Keld Head and loss of rural character) can be mitigated.
139	Land South of Thornton Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Amenity concerns with proximity to the industrial estate; accessibility concerns) can be mitigated. Site also contains identified Strip Field Systems.
140	Land South of 49- 79 Firthland Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues concerning form of site as a limb projection) can be mitigated. Site is also a field identified as part of a Strip Field Systems.
146	Land North of Ruffa Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (absence of an access) can be mitigated or sufficiently mitigated. There are compelling reasons which indicate that a site is not considered to be deliverable/developable due to landownership complexities.

149	Land West of Outgang Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues concerning the linear, narrow form of site) can be mitigated. Site is also a field identified as part of a Strip Field Systems.
150	Land South of Thornton Road and East of Outgang Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Amenity concerns with proximity to the industrial estate; accessibility concerns) can be mitigated. Site also contains identified Strip Field Systems.
151	Land South of West Pasture and West of Goslipgate	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues concerning form of site as a limb projection; flood zone 2 (with sequentially preferable sites)) can be mitigated. Site is also a field identified as part of a Strip Field Systems.
152	Land East of Outgang Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Amenity concerns with proximity to the industrial estate; presence of SINC (pond) with limited developable area) can be mitigated.
198	Land West of Outgang Lane	2 (Employment)	A site where issues have been identified as part of the Stage 2 assessment (reduced accessibility and includes development of a single field in an identified strip field system). 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. The wider landform and landscape sensitivity is lower than other sites. This site was re-graded to a group 2 site in response to Historic England's comments and site 650.

203	Land South of Hugden Close and East of Outgang Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Amenity concerns with proximity to the industrial estate, poor accessibility) can be mitigated. Site is also a field identified as part of a Strip Field Systems.
204	Land West of Barnes Nurseries, Goslipgate	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Flood zone 2 with sequentially preferable sites; form and character issues concerning form of site as a limb projection) can be mitigated. Site is also a field identified as part of a Strip Field System.
206	Land South of Keld Head Hall Middleton Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to Keld Head Conservation Area, form and character issues concerning reduced identity of Keld Head and loss of rural character) can be mitigated.
228	Land South of Middleton Road at Keld Head	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to Keld Head Conservation Area, form and character issues concerning reduced identity of Keld Head and loss of rural character) can be mitigated.
229	Barnes Nurseries, Goslipgate	2	A site where issues have been identified as part of the Stage 2 assessment (The site has Flood Zone 2, and reduced accessibility and form and character issues), as such irrespective of any mitigation, the site fails the sequential test.
355	Land South and East of Keld Head Hall, Middleton Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to Keld Head Conservation Area, form and character issues concerning reduced identity of Keld Head and loss of rural character) can be mitigated.

360	Land at Mickle Hill, South of Crossgate Lane and Outgang Road	2(undeveloped area)	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (HSE response is advise against development (southern component); harm to intact and visually prominent strip field system complex; and form and character issues based on the elevated topography) can be mitigated.
380	Keld Head Waste Water Treatment Works, Westgate Carr Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to Keld Head Conservation Area, form and character issues concerning reduced identity of Keld Head and loss of rural character; and the proximity to the Keld Head SINC) can be mitigated.
386	Land North of 117- 119 Ruffa Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues concerning form of site as an elevated, limb projection distanced from the main settlement; identification as a mineral safeguarded area, and poor accessibility) can be mitigated.
414	Sunquest, Whitby Road	2	Some concerns identified at Stage 2 of the Site Selection Methodology (access uncertainties, limit developable area). Unlikely to meet wider needs.
449	Ryedale Swimming Pool, Mill Lane	2	Site displays potential with low landscape sensitivity. However concerns regarding the loss of the pool, with no identified replacement means site currently cannot mitigate the loss of this facility, and is therefore in group 2.
497	Land North of Hatcase Lane, West of High Back Side and East of Whitby Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to the setting of Pickering Conservation Area, a Visually Important Undeveloped Area; and harm to trees) can be mitigated. Limited developable area.

498	Land North of 37 Westlands	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to the setting of Pickering Conservation Area and the Pickering Castle; no access is identified) can be mitigated.
500	Land West of Keld Head Farm Cottages, Keld Head	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to setting of Keld Head Conservation Area, form and character issues concerning reduced identity of Keld Head and loss of rural character; and coalescence issues with Keld Head/Pickering and Middleton; and poor accessibility) can be mitigated. Site includes Strip Field Systems.
504	Land North of Thornton Road and East of Whitfield Avenue	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Site is part of a Visually Important Undeveloped Area, prominent entrance to the town; part of an intact visually prominent Strip Field System; poor accessibility) can be mitigated.
512	The Oaks, 110 Outgang Road, Pickering and the land to the rear thereof.	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (HSE recommends advise against development; form and character issues as a discordant limb of development; an important part of an intact visually prominent Strip Field System) can be mitigated.
525	Land North and East of the cemetery, Whitby Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (adverse impact on experience and longer term viability of the cemetery, localised landscape sensitivities) can be mitigated. Site's development would include an identified Strip Field System.

589	Land West of Hugden Lane Farm, Outgang Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (HSE recommends advise against development; form and character issues as a discordant limb of development; an important part of an intact visually prominent Strip Field System; no access demonstrated; poor accessibility) can be mitigated.
590	Land South of 104 to 110 Outgang Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (HSE recommends advise against development; form and character issues as a discordant limb of development; an important part of an intact visually prominent Strip Field System; no access demonstrated) can be mitigated.
604	Land East of Middleton Car and Commercials, Main Street, Middleton	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Site is adjacent to Middleton so not adjacent to Pickering; coalescence issues with Keld Head/Pickering and Middleton; and poor accessibility; harm to setting of Scheduled Monument St. Nicholas' Hospital) can be mitigated. Also an identified Strip Field System.
620	Land North of Haygate Villa, Malton Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Form and character concerns, site distanced from settlement, strongly rural character would be harmed) can be mitigated. Also an identified Strip Field System. Access concerns.
624	Land west of Outgang Lane	2	A site where issues have been identified as part of the Stage 2 assessment (reduced accessibility and includes development of a single field in an identified strip field system). 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. The wider landform and landscape sensitivity is lower than other sites.

630	Land opposite 117-119 Ruffa Lane,	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Form and character concerns, perpetuation of ribbon development, access concerns; poor accessibility) can be mitigated. Site would also not provide a meaningful contribution to addressing needs.
631	Land to the south and east of Sunnyside, Ruffa Lane, Pickering	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Form and character concerns as would be an isolated site, access concerns; poor accessibility, site is part of a Visually Important Undeveloped Area, and contributes significantly to the eastern entrance of Pickering) can be mitigated. Site would also not provide a meaningful contribution to addressing needs.
634	Land and buildings and Butt Dyke Close Farm, Thornton Road	2	There are compelling reasons which indicate that a site is not considered to be deliverable/developable. The site is a working farm, and no evidence has been provided to show when that operation will cease. Site performs well as a small scale employment site in other regards.
640 (462)	Land east of Malton Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to intact and visually prominent strip field system complex; and form and character issues based on the distance from the settlement) can be mitigated.
641 (484)	Land south of Eastgate House, Malton Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to intact and visually prominent strip field system complex; and form and character issues based on the distance from the settlement) can be mitigated.

642 (485)	Land east of Malton Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to intact and visually prominent strip field system complex; and form and character issues based on the distance from the settlement) can be mitigated.
116	Land to the north of Middleton Road and east of Crook Lane	3 (Theoretical yield of 117)	A site where issues have been identified as part of the Stage 2 assessment (the site currently has at its western extent a single strip field system, the development will not contribute to coalescence directly, but landscaping could create a better edge to that which currently exists, and soften its appearance, the site is also in Ground Source Protection Zone 1). 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.
142	Land South of Outgang Road and North of Crossgates Lane	3 (Theoretical Yield of 11)	The site performs well in the SSM, but is currently in use, and no indication of availability has been provided. The site would yield only a limited number of dwellings, but is a potential Brownfield site well related to the town.
200	Land West of Malton Road and Haygate Lane	3 (Theoretical Yield of 108)	A site where issues have been identified as part of the Stage 2 assessment (flood zone 2 for western limb of the site (could use as a green infrastructure opportunity); includes development of a single field in an identified strip field system but not visually prominent or intact; access will also need consideration). 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. The wider landform and landscape sensitivity is lower than other sites.
271	5 Whitby Road	3 (Theoretical Yield of 10)	The site performs well in the SSM, but is currently in use, and no indication of availability has been provided. The site would yield only a limited number of dwellings, but is a potential Brownfield site well related to the town.

347	Land East of Whitby Road and North of Corbie Way/ Marshall Drive	3 (Theoretical Yield of 180 in 2015 – revised to 250 to reflect latest design/layout work)	A site where issues have been identified as part of the Stage 2 assessment (The site is within a zone 1 Ground Source Protection Zone; access will also need consideration). 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. The wider landform and landscape sensitivity is lower than other sites.
205/ 387	Land South of Firthland Road and West of Greenlands Road	3 (Theoretical Yield of 265-312)	A site where issues have been identified as part of the Stage 2 assessment (A very small part of the site is within a zone 1 Ground Source Protection Zone; Site within proximity of the Waste Water Treatment Works, and industrial estate; access will also need consideration for a site of this size; there would be the development of fields which are identified as being Strip Fields). 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. The site can ensure development is distanced from the waste water treatment works and industrial estate; the wider landform and landscape sensitivity is lower than other sites, the site relates well to the existing built form of the town, and the Strip field systems in this site submission are less prominent nor intact as others around the settlement. The site is of a scale which can provide land to meet wider community facilities such as land for a school, and sports provision.
650	Land south of Enterprise Way and East of Outgang Lane	3 (Employment)	Site where issues have been identified as part of the Stage 2 assessment. These are: use of the eastern limb of the site due to its open views and disassociation with the town, and appropriate protection for the Great Crested Newts. Mitigation could be used/applied to reduce impact/achieve an acceptable form of development on sites within this group if they are required to meet development needs. The site is well related to the industrial estate, and means to mitigate contamination is identified. Access options are available.

Interim Site Assessment Conclusions for Pickering (2015)

Based on performance through the Site Selection Methodology, a number of sites were considered to achieve group 3 status, meaning that they had potential to become allocations.

Residential

Two of those Group 3 Sites (142 and 271) would deliver c.20 dwellings combined and as such would make a very limited contribution to meeting planned requirements. Additionally, there is a question over the availability/deliverability of these sites, to the extent that they are not considered suitable for allocation. It is considered that were these sites to become available, policies SP1 and SP2 the Local Plan Strategy would support, in principle, their redevelopment.

Four residential site submissions are identified as having the most potential; these are site IDs 116, 200, 347 and 205/387. Cumulatively, their theoretical yield would be just over 700 dwellings; well in excess of residual plan requirements, although some of the sites (particularly 205/387) will have a significantly reduced developable area due to constraints on the site.

The Local Planning Authority then consulted upon those four sites, with a view to obtaining further information about how they would be developed in order to rationalise the sites in terms of numbers or area extent to ensure that the residual requirement is provided. The following matters in particular required further information:

Site 116 - Land to the north of Middleton Road and east of Crook Lane (Circa 117 dwellings)

At its western extent a single strip field is part of the site submission. The field is part of a strip field complex which is intact and prominent, and its loss cannot be mitigated, and as such the developable area would be reduced. The development will not contribute to coalescence with Middleton directly, but development will be moving the edge of the town to the west, but landscaping could create a better edge to the town than which currently exists, and soften its appearance. The site is also in the Ground Source Protection Zone 1, which means the use of Sustainable Drainage Systems will require careful consideration. Confirmation was also sought that the level of affordable housing on the site would be plan-compliant, taking into account that the Community Infrastructure Levy would be in operational in 2016.

Site 200 - Land West of Malton Road and Haygate Lane (Circa 108 dwellings)

This contains land which is in flood zone 2, on the extreme western limb of the site. Sequentially, this part of the site would fail because there are sites of lesser flood risk available. However, this western limb could be left undeveloped, and used as a green infrastructure opportunity, thus avoiding this area of higher flood risk, and provide an important buffer to a Listed Building which is to the west of the site. The site submitter has agreed to this approach. The wider landform and landscape sensitivity is lower than other sites, despite being on the southern entrance to the town. The site is part of an identified strip field system but this is not visually prominent or intact, so has lost its significance as a heritage asset. How the site is accessed will also need consideration because of the proximity to the access which serves the Mickle Hill Extra Care/ Retirement scheme which is under construction on the other side of the A169. Preliminary discussions with the Highways Authority suggest there are options available which will capable of providing a suitable access. Confirmation was also sought that the level of affordable housing on the site would be plan-compliant, taking into account that the Community Infrastructure Levy would be in operational in 2016.

Site 347 - Land East of Whitby Road and North of Corbie Way/ Marshall Drive (Circa 180 dwellings)

Site 347, despite being elevated, is considered a potential site due to the wider landform and landscape sensitivity being lower, due to the topographical variations which surround the site. The site is within a zone 1 Ground Source Protection Zone which means the use of Sustainable Drainage Systems will require careful consideration. The precise delivery of the access will also need consideration, as the site is currently only accessible from Whitby Road. The existing access will need to be widened. Confirmation was also sought that the level of affordable housing on the site would be plan-compliant, taking into account that the Community Infrastructure Levy would be in operational in 2016.

Site 205/ 387 - Land South of Firthland Road and West of Greenlands Road (Circa 265- 312 dwellings)

Constraints were identified at stage 2 of the SSM, which are that the site is also mostly within 400m of the Waste Water Treatment Works, and the industrial estate. However, Yorkshire Water are satisfied with a minimum separation distance of 250m between the dwellings and the works. The developer acting for the landowner has confirmed that the formation of this buffer land will be used for the provision of land for a primary school, and sports provision. As such the site provides opportunities to provide community facilities, in a location which the Local Education Authority is satisfied with. The site is made up of a small collection of Strip Fields, but they are neither as prominent nor intact as others around the settlement. In conjunction with this, the general landform and landscape sensitivity is lower than other sites, and the site relates well to the existing built form of the town. A very small part of the site is within a Zone 1 Ground Source Protection Zone, although it would not restrict the deliverability of the site as a whole. The means of access is capable of being provided. Confirmation was also sought that the level of a affordable housing on the site would be plan-compliant, taking into account that the Community Infrastructure Levy would be in operational in 2016.

Employment

Concerning employment land provision, a small number of employment sites have been promoted at or near to Pickering. Sites 329 and 482 were discounted at stage 1 due to their distance from the settlement (being closer to Kirby Misperton). Sites 640 (462), and 641 (484) and 642 (485) were categorised as being Group 2 sites due to the landscape sensitivities and distance from Pickering. Site 643 is categorised as a group 2 site due to its questionable developability: an operational farm, this site is an allocation within the 2002 Local Plan. Site 198 was categorised as a group 3 site, but is 3.41ha in size, and its group 3 status was objected to Historic England. As such, until the submission of site 650, no sites submitted at Pickering were considered able to provide suitable employment facilities.

Site 650 – Land south of Enterprise Way and East of Outgang Lane (16.3 ha)

A site which is directly to the south of the established Thornton Road Industrial Estate; a successful business/industrial area of the town. A significant component of the site would represent a practical extension to the industrial estate, also within land which has less sensitive landscape features. The site is a larger than the Local Plan Strategy sought to identify. But there will be a need to factor in the nature of the site, and addressing constraints, the end-user's needs, and its viability to be redeveloped. Preliminary investigations concerning the access to the site and increased capacity of existing junctions is indicating that there are no concerns. There are some constraints, particularly concerning the mitigation to protect known Great Crested Newt populations and significant levels of contamination. Officers will use the consultation period to work with the Environment Agency, Natural England and the landowner to investigate the detailed mitigation required in response to the issues identified.

Confirmation was sought concerning the deletion of the 'Eastern Limb'. The eastern limb of the site has significant flooding constraints, and the landscape sensitivity also increases. This eastern limb also abuts the North York Moors National Park boundary. It is considered that the constraints of this part of the site can simply be avoided through deletion of the eastern limb from the site's extent. This would also better align the site's size to amount of employment land identified for Pickering by the Local Plan Strategy.

The site represents a very significant opportunity to bring new employment land to Pickering to allow the relocation and expansion of existing businesses in the District and to provide land to meet latent needs within various sectors of industry and business.

Consideration of New Site Submissions

Through the production of the Local Plan Sites Document, the Local Planning Authority has responded to the submission of further sites. The Local Planning Authority have advised the submitters of these sites, that the submission of further information will be required, and that it will be on the onus of the Site Submitter to prove that their site performs better than a site which the Local Planning Authority consider is the most suitable site for meeting

development requirements. Since the consultation, the agents for site 117/360 have revised the site extent, reflecting the development of the Mickle Hill Complex to the north, and excluding the fields to the eastern half of Mickle Hill (site submission 659).

The site has been considered against the SSM methodology, and is still a Group 2 site. This is because of the importance of Mickle Hill in terms of the Strip field Systems, and the presence of the 'Advise Against Development' due to the presence of High Pressure Gas Pipelines.

Conclusions for Proposed Site Allocations in Pickering

One Group 2 site (496) and two of those Group 3 Sites (142 and 271) were identified as being small sites which potentially provided a limited contribution. However, such are the questions over the availability/deliverability, to the extent that they are not considered suitable for allocation. If these sites were to become available, policies SP1 and SP2 the Local Plan Strategy would support, in principle, their redevelopment as they are all within Development Limits.

Sites which were group 3 which became group 2 through the findings of the consultation:

Sites 90 and 224 were identified as group 2/3 sites, due to the flood risk. However, being in Flood Zone 2, this means that in terms of the operation of the sequential test for assessing flood risk in relation to development potential, these sites would be discounted as land in flood zone 1 was both deliverable and developable, as such they become Group 2 sites. This was confirmed by the Environment Agency.

198, 624 are the same site extent, submitted for differing uses, and Historic England objected to their inclusion as group 3 sites due to the intact Strip Field Systems. The Local Planning Authority did not identify the site for either employment or residential use (or a mix). This was in no small part to the capability of other sites to be considered as more viable and appropriate options, which would be capable of meeting the full spectrum of needs resulting from the development, and because there were sites which had the ability to be developed either without detriment to any strip field complex, or be a site where the impact could be balanced against delivering wider objectives. Because the site does have more intact field systems than others, the sites now attain Group 2 status.

Option Choice Sites Not Taken Forward

Site 116 has become a Group 2 site. In response to matters concerning impact on strip fields, and coalescence issues with Middleton, without a reduction in the site extent. Although a new contact for the site was provided, and information was provided about how the site would be developed, including delivery of a plan-compliant level of affordable housing (subject to viability). The issues regarding, loss of a strip field, landscaping impacts, and the Ground Source Protection Zone sensitivity remain without sufficient acknowledgement which recognises these sensitivities and a willingness to respond to them.

Site 387/205 remains identified as a group 3 site. However, the site has not been taken forward against the context of residual requirements and recent evidence which suggests that land for the school (a significant benefit which weighed in favour of the release of the site/ development of the strip fields) is not currently required.

Proposed Employment Land Allocation:

Site 650, the preferred employment site, was considered on the basis that the Eastern limb would be deleted from the submission. The Eastern Limb was a parcel of land which had a number of constraints associated with its inclusion. In submissions made by the Agent, as part of the Sites Consultation 2015, this limb has now been deleted. As such site 650 is the proposed employment land allocation.

Proposed Residential Land Allocations:

Based on relative performance through the Site Selection Methodology, and the submission of information which provides demonstrable evidence that these sites are the deliverable and developable sites submitted at Pickering, the following sites are considered as the Local Planning Authorities identified allocations at Pickering:

Site 200

- integrated site and boundary landscaping to include landscape areas for play and fitness
- open space/Green Infrastructure to the west of the site (as shown on the Policies Map) to ensure the developable area is outside the area at risk of flooding
- retention of the substantive boundary hedge to Malton Road
- A Strategic landscaping swathe to the south of the site to define and reinforce the southern approach to the town
- pedestrian and cycle routes only in and through the development to the site access
- Well defined hierarchy of streets and spaces
- Retention of the view of the Church spire from Malton Road when approaching the town
- Access from Malton Road
- Pedestrian and cycle access to Haygate Lane, the open space to the rear of the swimming pool and the public footpath to the western boundary of the site
- On-site children's playspace (LEAP)
- sustainable drainage system to be integrated into the design where feasible and appropriate.

Site 347

- a built form, layout and design detailing that works with the topography and contours of the site

- integrated site and boundary landscaping to include landscape areas for play and fitness
- On-site children's playspace (LEAP)
- Pedestrian and cycle routes only in and through the development to the site access
- Well defined hierarchy of streets and spaces
- Access from Whitby Road
- Scale of buildings to be limited to two storeys

Part 3. Other Site-Specific Policies

The Policies Map and Site-Specific Designations for Pickering

The Policies Map articulates the site allocations, it also articulates features and designations which are associated with the Local Plan Strategy. This includes, amongst other matters, Development Limits and Visually Important Undeveloped Areas.

Development Limits

The current Development Limits for Pickering were established in the previous Ryedale Local Plan (2002). They have been carried forward for use in the Ryedale Plan Local Plan Strategy and will be redrawn to include any new site specific land allocation(s) once these are formally adopted, and include any completions of development on the edge of the town. The process of selecting new development sites and subsequently, redrawing the Development Limits for the village will reflect the following longstanding objectives which are to:

- To provide clear and unambiguous guidance as to where development is likely to be permitted
- To prevent the outward spread of development from settlements spoiling the countryside
- To direct development to existing settlements
- To relate development opportunities in settlements to the number of houses required in the plan period
- To ensure that new development is sympathetic in scale and location to the form and character of settlements
- To assist with the identification of ‘exceptions’ sites for affordable housing.

Other than to take account of new land allocations, the Council does not intend to make any further alterations to the existing defined Development Limits unless this is in response to an obvious anomaly which has remained undetected since the limits were originally adopted or to take account of any subsequent new development or change. No such anomalies have been identified for Pickering.

Visually Important Undeveloped Areas

A number of sites within settlements in Ryedale are currently defined as Visually Important Undeveloped Areas (VIUA's). These are areas where development would be resisted and they have been defined on the basis that an area:

- Makes a significant contribution to the character and /or setting of a settlement; or
- Provides an attractive setting for buildings within a settlement; or
- Is important to the historical form and layout of a settlement

Existing VIUA's have been reviewed as part of the preparation of the Sites Document and in the context of the criteria outlined above and the need to accommodate development requirements for the plan period. Additionally, the Council has considered whether it is appropriate to identify further VIUA's.

Pickering has a range of VIUAs, the largest is a group of strip fields on elevated land to the eastern edge of the town, north of the A170. This area of rising land with prominent strip field patterns provides an attractive, and 'softening' entrance to the town, and its contribution to the setting of the town was reconfirmed as part of the assessment of the submission of sites 504 and 631.

The second VIUA area includes elevated land to the north of the town, and includes the Beacon Hill Motte and Bailey Castle, areas of open land and former disused quarry, and the northern extent of the Conservation Area.

VIUA designations also cover the open areas of land to the north east and south west of Keld Head, these areas have also been put forward for consideration through the allocations process, and the site assessment has confirmed their value as being retained in their open form for, principally, the setting of the Keld Head Conservation Area.

Pickering also contains various smaller areas of land which have remained undeveloped (in whole or in part). Whilst some of the sites have been submitted for consideration for development (497, 130), examination of the former site has confirmed that it remains suitable and appropriate to retain VIUA status.

The submitter of site 130 has included the site through the site assessment process with no active intentions of developing the site, but through a long-standing desire to have the VIUA designation lifted from the site. The site contains a large property (formerly a hotel), and is privately owned, and occupied, as a dwelling, with a substantial curtilage which contains a collection of trees. It is the trees which make a significant contribution to the street scene. They are also close enough to the two Conservation Areas for the trees to contribute to the setting of those Conservation Areas. These trees are subject to a Tree Preservation Order, as such, their loss can only be robustly justified on arboricultural grounds, and replaced by suitable replacement trees. On that basis, it is considered that the de-designation of site 130 would neither undermine the role and presence of other VIUAs, nor harm the contribution that the trees make to the street scene.

Through the site assessment process, it was identified that the area of strip fields covering the remaining area of Mickle Hill, and the area of strip fields to the south of Mickle Hill represented a very important area of intact and visually prominent strip fields which provided an important entrance to the town, and to the landscape setting to Pickering, and afforded panoramic views from the Pickering Conservation Area. Historic England have indicated in their submissions through the plan-making process the importance of the strip field systems which surround Pickering, not only from an aesthetic significance, but from an intrinsic importance within the historic landscape of the Vale of Pickering. A further VIUA is proposed to cover this area.

Other site-specific designations

In the previous Local Plan (2002), and the saved Proposals Maps and Village Inset Maps the Council identified playing fields/ ponds and other features of interest which are subject to policy considerations. The identification of these items within the production Policies Map will be continued, but on a more refined basis, as some features (such as Flood Risk and ponds) can change in their position over time and so will not be included. Such features will be considered within the context of the adopted Local Plan Strategy. Those aspects which are a

site specific policy, including the two Conservation Areas of Keld Head and Pickering are also identified. There is the retention of the Fringe of the Moors Area of High Landscape Value, which encircles the north of Pickering to the A170. The Town Centre Commercial Limits will also be retained as they were originally adopted.

Appendix 1: Summary of representations from 2009 up to 2015

The 2015 Sites Consultation and 2016 VIUA Consultation are within the Statement of Consultation

Site 38 - Whitby Road Nurseries, Whitby Road

- Near New Bridge Quarry SSSI and SINC sites
- Impact on setting of Pickering Castle SAM
- Good option for some housing roundabout needed
- Some housing but with open space for residents.
- Fringe of National Park

(Natural England, Yorkshire Wildlife Trust, English Heritage, Pickering and District Civic Society)

Site 90 - Barnes Nurseries, Goslipgate

- Some potential for housing development
- Needs better access routes into the site and public facilities

(Barratt Homes, Pickering and District Civic Society)

Site 93 - Land North of 44-48 Ruffa Lane

- Concerns about extra traffic and surface water runoff

(Pickering and District Civic Society)

Site 96 - Land North of 44-48 Ruffa Lane

- Concerns about extra traffic and surface water runoff

(Pickering and District Civic Society)

Site 110 - Land North of Ruffa Lane

- Concerns about extra traffic and surface water runoff

(Pickering and District Civic Society)

Site 116 - and North of Middleton Road and East of Crook Lane

- Near New Bridge Quarry SSSI and SINC sites. Landscape character assessment required
- Attractive approach into Pickering and break between Middleton and Pickering

(Natural England, Pickering and District Civic Society)

Site 117 - Land at Mickle Hill, South of Crossgate Lane and Outgang Road

- Greenfield site
- Where is the need for a care home and need to consider impact on services and facilities and infrastructure
- Need affordable housing
- Concerns re. access, drainage/flood risk and height of buildings
- Support for CCRC
- A more modest proposal may be acceptable
- Need more housing for families not just for the elderly
- Scale of site would have detrimental impact on character of Pickering
- South of site should be a cycle path
- Adverse impact onto the approach of the town
- Prominent within the landscape
- Not well related to Pickering
- Some potential for housing
- Significant impact on the Strategic Road Network. Would need mitigation and application of travel Plan
- Close proximity to National Grid's underground high pressure gas pipelines
- An almost mediaeval atmosphere
- Historic field patterns
- Ecological impact

(D and D Goodliffe, JC Grove-Stephensen, D Renshaw, D Oates, Pickering and District Civic Society, J Oates, Barratt Homes and Nathaniel Litchfield and Partners obo Barratt Homes, Alison Fuller, Highways Agency, National Grid, Marion Pearce, A Asquith, English Heritage, A and V Collinson, Mr and Mrs Warren)

Site 130 - The Lodge, Middleton Road

- VIUA contributes to biodiverse area of greenspace
- Near Newbridge Quarry SSSI – Ecological survey required
- Source Protection Zone 1 ground water protection concerns
- Lovely garden could be community facility

(Pickering Town Council, Natural England, Yorkshire Water, Pickering and District Civic Society)

Site 135 - Land North of Ruffa Lane

- Source Protection Zone 2 –caution needed
- Concerns about surface water run off
- Extra traffic

(Yorkshire Water, Pickering and District Civic Society)

Site 138 - Land at Keld Head Hall, Middleton Road

- Extra care homes would be welcome
- Adjoins Keld Head Conservation Area and Listed Buildings- concern about impact on setting of these
- SPZ1 – risk to ground water

(Pickering and District Civic Society, English Heritage, Yorkshire Water)

Site 139 - Land South of Thornton Road

- Adjacent to built up area –priority for housing development
- Close proximity to range of services
- Wouldn't expand developed envelope of Pickering
- Would be supported by existing infrastructure
- Seemingly good place for housing- but flooding issues in adjacent residential development in Hugden Close
- Suitable for development
- Sewer 150mm
- Sites of Great Crested Newt habitat
- Heavy Water logging
- Spoil visual amenity
- Stress existing infrastructure

(Nathaniel Litchfield and Partners obo Barratt Homes, Pickering and District Civic Society, D Crease, Yorkshire Water, A and V Collinson)

Site 140 - Land South of 49-79 Firthland Road

- Need better access routes before development concerned about impact on existing streets
- Public facilities needed

(Pickering and District Civic Society)

Site 142 - Land South of Outgang Road and North of Crossgates Lane

- Against development here
- Fairly prominent with some potential for housing
- Shows part of our garden
- Adjoins Pickering Conservation Area- should ensure character and setting are protected
- Important open space around offices
- 250mm pumped main sewer, sewers would need diverting

(M Pearce, Barratt Homes, S Bilton, English Heritage, Pickering and District Civic Society
Yorkshire Water)

Site 146 - Land North of Ruffa Lane

- Concerns about surface water runoff and extra traffic
- Source Protection Zone 2- caution needed during construction

(Pickering and District Civic Society, Yorkshire Water)

Site 149 - Land West of Outgang Lane

- Poor location due to accessibility issues
- Potential as expansion for allotments needed on the west side of town

(D Raw, Pickering and District Civic Society)

Site 150 - Land South of Thornton Road and East of Outgang Lane

- Adjacent to built-up area –priority for housing development
- Close proximity to facilities and services
- No need to expand developed envelope of Pickering
- Supported by existing infrastructure and no insurmountable constraints
- Seemingly good place for housing- but flooding issues in adjacent residential development in Hugden Close
- Sites of Great Crested Newt habitat

- Heavy Water logging
- Spoil visual amenity
- Stress existing infrastructure
- Need for 3-4 bed affordable houses- not bungalows
- Suitable for development

(Nathaniel Litchfield and Partners obo Barratt Homes, Pickering and District Civic Society, A and V Collinson, A Collinson, S McNicoll, D Crease)

Site 151 - Land South of West Pasture and West of Goslipgate

- Some potential for housing development
- Strip of land should be used as cycle path
- Need to improve accessibility
- Public facilities required

(Nathaniel Litchfield and Partners obo Barratt Homes, Pickering and District Civic Society)

Site 152 - Land East of Outgang Lane

- Seemingly good place for housing but potential flooding is Hudgen Close.
- Not good for housing- right next to Industrial Estate
- Sites of Great Crested Newt habitat
- Heavy Water logging
- Spoil visual amenity
- Stress existing infrastructure
- 450mm sewer on southern boundary
- 8 in water main
- Sewer and water main may need redirecting or site layout take account of this
- Border or include a SINC site

(Pickering and District Civic Society, A Collinson, A and V Collinson, Yorkshire Water

Yorkshire Wildlife Trust)

Site 197 - Land Fronting onto Middleton Road, Spring Head, Keld Head

- North of Keld Head Conservation Area, need to ensure development safeguards the setting of the Conservation Area
- Source Protection Zone 1- may object due to risk to groundwater

(English Heritage, Yorkshire Water)

Site 198 - Land West of Outgang Lane

- Potential as expansion for allotments needed on the west side of town
(Pickering and District Civic Society)

Site 199 - Land Adjoining Daniel Europe Limited (Emerson Group), East of Outgang Lane

- Potential as expansion for allotments needed on the west side of town
- 375mm and 150mm sewer CSO and overflow Sewer. Site layout must take account of this
- Sites of Great Crested Newt habitat
- Heavy Water logging
- Border or includes a SINC site

(Pickering and District Civic Society, Yorkshire Water, A Collinson, Yorkshire Wildlife Trust)

Site 200 - Land West of Malton Road and Haygate Lane

- Needed for public open space, car parking and sports facilities
- Area west should remain for cycle path
- Entrance to Pickering- important visually
- No access from Haygate Lane, but designated cycle route
- Do not block reinstatement of railway line
- Fairly prominent within the landscape but potential for housing
- 10 in Water main which may need diverting, or site layout reflect infrastructure
- Serious concern about development and impact on entrance to Pickering- almost medieval atmosphere
- Site is proximal to high pressure gas transmission pipelines

(Pickering and District Civic Society, E Byth, Nathaniel Litchfield and Partners obo Barratt Homes, Yorkshire Water, M Pearce, National Grid)

Site 203 - Land South of Hugden Close and East of Outgang Lane

- Adjacent to built-up area – priority for housing development
- Close proximity to facilities and services
- No need to expand developed envelope of Pickering
- Supported by existing infrastructure and no insurmountable constraints
- Ecological issues
- Spoil visual amenity
- Stress existing infrastructure

- Suitable for development
- Habitat of Great Crested Newts
- Subject to water logging
- Seemingly good place for housing but potential flooding is Hudgen Close. The site is more often a lake than dry.

(Nathaniel Litchfield and Partners obo Barratt Homes, A and V Collinson, D Crease, A Collinson, Pickering and District Civic Society)

Site 204 - Land West of Barnes Nurseries, Goslipgate

- Should not be developed until access improved
- Public facilities will be needed- play area

(Pickering and District Civic Society)

Site 205 - Land South of Firthland Road and West of Greenlands Road

- Very close to Pickering Waste Water Treatment. May object to housing if non-mitigatable
- Should not be developed until access improved
- Public facilities will be needed- play area

(Yorkshire Water, Pickering and District Civic Society)

Site 206 - Land South of Keld Head Hall Middleton Road

- May object due to risk to groundwater Source Protection Zone 1
- Adjoins Keld Head Conservation Area, needs to demonstrate preservation or enhancement of the setting of the Conservation Area and associated Listed Buildings. Reservations about impact.
- Important tree line adjacent to A170

(Yorkshire Water, English Heritage, Pickering and District Civic Society)

Site 216 - Whitby Road Nurseries, Whitby Road

- Near Newbridge Quarry SSSI and woodland sites
- Ecological Survey Required
- Landscape character assessment
- Source Protection Zone 1 may object due to risk to ground water
- Previously developed land
- Community Park proposal

- Well-related to existing town
- Not subject to flooding
- No technical restrictions re. infrastructure
- Sustainably located and accessible
- Sustainable construction and affordable housing provided
- Much valued open space on fringe of the National Park- small residential development would allow open space to be retained
- Border or include SINC site
- Concerns about setting on Pickering Castle SAM, would be required to not have an adverse impact
- Good option for some houses on the southern side, and recreation to the north. Roundabout is vital.

(Natural England, Yorkshire Water, Caddick Living, B Johnson, Yorkshire Wildlife Trust, English Heritage, Pickering and District Civic Society)

Site 228 - Land South of Middleton Road at Keld Head

- Adjoins Keld Head Conservation Area, needs to demonstrate preservation or enhancement of the setting of the Conservation Area and associated Listed Buildings. Reservations about impact.

(English Heritage)

Site 229 - Land West of Goslipgate

- Concerns about existing traffic and plant issues and other users safety being exacerbated by new development
- Need new access routes
- Public facilities needed
- Some potential for housing although fairly prominent within the landscape

(Mr and Mrs Shipright, Pickering and District Civic Society, Nathaniel Litchfield and Partners obo Barratt Homes)

Site 256 - Land West of 151 Middleton Road, Keld Head

- Lies above Keld Head Conservation Area, needs to demonstrate preservation of the setting of the Conservation Area and view in and out of it.

(English Heritage)

Site 268 - Pickering Highways Area Office, Vivis Lane

- Key area for parking/shopping and recreational mix.
- Needs revisiting due to the Lidl inquiry

(Pickering and District Civic Society)

Site 271 - 5 Whitby Road

- Valued care home for the elderly
- Source Protection Zone 1 – may object due to risk on groundwater

(Pickering and District Civic Society, Pickering Town Council, Yorkshire Water)

Site 272 - Highways Depot, Vivis Lane

- Key area for the right parking/shopping and recreational mix. Needs revisiting due to the Lidl inquiry
- Groups gather here- new housing/shops would make this worse
- Would not help flooding issues

(Pickering and District Civic Society, P Bean)

Site 329 - Land West of Malton Road, South of Tofts Road and North of Kirby Misperton Road

- No objections subject to employment use
- Border or include SINC sites

(Pickering Town Council, Yorkshire Wildlife Trust)

Site 347 - Land East of Whitby Road and North of Corbie Way/ Marshall Drive

- Source Protection Zone 1 – may object due to risk on groundwater
- Concerns about how surface water runoff would be dealt with

(Yorkshire Water, Pickering and District Civic Society)

Site 351 - Former Rogers Nursery, Whitby Road

- Previously developed land
- Community Park proposal
- Well-related to existing town
- Not subject to flooding
- No technical restrictions re. infrastructure
- Sustainably located and accessible
- Sustainable construction and affordable housing provided
- Much valued open space on fringe of the National Park- small residential development would allow open space to be retained
- Near Newbridge Quarry SSSI and woodland sites
- Ecological Survey Required
- Landscape character assessment
- Border or include SINC site
- Concerns about setting on Pickering Castle SAM, would be required to not have an adverse impact
- Good option for some houses on the southern side, and recreation to the north. Roundabout is vital.
- Source Protection Zone 1 – may object due to risk to groundwater

(Caddick Living, B Johnson, Natural England, English Heritage, Yorkshire Wildlife Trust, Pickering and District Civic Society, Yorkshire Water, Barton Willmore)

Site 355 - Land South and East of Keld Head Hall, Middleton Road

- Source Protection Zone 1 – may object due to risk to groundwater
- Site adjoins Keld Head Conservation Area, reservations about impact on a number of Listed Buildings in the area. Needs to demonstrate that development preserves or enhances the area.

(Yorkshire Water, English Heritage)

Site 360 - Land South of Outgang Road and Crossgate Lane, and East of Malton Road

- Good idea- taking into account the needs of people and the situation of the proposed community
- More modest proposal would be welcome
- Totally opposed- Greenfield
- Where is the proven need for this? Pickering already has a high % of older people
- How will existing facilities cope, in particular health care?
- Additional housing should be affordable for young people
- Scale of proposal is a concern

- Create a geriatric haven, and detrimental impact on character of Pickering need younger professionals and families
- Development on Mickle Hill would have adverse impact on approach to town
- Scheme too large- create ghetto
- Where would the workers live?
- Proximal to National Grid's high pressure underground gas pipelines
- Fairly prominent within the landscape, but some potential for housing
- Crossgate Lane could not cope with additional traffic
- Permanent destruction of rigg and furrow mediaeval archaeological site
- Flooding issues – need land to remain open
- Contribute to entrance to the town- green approach
- Almost mediaeval atmosphere
- Abuts Pickering Conservation Area.
- Historic field systems make an important contribution to the character of this part of the town.
- Should be protected for ecological reasons
- Stress existing infrastructure
- 8in water main in SW corner of site. Mains would need diverting or site reflect infrastructure
- Significant impact on the strategic road network- which would require mitigation through sustainable travel modes and application of travel plans
- See a wide range of wildlife, should be made a wildlife reserve for the people of Pickering

(J Oates, J C Grove-Stephensen, A Fuller, D Oates, D Renshaw, D Oates, Pickering and District Civic Society, National Grid, Barratt Homes, J P Alexander and fellow residents of Crossgates Lane, Mr and Mrs Warren, Nathaniel Litchfield and Partners obo of Barratt Homes , M Pierce, English Heritage, A and V Collinson, Yorkshire Water, Highways Agency, A Asquith, S Bilton)

Site 380 - Keld Head Waste Water Treatment Works, Westgate Carr Road

- Border of include a SINC site
- Water treatment works area- land should be left around the springs as a natural buffer
- North eastern end lies within Keld Head Conservation Area, any development would need to preserve or enhance the Conservation Area
- Source Protection Zone 1, multiple mains. May object due to risk to groundwater

(Yorkshire Wildlife Trust, Pickering and District Civic Society , English Heritage, Yorkshire Water)

Site 386 - Land North of 117-119 Ruffa Lane

- Source Protection Zone 2, caution needed during construction
- Spoil visual amenity and access to the town
- Ecological Protection needed
- Likely to stress existing infrastructure

(Yorkshire Water, A and V Collinson)

Site 387 - Land South of Firthland Road and West of Greenlands Road

- 375mm sewer
- Need other access routes to be developed.
- Public facilities needed- playspace
- Good idea- mixed housing- not bungalows. Need 3/4bed affordable family housing

(Yorkshire Water, Pickering and District Civic Society, S McNicoll)

Site 414 - Sunquest, Whitby Road

- Source Protection Zone 1. May object due to risk to groundwater

(Yorkshire Water)

Site 449 - Ryedale Swimming Pool, Mill Lane

- Need for public open space, parking and football pitches
- Sewerage pumping station with 2 sewers
- Would not want this site developed

(Pickering and District Civic Society, Yorkshire Water, M Pierce)

Site 462 - Land East of Malton Road

- Unacceptable for housing development. Detrimental to countryside south of the town, access and egress could be an issue.
- Too far from existing built up area, outside the old railway line

(Pickering Town Council, Pickering and District Civic Society)

Site 482 - Land South of Tofts Road and North of Kirby Misperton Road

- No objection to employment use

(Pickering Town Council)

Site 484 - Land South of Eastgate House, Malton Road

- Too far for existing built up area, outside the old railway line
- Unacceptable site for housing development. Far removed from existing built environment, access and aggress could be an issue

(Pickering and District Civic Society, Pickering Town Council)

Site 485 - Land East of Malton Road

- Too far for existing built up area, outside the old railway line
- Unacceptable site for housing development. Far removed from existing built environment, access and aggress could be an issue

(Pickering and District Civic Society, Pickering Town Council)

Site 495 - H L Halder Ltd, Vivis Lane

- No objections to mixed use
- Ideal site for development for services for the town

(Pickering Town Council, Pickering and District Civic Society)

Site 496 - New Crown Offices and Savanna, Whitby Road

- Near to Newbridge Quarry SSSI and woodland sites. Ecological survey and landscape character assessment
- Brownfield site considered for development

(Natural England, Pickering and District Civic Society)

Site 497 - Land North of Hatcase Lane, West of High Back Side and East of Whitby Road

- Special green lung coming into town should remain so
- No support. Essential to preserve countryside.

(Pickering and District Civic Society, Pickering Town Council)

Site 498 - Land North of 37 Westlands

- Suitable for housing development if developed in conjunction with the Rogers' former nursery for housing and greenspace
- Site near to Newbridge Quarry SSSI and woodland sites. Ecological survey and landscape character assessment

(Pickering Town Council, Natural England, Pickering and District Civic Society)

Site 500 - Land West of Keld Head Farm Cottages, Keld Head

- No support essential to preserve open land between Middleton and Pickering. Field adds to attractiveness of the area.
- Spoil the western entrance if developed

(Pickering Town Council, Pickering and District Civic Society)

Site 504 - Land North of Thornton Road and East of Whitfield Avenue

- No Support falls within an Area of High Landscape value and rising land to the north east. Already identified as a Visually Important Undeveloped Area- should remain as such

(Pickering Town Council)

Site 512 - The Oaks, 110 Outgang Road, Pickering and the land to the rear thereof

- Site in itself unsuitable for housing.
- Part of Parish's historic landscape, with rigg and furrow and evidence of enclosure.
- Drainage issues.
- If had to be developed could not be alone- would need to be wider scheme due to nature of site.

(Pickering Town Council)

Site 525 - Land North and East of the cemetery, Whitby Road

This site was submitted after the 2009 Consultation ended.

Site 576 - Northern Events Arena, Malton Road

This site was submitted after the 2009 Consultation ended.

Site 589 - Land West of Hugden Lane Farm, Outgang Lane

This site was submitted after the 2009 Consultation ended.

Site 590 - Land South of 104 to 110 Outgang Road

This site was submitted after the 2009 Consultation ended.

Site 604 - Land East of Middleton Car and Commercials, Main Street, Middleton

This site was submitted after the 2009 Consultation ended.

Site 615 - Malton Road Engineering, Malton Road

This site was submitted after the 2009 Consultation ended.

Site 620 - Land North of Haygate Villa, Malton Road

This site was submitted after the 2009 Consultation ended.

Site 624 - Land West of Outgang Lane

This site was submitted after the 2009 Consultation ended.

Site 630 - Land Opposite 117-119 Ruffa Lane

This site was submitted after the 2009 Consultation ended.

Site 631 - Land South and East of Sunnyside, Ruffa Lane

This site was submitted after the 2009 Consultation ended.

Site 634 - Land and Buildings at Butt Dyke Close Farm, Thornton Road

This site was submitted after the 2009 Consultation ended.

Site 640 - Land East of Malton Road

This site was submitted after the 2009 Consultation ended.

Site 641 - Land South of Eastgate House, Malton Road

This site was submitted after the 2009 Consultation ended.

Site 642 - Land East of Malton Road

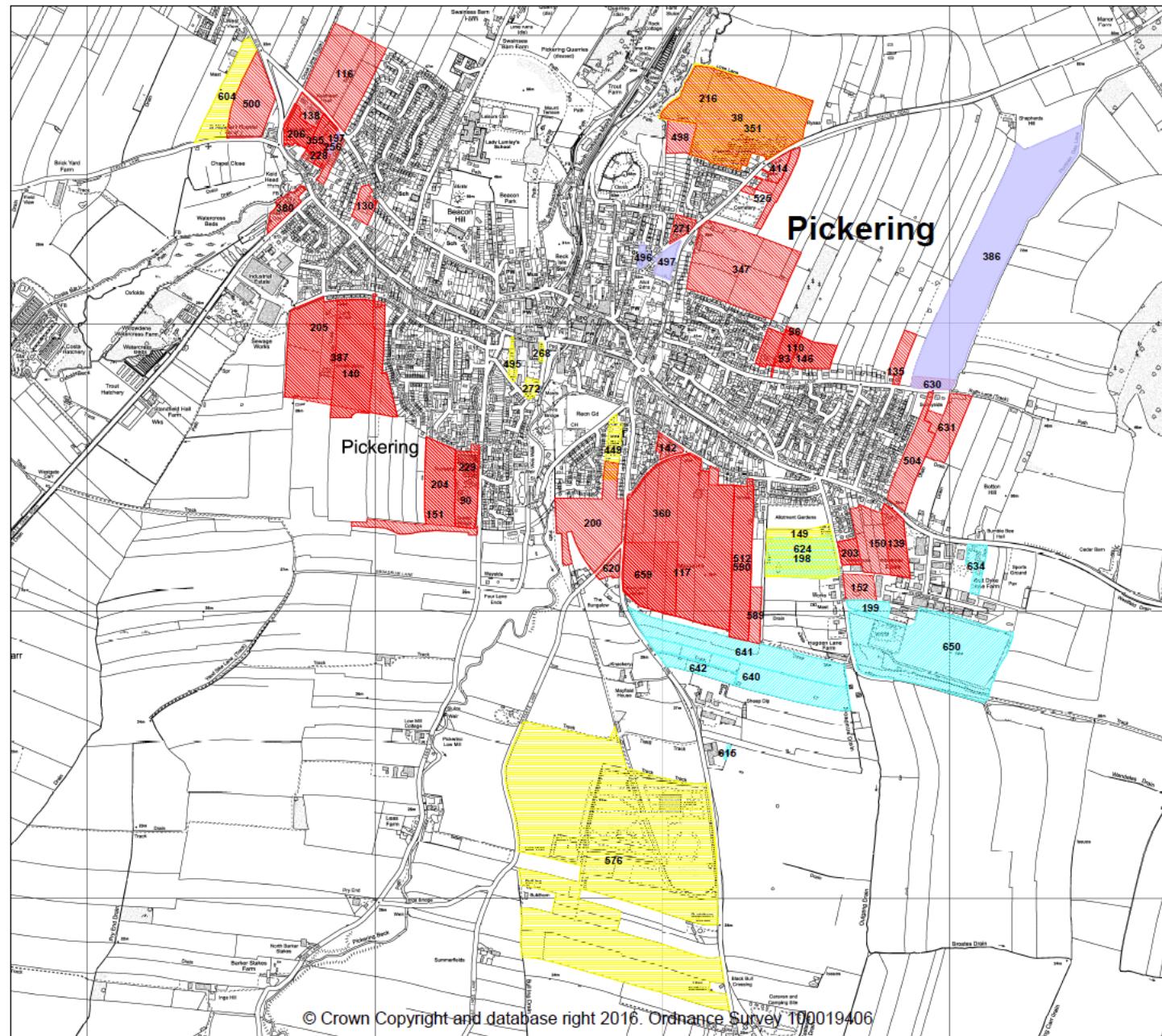
This site was submitted after the 2009 Consultation ended.

Site 650 - Land South of Enterprise Way and East of Outgang Lane, Pickering

This site was submitted after the 2009 Consultation ended.

Site 659 - Land South of Malton Road and Crossgate Lane, Pickering

This site was submitted after the 2009 Consultation ended.



Pickering

Legend

- Residential
- Employment
- Mixed
- Leisure / Tourism
- Retail
- Not Specified
- National Park
- Parish Boundary
- District Boundary

1 : 13 000 on A3
January 2016

RYEDALE
DISTRICT
COUNCIL

