

ALSS

CONCERNS

**Glenys Yates**

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**From:** Pickering Town Council [townclerk@pickering.gov.uk]  
**Sent:** 28 February 2013 14:57  
**To:** Development Management  
**Subject:** 13/00029/MFUL, the development of a holiday village and amenities at the Pickering Showground, Malton Road, Pickering

The council has several reservations and concerns. The fields that are to be developed are low-lying and water does not escape easily. Therefore the council urges that the land be effectively drained to enable visitors, holiday makers and the young football players to enjoy the facilities that would be established on the site. The fact that the development adjoins the A169 is also a concern: a busy main road because it is an important through route as well as an entrance to, and exit from, the town for Pickering people.

The developers do not appear to have appreciated how busy the road is or how busy it could become. The council has noted that the developer has proposals to ease traffic movement onto and off the site: a ghost island right turn lane and visibility splay improvements. The council questions whether these are sufficient not just to meet day to day movements onto and from the site and the huge amount of traffic that will be generated by special events but also the consequences for vehicular movement on the A169 of the growth of Pickering itself and developments further down the Malton Road: planning permission has been given for a small holiday complex at Bean Sheaf, discussions are taking place about building a waste transfer station at Tofts Road and land at Bean Sheaf has been submitted for evaluation for employment allocation. The Malton Road also carries the huge volume of traffic generated each year by the chalet and caravan sites at Black Bull and by Flamingo Land. The council suggests that the impact of the showground proposal is evaluated in the strategic context of existing and potential pressures on the A169.

There are also concerns about whether the local surgery and police force have sufficient resources to respond effectively to the additional demands the development will bring.

The council sees the economic advantages the proposed development could bring to both the town and the wider area and doubts that the proposed on-site facilities will compromise the vitality and viability of the town centre. The development is seen as a means of increasing visitor numbers not only to the town but also to the attractions in the area. And, given the recession, the council hopes that the holiday village will generate employment opportunities for local people but not at the expense of existing chalet and caravan sites. The park and ride scheme, a response to the inadequacy of the town's public parking facilities, is welcomed. To further ease the pressure on the town's car parks, the council suggests that, if the development is given planning permission, discussions should take place with the Coachliner service and the county council to have bus stops installed in the immediate vicinity of the site. The provision of football pitches for local junior teams is also welcomed. Finally, the council thinks that the proposed screening and planting is very important to the enhancement of what is not a particularly attractive landscape and should improve the wild life habitat.

Andrew Husband  
Clerk to Pickering Town Council

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