Assessment	38	90	93	96	110	116	117	130
Stage 1 - Sift	This site is built out	0	0	Adjustment to site 93	0	0	0	sought to lift ENV5 designation
all sites 0.3Ha and above								
Check for conformity with	0	(++) 2.09ha	(++) 0.66ha	() 0.09ha	(++) 2.71ha	(++) 5.55ha	(++)18.86ha	(++)0.7ha
Local Plan Strategy, Settlement Hierarchy SP1								
Settlement Hierarchy SP1	0	(++)	(++)	(++)	(++)	(++) but coalescence with Middleton will be a factor	(++)	(++)
Sites which cause significant harm to								
national/international nature conservation sites (species or habitat) or would involve substantial harm or loss to designated heritage assets will not be considered further		(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No	to sites of international importance. Were designated	to sites of international importance. Were designated	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.
Sites which fall wholly within Flood Zone 3b not considered further for built development. Where sites are partially in Flood Zone 3b, that part of the site will be not be considered further for built development.		()	()	(11)	()	()	()	()
Overall accessibility rating	0 0	(++) (-) key facilities are up to 15	(++) (-) Variable access to key	(++)	(++) (-) Variable access to key	(++) (+) Good accessibility to key	(++) (-) variable accessibility to key	(++) (+) Good accessibility to key
		minutes walk	facilities		facilities	facilities	facilities	facilities
A Overall Flood Risk Assessment	0	(+)	(++)	(++)	(++)	(++)	(++)	(++)
Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?	0	0	0	0	0	0	0	0
Biodiversity and Geo- diversity								
B Overall rating for 'Biodiversity and Geo- diversity'	0	(+) Subject to appropriate planting and retention of existing trees and boundaries	(-) Subject to the retention of protected trees.	0	protected trees.		() loss of relatively intact and prominent strip field systems	(-) Subject to the retention of protected trees.

Assessment	38	90	93	96	110	116	117	130
C Special Qualities, Landscape and Setting								
C Overall Rating for 'Special Qualities, Landscape and Setting'	0	(+)	(-) incremental loss of strip field systems		(-) incremental loss of strip field systems	(-) would need some significant mitigation to overcome identified concerns	() Substantial harm to strip field systems and harm to setting and form and character of the town	(+) within built form trees make significant contribution.
Culture and Heritage  D Overall Rating for 'Culture and Heritage'	0	(+)	() harm to identified strip field systems	0	() harm to identified strip field systems	(-) mitigate through reduced site extent to remove strip field system from developable area	() harm to identified strip field systems, which are intact and visually prominent in the Mickle Hill complex, harm to the setting and character of the Pickering Conservation Area	(-) impact is dependent on the retention of the protected trees
Low Carbon Development and Renewable Energy								
E Overall rating for 'Low Carbon Development and Renewable Energy'	0		No information has been submitted at this stage.		No information has been submitted at this stage.	No information has been submitted at this stage.		No information has been submitted at this stage.
Sustainable Building and Waste Reduction								
F Overall Rating for 'Sustainable Building and Waste Minimisation'	0		No information has been submitted at this stage.		No information has been submitted at this stage.	No information has been submitted at this stage.		No information has been submitted at this stage.
Efficient Use of Land G Overall Rating for 'Efficient Use of Land'	0	(-) contamination and flood risk issues on a site which is not capable of being defined as previously developed.	(+)	0	(+)	(+)	(-) The site is disproportionately large with some constraints to its efficient use., and mitigation may lead to loss of strip field systems.	() presence of trees which are protected will limit development capability. No mitigation is achievable.

Assessment	38	90	93	96	110	116	117	130
Natural Resources H Overall Rating for	0	(+)	(-) subject to full evaluation of		(-) subject to full evaluation of	(-) subject to full evaluation of	() HSE advise against	(-) subject to full evaluation of
'Natural Resources'	0	` '	risk and mitigation to source		risk and mitigation to source	risk and mitigation to source	development to south	risk and mitigation to source
			protection zone		protection zone	protection zone		protection zone
Amenity								
I Overall Rating for 'Amenity'	0	(+)	(+)	(	(+)	(+)	(+)	(+) but this site is particularly large
Amonity								iai go
Flood Risk J Overall Rating for 'Flood	0	(-) Flood risk issues will require	(+) FRA will be required need to		(+) FRA will be required need	(+) FRA will be required need	(+) FRA will be required need	(++) FRA will not be required
Risk'	O .	an FRA . Size is Flood Zone 2	minimise run-off		to minimise run-off	to minimise run-off	to minimise run-off, and	but need to minimise run-off
							consider the proximity of the Ground Source Protection	
							Zone	
People								
K Overall Rating for			() site is of a size which is	(	(-) limited information has been		(+) limited information has	(-) The nature of the
'People'		site demonstrates some	unlikely to help to contributing to meet wider needs			considered the site	been provided, but it considered the site	submission is not considering wider contributions to
		potential					demonstrates some potential, and acknowledges the need for	sustainability
						affordable housing	affordable housing	
Meeting needs		( ) D. H. H	( ) Halliana ( )		() But there is a first of	( ) 0	() D. Albarra L.	
L Overall Rating for 'Meeting Needs'			(-) Unlikely to contribute meaningfully	(	(-) But through submission of further detail this can be better	(+) Some awareness of needs is demonstrated. Further	(-) But through submission of further detail this can be better	
		established.			established.		established.	homes through its development
								development

Assessment	38	90	93	96	110	116	117	130
Community Facilities, utilities and Infrastructure								
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	0	(+)Subject to appropriate access	(-) Access uncertainty	0	(-) Access uncertainty	(+)Subject to appropriate access	(+)Subject to appropriate access	(+)Within 250 m of WWTW. Subject to appropriate access.
Strong Economy		AL/A	NI/A		NI/A	IN/A	INIA	N/A
N Overall rating for 'Strong Economy'	0	N/A	N/A	0	N/A	N/A	N/A	N/A
O Overall Deliverability / Developability Rating	0	(+)	() Access concerns	0	() Access concerns	(+)	() Concerns about the HSE response of advise against development	()

Assessment	135	138	139	140	142	146	149	150
Stage 1 - Sift	0	0	0	0	0	0	MIXED	0
all sites 0.3Ha and above	,	J. Control of the con	0		V		MINES	
Charl for conformity with	(++)0.8ha	(++) 2.35 ha	(++) 1.6ha	(++) 5.3ha	(++)0.48ha	(++)2.71ha	(++)0.73ha	(++)4.46ha
Check for conformity with Local Plan Strategy,								
Settlement Hierarchy SP1		( )		, ,	( )		, ,	( )
Sites which cause significant	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(++)
harm to national/international nature								
		(++) No significant harm identified	(++) No significant harm identified	(++) No significant harm identified	(++) No significant harm identified	(++) No significant harm identified	(++) No significant harm identified	(++) No significant harm identified
habitat) or would involve substantial harm or loss to	to sites of international	to sites of international	to sites of international	to sites of international	to sites of international	to sites of international	to sites of international	to sites of international
designated heritage assets	importance. Were designated species found, mitigation measure	importance. Were designated species found, mitigation measure	importance. Were designated species found, mitigation measure	importance. Were designated species found, mitigation measure	importance. Were designated species found, mitigation measure	importance. Were designated species found, mitigation measure	importance. Were designated species found, mitigation measure	importance. Were designated species found, mitigation measure
will not be considered further	would be employed to afford	would be employed to afford	would be employed to afford	would be employed to afford	would be employed to afford	would be employed to afford	would be employed to afford	would be employed to afford
	statutory protection. No substantial harm to designated	statutory protection. No substantial harm to designated	statutory protection. No substantial harm to designated	statutory protection. No substantial harm to designated	statutory protection. No substantial harm to designated	statutory protection. No substantial harm to designated	statutory protection. No substantial harm to designated	statutory protection. No substantial harm to designated
Sites which fall wholly within	heritage assets.	heritage assets.	heritage assets.	heritage assets.	heritage assets.	heritage assets.	heritage assets.	heritage assets.
Flood Zone 3b not considered								
further for built development. Where sites								
are partially in Flood								
Zone 3b, that part of the site will be not be considered								
further for built								
development.								
Overall accessibility rating	(++) () poor accessibility to key	(++) (-) variable accessibility to key	(++) () poor accessibility to key	(++) (+) Good accessibility to key	(++) (-) variable accessibility to key	(++) (-) variable accessibility to key	(++) (-) variable accessibility to key	(++) () poor accessibility to key
everal acceptainty rating	facilities	facilities	facilities	facilities		facilities		facilities
	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(++)
Assessment								
Q3 What are the	0	0	0	0	0	0	0	0
conclusions of the	Ŭ		0	Ü				Ŭ
Highways Authorities (NYCC) and Highways								
Agency (HA) (where appropriate) initial highway								
assessment?								
Biodiversity and Geo- diversity								
B Overall rating for	(-) Subject to the retention of			(-) Subject to the retention of	(+) Subject to the retention of	(-) Subject to the retention of	(-) Subject to the retention of	(-) Subject to protection of the
'Biodiversity and Geo- diversity'			Newts, and where possible field boundaries.	existing trees.	the protected tree, and the retention where possible of	protected trees.	the existing field boundaries	Newts, and where possible field boundaries.
		contribute to the area			other trees on the site. Site is adjacent but not within the			
					Conservation Area			

Assessment	135	138	139	140	142	146	149	150
C Special Qualities, Landscape and Setting	100	100	100	1.10		1.10	1.10	100
C Overall Rating for	(-) incremental loss of strip field systems	•		() incremental loss of strip field system, but form and character of settlement harmed by site's form as a limb projecting	(++) within the built form		(-) incremental loss of strip field systems	(-) incremental loss of strip field systems
Culture and Heritage  D Overall Rating for 'Culture and Heritage'	() harm to identified strip field systems	() harm to Keld Head Conservation Area	() harm to identified strip field systems	() harm to identified strip field systems	(+) subject to consideration of the setting of Pickering Conservation Area	() harm to identified strip field systems	() harm to identified strip field systems	() harm to identified strip field systems
Low Carbon Development and Renewable Energy								
	No information has been submitted at this stage.		No information has been submitted at this stage.	No information has been submitted at this stage.				No information has been submitted at this stage.
Sustainable Building and Waste Reduction								
	No information has been submitted at this stage.					No information has been submitted at this stage.		No information has been submitted at this stage.
Efficient Use of Land G Overall Rating for 'Efficient Use of Land'	(+)	(+)	(+)	(+)	(++) potentially efficient, but site is currently in occupation	(+)	(+)	(+)

Assessment	135	138	139	140	142	146	149	150
	(-) subject to full evaluation of risk and mitigation to source protection zone	(-) subject to full evaluation of risk and mitigation to source protection zone	(+)	(+)	(++)	(-) subject to full evaluation of risk and mitigation to source protection zone	(+)	(+)
Amenity I Overall Rating for  'Amenity'	(+)	(+)	()	(-)	(+)	(+)	(+)	() proximity to industrial estate
	(++) FRA will not be required but need to minimise run-off	(+) FRA will be required need to minimise run-off, and consider the proximity of the Ground Source Protection Zone	to minimise run-off, investigation of sewer flooding	(+) FRA will be required need to minimise run-off, and consider the proximity of the Ground Source Protection Zone	(++) FRA will not be required but need to minimise run-off	(+) FRA will be required need to minimise run-off, and consider the proximity of the Ground Source Protection Zone	(+) investigation of sewer flooding	(+) FRA will be required need to minimise run-off,
	() site is of a size which is unlikely to help to contributing to meet wider needs. It is also performs poorly regarding access to key facilities	site demonstrates some potential	been provided, but it considered the site	(-) limited information has been provided, but it considered the site demonstrates some potential	unlikely to help to contributing to meet wider needs	(-) limited information has been provided, but it considered the site demonstrates some potential		() limited information has been provided, but it considered the site demonstrates limited opportunity given the amenity issues and relative poor accessibility to key facilities
Meeting needs  L Overall Rating for  'Meeting Needs'	(-) Unlikely to contribute meaningfully		(-) But through submission of further detail this can be better established.	(-) But through submission of further detail this can be better established.			(+) Some awareness of needs is demonstrated. Further information is required.	(+) Some awareness of needs is demonstrated. Further information is required.

Assessment	135	138	139	140	142	146	149	150
Community Facilities, utilities and Infrastructure								
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	(+)Subject to appropriate access	(+) Within 250 m of WWTW. Subject appropriate access	(+)Subject to appropriate access	() access concerns	(+)Subject to appropriate access		(+)Subject to appropriate access	(-) Access uncertainties
Strong Economy								
N Overall rating for 'Strong Economy'								N/A
O Overall Deliverability / Developability Rating	(+)		() site constraints in terms of harm to residential amenity identified	(+)	(++) subject to the use ceasing	() concerns about the deliverability of the access and landownership complexities	(+)	() harm to residential amenity

Assessment	151	152	197	198	199	200	203	204
Stage 1 - Sift	0	0	Same as 256	EMPLOYMENT	EMPLOYMENT planning consent 12/00964/OUT granted	0	0	0
all sites 0.3Ha and above								
	(++)4.06	(++)0.93	() 0.08ha	(++)3.41	(++)0.66ha	(++)5.13ha	(++)0.59ha	(++)2.98ha
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1								
	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(++)
Sites which cause significant harm to								
national/international nature								
habitat) or would involve substantial harm or loss to	(++) No significant harm identified to sites of international importance. Were designated	(++) No significant harm identified to sites of international importance. Were designated	(++) No significant harm identified to sites of international importance. Were designated	<ul><li>(++) No significant harm identified to sites of international importance. Were designated</li></ul>	(++) No significant harm identified to sites of international importance. Were designated	(++) No significant harm identified to sites of international importance. Were designated	(++) No significant harm identified to sites of international importance. Were designated	<ul><li>(++) No significant harm identified to sites of international importance. Were designated</li></ul>
designated heritage assets will not be considered further	species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.
Sites which fall wholly within Flood Zone 3b not considered further for built development. Where sites are partially in Flood Zone 3b, that part of the site will be not be considered further for built development.		(++)	(++)	(++)	(++)	(++)	(++)	(++)
Overall accessibility rating	(+) Good accessibility to key	() poor accessibility to key		(++)	(+) Good accessibility to key	(-) variable accessibility to key		(+) Good accessibility to key
	facilities	facilities			facilities	facilities	facilities	facilities
A Overall Flood Risk Assessment	(+)	(++)	(++)	(++)		(++) predominantly Flood Zone 1 with western extent Flood Zone 2	(++)	(+)
Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?	0	0	0	0	0	0	0	0
Biodiversity and Geo- diversity								
'Biodiversity and Geo-		() consider that proximity of pond to site, and scale of site means significant adverse impact is unavoidable		(-) subject to appropriate mitigation for the Newts, and field boundaries			(-) subject to appropriate mitigation for the Newts, and field boundaries	(+) Subject to appropriate planting and retention of existing trees and boundaries

Assessment	151	152	197	198	199	200	203	204
C Special Qualities, Landscape and Setting								
Landscape and Setting'	() incremental loss of strip field system, discordant limb projection in both N/S and then E/W configuration	(+) site's development likely to have a neutral impact in wider landscape		(-) incremental loss of strip field systems		(+) site's landform (flatter low-lying) and ability to read the site in the context of existing town development mean less sensitive than other sites. Site is identified as part of the strip field system, although not intact, nor prominent.		() incremental erosion of strip field system, individual adverse impact through form of development lacking integration with town
	(-) form and character issues concerning limb projection and incremental erosion of strip field systems	(+)		(-) Loss of strip field systems, but development is already proximal.		(-) development would represent Loss of strip field systems, but development is already proximal. Use of Green Infrastructure could mitigate impacts. The nature of the strip field systems here is somewhat degraded, and they are not visually prominent.		(-) Loss of strip field systems, but development (nursery and residential development to north and east is already proximal. Use of Green Infrastructure could mitigate impacts it will be important that the land is not developed singularly otherwise it will be a discordant limb projection
Low Carbon Development and Renewable Energy								
	No information has been submitted at this stage.	No information has been submitted at this stage.		No information has been submitted at this stage.		No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.
Sustainable Building and Waste Reduction								
F Overall Rating for	No information has been submitted at this stage.	No information has been submitted at this stage.	0	(-) proposes building design features	(-) proposes building design features	(-) proposes building design features	No information has been submitted at this stage.	No information has been submitted at this stage.
Efficient Use of Land	(.)	(.)			(.)	(.)	(.)	(.)
G Overall Rating for 'Efficient Use of Land'	(+)	(+)	0	(+)	(+)	(+)	(+)	(+)

Assessment	151	152	197	198	199	200	203	204
Natural Resources								
H Overall Rating for 'Natural Resources'	(+)	(+)	0	(+)	(+)	(+)	(+)	(+)
'Amenity'	(+)	() proximity to industrial estate		(-) from a view of protecting existing residential amenity	(-) from a view of protecting existing residential amenity	(+)	() proximity to industrial estate	(+)
Risk'	(-) FRA will be required need to minimise run-off, investigation of sewer flooding. Site is in Flood Zone 2.	(+) investigation of sewer flooding		(+) FRA will be required need to minimise run-off, investigation of sewer flooding	(+) investigation of sewer flooding	(+) FRA will be required need to minimise run-off,	(+) investigation of sewer flooding	(-) FRA will be required need to minimise run-off, site is flood zone 2
'People'	potential			needs. Limited information		potential	been provided, but it considered the site	(-) limited information has been provided, but it considered the site demonstrates some potential
L Overall Rating for 'Meeting Needs'	(-) But through submission of further detail this can be better established.	(-) Unlikely to contribute meaningfully		(+) Some awareness of needs is demonstrated. Further information is required.	is demonstrated. Further	(-) But through submission of further detail this can be better established.		(+) Some awareness of needs is demonstrated. Further information is required.

Assessment	151	152	197	198	199	200	203	204
Community Facilities,								
utilities and Infrastructure								
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	(+)Subject to appropriate access	(-) Access uncertainties	0	(-) Access uncertainties	(-) Access uncertainties	(+)Subject to appropriate access		(+)Subject to appropriate access
Strong Economy								
N Overall Palinarahilitu		N/A		(+)		N/A		N/A
O Overall Deliverability / Developability Rating	() Flood risk issues	() harm to residential amenity	0	(+)		(+) Concerning the provision of the access	() harm to residential amenity	() Flood risk issues

Assessment	205	206	216	228	229	256	268	271
Stage 1 - Sift	0	0	This site is built out	0	0	same as 197	MIXED	0
all sites 0.3Ha and above	, and the second se	Ü	This site is built out			5de d5 13 /		Ü
	(++)12.61ha	(++) 1.02ha	0	(++) 1.28ha	(++)2.16ha	() 0.08ha	()0.09ha	(++)0.49ha
Check for conformity with	( /==:0=::0	( / =.0=		( ) ======	( )=:=5::0	( ) =====	( )	( )0.1011
Local Plan Strategy,								
Settlement Hierarchy SP1								
	(++)	(++)	0	(++)	(++)	(++)	(++)	(++)
Sites which cause significant								
harm to national/international nature								
	(++) No significant harm identified	(LL) No significant harm identified		(LL) No significant harm identified	(LL) No significant harm identified	(LL) No significant barm identified	(LL) No significant barm identified	(LL) No significant barm identified
habitat) or would involve	to sites of international	to sites of international		to sites of international	(++) No significant harm identified to sites of international	to sites of international	to sites of international	to sites of international
substantial harm or loss to	importance. Were designated	importance. Were designated		importance. Were designated	importance. Were designated	importance. Were designated	importance. Were designated	importance. Were designated
designated heritage assets	species found, mitigation measure	species found, mitigation measure		species found, mitigation measure	species found, mitigation measure		species found, mitigation measure	species found, mitigation measure
will not be considered further	would be employed to afford	would be employed to afford		would be employed to afford	would be employed to afford	would be employed to afford	would be employed to afford	would be employed to afford
	statutory protection. No	statutory protection. No		statutory protection. No	statutory protection. No	statutory protection. No	statutory protection. No	statutory protection. No
	substantial harm to designated	substantial harm to designated	_	substantial harm to designated	substantial harm to designated	substantial harm to designated	substantial harm to designated	substantial harm to designated
Citos urbieli fallk - ll	heritage assets.	heritage assets.	0	heritage assets.	heritage assets.	heritage assets.	heritage assets.	heritage assets.
Sites which fall wholly within Flood Zone 3b not considered								
further for built								
development. Where sites								
are partially in Flood								
Zone 3b, that part of the site								
will be not be considered								
further for built development.								
development.								
	(++)	(++)	0	(++)	(++)	(++)	(++) Flood Zone 3 and developed	(++)
	(+) Good accessibility to key	(-) variable accessibility to key		(-) variable accessibility to key	(-) variable accessibility to key	0		(+) Good accessibility to key
	facilities	facilities		facilities	facilities			facilities
A Overall Flood Risk	(++)	(++)	0	(++)	(+)	(++)	(+) surrounded by FZ3	(++)
Assessment								
Q3 What are the	0	0	0	0	0	0	0	0
conclusions of the								
Highways Authorities (NYCC) and Highways								
Agency (HA) (where								
appropriate) initial highway								
assessment?								
Biodiversity and Geo-								
diversity and Geo-								
	(+) Subject to appropriate	(-) Subject to appropriate	0	(+) Subject to appropriate	(+) Subject to appropriate	0	0	(+) subject to appropriate
'Biodiversity and Geo-	planting and retention of	planting and retention of		planting and retention of	planting and retention of			planting scheme
diversity'	existing trees and boundaries	existing trees and boundaries		existing trees and boundaries	existing trees and boundaries			

Assessment	205	206	216	228	229	256	268	271
C Special Qualities, Landscape and Setting								
C Overall Rating for 'Special Qualities, Landscape and Setting'	but of limited intactness.			() Wider landscape sensitivities limited, but site contributes significantly to setting of Pickering, and Keld Head	(+) landform and setting is such that the development would not be visually prominent and could link into incremental erosion of strip field system, but no wider landscape impact as the features are not as intact.	0		0 (++) within built form of the settlement
	(-) harm to strip field systems,	() harm identified to the	0	() harm identified to the	(+)	0	0	(+)
		character and setting of Keld Head Conservation area		character and setting of Keld Head Conservation area				
Low Carbon Development and Renewable Energy								
E Overall rating for 'Low Carbon Development and Renewable Energy'		No information has been submitted at this stage.		No information has been submitted at this stage.	No information has been submitted at this stage.	0		0 No information has been submitted at this stage.
Sustainable Building and Waste Reduction								
F Overall Rating for		No information has been submitted at this stage.		No information has been submitted at this stage.	No information has been submitted at this stage.	0		No information has been submitted at this stage.
Efficient Use of Land								
	(+)	(+)	0	(+)	(+)	0		0 (++) a brownfield site once the existing use ceases

Assessment	205	206	216	228	229	256	268	271
Natural Resources H Overall Rating for	(+)	(-) subject to full evaluation of	0	(-) subject to full evaluation of	(+)	0	(	(-) subject to full evaluation of
'Natural Resources'		risk and mitigation to source protection zone		risk and mitigation to source protection zone	( )			risk and mitigation to source protection zone
		protection zone		protection zone				protection zone
Amenity I Overall Rating for	(-) mitigation from Waste			(+)		•		(+)
'Amenity'	Water Treatment Works	(+)	0	(+)	(+)	0		(+)
	required							
Flood Risk	(+) FRA will be required need	(.) FDA will be required peed	0	(.) FDA will be required pood	(-) FRA will be required need	0		(+) FRA will be required need
	to minimise run-off,	(+) FRA will be required need to minimise run-off, and		to minimise run-off, and	to minimise run-off, site is flood	0		to minimise run-off, and
		consider the proximity of the Ground Source Protection		Ground Source Protection	zone 2			consider the proximity of the Ground Source Protection
		Zone		Zone				Zone
People								
K Overall Rating for 'People'	(-) limited information has been provided, but it considered the	(-) limited information has been provided, but it considered the	0	(-) limited information has been provided, but it considered the	(-) limited information has been provided, but it considered the	0		() site is of a size which is unlikely to help to contributing
	site demonstrates some	site demonstrates some potential		site demonstrates some	site demonstrates some potential			to meet wider needs
	potomia.	potornia.		p 0 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	potomia.			
Meeting needs								
L Overall Rating for	(+) Some awareness of needs is demonstrated. Further	(+) site is proposed to meet specific needs			(+) Some awareness of needs is demonstrated. Further	0	C	() site of a scale Council is unable to deliver affordable
	information is required.	specific fieeus			information is required.			homes through its
								development

Assessment	205	206	216	228	229	256	268	271
Community Facilities,								
utilities and Infrastructure								
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	proximity to WWTW	(-) access uncertainties and proximity to WWTW	0	(-) access uncertainties and proximity to WWTW	(-) access uncertainties and proximity to WWTW	0	0	(-) site provides sheltered accommodation
Strong Economy								
N Overall rating for 'Strong Economy'	N/A	N/A	0	N/A	N/A	0	0	N/A
	access issues	(+) concerning the proximity to the Ground Source Protection Zone 1.		(+) concerning the proximity to the Ground Source Protection Zone 1.	() Flood risk issues	0		(+) subject to Ground Source Protection Zone, evaluation of risk

Assessment	272	329	347	351	355	360	380	386
						Part consent 168 units of varying		
Stage 1 - Sift all sites 0.3Ha and above	MIXED	EMPLOYMENT	0	Site is built out	0	tenure in north western quadrant	0	0
all sites 0.311a allu above	()0.27ha	(++)0.34ha	(++)8.58ha	0	(++) 2.55ha	(++)18.82ha	(++)0.78ha	(++) 14.9ha
Check for conformity with	(=)0.2711a	(11)0.34114	(11)0.50114	Ü	(11) 2.33ma	(11)10.02114	(11)0.70114	(11) 14.51ld
Local Plan Strategy,								
Settlement Hierarchy SP1	, ,	() Site is distanced from		_	, ,	, ,		, ,
Sites which cause significant	(++)	Pickering	(++)	0	(++)	(++)	(++)	(++)
harm to								
national/international nature								
conservation sites (species or habitat) or would involve	(++) No significant harm identified	(++) No significant harm identified					(++) No significant harm identified	
substantial harm or loss to	to sites of international importance. Were designated	to sites of international importance. Were designated	to sites of international importance. Were designated		to sites of international importance. Were designated			
designated heritage assets	species found, mitigation measure	species found, mitigation measure			species found, mitigation measure			
will not be considered further	would be employed to allold	would be employed to afford	would be employed to afford		would be employed to afford			
	statutory protection. No substantial harm to designated	statutory protection. No substantial harm to designated	statutory protection. No substantial harm to designated		statutory protection. No substantial harm to designated			
	heritage assets.	heritage assets.	heritage assets.	0	heritage assets.	heritage assets.	heritage assets.	heritage assets.
Sites which fall wholly within								
Flood Zone 3b not considered further for built								
development. Where sites								
are partially in Flood								
Zone 3b, that part of the site will be not be considered								
further for built								
development.								
	(++) Flood Zone 3 and developed	(++)	(++)	0	(++)	(++)	(++)	(++)
Overall accessibility rating			(+) Good accessibility to key	0	(-) variable accessibility to key	(-) variable accessibility to key	(-) variable accessibility to key	() poor accessibility to key
			facilities		facilities	facilities	facilities	facilities
	(-)	(-)	(++)	0	(++)	(++)	(+)	(++)
Assessment								
Q3 What are the	0	0	0	0	0	0	0	0
conclusions of the								
Highways Authorities (NYCC) and Highways								
Agency (HA) (where								
appropriate) initial highway								
assessment?								
Biodiversity and Geo- diversity								
B Overall rating for	0	0	(+) subject to appropriate		(-) Subject to appropriate	() loss of relatively intact and	() No mitigation has been	(-) due to size of site
'Biodiversity and Geo-			landscape mitigation		planting and retention of		identified	
diversity'					existing trees and boundaries			
	1	1						

Assessment	272	329	347	351	355	360	380	386
C Special Qualities, Landscape and Setting								
C Overall Rating for 'Special Qualities, Landscape and Setting'	0		(+) site has no strip field systems identified, also despite being on land which is relatively elevated, existing development and topographical variations mean no wider landscape impact would result.		() Wider landscape sensitivities limited, but site contributes significantly to setting of Pickering, and Keld Head	() Substantial harm to strip field systems and harm to setting and form and character of the town	() Wider landscape sensitivities limited, but site contributes significantly to setting of Pickering, and Keld Head	() Wider landscape impacts would be significant. Site has no relationship to the form and character of Pickering.
Culture and Heritage			( ) No. 2 decree 1				( ) have idealify to the	
D Overall Rating for 'Culture and Heritage'	0		(+) No adverse harm identified to form and character of the town or any designated/ non-designated heritage asset.	0	() harm identified to the character and setting of Keld Head Conservation area	() harm to identified strip field systems, which are intact and visually prominent in the Mickle Hill complex, harm to the setting and character of the Pickering Conservation Area	character and setting of Keld	() Harm to the wider setting of Pickering. Not identified as a strip field system, but has strong linearity.
Low Carbon Development and Renewable Energy								
E Overall rating for 'Low Carbon Development and Renewable Energy'	0		No information has been submitted at this stage.		No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.
Sustainable Building and Waste Reduction								
F Overall Rating for 'Sustainable Building and Waste Minimisation'	0		No information has been submitted at this stage.		No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.
Efficient Use of Land								
G Overall Rating for 'Efficient Use of Land'	0	0	(+)		(+)	(-) The site is disproportionately large with some constraints to its efficient use., and mitigation may lead to loss of strip field systems.	(++) a brownfield site once existing use ceases	(+)

Assessment	272	329	347	351	355	360	380	386
Natural Resources								
H Overall Rating for 'Natural Resources'	0		(-) subject to full evaluation of risk and mitigation to source protection zone	0	(-) subject to full evaluation of risk and mitigation to source protection zone	() Southern part of site in HSE advise against development	protection zone	() large use of grade3 land (cropped), with mineral safeguarding and a large proportion of site distanced from the settlement. Also subject to full evaluation of risk and mitigation to source protection zone.
Amenity								
I Overall Rating for 'Amenity'	0		(+) subject to minimising disturbance to visitors of the cemetery	0	(+)	(+) Site is very large	(-) proximity of site to Waste Water Treatment Works	(+)
Flood Risk								
J Overall Rating for 'Flood Risk'	0		(+) FRA will be required need to minimise run-off, and consider the proximity of the Ground Source Protection Zone		to minimise run-off, and consider the proximity of the Ground Source Protection	Ground Source Protection	sensitivity ground source	(+) FRA will be required need to minimise run-off, and consider the proximity of the Ground Source Protection Zone
People			( ) limited information by		( ) limited information to a le	( ) limited information to a le	( ) limited information by	/ ) limited information has
K Overall Rating for 'People'  Meeting needs	0		(-) limited information has been provided, but it considered the site demonstrates some potential	0	site demonstrates some	provided, but it considered the site demonstrates some	potential	
L Overall Rating for	0	n	(-) But through submission of		(-) But through submission of	(-) concerns about the scale of	(-) Unlikely to contribute	(-) But through submission of
'Meeting Needs'		•	further detail this can be better established.	U	further detail this can be better established.	such a development not meeting locally-derived needs, but fuelling in-migration		further detail this can be better established.
	<b>I</b>							

Assessment	272	329	347	351	355	360	380	386
Community Facilities, utilities and Infrastructure								
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	0	0	(+) Subject to the provision of appropriate access	0	(-) access uncertainties and proximity to WWTW	(-) access uncertainties	(-) access uncertainties and proximity to WWTW	() access concerns identified which are unlikely to be mitigatable.
Strong Economy								
N Overall rating for 'Strong	0	0	N/A	0	N/A	(+) uncertain	N/A	N/A
Economy'			( ) authing the Comment Comment		( ) subject to Current Course			
O Overall Deliverability / Developability Rating	0		(+) subject to Ground Source Protection Zone, evaluation of risk		(+) subject to Ground Source Protection Zone, evaluation of risk	() Concerns about the HSE response of advise against development	() current uses would be in conflict with residential use	()

Assessment	387	414	449	462 (640)	482	484 (641)	485(642)	495
Stage 1 - Sift	0	0		EMPLOYMENT - scheme with 484 and 485		EMPLOYMENT scheme with 462 and 485	EMPLOYMENT scheme with 462 and 484	MIXED
all sites 0.3Ha and above								
	(++) 12.75	(++) 0.47ha	(++)0.97ha	(++)4.61ha	(++)5.15ha	(++)5.6ha	(++)1.18ha	() 0.26ha
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1					() Not physically related to			
	(++)	(++)	(++)	(++)	settlement	(++)	(++)	(++)
Sites which cause significant harm to								
national/international nature								
habitat) or would involve substantial harm or loss to	(++) No significant harm identified to sites of international importance. Were designated	(++) No significant harm identified to sites of international importance. Were designated	(++) No significant harm identified to sites of international importance. Were designated	(++) No significant harm identified to sites of international importance. Were designated	(++) No significant harm identified to sites of international importance. Were designated	(++) No significant harm identified to sites of international importance. Were designated	(++) No significant harm identified to sites of international importance. Were designated	(++) No significant harm identified to sites of international importance. Were designated
designated heritage assets will not be considered further	species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.
Sites which fall wholly within Flood Zone 3b not considered further for built development. Where sites are partially in Flood Zone 3b, that part of the site will be not be considered further for built development.		(++)	(++)	(++)	(++)	(++)	(++)	(++) Flood Zone 3 and developed
Overall accessibility rating	(+) Good accessibility to key			(+) Good accessibility to key		(+) Good accessibility to key	(-) variable accessibility to key	(++) Flood Zone 3 and developed 0
	facilities	facilities	facilities	facilities, within the context of being an employment site.		facilities, within the context of being an employment site.	facilities, within the context of being an employment site.	
A Overall Flood Risk Assessment	(++)	(++)	(++)	(+)	(+)	(+)	(+) part of site rest is FZ1	(+)
Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?	0	0	0	0	0	C	0	0
Biodiversity and Geo- diversity								
'Biodiversity and Geo-	(+) Subject to appropriate planting and retention of existing trees and boundaries	(+) subject to retention of existing boundaries and trees		() loss of relatively intact and prominent strip field systems		() loss of relatively intact and prominent strip field systems	() loss of relatively intact and prominent strip field systems	0

Assessment	387	414	449	462 (640)	482	484 (641)	485(642)	495
C Special Qualities, Landscape and Setting								
C Overall Rating for 'Special Qualities, Landscape and Setting'	(-) incremental erosion of identified strip field systems, but of limited intactness. Would not harm the wider settlement form and character as site is a more comprehensive submission, on land which is not as elevated and has a physical proximity to existing modern residential development		(++) within the built form	() inherent landscape sensitivity, with presence of intact strip field systems. Site is disassociated from the town.		() inherent landscape sensitivity, with presence of intact strip field systems. Site is disassociated from the town.	() inherent landscape sensitivity, with presence of intact strip field systems. Site is disassociated from the town.	0
	(-) harm to strip field systems, but site represents a more	(+)	(+)	() site is physically distanced from the settlement, and is not	0		() site is physically distanced from the settlement, and is not	0
	unified site submission, and the strip field systems are not as intact, or as visually prominent here as in other areas.			from the settlement, and is not capable of being read in context with the town. Strip field system is relatively intact and visually prominent.		capable of being read in context with the town. Strip	capable of being read in context with the town. Strip field system is relatively intact and visually prominent.	
Low Carbon Development and Renewable Energy								
	No information has been	No information has been	No information has been	No information has been		No defense the characters	No information has been	
			No information has been submitted at this stage.	No information has been submitted at this stage.			No information has been submitted at this stage.	U
Sustainable Building and Waste Reduction								
F Overall Rating for 'Sustainable Building and Waste Minimisation'	No information has been submitted at this stage.		No information has been submitted at this stage.	No information has been submitted at this stage.			No information has been submitted at this stage.	0
Efficient Use of Land G Overall Rating for	(+)	(+)	(++) a brownfield site once	(+)		(+)	(+)	<u> </u>
'Efficient Use of Land'			existing use ceases	· · /				

Assessment	387	414	449	462 (640)	482	484 (641)	485(642)	495
Natural Resources								
	land at grade 3, would need full		(++)	(+)	0	(++)	(+)	0
Amenity								
'Amenity'	(-) proximity of site to Waste Water Treatment Works	(+)	(+)	(-) need to consider amenity of existing residents		(-) need to consider amenity of existing residents	(-) need to consider amenity of existing residents	0
Flood Risk								
Risk'	(+) FRA will be required need to minimise run-off, site is also in a high sensitivity ground source protection zone			(-) FRA will be required need to minimise run-off, site is flood zone 2.		to minimise run-off, site is flood	(-) FRA will be required need to minimise run-off, site is flood zone 2.	0
K Overall Rating for 'People'	(+) Site submission recognises the need to provide a number of key facilities, and accessibility is reasonably good.	() site is of a size which is unlikely to help to contributing to meet wider needs		(-) Employment sites are needed in the locality. This site offer some potential		needed in the locality. This site offer some potential	(-) Employment sites are needed in the locality. This site offer some potential (but in conjunction with a later submission (i.e. as 463 (640)	0
Meeting needs			() 01: 1	() 6		() 0	() 0	
'Meeting Needs'	information is required.	unable to deliver affordable homes through its		(-) Concerns that site is not located in an area to sustainably meet needs	0		(-) Concerns that site is not located in an area to sustainably meet needs	0

Assessment	387	414	449	462 (640)	482	484 (641)	485(642)	495
Community Facilities, utilities and Infrastructure								
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	access provision	(+) subject to appropriate access provision	() loss of the pool with no identified replacement	(-) access uncertainties	0	(-) access uncertainties	(-) access uncertainties	0
Strong Economy								
N Overall rating for 'Strong Economy'				(-) particularly on retail sector if scheme contains a supermarket		scheme contains a supermarket	(-) particularly on retail sector if scheme contains a supermarket	0
O Overall Deliverability / Developability Rating	(++)		(+) on the basis that a comensurate pool location is found	(+)	0	(+)	(+)	0

Stage 1 - Sift 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Assessment	496	497	498	500	504	512	525	576
Class for confirmation with Laboration and interest control of the confirmation with Laboration and interest control of the confirmation with Laboration and interest control of the confirmation and interest to control of the control of the control of the confirmation and interest to control of the control							broadly same as 590 except		Granted consent also not a use in
Compared Authorized States   Compared States   Compared States   Compared Authorized States   Compared		0	0	0	0	0	access	0	SP1 for allocation
Traction for change of the control of the change of the control of the change of the c	all sites 0.3Ha and above	/ \0.24ba	(++\ 0.65ha	(++\0,00ha	(11) 2 02 ha	(++\2 25ha	(++)2 60ha	(++)1 00ho	0
Take a first contemplation of contemplations of	Check for conformity with	() U.2411d	(++) 0.05Hd	(++)0.9911d	(++) 3.02 Hd	(++)2.3511d	(++)3.09114	(++)1.08114	U
Less charm cause rigorithant formula in a consequence of the control of a control of the control									
Size which claims deplicant from the first reduction of the first re	Settlement Hierarchy SP1								
Formior formation and an approximate processor of the pro	Citashish saves size:fissest	(++)	(++)	(++)	(++)	(++)	(++)	(++)	() Tourist Leisure use
value fraction nature of constitutions of the consideration of the consi									
Abstraid from the solution of the solution of the solution of international solution of the so	national/international nature								
ubstands horm or los to designated before some state of sections of high registers of the first section of the state of the section of		( ,							
Designation for the considered further will be the considered further will be employed an affind a standary protection. No standard protection in No standard protection in No standard protection. No standard protection. No standard protection in No standard protection. No standard protection in No standard protection. No standard pr									
would be employed to afford station you redection. No unbiasted harm to designated a find station you redection. No unbiasted harm to designated being assets.  The which fill example assets are partially in floor and the station of		-							
Sites which fall where to designated have to designated hereting a sorts.  Sites which fall wholly which are the designated have to designated have to designated have to designated hereting a sorts.  Find 2 one in the considered further for ball development. Where sites are partially in Tibod 2 one in the considered further for ball development.  See a site of the considered further for ball development.  See									would be employed to afford
Ses which fall wholly within Hood zoes 3 not considered further for ball development. Where sites are partially in flood Zone 8, that part of the site will be not be considered further for ball development.  (+*)  (+*)  (+*)  (+*)  (+*)  (*		statutory protection. No		statutory protection. No		statutory protection. No	statutory protection. No	statutory protection. No	statutory protection. No
Size which fall wholly within Finod Zone 3 hour considered further for bruit development. Where size are partally in Rood Zone 3 hour part of the size									
Flood 20 as 3 not considered further for but it the for but it to build development. Where sites are partially in flood 20 as 8, that part of the site will be not be considered further for build development.  (**)  O (**) Coord accessibility to key facilities  O (**)  O (**) Coord accessibility to key facilities  O (**)  (**)  O (**) Coord accessibility to key facilities  (**)  O (**)  O (**)  (**)  (**)  (**)  (**)  O (**)  (**)  (**)  (**)  O (**)  (	Sites which fall wholly within	neritage assets.	neritage assets.	neritage assets.	neritage assets.	neritage assets.	neritage assets.	neritage assets.	neritage assets.
development. Where sites are partially in Ploud 20nd 3b, that part of the site will be not be considered further for built development.  (++)									
The partially in Flood Zore 8), that part of the site will be not be considered further for built development.  (++)  (+-)  (+-)  () poor accessibility rating  () poor accessibility to key facilities  (+-)  () poor accessibility to key facilities  ()  (									
2one 3b, that part of the site will be not be considered further for built development.	· ·								
will be not be considered further for built development.  (++) (++) (++) (++) (++) (++) (++) (++									
development.  (**)									
(+) (+) (+) (+) (+) (+) (+) (+) (+) (+)									
(++) (++) (+-) (-) Good accessibility to key facilities (-) Good accessibility to key facilities (-) Food accessibility to key facilities (-) Food accessibility to key facilities (-) Poor accessibility	development.								(++) contains flood zone 3 but
A Overall Flood Risk Assessment  (++)  (3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?  (-) Harm to trees on site, which cannot be miligated.  (-) retention of existing boundaries would be required.  (+) subject to retention and phomosomers the field systems and trees on site unavoidable					(++)				
A Overall Flood Risk Assessment  (++)  (++)  (++)  (++)  (++)  (++)  (++)  (-+)  (A)  A Overall Flood Risk Assessment  (++)  (A)  (A)  (A)  (A)  (A)  (A)  (A	Overall accessibility rating	0							0
Assessment  C3 What are the conclusions of the Highways Authorities (NYCC) and Highways Appropriate) initial highway assessment?  Biodiversity and Geodiversity and Geodiversity  B Overall rating for Biodiversity and Geowhich cannot be mitigated.  C) retention of existing boundaries would be required. (+) subject to retention and which cannot be mitigated. (-) loss of relatively intact and prominent strip field systems and trees on site unavoidable and scape enhancement and landscape enhancement and landscap			raciiities	racilities	raciiiles	raciiiles	raciiilles	raciilles	
Assessment  Assess									
O3 What are the conclusions of the Highways Authorities (NYCC) and Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?  Biodiversity and Geodiversity  B Overall rating for Slodiversity and Geodiversity  O () Harm to trees on site, which cannot be mitigated. boundaries would be required. boundaries would be required.		(++)	(++)	(++)	(++)	(++)	(++)	(++)	0
conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?  Biodiversity and Geodiversity and Geod	Assessment								
conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?  Biodiversity and Geodiversity and Geod									
conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?  Biodiversity and Geo- diversity  B Overall rating for Biodiversity and Geo- which cannot be mitigated.  (-) retention of existing boundaries would be required.  (+) subject to retention and enhancement of existing boundaries would be required.  (+) potential for positive landscape enhancement prominent strip field systems and trees on site unavoidable									
conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?  Biodiversity and Geo- diversity  B Overall rating for Biodiversity and Geo- which cannot be mitigated.  (-) retention of existing boundaries would be required.  (+) subject to retention and enhancement of existing boundaries would be required.  (+) potential for positive landscape enhancement prominent strip field systems and trees on site unavoidable									
Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?  Biodiversity and Geo- diversity  B Overall rating for 'Biodiversity and Geo- diversity and Geo- diversity  B Overall rating for 'Biodiversity and Geo- which cannot be mitigated.  (-) retention of existing boundaries would be required.  (+) subject to retention and boundaries would be required.  (+) potential for positive landscape enhancement prominent strip field systems and trees on site unavoidable	Q3 What are the	0	0	0	0	0	0	0	0
(NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?  Biodiversity and Geo- diversity  B Overall rating for 'Biodiversity and Geo- which cannot be mitigated.  (-) retention of existing boundaries would be required.  (+) subject to retention and enhancement of existing landscape enhancement prominent strip field systems and trees on site unavoidable									
Agency (HA) (where appropriate) initial highway assessment?  Biodiversity and Geodiversity  B Overall rating for Biodiversity and Geowhich cannot be mitigated.  Biodiversity and Geowhich cannot be mitigated.  (-) retention of existing boundaries boundaries and trees on site unavoidable and cape enhancement of existing boundaries and trees on site unavoidable									
appropriate) initial highway assessment?  Biodiversity and Geo-diversity  B Overall rating for 'Biodiversity and Geo-which cannot be mitigated.  B Overall rating for 'Biodiversity and Geo-which cannot be mitigated.  (-) retention of existing boundaries would be required.  (+) subject to retention and enhancement of existing boundaries would be required.  (-) loss of relatively intact and prominent strip field systems and trees on site unavoidable									
Biodiversity and Geo-diversity  B Overall rating for 'Biodiversity and Geo-which cannot be mitigated.  B Overall rating for 'Biodiversity and Geo-which cannot be mitigated.  B Overall rating for 'Biodiversity and Geo-which cannot be mitigated.  C-) retention of existing boundaries would be required.  (+) subject to retention and enhancement of existing boundaries and trees on site unavoidable and trees on site unavoidable	appropriate) initial highway								
diversity  B Overall rating for 'Biodiversity and Geo-'Biodiversity and Geo-'Biodiversit	assessment'?								
diversity  B Overall rating for 'Biodiversity and Geo-  Biodiversity									
diversity  B Overall rating for 'Biodiversity and Geo-'Biodiversity and Geo-'Biodiversit									
B Overall rating for Biodiversity and Geo- B									
'Biodiversity and Geo- which cannot be mitigated. boundaries would be required. enhancement of existing landscape enhancement prominent strip field systems and trees on site unavoidable	3	0	() Harm to trees on site,	(-) retention of existing	(+) subject to retention and	(+) potential for positive	() loss of relatively intact and	() harm to existing boundaries	0
boundaries and trees to narrowness of strip field.	'Biodiversity and Geo-			boundaries would be required.	enhancement of existing			and trees on site unavoidable	
	diversity'				boundaries and trees			to narrowness of strip field.	

Assessment	496	497	498	500	504	512	525	576
C Special Qualities, Landscape and Setting								
C Overall Rating for 'Special Qualities, Landscape and Setting'	0	identified.	sensitivities are identified as being more local in nature	() Site identified as strip field system, coalescence issues, and wider form and character issues with setting of Keld Head and Pickering		() inherent site characteristics would result in a visually discordant limb projection	(-) impacts identified at a localised level	0
Culture and Heritage  D Overall Rating for 'Culture and Heritage'		harmed by the development of	situation) <sup>*</sup>	() Development of the site would result in the loss of a field which forms part of the Towns' historic strip field system which is considered to be significant in terms of landscape and historic landscape character. It would also contribute significantly to settlement coalesce and harm the setting of Keld Head Conservation Area	the context of existing development.	Mickle Hill Strip Field complex. Also harm to the form and character of Pickering, and the Conservation Area of Pickering. Site would be a	(-) Erosion of identified strip field system, and concerns about the impact of development surrounding the cemetery, and harming its character. Mitigation would involve a reconfiguration of the site.	0
Low Carbon Development and Renewable Energy								
E Overall rating for 'Low Carbon Development and Renewable Energy'				No information has been submitted at this stage.			No information has been submitted at this stage.	0
Sustainable Building and Waste Reduction								
F Overall Rating for 'Sustainable Building and Waste Minimisation'				No information has been submitted at this stage.			No information has been submitted at this stage.	0
Efficient Use of Land		(.)	(.)	(.)	(.)	(.)		
G Overall Rating for 'Efficient Use of Land'	0	(+)	(+)	(+)	(+)	(+)	(+)	0

Assessment	496	497	498	500	504	512	525	576
Natural Resources								
H Overall Rating for 'Natural Resources'	0	(-) Subject to full evaluation of risk and mitigation to source	(-) Mineral safeguarding zone (but adjacent to built form) and	(-) Subject to full evaluation of risk and mitigation to source	(-) Subject to full evaluation of risk and mitigation to source	() HSE advise against development	(-) Subject to full evaluation of risk and mitigation to source	0
		protection zone		protection zone	protection zone		protection zone	
			proteotion zone					
Amenity								
I Overall Rating for 'Amenity'	0	(+)	(+)	(+)	(-)	(+)	(-)	0
Flood Risk	0	( ) Cita in high a maitinity	( ) Cita in high a maitinity	( ) FDA will be required used	(+) FRA will be required need	(.) FDA will be required used	( ) FDA will be required used	0
J Overall Rating for 'Flood Risk'	0	(+) Site in high sensitivity ground source protection zone	ground source protection zone	to minimise run-off, site is also			(+) FRA will be required need to minimise run-off, site is also in a high sensitivity ground	0
				source protection zone	Ground Source Protection Zone		source protection zone	
People								
K Overall Rating for 'People'			(-) limited information has been provided, but it considered the	been provided, but it	() limited information has been provided, but it	provided, but it considered the	(-) limited information has been provided, but it considered the	0
		to meet wider needs	site demonstrates some	considered that the site	considered the site demonstrates some potential,		site demonstrates some potential	
				the site performs poorly regarding accessibility to key	but the site performs poorly regarding accessibility to key			
				facilities	facilities			
Meeting needs								
L Overall Rating for 'Meeting Needs'	0	(-) Unlikely to contribute meaningfully	(-) Unlikely to contribute meaningfully	(-) But through submission of further detail this can be better	(-) But through submission of further detail this can be better	(-) But through submission of further detail this can be better	(-) Unlikely to contribute meaningfully	0
				established.		established.		
	I							

Assessment	496	497	498	500	504	512	525	576
Community Facilities, utilities and Infrastructure								
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	0	(+) subject to appropriate access	() concerns about the deliverability of an access	(-) access uncertainties	(-) access uncertainties		() harm to the use of the cemetery	0
Strong Economy								
N Overall rating for 'Strong	0	N/A	N/A	N/A	N/A	N/A	N/A	0
Economy'				( )		( ) and i and the decree		0
O Overall Deliverability / Developability Rating	0	(+) subject to the identification of an access	() absence of an access.	(+) subject to the access	(+) subject to the access	(+) subject to the access	() proximity of site to cemetery	0

Assessment	589	590	604	615	620	624	630	631
Stage 1 - Sift	0	broadly same as 512 except access	MIXED	EMPLOYMENT	0	MIXED same as 198	0	0
all sites 0.3Ha and above	-							-
	(++)0.75ha	(++)3.64ha	(++) 2.53 ha	()0.05ha	(++)0.46ha	(++) 3.4ha	(++) 0.53ha	(++)1.97ha
Check for conformity with								
Local Plan Strategy,								
Settlement Hierarchy SP1				() Despite being employment				
	(++)	(++)	(++)	distanced from settlement	(++)	(++)	(++)	(++)
Sites which cause significant harm to								
national/international nature								
conservation sites (species or		(++) No significant harm identified	(++) No significant harm identified	(++) No significant harm identified	(++) No significant harm identified	(++) No significant harm identified	(++) No significant harm identified	(++) No significant harm identified
habitat) or would involve	to sites of international	to sites of international	to sites of international	to sites of international	to sites of international	to sites of international	to sites of international	to sites of international
substantial harm or loss to	importance. Were designated	importance. Were designated	importance. Were designated	importance. Were designated	importance. Were designated	importance. Were designated	importance. Were designated	importance. Were designated
designated heritage assets	species found, mitigation measure		species found, mitigation measure					
will not be considered further	statutory protection. No	would be employed to afford statutory protection. No	would be employed to afford statutory protection. No	would be employed to afford statutory protection. No	would be employed to afford statutory protection. No	would be employed to afford statutory protection. No	would be employed to afford statutory protection. No	would be employed to afford statutory protection. No
	substantial harm to designated	substantial harm to designated	substantial harm to designated	substantial harm to designated	substantial harm to designated	substantial harm to designated	substantial harm to designated	substantial harm to designated
Sites which fall wholly within	heritage assets.	heritage assets.	heritage assets.	heritage assets.	heritage assets.	heritage assets.	heritage assets.	heritage assets.
Flood Zone 3b not considered								
further for built								
development. Where sites								
are partially in Flood								
Zone 3b, that part of the site								
will be not be considered further for built								
development.								
0 " " " "	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(++)
	() poor accessibility to key facilities		(-) variable accessibility to key facilities	0		(-) variable accessibility to key facilities	() poor accessibility to key facilities	<ul><li>() poor accessibility to key facilities</li></ul>
	Taomitos	Taomitios	racintics		raciiitics	ideliilies	Tacintics	radiitios
1.0								
A Overall Flood Risk Assessment	(++)	(++)	(++)	(+)	(++)	(++)	(++)	(++)
Assessment								
Q3 What are the	^			^		^		
conclusions of the	0	0	0	0	0	0	0	١
Highways Authorities								
(NYCC) and Highways								
Agency (HA) (where								
appropriate) initial highway assessment?								
assessment:								
Biodiversity and Geo- diversity								
B Overall rating for	() loss of relatively intact and	() loss of relatively intact and	(+) subject to retention and	0		(-) subject to appropriate	() unavoidable loss of	(+) Subject to retention of
'Biodiversity and Geo-	prominent strip field systems	prominent strip field systems	enhancement of existing		hedgerows due to access	mitigation for the Newts, and	hedgerow	existing hedgerows and trees
diversity'			boundaries and trees		uncertainties	field boundaries		
	the state of the s	The state of the s						

Assessment	589	590	604	615	620	624	630	631
C Special Qualities, Landscape and Setting								
C Overall Rating for 'Special Qualities, Landscape and Setting'	() isolated development site.	() inherent site characteristics would result in a visually discordant limb projection	() Site identified as strip field system, coalescence issues, and wider form and character issues with setting of Keld Head and Pickering		() Site is separated from built form of the town. Limited integration. Rural character	to strip field system, but not as intact and visually prominent as other sites.		() wider landscape sensitivities identified.
'Culture and Heritage'	identified to the intact, visually prominent Mickle Hill Strip	() significant harm identified to the intact, visually prominent Mickle Hill Strip Field complex. Also harm to the form and character of Pickering, and the Conservation Area of Pickering. Site would be a visually prominent discordant limb	() Development of the site would result in the loss of a field which forms part of the Towns historic strip field system which is considered to be significant in landscape and historic landscape character.		() Site position and situation relative to the existing settlement isolated, contributes to providing a intimate rural character to entrance of the town.	(-) Incremental harm identified to strip field system, but not as intact and visually prominent as other sites.		() Individually create a discordant limb of development. Cumulatively would harm the elevated, prominent rural situation of the Visually Important Undeveloped Area, harming the wider setting of the town.
Low Carbon Development and Renewable Energy								
_	No information has been submitted at this stage.		No information has been submitted at this stage.	0	No information has been submitted at this stage.			No information has been submitted at this stage.
Sustainable Building and Waste Reduction								
F Overall Rating for	No information has been submitted at this stage.		No information has been submitted at this stage.	0		No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.
Efficient Use of Land								
G Overall Rating for 'Efficient Use of Land'	(+)	(+)	(+)	0	(+)	(+)	(+)	(+)

Assessment	589	590	604	615	620	624	630	631
N · ID								
Natural Resources H Overall Rating for	(++)	() HSE advise against	(-) Subject to full evaluation of	0	(++)	(+)	(-) Subject to full evaluation of	(-) Subject to full evaluation of
'Natural Resources'		development	risk and mitigation to source		,		risk and mitigation to source	risk and mitigation to source
			protection zone				protection zone	protection zone
Amenity  I Overall Rating for	()	(1)	(-)		(+)	(1)	(1)	(1)
'Amenity'	(-)	(+)	( <del>-)</del>	0	(+)	(+)	(+)	(+)
Flood Risk								
J Overall Rating for 'Flood	(++)		(+) FRA will be required need	0	(++)	(+) FRA will be required to	(+) consider the proximity of	(+) FRA will be required need
Risk'			to minimise run-off, site is also in a high sensitivity ground			minimise surface run off, and investigation of sewer flooding	the Ground Source Protection	to minimise run-off, and consider the proximity of the
			source protection zone			mroonganon or contor necaming		Ground Source Protection
								Zone
People K Overall Rating for	() site is of a size which is	(-) limited information has been	(-) limited information has been	0	() site is of a size which is	(-) As a mixed use site shows	() site is of a size which is	(-) limited information has been
'People'	unlikely to help to contributing	provided, but it considered the	provided, but it considered the		unlikely to help to contributing	potential of providing the	unlikely to help to contributing	provided, but it considered the
	to meet wider needs. Also the site performs poorly regarding		site demonstrates some potential		to meet wider needs	opportunity for a mixed use scheme incorporating both	to meet wider needs	site demonstrates some potential
	accessibility to key facilities.					employment opportunities and		
						living accommodation (potential live work units)		
						,		
Meeting needs								
L Overall Rating for	(-) Unlikely to contribute	(-) But through submission of further detail this can be better	(-) But through submission of further detail this can be better	0	() site of a scale Council is	(-) But through submission of	(-) Unlikely to contribute	(-) But through submission of further detail this can be better
'Meeting Needs'	meaningfully		established.		unable to deliver affordable homes through its	further detail this can be better established.	meaningfully	established.
					development			

Assessment	589	590	604	615	620	624	630	631
Community Facilities, utilities and Infrastructure								
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	() No access	() No access	(-) Access uncertainties	0	(-) access uncertainties	(-) access uncertainties	() Access concerns	(-) access uncertainties
Strong Economy  N Overall rating for 'Strong	N/A	N/A	(1)	0	N/A	(1)	N/A	N/A
Economy'			(+)					
O Overall Deliverability / Developability Rating	() No access	() No access	(+)	0	(+) Access uncertainties	(+) Access uncertainties	() Access concerns	(+) Access uncertainties

634	650
EMPLOYMENT	EMPLOYMENT
(++) 0.77ha	0
(++)	(++)
(++) No significant harm identified	( )
	(++) No significant harm identified to sites of international
species found, mitigation measure	
would be employed to afford	Great Crescent Newts. Mitigation
, ,	measures will be required to protect them. No harm to
heritage assets.	designated heritage assets.
	(++) Site which is previously
	developed and the land to the
	south of the industrial estate is
	not within Flood Zone 3. The
	easternmost limb of site, extending beyond the industrial
	estate is, within Flood Zone 3B so
	this eastern limb will not be
(++)	capable of being taken forward without extensive mitigation
(+)Good accessibility to key facilities, within the context of being an employment site.	(+)Good accessibility to key facilities, within the context of being an employment site.
(++)	(++) Flood Zone 1 for main part
	of the site, but the eastern limb is flood zone 3
0	0
( ) Cubinat to retain	( ) Cubicatte sets:
(+) Subject to retention of existing hedgerows and trees	(+) Subject to retention of existing hedgerows and trees
	(++) 0.77ha  (++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.  (++)  (+) Good accessibility to key facilities, within the context of being an employment site.  (++)

Assessment	634	650
C Special Qualities,		
Landscape and Setting		
C Overall Rating for 'Special Qualities,	(+) no wider landscape impacts	(-) main part of site is well related to settlement form and
Landscape and Setting'		character for the use, eastern
Landodpo and Colling		limb could be a prominent
		projecting limb. Mitigation
		through avoiding the eastern limb is possible.
		limb is possible.
Outtons and Haritana		
Culture and Heritage  D Overall Rating for	(+) No effect on heritage	(+) No effect on designated
'Culture and Heritage'	assets. Need to consider	heritage assets. Need to
	landscaping to ensure no harm	consider landscaping and
	to form and character.	impact of eastern limb on wider
		form and character and setting of Pickering
		or r lokering
Low Carbon Development		
and Renewable Energy		
E Overall rating for 'Low	No information has been	No information has been
Carbon Development and	submitted at this stage.	submitted at this stage.
Renewable Energy'	-	_
Sustainable Building and		
Waste Reduction		
F Overall Rating for	No information has been	No information has been
'Sustainable Building and Waste Minimisation'	submitted at this stage.	submitted at this stage.
Efficient Use of Land		
G Overall Rating for	(+) Site could become a	(++)
'Efficient Use of Land'	brownfield site, but currently a	
	working farm	

Accessment	634	650
Assessment	054	030
Natural Resources		
H Overall Rating for 'Natural Resources'	(++)	(++) Sites development will bring about substantial reuse of a contaminated brownfield site
Amenity		
I Overall Rating for 'Amenity'	(+)	(+)
Flood Risk		
J Overall Rating for 'Flood Risk'	(++)	(-) Flood risk varies significantly between main site and the eastern limb. The eastern limb has a level of flood risk which makes that element of the site need to be discounted.
People		
K Overall Rating for 'People'  Meeting needs	() Limited information submitted. Site is not a site to make a meaningful contribution to the employment land, but could meet latent small-scale needs in the future.	(+) in so far as the provision of employment land
L Overall Rating for	() more suited to providing	(+) Limited information but site
'Meeting Needs'	() more suited to providing small scale, windfall employment site	has significant potential

Assessment	634	650
Community Facilities, utilities and Infrastructure		
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	(+) subject to appropriate access	(+) Subject to access
Strong Economy		
N Overall rating for 'Strong Economy'		(++)
O Overall Deliverability / Developability Rating	() uncertainty around availability	(+) due to constraints concerning contamination.