

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	0	(++) 2.09ha	(++) 0.66ha	(-) 0.09ha	(++) 2.71ha	(++) 5.55ha	(++)18.86ha	(++)0.7ha
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	0	(++)	(++)	(++)	(++)	(++) but coalescence with Middleton will be a factor	(++)	(++)
Sites which cause significant harm to national/international nature conservation sites (species or habitat) or would involve substantial harm or loss to designated heritage assets will not be considered further	0	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.
Sites which fall wholly within Flood Zone 3b not considered further for built development. Where sites are partially in Flood Zone 3b, that part of the site will be not be considered further for built development.	0	(++)	(++)	(++)	(++)	(++)	(++)	(++)
Overall accessibility rating	0	(-) key facilities are up to 15 minutes walk	(-) Variable access to key facilities	0	(-) Variable access to key facilities	(+) Good accessibility to key facilities	(-) variable accessibility to key facilities	(+) Good accessibility to key facilities
A Overall Flood Risk Assessment	0	(+)	(++)	(++)	(++)	(++)	(++)	(++)
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	(-) Subject to the retention of protected trees.	(+) Subject to appropriate planting and retention of existing trees and boundaries	(-) loss of relatively intact and prominent strip field systems	(-) Subject to the retention of protected trees.

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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	0	(-) incremental loss of strip field systems	(-) would need some significant mitigation to overcome identified concerns	(-) Substantial harm to strip field systems and harm to setting and form and character of the town	(+) within built form trees make significant contribution.
Culture and Heritage								
D Overall Rating for 'Culture and Heritage'	0	(+) (-) harm to identified strip field systems	(-) harm to identified strip field systems	0	(-) harm to identified strip field systems	(-) mitigate through reduced site extent to remove strip field system from developable area	(-) 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.	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.	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.	(+) (-) presence of trees which are protected will limit development capability. No mitigation is achievable.	0	(+) (-) The site is disproportionately large with some constraints to its efficient use., and mitigation may lead to loss of strip field systems.	(+) (-) The site is disproportionately large with some constraints to its efficient use., and mitigation may lead to loss of strip field systems.	(-) 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.

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

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								
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	(++)0.8ha	(++) 2.35 ha	(++) 1.6ha	(++) 5.3ha	(++)0.48ha	(++)2.71ha	(++)0.73ha	(++)4.46ha
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(++)
Sites which cause significant harm to national/international nature conservation sites (species or habitat) or would involve substantial harm or loss to designated heritage assets will not be considered further	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measures 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 measures 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 measures 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 measures 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 measures 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 measures 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 measures 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 measures 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	(--) poor accessibility to key facilities	(-) variable accessibility to key facilities	(--) poor accessibility to key facilities	(+) Good accessibility to key facilities	(-) variable accessibility to key facilities	(-) variable accessibility to key facilities	(-) variable accessibility to key facilities	(--) poor accessibility to key facilities
A Overall Flood Risk Assessment	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(++)
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'	(-) Subject to the retention of existing trees.	(-) Subject to the retention of protected trees, and other trees and hedgerows which contribute to the area	(-) Subject to protection of the Newts, and where possible field boundaries.	(-) Subject to the retention of existing trees.	(+) Subject to the retention of the protected tree, and the retention where possible of other trees on the site. Site is adjacent but not within the Conservation Area	(-) Subject to the retention of protected trees.	(-) Subject to the retention of the existing field boundaries	(-) Subject to protection of the Newts, and where possible field boundaries.

Assessment	135	138	139	140	142	146	149	150
C Special Qualities, Landscape and Setting								
C Overall Rating for 'Special Qualities, Landscape and Setting'	(-) incremental loss of strip field systems	(-) Wider landscape sensitivities limited, but site contributes significantly to setting of Pickering, and Keld Head	(-) incremental loss of strip field systems	(-) incremental loss of strip field system, but form and character of settlement harmed by site's form as a limb projecting	(++) within the built form	(-) incremental loss of strip field systems	(-) incremental loss of strip field systems	(-) incremental loss of strip field systems
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								
E Overall rating for 'Low Carbon Development and Renewable Energy'	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.
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.	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'	(+)	(+)	(+)	(+)	(++) potentially efficient, but site is currently in occupation	(+)	(+)	(+)

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

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	(-) Access uncertainty	(+)Subject to appropriate access	(-) Access uncertainties
Strong Economy								
N Overall rating for 'Strong Economy'	N/A	N/A	N/A	N/A	N/A	N/A	(+)	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 conservation sites (species or habitat) or would involve substantial harm or loss to designated heritage assets will not be considered further	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.
Sites which fall wholly within Flood Zone 3b not considered further for built development. Where sites are partially in Flood Zone 3b, that part of the site will be not be considered further for built development.	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(++)
Overall accessibility rating	(+) Good accessibility to key facilities	(--) poor accessibility to key facilities	0	(++)	(+) Good accessibility to key facilities	(-) variable accessibility to key facilities	(--) poor accessibility to key facilities	(+) Good accessibility to key facilities
A Overall Flood Risk Assessment	(+)	(++)	(++)	(++)	(++)	(++) 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								
B Overall rating for 'Biodiversity and Geo-diversity'	(+) Subject to appropriate planting and retention of existing trees and boundaries	(--) consider that proximity of pond to site, and scale of site means significant adverse impact is unavoidable	0	(-) subject to appropriate mitigation for the Newts, and field boundaries	(+) subject to appropriate mitigation for the Newts	(+) Subject to appropriate planting and retention of existing trees and boundaries	(-) subject to appropriate mitigation for the Newts, and field boundaries	(+) Subject to appropriate planting and retention of existing trees and boundaries

Assessment	151	152	197	198	199	200	203	204
C Special Qualities, Landscape and Setting								
C Overall Rating for 'Special Qualities, Landscape and Setting'	(-) incremental loss of strip field system, discordant limb projection in both N/S and then E/W configuration	(+) site's development likely to have a neutral impact in wider landscape	0	(-) incremental loss of strip field systems	(+) no local or wider landscape sensitivities identified.	(+) site's landform (flatter low-lying) and ability to read the site in the context of existing town development mean less sensitive than other sites. Site is identified as part of the strip field system, although not intact, nor prominent.	(-) incremental erosion of strip field system, but no wider landscape impact	(-) incremental erosion of strip field system, individual adverse impact through form of development lacking integration with town
Culture and Heritage								
D Overall Rating for 'Culture and Heritage'	(-) form and character issues concerning limb projection and incremental erosion of strip field systems	(+)	0	(-) Loss of strip field systems, 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								
E Overall rating for 'Low Carbon Development and Renewable Energy'	No information has been submitted at this stage.	No information has been submitted at this stage.	0	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.
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	(-) 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								
I Overall Rating for 'Amenity'	(+)	(-) proximity to industrial estate	0	(-) from a view of protecting existing residential amenity	(-) from a view of protecting existing residential amenity	(+)	(-) proximity to industrial estate	(+)
Flood Risk								
J Overall Rating for 'Flood Risk'	(-) FRA will be required need to minimise run-off, investigation of sewer flooding. Site is in Flood Zone 2.	(+) investigation of sewer flooding	0	(+) FRA will be required need to minimise run-off, investigation of sewer flooding	(+) investigation of sewer flooding	(+) FRA will be required need to minimise run-off,	(+) investigation of sewer flooding	(-) FRA will be required need to minimise run-off, site is flood zone 2
People								
K Overall Rating for 'People'	(-) limited information has been provided, but it considered the site demonstrates some potential	(-) limited information has been provided, but it considered the site demonstrates limited opportunity given the amenity issues, its limited ability to deliver affordable housing and relative poor accessibility to key facilities	0	(-) Employment land which will contribute to meeting needs. Limited information provided	(-) Employment land which will contribute to meeting needs. Limited information provided	(-) limited information has been provided, but it considered the site demonstrates some potential	(-) limited information has been provided, but it considered the site demonstrates limited opportunity given the amenity issues, its limited ability to deliver affordable housing and relative poor accessibility to key facilities	(-) limited information has been provided, but it considered the site demonstrates some potential
Meeting needs								
L Overall Rating for 'Meeting Needs'	(-) But through submission of further detail this can be better established.	(-) Unlikely to contribute meaningfully	0	(+) Some awareness of needs is demonstrated. Further information is required.	(+) Some awareness of needs is demonstrated. Further information is required.	(-) But through submission of further detail this can be better established.	(-) Unlikely to contribute meaningfully	(+) Some awareness of needs is demonstrated. Further information is required.

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	(-) Access uncertainties	(+)Subject to appropriate access
Strong Economy								
N Overall rating for 'Strong Economy'	N/A	N/A	0	(+)	(+)	N/A	N/A	N/A
O Overall Deliverability / Developability Rating	(--) Flood risk issues	(--) harm to residential amenity	0	(+)	(+) planning consent obtained	(+) 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	(++)12.61ha	(++) 1.02ha	0	(++) 1.28ha	(++)2.16ha	(-) 0.08ha	(-)0.09ha	(++)0.49ha
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	(++)	(++)	0	(++)	(++)	(++)	(++)	(++)
Sites which cause significant harm to national/international nature conservation sites (species or habitat) or would involve substantial harm or loss to designated heritage assets will not be considered further	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	0	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.
Sites which fall wholly within Flood Zone 3b not considered further for built development. Where sites are partially in Flood Zone 3b, that part of the site will be not be considered further for built development.	(++)	(++)	0	(++)	(++)	(++)	(++) Flood Zone 3 and developed	(++)
Overall accessibility rating	(+) Good accessibility to key facilities	(-) variable accessibility to key facilities	0	(-) variable accessibility to key facilities	(-) variable accessibility to key facilities	0	0	(+) Good accessibility to key facilities
A Overall Flood Risk Assessment	(++)	(++)	0	(++)	(+)	(++)	(+) surrounded by FZ3	(++)
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'	(+) Subject to appropriate planting and retention of existing trees and boundaries	(-) Subject to appropriate planting and retention of existing trees and boundaries	0	(+) Subject to appropriate planting and retention of existing trees and boundaries	(+) Subject to appropriate planting and retention of existing trees and boundaries	0	0	(+) subject to appropriate planting scheme

Assessment	205	206	216	228	229	256	268	271
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	(-) Wider landscape sensitivities limited, but site contributes significantly to setting of Pickering, and Keld Head	0	(-) Wider landscape sensitivities limited, but site contributes significantly to setting of Pickering, and Keld Head	(+) landform and setting is such that the development would not be visually prominent and could link into incremental erosion of strip field system, but no wider landscape impact as the features are not as intact.	0	0	(++) within built form of the settlement
Culture and Heritage								
D Overall Rating for 'Culture and Heritage'	(-) harm to strip field systems, but site represents a more unified site submission, and the strip field systems are not as intact, or as visually prominent here as in other areas.	(-) harm identified to the character and setting of Keld Head Conservation area	0	(-) harm identified to the character and setting of Keld Head Conservation area	(+)	0	0	(+)
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	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 'Sustainable Building and Waste Minimisation'	No information has been submitted at this stage.	No information has been submitted at this stage.	0	No information has been submitted at this stage.	No information has been submitted at this stage.	0	0	No information has been submitted at this stage.
Efficient Use of Land								
G Overall Rating for 'Efficient Use of Land'	(+)	(+)	0	(+)	(+)	0	0	(++) a brownfield site once the existing use ceases

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

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

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	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.	0	(-) Wider landscape sensitivities limited, but site contributes significantly to setting of Pickering, and Keld Head	(-) Substantial harm to strip field systems and harm to setting and form and character of the town	(-) Wider landscape sensitivities limited, but site contributes significantly to setting of Pickering, and Keld Head	(-) Wider landscape impacts would be significant. Site has no relationship to the form and character of Pickering.
Culture and Heritage								
D Overall Rating for 'Culture and Heritage'	0	0	(+) No adverse harm identified to form and character of the town or any designated/ non-designated heritage asset.	0	(-) harm identified to the character and setting of Keld Head Conservation area	(-) harm to identified strip field systems, which are intact and visually prominent in the Mickel Hill complex, harm to the setting and character of the Pickering Conservation Area	(-) harm identified to the character and setting of Keld Head Conservation area	(-) Harm to the wider setting of Pickering. Not identified as a strip field system, but has strong linearity.
Low Carbon Development and Renewable Energy								
E Overall rating for 'Low Carbon Development and Renewable Energy'	0	0	No information has been submitted at this stage.	0	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.
Sustainable Building and Waste Reduction								
F Overall Rating for 'Sustainable Building and Waste Minimisation'	0	0	No information has been submitted at this stage.	0	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.	No information has been submitted at this stage.
Efficient Use of Land								
G Overall Rating for 'Efficient Use of Land'	0	0	(+)	0	(+)	(-) The site is disproportionately large with some constraints to its efficient use., and mitigation may lead to loss of strip field systems.	(++) a brownfield site once existing use ceases	(+)

Assessment	272	329	347	351	355	360	380	386
Natural Resources								
H Overall Rating for 'Natural Resources'	0	0	(-) subject to full evaluation of risk and mitigation to source protection zone	0	(-) subject to full evaluation of risk and mitigation to source protection zone	(-) Southern part of site in HSE advise against development	(-) subject to full evaluation of risk and mitigation to source protection zone	(-) large use of grade3 land (cropped), with mineral safeguarding and a large proportion of site distanced from the settlement. Also subject to full evaluation of risk and mitigation to source protection zone.
Amenity								
I Overall Rating for 'Amenity'	0	0	(+) subject to minimising disturbance to visitors of the cemetery	0	(+)	(+) Site is very large	(-) proximity of site to Waste Water Treatment Works	(+)
Flood Risk								
J Overall Rating for 'Flood Risk'	0	0	(+) FRA will be required need to minimise run-off, and consider the proximity of the Ground Source Protection Zone	0	(+) FRA will be required need to minimise run-off, and consider the proximity of the Ground Source Protection Zone	(+) FRA will be required need to minimise run-off, and consider the proximity of the Ground Source Protection Zone	(-) FRA will be required need to minimise run-off, site is flood zone 2, site is also in a high sensitivity ground source protection zone	(+) FRA will be required need to minimise run-off, and consider the proximity of the Ground Source Protection Zone
People								
K Overall Rating for 'People'	0	0	(-) limited information has been provided, but it considered the site demonstrates some potential	0	(-) limited information has been provided, but it considered the site demonstrates some potential	(-) limited information has been provided, but it considered the site demonstrates some potential	(-) limited information has been provided, but it considered the site demonstrates some potential	(-) limited information has been provided, but it considered the site demonstrates limited opportunity given the relative poor accessibility to key facilities
Meeting needs								
L Overall Rating for 'Meeting Needs'	0	0	(-) But through submission of further detail this can be better established.	0	(-) But through submission of further detail this can be better established.	(-) concerns about the scale of such a development not meeting locally-derived needs, but fuelling in-migration	(-) Unlikely to contribute meaningfully	(-) But through submission of further detail this can be better established.

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 Economy'	0	0	N/A	0	N/A	(+ uncertain	N/A	N/A
O Overall Deliverability / Developability Rating	0	0	(+ subject to Ground Source Protection Zone, evaluation of risk	0	(+ subject to Ground Source Protection Zone, evaluation of risk	(-- Concerns about the HSE response of advise against development	(-- current uses would be in conflict with residential use	(--

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

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	(-) need with careful consideration around scale, form and siting of buildings	(++) within the built form	(--) inherent landscape sensitivity, with presence of intact strip field systems. Site is disassociated from the town.	0	(--) inherent landscape sensitivity, with presence of intact strip field systems. Site is disassociated from the town.	(--) inherent landscape sensitivity, with presence of intact strip field systems. Site is disassociated from the town.	0
Culture and Heritage								
D Overall Rating for 'Culture and Heritage'	(-) harm to strip field systems, but site represents a more unified site submission, and the strip field systems are not as intact, or as visually prominent here as in other areas.	(+)	(+)	(--) site is physically distanced from the settlement, and is not capable of being read in context with the town. Strip field system is relatively intact and visually prominent.	0	(--) site is physically distanced from the settlement, and is not capable of being read in context with the town. Strip field system is relatively intact and visually prominent.	(--) site is physically distanced from the settlement, and is not capable of being read in context with the town. Strip field system is relatively intact and visually prominent.	0
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.	No information has been submitted at this stage.	0	No information has been submitted at this stage.	No information has been submitted at this stage.	0
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	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'	(+)	(+)	(++) a brownfield site once existing use ceases	(+)	0	(+)	(+)	0

Assessment	387	414	449	462 (640)	482	484 (641)	485(642)	495
Natural Resources								
H Overall Rating for 'Natural Resources'	(-) larger area of greenfield land at grade 3, would need full evaluation of risk and mitigation to source protection zone	(-) subject to full evaluation of risk and mitigation to source protection zone	(++)	(+)	0	(++)	(+)	0
Amenity								
I Overall Rating for 'Amenity'	(-) proximity of site to Waste Water Treatment Works	(+)	(+)	(-) need to consider amenity of existing residents	0	(-) need to consider amenity of existing residents	(-) need to consider amenity of existing residents	0
Flood Risk								
J Overall Rating for 'Flood Risk'	(+) FRA will be required need to minimise run-off, site is also in a high sensitivity ground source protection zone	(+) Site in high sensitivity ground source protection zone	(++)	(-) FRA will be required need to minimise run-off, site is flood zone 2.	0	(-) FRA will be required need to minimise run-off, site is flood zone 2.	(-) FRA will be required need to minimise run-off, site is flood zone 2.	0
People								
K Overall Rating for 'People'	(+) Site submission recognises the need to provide a number of key facilities, and accessibility is reasonably good.	(--) site is of a size which is unlikely to help to contributing to meet wider needs	(--) site is of a size which is unlikely to help to contributing to meet wider needs	(-) Employment sites are needed in the locality. This site offer some potential	0	(-) Employment sites are needed in the locality. This site offer some potential	(-) Employment sites are needed in the locality. This site offer some potential (but in conjunction with a later submission (i.e. as 463 (640))	0
Meeting needs								
L Overall Rating for 'Meeting Needs'	(+) Some awareness of needs is demonstrated. Further information is required.	(--) site of a scale Council is unable to deliver affordable homes through its development	(-) Site does not demonstrate meeting a need re. employment land, provision of affordable housing or meeting needs of Ryedale's elderly	(-) Concerns that site is not located in an area to sustainably meet needs	0	(-) Concerns that site is not located in an area to sustainably meet needs	(-) Concerns that site is not located in an area to sustainably meet needs	0

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'	(+) Subject to appropriate access provision	(+) subject to appropriate access provision	(--) loss of the pool with no identified replacement	(-) access uncertainties	0	(-) access uncertainties	(-) access uncertainties	0
Strong Economy								
N Overall rating for 'Strong Economy'	N/A	N/A	(+)	(-) particularly on retail sector if scheme contains a supermarket	0	(-) particularly on retail sector if scheme contains a supermarket	(-) particularly on retail sector if scheme contains a supermarket	0
O Overall Deliverability / Developability Rating	(++)	(-)	(+) on the basis that a comensurate pool location is found	(+)	0	(+)	(+)	0

Assessment	496	497	498	500	504	512	525	576
Stage 1 - Sift	0	0	0	0	0	broadly same as 590 except access	0	Granted consent also not a use in SP1 for allocation
all sites 0.3Ha and above	(-) 0.24ha	(++) 0.65ha	(++)0.99ha	(++) 3.02 ha	(++)2.35ha	(++)3.69ha	(++)1.08ha	0
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(-) Tourist Leisure use
Sites which cause significant harm to national/international nature conservation sites (species or habitat) or would involve substantial harm or loss to designated heritage assets will not be considered further	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.
Sites which fall wholly within Flood Zone 3b not considered further for built development. Where sites are partially in Flood Zone 3b, that part of the site will be not be considered further for built development.	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(++) contains flood zone 3 but developed
Overall accessibility rating	0	(+) Good accessibility to key facilities	(+) Good accessibility to key facilities	(-) poor accessibility to key facilities	(-) poor accessibility to key facilities	(-) variable accessibility to key facilities	(-) variable accessibility to key facilities	0
A Overall Flood Risk Assessment	(++)	(++)	(++)	(++)	(++)	(++)	(++)	0
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	(-) Harm to trees on site, which cannot be mitigated.	(-) retention of existing boundaries would be required.	(+) subject to retention and enhancement of existing boundaries and trees	(+) potential for positive landscape enhancement	(-) loss of relatively intact and prominent strip field systems	(-) harm to existing boundaries and trees on site unavoidable to narrowness of strip field.	0

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 protection zone	(-) Mineral safeguarding zone (but adjacent to built form) and requires full evaluation of risk and mitigation to source protection zone	(-) Subject to full evaluation of risk and mitigation to source protection zone	(-) Subject to full evaluation of risk and mitigation to source protection zone	(-) HSE advise against development	(-) Subject to full evaluation of risk and mitigation to source protection zone	0
Amenity								
I Overall Rating for 'Amenity'	0	(+)	(+)	(+)	(-)	(+)	(-)	0
Flood Risk								
J Overall Rating for 'Flood Risk'	0	(+) Site in high sensitivity ground source protection zone	(+) Site in high sensitivity ground source protection zone	(+) FRA will be required need to minimise run-off, site is also in a high sensitivity ground source protection zone	(+) FRA will be required need to minimise run-off, and consider the proximity of the Ground Source Protection Zone	(+) FRA will be required need to minimise run-off,	(+) FRA will be required need to minimise run-off, site is also in a high sensitivity ground source protection zone	0
People								
K Overall Rating for 'People'	0	(-) site is of a size which is unlikely to help to contributing to meet wider needs	(-) limited information has been provided, but it considered the site demonstrates some potential	(-) limited information has been provided, but it considered that the site demonstrates limited potential, the site performs poorly regarding accessibility to key facilities	(-) limited information has been provided, but it considered the site demonstrates some potential, but the site performs poorly regarding accessibility to key facilities	(-) limited information has been provided, but it considered the site demonstrates some potential	(-) limited information has been provided, but it considered the site demonstrates some potential	0
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 established.	(-) But through submission of further detail this can be better established.	(-) But through submission of further detail this can be better established.	(-) Unlikely to contribute meaningfully	0

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	(-) access uncertainties	(--) harm to the use of the cemetery	0
Strong Economy								
N Overall rating for 'Strong Economy'	0	N/A	N/A	N/A	N/A	N/A	N/A	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 all sites 0.3Ha and above	0	broadly same as 512 except access	MIXED	EMPLOYMENT	0	MIXED same as 198	0	0
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	(++)0.75ha	(++)3.64ha	(++) 2.53 ha	(--)0.05ha	(++)0.46ha	(++) 3.4ha	(++) 0.53ha	(++)1.97ha
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	(++)	(++)	(++)	(-) Despite being employment distanced from settlement	(++)	(++)	(++)	(++)
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	(-) poor accessibility to key facilities	(-) variable accessibility to key facilities	(-) variable accessibility to key facilities	0	(-) variable accessibility to key facilities	(-) variable accessibility to key facilities	(-) poor accessibility to key facilities	(-) poor accessibility to key facilities
A Overall Flood Risk Assessment	(++)	(++)	(++)	(+)	(++)	(++)	(++)	(++)
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'	(-) loss of relatively intact and prominent strip field systems	(-) loss of relatively intact and prominent strip field systems	(+) subject to retention and enhancement of existing boundaries and trees	0	(-) uncertain impact on hedgerows due to access uncertainties	(-) subject to appropriate mitigation for the Newts, and field boundaries	(-) unavoidable loss of hedgerow	(+) Subject to retention of existing hedgerows and trees

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	0	(-) Site is separated from built form of the town. Limited integration. Rural character	(-) Incremental harm identified to strip field system, but not as intact and visually prominent as other sites.	(-) Site is viewable from wider distance, consider that despite size, wider harm to settlement would occur, no mitigation is possible	(-) wider landscape sensitivities identified.
Culture and Heritage								
D Overall Rating for 'Culture and Heritage'	(-) would represent further erosion of the significant harm identified to the intact, visually prominent Mickle Hill Strip Field complex. Also harm to the form and character of Pickering. Site would be isolated grouping with no visual/physical links to the settlement.	(-) significant harm identified to the intact, visually prominent Mickle Hill Strip Field complex. Also harm to the form and character of Pickering, and the Conservation Area of Pickering. Site would be a visually prominent discordant limb	(-) Development of the site would result in the loss of a field which forms part of the Towns historic strip field system which is considered to be significant in landscape and historic landscape character.	0	(-) Site position and situation relative to the existing settlement isolated, contributes to providing a intimate rural character to entrance of the town.	(-) Incremental harm identified to strip field system, but not as intact and visually prominent as other sites.	(-) site is capable of being viewed at distance, perpetuation of ribbon -style development	(-) Individually create a discordant limb of development. Cumulatively would harm the elevated, prominent rural situation of the Visually Important Undeveloped Area, harming the wider setting of the town.
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	No information has been submitted at this stage.	(-) Promotes design-led features	No information has been submitted at this stage.	No information has been submitted at this stage.
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.	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	(+)	(+)	(+)	(+)

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

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 Economy'	N/A	N/A	(+)	0	N/A	(+)	N/A	N/A
O Overall Deliverability / Developability Rating	(--) No access	(--) No access	(+)	0	(+) Access uncertainties	(+) Access uncertainties	(--) Access concerns	(+) Access uncertainties

Assessment	634	650
Stage 1 - Sift	EMPLOYMENT	EMPLOYMENT
all sites 0.3Ha and above	(++) 0.77ha	0
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	(++)	(++)
Sites which cause significant harm to national/international nature conservation sites (species or habitat) or would involve substantial harm or loss to designated heritage assets will not be considered further	(++) No significant harm identified to sites of international importance. Were designated species found, mitigation measure would be employed to afford statutory protection. No substantial harm to designated heritage assets.	(++) No significant harm identified to sites of international importance. Site has presence of Great Crescent Newts. Mitigation measures will be required to protect them. No harm to designated heritage assets.
Sites which fall wholly within Flood Zone 3b not considered further for built development. Where sites are partially in Flood Zone 3b, that part of the site will be not be considered further for built development.	(++)	(++) Site which is previously developed and the land to the south of the industrial estate is not within Flood Zone 3. The easternmost limb of site, 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
Overall accessibility rating	(+) Good accessibility to key facilities, within the context of being an employment site.	(+) Good accessibility to key facilities, within the context of being an employment site.
A Overall Flood Risk Assessment	(++)	(++) Flood Zone 1 for main part of the site, but the eastern limb is flood zone 3
Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?	0	0
Biodiversity and Geo-diversity		
B Overall rating for 'Biodiversity and Geo-diversity'	(+) Subject to retention of existing hedgerows and trees	(+) Subject to retention of existing hedgerows and trees

Assessment	634	650
C Special Qualities, Landscape and Setting		
C Overall Rating for 'Special Qualities, Landscape and Setting'	(+) no wider landscape impacts	(-) main part of site is well related to settlement form and character for the use, eastern limb could be a prominent projecting limb. Mitigation through avoiding the eastern limb is possible.
Culture and Heritage		
D Overall Rating for 'Culture and Heritage'	(+) No effect on heritage assets. Need to consider landscaping to ensure no harm to form and character.	(+) No effect on designated heritage assets. Need to consider landscaping and impact of eastern limb on wider form and character and setting of Pickering
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.
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.
Efficient Use of Land		
G Overall Rating for 'Efficient Use of Land'	(+) Site could become a brownfield site, but currently a working farm	(++)

Assessment	634	650
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'	(--) 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
Meeting needs		
L Overall Rating for 'Meeting Needs'	(--) more suited to providing small scale, windfall employment site	(+) Limited information but 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'	(+ albeit at a small-scale	(++)
O Overall Deliverability / Developability Rating	(-- uncertainty around availability	(+ due to constraints concerning contamination.