

**RYEDALE DISTRICT COUNCIL
PLANNING COMMITTEE**

SCHEDULE OF ITEMS TO BE DETERMINED BY THE COMMITTEE

PLANS WILL BE AVAILABLE FOR INSPECTION 30 MINUTES BEFORE THE MEETING

Item Number: 6
Application No: 17/00894/MOUT
Parish: Pickering Town Council
Appn. Type: Outline Application Major
Applicant: Toft Hill Ltd C/O Walker And Sons (Hauliers) Ltd
Proposal: Residential development of up to 30no. dwellings with associated access (site area 1.08ha).
Location: Land Off Ruffa Lane Pickering North Yorkshire

Registration Date: 26 July 2017
8/13 Wk Expiry Date: 25 October 2017
Overall Expiry Date: 1 September 2017
Case Officer: Rachael Balmer **Ext:** 357

CONSULTATIONS:

Housing Services	Comments to consider.
Environmental Health Officer	No views received
Yorkshire Water Land Use Planning	Recommends conditions
Countryside Officer	Recommends conditions.
Lead Local Flood Authority	Recommendations and comments.
Sustainable Places Team (Yorkshire Area)	
Lead Local Flood Authority	Recommends conditions
Parish Council	Concerns
Highways North Yorkshire	Recommends refusal
Designing Out Crime Officer (DOCO)	Recommend conditions

Neighbour responses: Nicholas & Clair Cousins, Mr John Hustler, Heather Hattersley, Miss Sarah Tilston, Miss Sally Green, Paula Parkin, Mr D W Ross, Dr David Capes, R S Howorth, H. A Simpson,

SITE:

The site extent comprises 1.08ha and is formed from the southernmost extent of a large, linear field (grazed, but cropped in the past) which is situated outside of the Development Limits of Pickering, on the north eastern extent of the settlement. The land is broadly a rectangular shape, and there is a strip of land to the north which is within the applicant's ownership, but not within the red outline of the site. The site is on both rising, and undulating land. There is a single smaller open field to the west of the site, and residential development has occurred to the south of the site with two dwellings in substantial curtilages, and to the west of those, a more concentrated built form, forming the extent of Pickering's built form, with the Persimmon scheme. To the west is ribbon development, which is separated from the site by the smaller field. The land is within the Fringe of the Moors Area of High Landscape Value. At the point of the site's entrance Ruffa Lane is a track. The field is surrounded by high hedges and is elevated from the Ruffa Lane track and Pluntrain Dale Lane, which is a well-incised track, running northwards to the immediate east of the site.

PLANNING COMMITTEE

24 October 2017

PROPOSAL:

The proposal seeks outline permission for the development of up to 30 dwellings, with access to be considered. The application form states 30 dwellings, and the affordable housing 'heads of terms' also indicate 30 dwellings. All other matters are reserved, although an indicative layout has been provided which shows the scheme being two rows of properties, which are of two storeys in height. A road and surface water swales would be utilised laterally across the site. The proposed road access is to situated on the south western corner of the site, adjacent to the existing access to the site which is identified as providing a footpath. The access is also on rising land. There is proposed open space to the south eastern corner of the site.

As well as technical information: including a ecological assessment, flood risk assessment, and transport assessment, there is a design and access statement and planning statement. These have been revised to show the red outline as that submitted on the plans. These documents include further information which has been provided for the purpose of considering the application.

HISTORY:

There is no relevant planning history in terms of planning decisions. A pre-application enquiry was made 17/00314/PREAPP, normally such responses are confidential, but this response was then submitted by the applicant's agent as part of their submission in the Design and Access Statement.

POLICY:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 confirms that the determination of any planning application must be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises:

The Ryedale Local Plan Strategy (2013)

The Proposals Map (2002) carried forward by the Local Plan Strategy

The 'saved' policies of the Ryedale Local Plan (2002)

The Yorkshire and Humber Plan (Regional Spatial Strategy)- York Green Belt Policies (YH9 and Y1)

(The latter two components are not considered as part of the determination of this proposal)

The Ryedale Plan - Local Plan Strategy (5 September 2013)

Policy SP1 General Location of Development and Settlement Hierarchy

Policy SP2 Delivery and Distribution of New housing

Policy SP3 Affordable Housing

Policy SP4 Type and Mix of New Housing

Policy SP12 Heritage

Policy SP13 Landscapes

Policy SP14 Biodiversity

Policy SP15 Green Infrastructure

Policy SP16 Design

Policy SP17 Managing Air Quality, Land and Water Resources

Policy SP19 Presumption in Favour of Sustainable Development

Policy SP20 Generic Development Management Issues

SP22 Planning Obligations, Developer Contributions and the Community Infrastructure Levy

Material Considerations:

National Planning Policy Framework (NPPF) (2012)

National Planning Practice Guidance

CONSULTATIONS:

A brief summary of the position of statutory and non statutory consultees is included on the front sheet of the report and issues raised are addressed in the relevant appraisal sections of the report. All consultation responses are available for Members to view on the public access webpage, and referred to in the report accordingly.

Pickering Town Council have raised objections to the proposal, in summary:

- more suitable housing sites available, which fit better with the existing development;
- bears no relationship to the form and character of the town: the development would be incongruous- with the open field, and the proposed depth of development contrary to the existing single line of dwellings
- Sloping nature of the site, obtrusive feature within the farmland
- Concerns about the access to the site, in terms of ease of movement of vehicles, and it was not assumed many people would be walking into the town centre

In terms of neighbour responses, 8no. letters have been received from individuals.

In summary, the responses are concerned with the following matters:

- Lack of appropriate access Ruffa Lane is a single track agricultural lane, combined with the increased traffic usage- accident black spot at junction with Ruffa Lane and Whitfield Avenue
- Scheme would have lack of parking
- widening road would result in loss of ecology and destroy field boundaries
- Loss of view of rolling hills and agricultural fields
- as agricultural land acts to absorb excess water better than with houses and tarmac
- Peaceful place for dog walkers, walkers and wildlife- strong recreational value with the public right of way which provides access to the North York Moors National Park and places within it
- Properties will be on gradually elevated land- and likely to be two storey
- Sensitive landscape nature- Fringe of the Moors Area of High Landscape Value and The North York Moors National Park is 650 metres east
- Situated beyond the development boundary/limits of Pickering in open countryside
- Our dwelling could only be built at dormer bungalow height- not two storey
- Visual impact inappropriate for the area- detrimental effect on the open countryside
- Development would increase traffic levels in an area where the roads are narrow and access is provided to the school
- Other development proposals in the settlement, which would be more integrated
- Questionable whether the town community infrastructure can support the additional residents with this site and others
- Speculative application on a greenfield site- without regard for the actual needs of the town, residents or any consideration for the local environment
- The site is elevated, spoil the nature of the countryside and the entry to the town
- It would be 'bolted on' to a remote corner of the town
- Consider it would be visible from the A170 and the A169
- Skyline development
- Out of character with current ribbon development, and the density and layout does not reflect the large substantial curtilages of the properties on Ruffa Lane
- Exacerbate surface water drainage problems, which sees Pluntrain Dale Lane resemble a stream in times of heavy rainfall
- Concerns regarding land banking

- With the 320 houses on Firthland Road, this will put enough pressure on Pickering's facilities without this application.

Later responses were made by three individuals who do not reside in the vicinity of the proposal, but one of the individuals is an adjacent landowner:

Support the scheme- delivery of 10 affordable dwellings will provide more housing for younger families and young people who want to stay in the area, who are currently priced out of the housing market, and their presence can support the businesses in Ryedale.

APPRAISAL:

The main considerations to be taken into account are:

- i) Principle of development
- ii) Landscape impact, and form and character impact
- iii) Site-specific considerations
- iv) Further statutory considerations

Principle of development

Policy considerations

The site is not allocated in the Development Plan for residential development. The principle of development would be established in Members are minded to grant permission, taking account of strategic policies of the Development Plan and other material considerations.

Policy SP1- General Location of Development and Settlement Hierarchy- identifies Pickering is a Local Service Centre, and a secondary focus for growth. Pickering is expected to have allocations at the town, which would cumulatively deliver at least 750 dwellings over the plan period (2027). Since the adoption of the Plan in 2013 a number of permissions have been granted and some of these are completed. The allocations required to meet the residual requirement have been identified (through Members agreeing the Publication of the Local Plan Sites Document, but they are not yet adopted at the time of writing this report. As such the site is on the edge of Pickering, and therefore is broadly in conformity with Policy SP1.

Policy SP2- Delivery and Distribution of Housing- builds on the principles of SP1, and sets out the scenarios for residential development. For Pickering, within the context of new build development outside of the Development Limits this includes: Allocations in and adjacent to the built up area. As such, whilst the proposal is broadly consistent with the wording of Policy SP2, Members will need to consider whether there is a need to release the site; and in doing so whether there is an adverse impact which would result from the development. The site is however, not strictly adjacent to Development Limits, because of the road to the south, and the field to the west, and this is considered within the form and character considerations. The site is also at the very end of Ruffa Lane, the site is c.1km from the primary school, the nearest key facility. The road is also narrow, and whilst there are footpaths, it is not considered that site has good accessibility to the facilities and services of Pickering. The bus stops are also 0.25 and 0.4 kilometres from the site, making them unlikely to be used by those with reduced mobility. The Planning Statement has also referred to the Pickering Train Station as a transport facility. Members will be aware that this line (North Yorkshire Moors Railway) is run for tourists, and is not linked in a meaningful way to any significant settlement in a reasonable commuting distance. The earliest train to Whitby is 9:25 and arrives at 11.09.

The land supply position and need

The five year land supply position for 2017-18 has been calculated and trajectoryed. In conjunction with the operation of the 'Local Buffer' (which allows for a 25% uplift in any year's completions-

without penalty on the following five year's supply) resulting in between 184 and 200 homes per year- and accordingly the land supply is 6.50 or 6 years, respectively. This is a robust level of supply. This means that all the policies of the Development Plan have full weight. Members are in the position to decide whether the benefits of the proposal outweigh any harm identified, which they view as being contrary to the Development Plan's provisions. It is also of relevance that in 2016 the Council commissioned a Strategic Housing Market Assessment. This concluded that the Objectively Assessed Need for Ryedale (excluding the national Park) is 206 dwellings per annum. When considering the existing Plan requirement of 200 homes, in conjunction with the operation of the Local Buffer (as discussed) above, the Plan remains entirely appropriate in meeting the OAN.

Affordable housing need is recognised as a materially significant consideration. The draft heads of terms have been provided as a later submission, and identified that affordable housing delivery of 10 units on site, and a pro-rated 0.5 unit commuted sum based on a 2 bed unit at market value less the transfer price. This is a Policy SP3 -compliant level of provision for a site in Pickering, and the People Team are satisfied with the proposed contribution, subject to the adherence with nationally -based floor space standards, and breakdown of property sizes. This is a benefit of the scheme. The applicants have stressed that there has been under-delivery of affordable housing. The fact that there has been some under-delivery is not disputed. However, Members will be considering whether the proposed 10 affordable dwellings indicated, plus the commuted sum, in the planning balance results what is capable of delivering in a Plan-compliant development. If Members were minded to approve this proposal, the precise amount of affordable housing contributions would be set out in the s.106.

The Emerging Local Plan Sites Document as a Material Consideration

This particular extent of site has not been submitted for consideration through the Development Plan production process. Members may recall that this site (albeit in two different configurations) was also part of the 2015 Sites Consultation: full development of the entire field (site 387), and a small linear frontage strip (site 630). Neither proposal was considered to represent a site which demonstrated potential as an allocation. Indeed both site submission configurations was identified as a Group 2 site; whereby issues with the site were not considered capable of resolution. The principal concerns were raised on the basis of the landscape sensitivity and poor relationship with the built form of the town. However, this aspect is considered in the following paragraphs in terms of the assessment of the site as it is proposed, on its own merits.

Members will be aware that Council has very recently made decisions on the sites to be identified as allocations, and part of agreeing the Publication of the Local Plan Sites Document (12 October 2017). This site is not identified as an allocation, and other sites which were not identified as allocations performed better through the Sustainability Appraisal than this site (albeit in a slightly different configuration). Although not adopted, this is a formal, advanced stage of the Development Plan production process and identifies the component of the Development Plan which the Local Planning Authority consider to be submitted and examined in due course. The Local Plan Sites Document is not yet a Constituent of the Development Plan- and have full weight-it is nevertheless a Material Consideration to which weight can be attributed. Therefore a decision to approve this application, could be deemed a 'prematurity matter' i.e. a decision which is considered to be both premature and contrary to the emerging Development Plan.

This site is considered within this policy context in terms of the Development Plan, and it is not considered that there are any Material Considerations which warrant a departure from the Development Plan, and as such the site is considered against the Policies of the Ryedale Local Plan-Local Plan Strategy (LPS). The emerging Local Plan Sites Document is a material consideration, and weight can be attributed to its provisions.

Landscape Impact and form and character impacts

The features of this site are typical of the Landscape Character Assessment which identifies the land as being part of the Linear Scarp Farmland. The key characteristic features are:

Panoramic views from the escarpment ridge out across the Vale of Pickering to the South;
Attractive rural qualities with a medium to large scale field mosaic containing prominent hedgerows and woodland blocks;
settlements concentrated along the foot of the slope;
Dynamic, rhythmic quality to the undulating relief;
North south orientated dry valleys and road; and
Strong medieval field pattern around Pickering.

Whilst this field is not identified as being part of the historic strip field system, it has a strong linear form, and contributes significantly to the landscape character of this part of Pickering through the presence of the mature hedgerows, and its sloping form, which also has some undulating relief. Despite its relative closeness to Pickering, the site displays a strongly rural character, which is experienced on site. Pickering, like other settlements on the fringe of the Vale of Pickering, is concentrated on the foot of the slope, with development also extending northwards, where it follows the dale. The development of this site, would result in a discordant, prominent form of development, which would be viewable at distance, notably from the A170. There is c. 600 metres between the site and the North York Moors National Park boundary to the immediate east of the site, which can be accessed along a public right of way. The intervening topography means that that the development's potential ability to affect the setting of the National Park is likely to be wholly constrained, based on one or two storey dwellings. However, the site is viewable along publically accessible walking routes, which are used by walkers and dog walkers, as referred to in comments made, and experienced by Officers on site, and is an important component in the entrance into the settlement at this part of Pickering. The site, and the surrounding land plays an important role in the landscape setting in this part of Pickering.

LPS Policy SP13 - Landscape - identifies, alongside the Proposal Map, that the undeveloped area north of Pickering from the A170 is identified as being within the Fringe of the Moors Area of High Landscape Value. This is so identified for its natural beauty and scenic qualities. It recognises that there are also sensitivities, particularly with the rising elevation, the strong linearity of the field patterns. Policy SP13 also recognises that as well as protecting the distinctive elements of the landscape character of these areas, there are particular visual sensitivities given the sloping topography, and the ability to achieve long-distance skyline views within Ryedale, and further a field. On that basis, it is considered that the development would not accord with SP13 in principle.

LPS Policy SP20- Generic Development Management Issues- considers the impact of development on the character of the area, and the design implications of development. New development is expected to respect the character and context of the immediate locality and the wider landscape/townscape character in terms of physical features and the type and variety of existing uses. Expanding on this, Policy SP16 - Design- requires that development proposals create high quality durable places that are accessible, well integrated with their surroundings and which, amongst other aspects, reinforce local distinctiveness through the location, siting form, layout and scale of new development respecting the context provided by its surroundings including: topography and landform that shape the form and structure of settlements in the landscape, and that views, vistas and skylines that are provided and framed by the above.

On first inspection of the site location plan; the site is close to the built edge of Pickering. However, when the site is viewed with the context of the surrounding area it displays a surprising level of rurality. The proposal is building upslope in a particularly visually prominent manner: The land is primarily rising to the north, and the applicant's submissions indicate a rise of c.5 metres of elevation from the southern extent, and within this there are topographical variations which mean the site is not capable of being read to any significant degree in context with the built form of Pickering due to the way in which the land rises to the west of the site, and falls to the east. To the immediate south of the site is a single, one and half storey property and to the south, further to the west, is the extent of Pickering's main built form, including the recently constructed scheme at Whitfield Avenue. None of the properties to the west are viewable from the eastern half of the site, but once within the site, on higher land some of the properties to the west are likely to be visible. The hedgerows are seen by the applicant as a key mitigation regarding landscape setting, and 'screening of the site'. It noted in the Officer's site notes that the hedgerows have been allowed to increase in their height since earlier site assessment.

Ruffa Lane is characterised by ribbon development to the north, and to the south a number of streets have followed the linear form of the original strip fields which would have surrounded Pickering in the Medieval period (and still do today in large part). It is important to note that whilst the appearance, landscaping, layout and scale are reserved matters, it is clear that the broad layout can be ascertained as a two linear strips, replicating the appearance of ribbon development, by virtue of the road and swales, which is not a development form which is considered appropriate in terms of efficient use of land and inclusive layouts. The topographical matters are discussed above, and even if the dwellings were single storey, they would result in skyline development, and would have a strongly suburbanising effect on what is one of the most attractive rural edges and settings to Pickering. The applicants have sought to refer to the recent Persimmon development at Whitfield Avenue as demonstrating the proximity to the substantive built form of Pickering. However, the Whitfield Avenue scheme is well contained by existing development, and there are five properties which are situated in between existing dwellings on the frontage of Ruffa Lane, off to the south western corner of the site. Considering each site on its merits, the Whitfield Avenue site is much more integrated into the built form of Pickering. The condition of Ruffa Lane, and the size of the site and its topography have influenced the scheme, the resulting development would, be in terms of its view from Ruffa Lane, akin to ribbon development albeit with no frontage. As such it is considered were development to take place would result in a confused, suburbanising form would relate poorly to the existing built form in the locality.

In terms of designing out crime, the Police Designing Out Crime Officer has provided a condition which requires the submission of further information about certain elements of the scheme has part of the Reserve Matters, should the approval be given.

In summary, the lack of integration with the existing built form, the elevated and exposed position of the site will result in a discordant, visually prominent development in what is a sensitive, strongly rural edge to Pickering, and that the development would conflict with Policies SP16 and SP20. These concerns have also been identified within the representations made by the Town Council and those individuals who have made representations.

Site Specific Matters:

Policy SP20- Generic Development Management Issues, also covers accessing parking and Servicing. In terms of access, parking and serving, the Highway Authority have now provided a formal response, in which they have concluded that they have a series of concerns with the proposed access to the site, and they are recommending refusal:

" Consequently, it is considered that proposed improvements allied to offering mitigation measures in respect of an increase in traffic to and from the site as a consequence of the proposed development do not result in a satisfactory and safe layout and therefore is recommended that the application be refused for the following reason:

The Planning Authority considers that the roads leading to the site are by reason of their poor alignments/ poor junctions/ insufficient widths/ poor condition/ unsuitable gradients and lack of footways/lighting/turning area considered unsuitable for the traffic which would be likely to be generated by this proposal. "

As access is not a reserved matter, this element of the scheme is to be considered as part of the Outline permission. It is considered that on the advice of the Highway Authority, this proposed access is contrary to Policy SP20, which seeks to ensure that:

"Access to and movement within the site by vehicles, cycles and pedestrians would not have a detrimental impact on road safety, traffic movement or the safety of pedestrians and cyclists."

Policy SP4- Type and mix of new housing - to ensure that the resulting development contributes to provision of a balanced housing stock, in terms of sizes, and number of bedrooms, and ensure a well-designed inclusive scheme. This is, save for the principal affordable housing considerations, something

to be considered as a Reserved Matter, if the outline was approved.

Policy SP17- The site is within Flood Zone 1, and a Flood Risk Assessment was produced. The Local Lead Flood Authority have advised that the following matters would need to be considered in more detail:

- The detail of the SuDs and the implications of the ground source protection zone would need to be addressed in the outline- and not as a Reserved Matter;
- A 1 in 1 year rainfall event rainfall should be used
- Peak Flow Control- no runoff destination established; if sewers are used the water discharge rates are impractical;
- The run off destination is not established- if infiltration is required volume control is not a problem
- Flood exceedence pathways need to be identified. Run off from a 1 in 100 year rainfall event are managed, which protect people and property on and off site.
- Management of SuDs would need to be established

There has been a suite of correspondence (available on the Public Access web page and further clarification received from the LLFA which concluded that the evidence submitted showed sufficient information to confirm that SuDs can be implemented, and that a condition could be applied (if the scheme was approved) regarding the provision and management of SuDs. The LLFA expect that in respect to SuDS performance parameters, states for an outline application: The applicant must provide information to demonstrate that the following requirements can be met. For full application, reserved matters and discharge of conditions they recommend: The applicant must provide information to demonstrate that the following requirements will be met. A form of wording has been provided by the applicant, and agreed by the LLFA for a suitable condition.

Yorkshire Water have advised conditions be attached regarding the disposal of foul water. In respect of surface water, as the site is within Zone 3 of the Ground Source Protection Zone, the use of SuDs will only be acceptable if uncontaminated surface water utilises SuDs, and not connecting in to gullies. The use of public or private sewers would need the approval of the relevant owner.

As such the proposal is not considered to be contrary to the provisions of SP17 concerning reducing flood risk, and appropriate surface water management, subject to the use of conditions.

In respect of Policy SP11- Community Facilities and Services- no on-site formal children's place space would be required on a scheme of this size. However, on-site amenity space would be expected. Aligned to this, Policy SP15 - Green Infrastructure - requires that Green Infrastructure Corridors would be expected in a scheme where hedgerows are an important element of the landscape character, and for their ability to form integrated developments where biodiversity and recreational activity enhance the development. All matters save access are reserved, but the indicative layout and landscaping scheme has identified the retention of the hedges, and the formation of a small area of open space to the south eastern corner of the site, initial observations by Officers are that the space does not provide a well-integrated form of open space. The applicants are aware of the CIL charge, and have completed the relevant information, although the ability to calculate the CIL charge would only be possible once floor areas are available.

Further Statutory considerations:

The Design and Access Statement has identified that the impact on designated heritage assets is negligible, due to intervening development and topographical features, site evaluation concurs with this. Policy SP12- Heritage- also considers non-designated heritage. It is noted that archaeological features are described as being within the immediate vicinity. Work undertaken by the Heritage Unit at the County Council, for the Development Plan production identified that: *This is an area with potential for remains and finds of the prehistoric and Roman periods, along the northern edge of the Vale of*

Pickering and extending upon onto the higher ground to the north. Recent archaeological work south of the town has recorded evidence for late prehistoric and Roman period track ways and fields and settlement enclosures. The HER also records a number of finds of earlier prehistoric date which suggest prehistoric settlement and burial activity in this area. Advise geophysical survey to be followed by trial trenching to clarify the nature and significance of any archaeological remains. On that basis, archaeological evaluation would be required and has not been provided to date. If Members are minded to approve the scheme, a standard condition requiring archaeological evaluation would be attached.

In terms of matters regarding the ecological implications of the development, the site is a currently grazed field, part of a much larger field, with no specific biodiversity designations. The site is within the buffer zone for considering the presence of Golden Plover, who can forage and loaf on farm land, and this is a species identified as a reason for the North York Moors SPA designation. An assessment was undertaken which found no presence of the Gold Plover. The Senior Specialist Place (Ecology) has advised that *"The proposed development will have some impact on the existing biodiversity of the area specifically nesting skylark the removal of the open habitat in which this species nests can not be mitigated against although there are other similar habitat areas nearby. Great crested newts are known to exist to the south of the site and old ponds are recorded to the north although the site itself is for the most part sub optimal newt habitat. However the site could offer suitable biodiversity enhancement opportunities via the creation of further hedge planting attenuation ponds and built in bat and bird nesting sites. Therefore he has recommend a condition concerning Ecological design strategies(and ecological creation and restoration schemes, etc.) is attached to any planning permission granted, to ensure satisfactory compliance with Policy SP14 –Biodiversity"*

Conclusion:

Considering this scheme in accordance with the provisions of the adopted Development Plan, it is clear that there are significant concerns with the proposal. Whilst this site's location is broadly in conformity with the Policies of SP1 and SP2, being adjacent to Pickering, the site is distanced from services and facilities, and is unlikely to deliver sustainable modes of access, and there are site-specific issues.

The scheme would deliver 10 on-site units and a 0.5 unit commuted sum, which is Plan-compliant, but this must be weighed in the balance with the adverse impacts identified: There are significant concerns regarding the adverse impact on the form and character of Pickering, and the landscape setting in which the proposed development is situated. It is considered that the provision of affordable housing at any extent would not outweigh the adverse impacts of the development to the character and landscape of this part of Pickering, primarily because of the site's lack of clear integration with the existing built form of Pickering, and because of the site's topographical variations, and landscape sensitivity. Contrary to Policies SP13, SP16 and SP20.6.30

The Local Highway Authority are also concerned with the identified access to the site, and the measures needed to make a satisfactory scheme in this regard. They have recommended that the application is refused.

The Publication of the Local Plan Sites Document has now been agreed by Members which identifies the proposed Plan-led approach to meeting development requirements in Pickering up to 2027. This site is not identified as an allocation, nor previous submissions of the site performed well enough to even be identified as site options as part of the Sustainability Appraisal process. It is considered that approval of this scheme would be contrary to the provisions of the well-advanced Local Plan Sites Document.

Due to the identified material harm to the landscape setting of Pickering, and adverse form and character impacts, and the recommendation of refusal from the Local Highway Authority. In respect of Policy SP19- Presumption in Favour of Sustainable Development, the proposal cannot be made acceptable and therefore considered to accord with the established Development Plan, and the emerging Development Plan. Accordingly, this application is therefore recommended for refusal.

In response to the objections raised by both the Highway Authority and the Town Council, the Agents have sought an extension of time until the 22 December 2017 to provide responses those concerns raised and allow the consideration of those responses in time for the December Planning Committee. This proposed extension was received on the 12 October. Officers are of the view that, as outlined in the conclusions, there are fundamental concerns with this application, and it is not reasonable, or necessary, to agree an extension of time when the matters are so fundamental. Members may, however, wish to consider such an extension

RECOMMENDATION: Refusal

- 1 The proposed development would have a significant adverse impact on the form and character of Pickering, resulting in an incongruous built form, relative to existing properties. The rising land, coupled with the undulations of the site would result in a visually prominent development, at an edge of Pickering which has maintained, despite some residential development in proximity, a strongly rural character. Accordingly, this would be contrary to Policy SP13 -Landscape; Policy SP16- Design and Policy SP20 -Generic Development Management Issues.

- 2 The Planning Authority considers that the roads leading to the site are by reason of their poor alignments/poor junctions/insufficient widths/poor condition/unsuitable gradients and lack of footways/lighting/turning area considered unsuitable for the traffic which would be likely generated by this proposal.

- 3 The proposed development would not complement the site allocations identified at Pickering to meet the outstanding housing requirement at the settlement identified in the Publication Local Plan Sites Document. Previously submitted sites in this location performed poorly through the Sustainability Appraisal process. Approval of this development would be in conflict with the emerging Local Plan Sites Document