

From: Pickering Town Council

Sent: 25 January 2018 10:29

To: Development Management

Subject: 17/01500/MOUT - residential development of up to 11 dwellings with associated access on land off Ruffa Lane

The council recognises that the proposed development constitutes an extension, though separated by a single, small field, to the ribbon development on the north side of Ruffa Lane and, with the two dwellings to the south of the development site, could be said to fit more easily into the local built environment than the previous application to develop the site for up to thirty dwellings.

However the site is on rising land and the proposed estate would sit high and proud above the Ruffa Lane track. The council's view is that the development would be jarringly obtrusive, viewable from a distance, and, thereby, compromising the attractive, rural edge to the town and the Fringe of the Moors Area of High Landscape Value.

It is questionable whether the applicant has produced a convincing argument that occupants of the development would not be primarily dependent on their cars to access services, the town centre and employment. For example, the applicant refers to two nearby bus stops; however, these are for the town bus service which does not operate at a time convenient, for example, for children living at the site to ride to the Junior School on Middleton Road, or St Joseph's Roman Catholic Primary School and Lady Lumley's School in Swainsea Lane. The applicant also refers to the local railway station, recognises that it does not form part of the railway network but does not make the obvious conclusion that it is for tourists and not commuters.

The council has already agreed to support the allocation of land off Whitby Road and off Malton Road for housing development thereby meeting the allocated number of new dwellings for the town. Therefore it does not see any need to develop additional land for housing particularly when the development would be so obtrusive in the landscape.

Andrew Husband

Clerk to Pickering Town Council