

Parish comments

**From:** Pickering Town Council

**Sent:** 21 February 2018 08:52

**To:** Development Management

**Subject:** The Persimmon application to develop land south of Firthland Road, Pickering, for a housing estate

17/01536/MFUL – erection of 24 four bedroom dwellings, 75 three bedroom dwellings, 50 two bedroom dwellings and 14 one bedroom dwellings with associated access, garaging, parking, infrastructure, landscaping and public open space on land south of Firthland Road.

The council objects to this application. It has already stated its preference for the allocation of land at Whitby Road and Malton Road for substantial numbers of additional housing for the town.

The council does not think that the road system, local to site, which connects it to the A170 can accommodate with ease the vehicular movement that the housing estate, were permission to be granted, would generate. The local road system comprises Manor Drive, Anchorite Lane and Firthland Road. Manor Drive, for much of its course between Firthland Road and the A170, is a single lane thoroughfare. Firthland Road requires the most careful driving by motorists given the amount of on street parking on its north side. Anchorite Lane when it junctions with the A170 becomes a single lane which motorists travelling eastwards but looking to turn into the thoroughfare have to negotiate with enormous care because traffic coming down the lane cannot be seen until they are at the junction itself.

The council is very concerned about whether the development could be effectively drained: the land is low lying, the water table high. The council shares the concerns of the local drainage board in this respect.

Finally, the council is seriously worried about the consequences for local schools and Pickering Medical Practice, all of which are at capacity. The medical practice reports an increase over the past five years of over five hundred patients and though additional staff have been appointed to cope with this increase, the practice cannot create additional capacity without significant injections of capital from sources other than the NHS.

Andrew Husband

Clerk