

**Overall conclusions of the Site Selection Methodology for Pickering**

**Group 1** Fails Stage 1 of the Site Selection Methodology and that are not considered to be suitable for allocation.

**Group 2** Sites where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology can be mitigated or sufficiently mitigated; Or

There are compelling reasons which indicate that a site is not considered to be deliverable/developable

**Group 3** Sites where issues have been identified as part of the Stage 2 assessment. Mitigation could be used to reduce impact/achieve an acceptable form of development on sites within this group if they are required to meet development needs.

**Group 4** A site which performs generally well through each of the stages of the Site Selection Methodology

Site ID	Location	Outcome grouping	Principal reason for outcome
38/216/351	The Nurseries, Whitby Road	Site is now developed	
199	Land Adjoining Daniel Europe Limited (Emerson Group), East of Outgang Lane	Site has outline consent	Performs generally well as an employment site, but meeting smaller-scale needs
96	Land North of Ruffa Lane	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
197	Land Fronting onto Middleton Road, Spring Head, Keld Head.	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
256	Land West of 151 Middleton Road, Keld Head	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
268	Pickering Highways Area Office, Vivis Lane	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
272	Highways Depot, Vivis Lane	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.

329	Land West of Malton Road, South of Tofts Road and North of Kirby Misperton Road	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to distance of the site from the settlement.
482	Land South of Tofts Road and North of Kirby Misperton Road	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to distance of the site from the settlement.
495	H L Halder Ltd, Vivis Lane	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
496	New Crown Offices & Savanna, Whitby Road	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
576	Northern Events Arena, Malton Road	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to the proposed use of tourism/leisure not being subject to allocation.
615	Malton Road Engineering, Malton Road	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size and distance of the site from the settlement.
93	Land North of Ruffa Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (access cannot be identified) can be mitigated. The site contains identified Strip Field Systems.
110	Land North of Ruffa Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (access cannot be identified) can be mitigated. The site also contains identified Strip Field Systems.
117	Land at Mickle Hill, South of Crossgate Lane and Outgang Road	2 (undeveloped area)	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (HSE response is advise against development (southern component); harm to intact and visually prominent strip field system complex; and form and character issues based on the elevated topography) can be mitigated.
130	The Lodge, Middleton Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to Trees subject to TPO, and lack of developable area) can be mitigated. Site to be considered on the basis of the removal of the VIUA.

135	Land North of Ruffa Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to identified Strip Field Systems; accessibility concerns and form and character issues) can be mitigated.
138	Land at Keld Head Hall, Middleton Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to Keld Head Conservation Area, form and character issues concerning reduced identity of Keld Head and loss of rural character) can be mitigated.
139	Land South of Thornton Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Amenity concerns with proximity to the industrial estate; accessibility concerns) can be mitigated. Site also contains identified Strip Field Systems.
140	Land South of 49-79 Firthland Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues concerning form of site as a limb projection) can be mitigated. Site is also a field identified as part of a Strip Field Systems.
146	Land North of Ruffa Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (absence of an access) can be mitigated or sufficiently mitigated. There are compelling reasons which indicate that a site is not considered to be deliverable/developable due to land ownership complexities.
149	Land West of Outgang Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues concerning the linear, narrow form of site) can be mitigated. Site is also a field identified as part of a Strip Field Systems.
150	Land South of Thornton Road and East of Outgang Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Amenity concerns with proximity to the industrial estate; accessibility concerns) can be mitigated. Site also contains identified Strip Field Systems.

151	Land South of West Pasture and West of Goslipgate	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues concerning form of site as a limb projection; flood zone 2 (with sequentially preferable sites)) can be mitigated. Site is also a field identified as part of a Strip Field Systems.
152	Land East of Outgang Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Amenity concerns with proximity to the industrial estate; presence of SINC (pond) with limited developable area) can be mitigated.
203	Land South of Hugden Close and East of Outgang Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Amenity concerns with proximity to the industrial estate, poor accessibility) can be mitigated. Site is also a field identified as part of a Strip Field Systems.
204	Land West of Barnes Nurseries, Goslipgate	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Flood zone 2 with sequentially preferable sites; form and character issues concerning form of site as a limb projection) can be mitigated. Site is also a field identified as part of a Strip Field System.
206	Land South of Keld Head Hall Middleton Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to Keld Head Conservation Area, form and character issues concerning reduced identity of Keld Head and loss of rural character) can be mitigated.
228	Land South of Middleton Road at Keld Head	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to Keld Head Conservation Area, form and character issues concerning reduced identity of Keld Head and loss of rural character) can be mitigated.
355	Land South and East of Keld Head Hall, Middleton Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to Keld Head Conservation Area, form and character issues concerning reduced identity of Keld Head and loss of rural character) can be mitigated.

360	Land at Mickle Hill, South of Crossgate Lane and Outgang Road	2(undeveloped area)	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (HSE response is advise against development (southern component); harm to intact and visually prominent strip field system complex; and form and character issues based on the elevated topography) can be mitigated.
380	Keld Head Waste Water Treatment Works, Westgate Carr Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to Keld Head Conservation Area, form and character issues concerning reduced identity of Keld Head and loss of rural character; and the proximity to the Keld Head SINC) can be mitigated.
386	Land North of 117-119 Ruffa Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues concerning form of site as an elevated, limb projection distanced from the main settlement; identification as a mineral safeguarded area, and poor accessibility) can be mitigated.
414	Sunquest, Whitby Road	2	Some concerns identified at Stage 2 of the Site Selection Methodology (access uncertainties, limit developable area). Unlikely to meet wider needs. There are compelling reasons which indicate that a site is not considered to be deliverable/developable due to landownership complexities.
449	Ryedale Swimming Pool, Mill Lane	2	Site displays potential with low landscape sensitivity. However concerns regarding the loss of the pool, with no identified replacement means site currently cannot mitigate the loss of this facility, and is therefore in group 2.
497	Land North of Hatcase Lane, West of High Back Side and East of Whitby Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to the setting of Pickering Conservation Area, a Visually Important Undeveloped Area; and harm to trees) can be mitigated. Limited developable area.
498	Land North of 37 Westlands	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to the setting of Pickering Conservation Area and the Pickering Castle; no access is identified) can be mitigated.

500	Land West of Keld Head Farm Cottages, Keld Head	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to setting of Keld Head Conservation Area, form and character issues concerning reduced identity of Keld Head and loss of rural character; and coalescence issues with Keld Head/Pickering and Middleton; and poor accessibility) can be mitigated. Site includes Strip Field Systems.
504	Land North of Thornton Road and East of Whitfield Avenue	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Site is part of a Visually Important Undeveloped Area, prominent entrance to the town; part of an intact visually prominent Strip Field System; poor accessibility) can be mitigated.
512	The Oaks, 110 Outgang Road, Pickering and the land to the rear thereof.	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (HSE recommends advise against development; form and character issues as a discordant limb of development; an important part of an intact visually prominent Strip Field System) can be mitigated.
525	Land North and East of the cemetery, Whitby Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (adverse impact on experience and longer term viability of the cemetery, localised landscape sensitivities) can be mitigated. Site's development would include an identified Strip Field System.
589	Land West of Hugden Lane Farm, Outgang Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (HSE recommends advise against development; form and character issues as a discordant limb of development; an important part of an intact visually prominent Strip Field System; no access demonstrated; poor accessibility) can be mitigated.
590	Land South of 104 to 110 Outgang Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (HSE recommends advise against development; form and character issues as a discordant limb of development; an important part of an intact visually prominent Strip Field System; no access demonstrated) can be mitigated.

604	Land East of Middleton Car and Commercials, Main Street, Middleton	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Site is adjacent to Middleton so not adjacent to Pickering; coalescence issues with Keld Head/Pickering and Middleton; and poor accessibility; harm to setting of Scheduled Monument St. Nicholas' Hospital) can be mitigated. Also an identified Strip Field System.
620	Land North of Haygate Villa, Malton Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Form and character concerns, site distanced from settlement, strongly rural character would be harmed) can be mitigated. Also an identified Strip Field System. Access concerns.
630	Land opposite 117-119 Ruffa Lane,	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Form and character concerns, perpetuation of ribbon development, access concerns; poor accessibility) can be mitigated. Site would also not provide a meaningful contribution to addressing needs.
631	Land to the south and east of Sunnyside, Ruffa Lane, Pickering	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Form and character concerns as would be an isolated site, access concerns; poor accessibility, site is part of a Visually Important Undeveloped Area, and contributes significantly to the eastern entrance of Pickering) can be mitigated. Site would also not provide a meaningful contribution to addressing needs.
634	Land and buildings and Butt Dyke Close Farm, Thornton Road	2	There are compelling reasons which indicate that a site is not considered to be deliverable/developable. The site is a working farm, and no evidence has been provided to show when that operation will cease. Site performs well as a small scale employment site in other regards.
640 (462)	Land east of Malton Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to intact and visually prominent strip field system complex; and form and character issues based on the distance from the settlement) can be mitigated.

641 (484)	Land south of Eastgate House, Malton Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to intact and visually prominent strip field system complex; and form and character issues based on the distance from the settlement) can be mitigated.
642 (485)	Land east of Malton Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to intact and visually prominent strip field system complex; and form and character issues based on the distance from the settlement) can be mitigated.
90	Barnes Nurseries, Goslipgate	2/3 (Theoretical Yield of 44)	A site where issues have been identified as part of the Stage 2 assessment (The site has Flood Zone 2, and reduced accessibility). Mitigation could be used to reduce impact/achieve an acceptable form of development on sites within this group if they are required to meet development needs. The site performs acceptably in other regards, and the landform sensitivity is lower than other sites. The current use has not ceased, and no information is provided as to when this could take place.
229	Barnes Nurseries, Goslipgate	2/3 (Theoretical Yield of 45)	A site where issues have been identified as part of the Stage 2 assessment (The site has Flood Zone 2, and reduced accessibility). Mitigation could be used to reduce impact/achieve an acceptable form of development on sites within this group if they are required to meet development needs. The site performs acceptably in other regards, and the landform sensitivity is lower than other sites. The current use has not ceased, and no information is provided as to when this could take place.
116	Land to the north of Middleton Road and east of Crook Lane	3 (Theoretical yield of 117)	A site where issues have been identified as part of the Stage 2 assessment (the site currently has at its western extent a single strip field system, the development will not contribute to coalescence directly, but landscaping could create a better edge to that which currently exists, and soften its appearance, the site is also in Ground Source Protection Zone 1). Mitigation could be used to reduce impact/achieve an acceptable form of development on sites within this group if they are required to meet development needs.
142	Land South of Outgang Road and North of Crossgates Lane	3 (Theoretical Yield of 11)	The site performs well in the SSM, but is currently in use, and no indication of availability has been provided. The site would yield only a limited number of dwellings, but is a potential brownfield site well related to the town.



198	Land West of Outgang Lane	3 (Employment)	A site where issues have been identified as part of the Stage 2 assessment (reduced accessibility and includes development of a single field in an identified strip field system). Mitigation could be used to reduce impact/achieve an acceptable form of development on sites within this group if they are required to meet development needs. The wider landform and landscape sensitivity is lower than other sites.
200	Land West of Malton Road and Haygate Lane	3 (Theoretical Yield of 108)	A site where issues have been identified as part of the Stage 2 assessment (flood zone 2 for western limb of the site (could use as a green infrastructure opportunity); includes development of a single field in an identified strip field system but not visually prominent or intact; access will also need consideration). Mitigation could be used to reduce impact/achieve an acceptable form of development on sites within this group if they are required to meet development needs. The wider landform and landscape sensitivity is lower than other sites.
271	5 Whitby Road	3 (Theoretical Yield of 10)	The site performs well in the SSM, but is currently in use, and no indication of availability has been provided. The site would yield only a limited number of dwellings, but is a potential brownfield site well related to the town.
347	Land East of Whitby Road and North of Corbie Way/ Marshall Drive	3 (Theoretical Yield of 180)	A site where issues have been identified as part of the Stage 2 assessment (The site is within a zone 1 Ground Source Protection Zone; access will also need consideration). Mitigation could be used to reduce impact/achieve an acceptable form of development on sites within this group if they are required to meet development needs. The wider landform and landscape sensitivity is lower than other sites.

205/ 387	Land South of Firthlands Road and West of Greenlands Road	3 (Theoretical Yield of 265-312)	A site where issues have been identified as part of the Stage 2 assessment (A very small part of the site is within a zone 1 Ground Source Protection Zone; Site within proximity of the Waste Water Treatment Works, and industrial estate; access will also need consideration for a site of this size; there would be the development of fields which are identified as being Strip Fields). Mitigation could be used to reduce impact/achieve an acceptable form of development on sites within this group if they are required to meet development needs. The site can ensure development is distanced from the waste water treatment works and industrial estate; the wider landform and landscape sensitivity is lower than other sites, the site relates well to the existing built form of the town, and the Strip field systems in this site submission are neither as prominent nor intact as others around the settlement, ensuring that those field systems which are particularly sensitive are retained. The site is of a scale which can provide land to meet wider community facilities such as land for a school, and sports provision.
624	Land west of Outgang Lane	3 (Mixed)	A site where issues have been identified as part of the Stage 2 assessment (reduced accessibility and includes development of a single field in an identified strip field system). Mitigation could be used to reduce impact/achieve an acceptable form of development on sites within this group if they are required to meet development needs. The wider landform and landscape sensitivity is lower than other sites.
650	Land south of Enterprise Way and East of Outgang Lane	3 (Employment)	Site where issues have been identified as part of the Stage 2 assessment. These are: use of the eastern limb of the site due to its open views and disassociation with the town, and appropriate protection for the Great Crested Newts. Mitigation could be used/applied to reduce impact/achieve an acceptable form of development on sites within this group if they are required to meet development needs. The site is well related to the industrial estate, and means to mitigate contamination is identified. Access options are available.