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**From:** Technical Sewerage [REDACTED]  
**Sent:** 08 July 2025 14:56  
**To:** Alan Goforth [REDACTED]  
**Subject:** RE: 22/01401/MOUT- Malton Road, Pickering

Hi Alan,

Many thanks for your email and update following Thirsk and Malton Area Committee.

YWS look to support strategic housing allocations and understand that this is an allocated site in the Ryedale Local Plan. As such YWS has no further comment to make on this application, our previous comments apply.

Kind regards

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**From:** Alan Goforth [REDACTED]  
**Sent:** 02 July 2025 11:58  
**To:** Planning Consultation Mailin [REDACTED]  
**Subject:** 22/01401/MOUT- Malton Road, Pickering  
**Importance:** High

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**Your Ref: Z000177**

**22/01401/MOUT- Hybrid Planning Application comprising:**

**1) Outline planning application for residential planning permission for up to 110 dwellings within 3.70ha of the site, with all matters reserved save for means of access;**

**2) Full planning permission for change of use to public open space of an adjoining parcel of land extending to some 1.09ha on land west side of Malton Road, Pickering on behalf of Mr Derek Beal**

Hello,

The above planning application was reported to the Thirsk and Malton Area Committee on 19 June. At that meeting Members resolved to defer the determination of the application in order to seek further comments from Yorkshire Water on sewerage capacity in Pickering in light of recent correspondence relating to other proposed housing in Pickering.

YW's most recent response to the Malton Road housing application is from 26 September 2024 (recommend conditions). At this point I'd like to check whether YW have any sewerage capacity concerns in relation to this application or if you wish to make any further comments on the matter?

As you will be aware, unlike the 'windfall' housing developments proposed off Whitby Road (ref. ZE25/00416/MOUT) and Middleton Road (ref. ZE24/00588/MOUT), this application relates to an allocated housing site as set out in the Ryedale Plan- Local Plan Sites Document (2019). This particular site is not a recent, ad-hoc speculative application, it is a long-standing feature of the established spatial approach to development in the former Ryedale area. Is it fair to presume that any planning upgrades to the sewerage infrastructure will have taken account of this allocated housing site? Your input will be a great help as I need to prepare to return this application to Planning Committee later this summer.

I look forward to hearing from you.

Kind Regards

Alan Goforth  
Principal Planning Officer

[Redacted]  
[Redacted] [Redacted]  
[Redacted]

North Yorkshire Council, Ryedale House, Malton, North Yorkshire YO17 7HH

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