

# Ingsgarth, Pickering

— Proposed Site Boundary  
Gross Site Area: 4.06Ha / 10.0 acres

■ Residential Development Area  
(approx. 2.62Ha / 6.47 acres)

■ Dwelling Frontages

✳ Feature Dwellings at Key Vistas

■ Proposed area of Bungalows respecting  
neighbouring dwellings off Ingsgarth.

■ Public Open Space (P.O.S.)

■ Proposed Attenuation Basin

■ Proposed FW Pump Station

● Existing Public Right Of Way  
(P.R.O.W.)

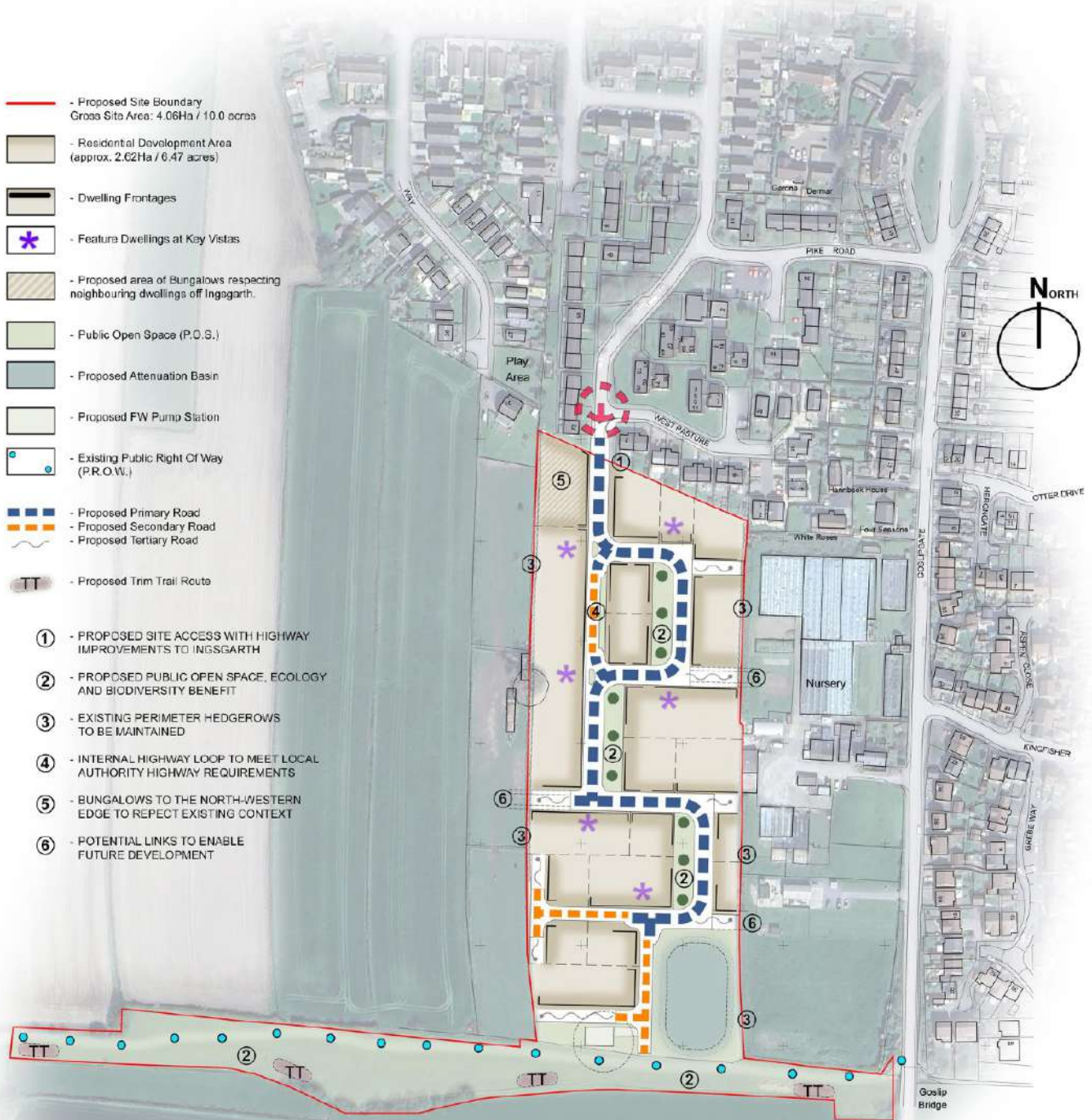
■ Proposed Primary Road

■ Proposed Secondary Road

■ Proposed Tertiary Road

TT Proposed Trim Trail Route

- ① - PROPOSED SITE ACCESS WITH HIGHWAY IMPROVEMENTS TO INGSGARTH
- ② - PROPOSED PUBLIC OPEN SPACE, ECOLOGY AND BIODIVERSITY BENEFIT
- ③ - EXISTING PERIMETER HEDGEROWS TO BE MAINTAINED
- ④ - INTERNAL HIGHWAY LOOP TO MEET LOCAL AUTHORITY HIGHWAY REQUIREMENTS
- ⑤ - BUNGALOWS TO THE NORTH-WESTERN EDGE TO REPECT EXISTING CONTEXT
- ⑥ - POTENTIAL LINKS TO ENABLE FUTURE DEVELOPMENT



Rev	By	Note	Date

Stages	Sketch	Planning	Tender	Constructor	As Built

**PRA** Architecture  
 35 The Tannery, Lawrence Street, York, YO10 3AH T: 01904 653772  
 Email: info@prarchitecture.com Website: www.pra-architecture.com

**DRAFT FOR DISCUSSION**

Illustrative  
Framework Plan (Context)



PROJECT Ingsgarth Pickering

TITLE	Illustrative Framework Plan (Context)
CLIENT	Steve Murray Associates
DATE	28.06.24
SCALE	1:1000@A1
DRAWING	1903.02
REVISION	
DRAWN	GH
CHECKED	GH

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