

# The Mere and Oliver's Mount

Your chance to influence the future...

## Introduction

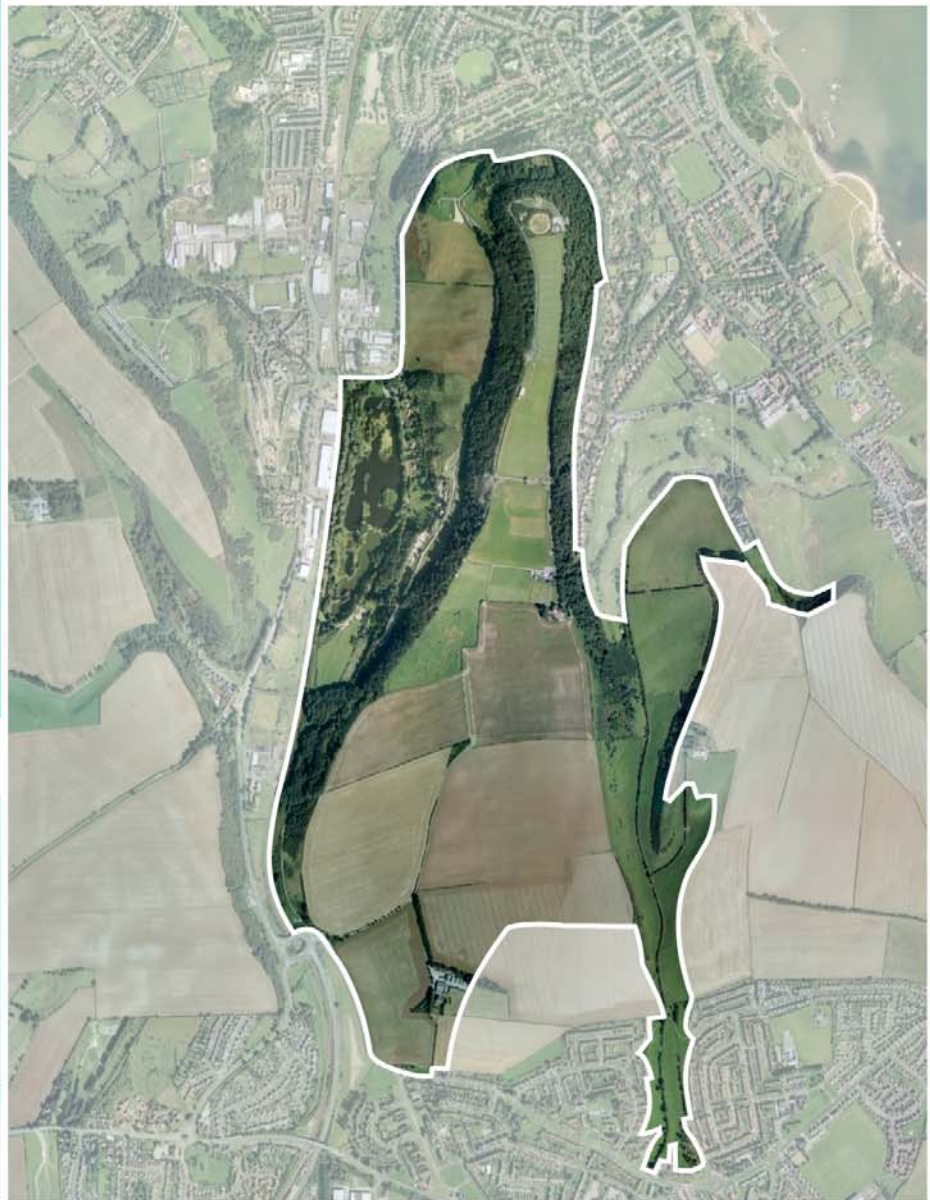
Scarborough Borough Council has appointed consultants to prepare an exciting and imaginative masterplan for the use of the Mere, Oliver's Mount and its associated green space as a community woodland and country park.

The consultants have assessed the 650 acre site and proposed four concept options for its development. These present a number of new opportunities for the community, such as attractive woodland and open space, new leisure facilities and commercial development opportunities.

The success of this project will depend on the input of local residents, community groups and businesses.

Please get involved by providing your comments and ideas, and take this opportunity to let us know what you think about the proposals for the site.

Advisors from the consultants and Scarborough Borough Council are available to answer questions.



### Context Map



### The Consultancy Team

Lead landscape consultant TEP have carried out the study and will be producing the masterplan for the site. TEP is based in Warrington, Cheshire and has over 10 years experience in producing successful masterplans.

Economic and regeneration consultants BE Group have carried out market research and explored commercial development and leisure opportunities for the site. BE Group are also based in Warrington, Cheshire.



It is important that the consultation involves as many people as possible.

Your comments will help inform the masterplan.

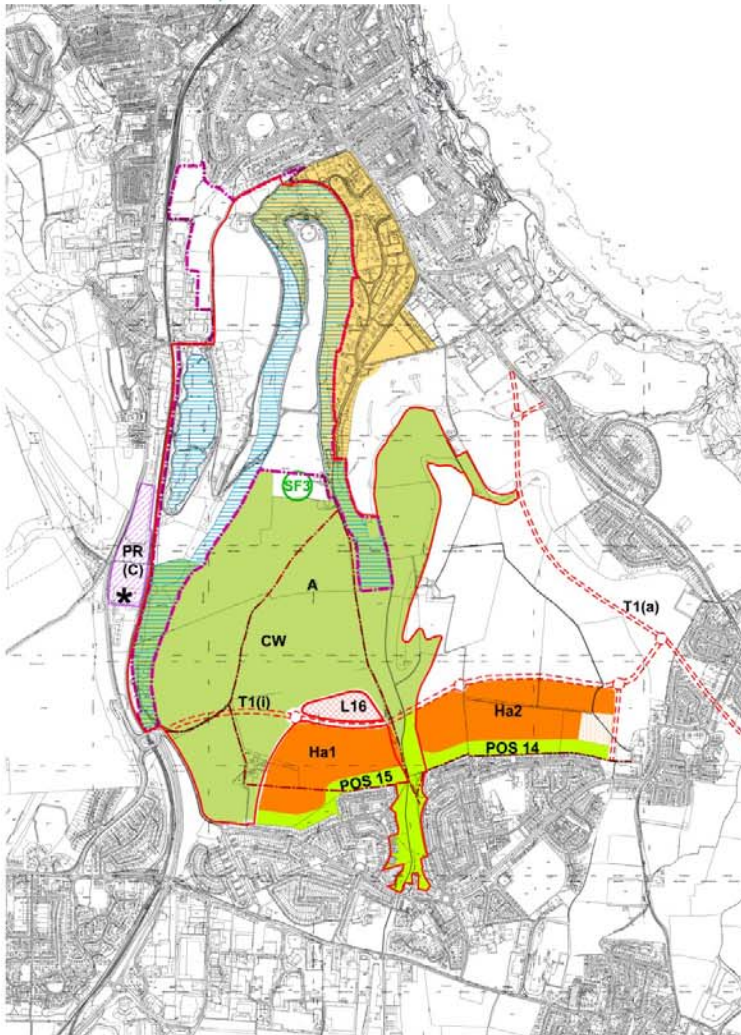
Please complete and return a feedback sheet before you leave.

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## Planning Context

### Planning Context Plan



<b>KEY:</b>	
Site boundary	Ha Proposed housing
<b>Local plan policy</b>	Committed housing
Mere and Oliver's Mount Country Park	L Leisure development
Local Sites of Importance for Nature Conservation	A Archaeological Site
CW Community Woodland	Highway Schemes
POS Public Open Space	Sports facilities
Conservation Area	<b>Public Rights of Way and Access</b>
PR Park and Ride Site	Public Right of Way - bridleway
Ancillary Development to Seamer Road Park and Ride	



### Planning Context:

The local plan (1999) identifies the following planning policies within the site and its immediate surroundings:

#### L14: The Mere and Oliver's Mount Country Park

The Mere and Oliver's Mount is designated as a Country Park facility within the local plan and will include the retention of areas for the quiet enjoyment of the landscape.

#### L15: Community Woodland

Land between Eastfield and Oliver's Mount will be developed as a community woodland with significant open areas to allow for the development of a range of recreation pursuits and wildlife habitat.

#### E7: Local Nature Conservation Sites

The mature woodland on the banks of Oliver's Mount and the Mere are designated as local sites of importance for nature conservation. The policy also emphasises the importance of other features such as hedgerows, streams and footpaths as essential wildlife corridors.

#### E22: Weaponness Conservation Area

The residential area and mature woodland to the north and east of Oliver's Mount is designated as a conservation area and development will only be permitted where it will preserve or enhance the character and appearance of the area.

#### E28: Archaeology

A round barrow monument (prehistoric 500,000 BC to 42 AD) is located within the agricultural fields to the south of Oliver's Mount Farm and this must be retained.

#### SF3: Sports Pitches

The land to the west of Oliver's Mount Farm is allocated for sports pitches.

#### L16: Leisure Development, Middle Deepdale

Land at Middle Deepdale is allocated for leisure uses where they will complement planned recreational uses in the area and be sympathetic to the landscape setting.

#### T1(i): Highway Scheme Associated with Development Proposals

The construction of the A165/link road through the A64T Middle Deepdale/High Eastfield Area to the south of Oliver's Mount. The route is required to serve the proposed development at High Eastfield Farm and Middle Deepdale Farm.

#### H2: Middle Deepdale Housing

The land to the south of Oliver's Mount at High Eastfield Farm and Middle Deepdale Farm is allocated for housing. It is intended that the development will help to physically integrate Eastfield and Osgodby with the rest of Scarborough.

#### T5: Seamer Road Park and Ride

Facilities for park and ride have been allocated on the land to the north of Dean's Garden Centre on the A64(T) Seamer Road, to the west of the Mere.

#### T6: Supporting Development to Seamer Road Park and Ride

The land to the south of the park and ride site provides scope for the development of supporting facilities to meet the needs of park and ride users.



# The Mere and Oliver's Mount

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## The Site



An event at Oliver's Mount race circuit



Oliver's Mount race circuit start point

### Oliver's Mount Race Circuit

The famous Oliver's Mount Race Circuit is located at Oliver's Mount on a circuit of steep winding roads, to the eastern and western slopes, which also bound the playing fields at the top of the plateau. The circuit is used six times a year for events such as road races and hill climbs. Race circuit facilities are located at Weaponess Farm and Oliver's Mount Farm.

### Agricultural Land

The land in the southern part of the site is formed by agricultural fields which gently slope down from Oliver's Mount towards Eastfield. Mature hedgerows dissect the fields with a small number of informal pedestrian routes providing links between Oliver's Mount, Eastfield and Osgodby. High Eastfield Farm is located in a prominent position to the south, near Musham Bank Road and Eastway. The area provides long distance open views to the south across Eastfield with views to the east and west partially obstructed by mature woodland.



Long distance view of the agricultural fields from Eastfield



Entrance to High Eastfield Farm from Musham Bank Road



Long distance view across Eastfield from Agricultural fields

### Middle Deepdale Valley

The naturalistic open valley of Middle Deepdale forms the eastern boundary to the site and is an important recreational link to the settlements of Eastfield and Osgodby to the south. The landform steeply slopes down towards the waterbody at the centre of the valley with mature hedgerows and trees along the banks. The southern end of the valley is more formal and continues through the settlement of Eastfield, with residential dwellings overlooking the space on either side. A footpath and bridleway run through the valley providing an important link between Eastfield and Oliver's Mount.



Long distance view of the site from Deepdale Valley



View along the Middle Deepdale Valley



Access road surrounding the Mere



Vehicular access to Oliver's Mount

### Access and Links

Access to the site is mainly found to the north of the Mere and Oliver's Mount with pedestrian only access to the south from Musham Bank and Deepdale. Within the site a variety of formal and informal footpaths and bridleways can be found through agricultural fields, mature woodlands, amenity open space, playing fields and adjacent to the large waterbodies.



Informal footpath link from Eastfield to Oliver's Mount



Informal woodland path at Musham Bank



Informal woodland path at Oliver's Mount



Formal woodland footpath at Oliver's Mount



Formal footpath surrounding the Mere

# The Mere and Oliver's Mount

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## Your involvement



### How you can get involved

Thank you for attending this event today, we welcome your feedback on the proposals for the Mere and Oliver's Mount.

Please take a look at the following four boards that show different concepts for the site including attractive woodland and open space, a range of leisure facilities and commercial development opportunities.

### What to do

Let us know what you think by completing a feedback form telling us what you like and dislike about the four concept options and identifying the facilities and activities you would like to see on the site.

The feedback form also provides the opportunity to give additional comments on more specific issues or requirements you may have.

Feedback forms are available from the advisors. Please complete a form and return it to one of the advisors at the event, alternatively you can post it to the address on the back of the form by Friday 9th May 2008.

Further information is also available from Alex Richards at Scarborough Borough Council.

Tel: 01723 384317  
Email: [Alex.Richards@scarborough.gov.uk](mailto:Alex.Richards@scarborough.gov.uk)



### How the decision is made

Your comments are important in the development of the masterplan for the site and will be considered as part of a wider decision making process.

The consultants will rigorously test the concepts presented today by considering a range of issues and measuring their benefits to the community. Choosing a concept will not be based solely on cost, it will take account of a wide range of issues including the following (listed in alphabetical order):

- Community benefits e.g. jobs created, opportunities for training and education
- Community aspirations
- Contribution to local, regional and national policy
- Cost effectiveness
- Demand for activities and other uses
- Developer interest
- Ecology and wildlife
- Enhancing the image of the area
- Environmental issues and sustainable energy
- Impact on the local economy
- Long term management and maintenance
- Noise
- Planning policies and the effect on the local community and area
- The appeal of the site to a wide cross-section of the community, including those with an interest in particular sports or activities
- Traffic impact

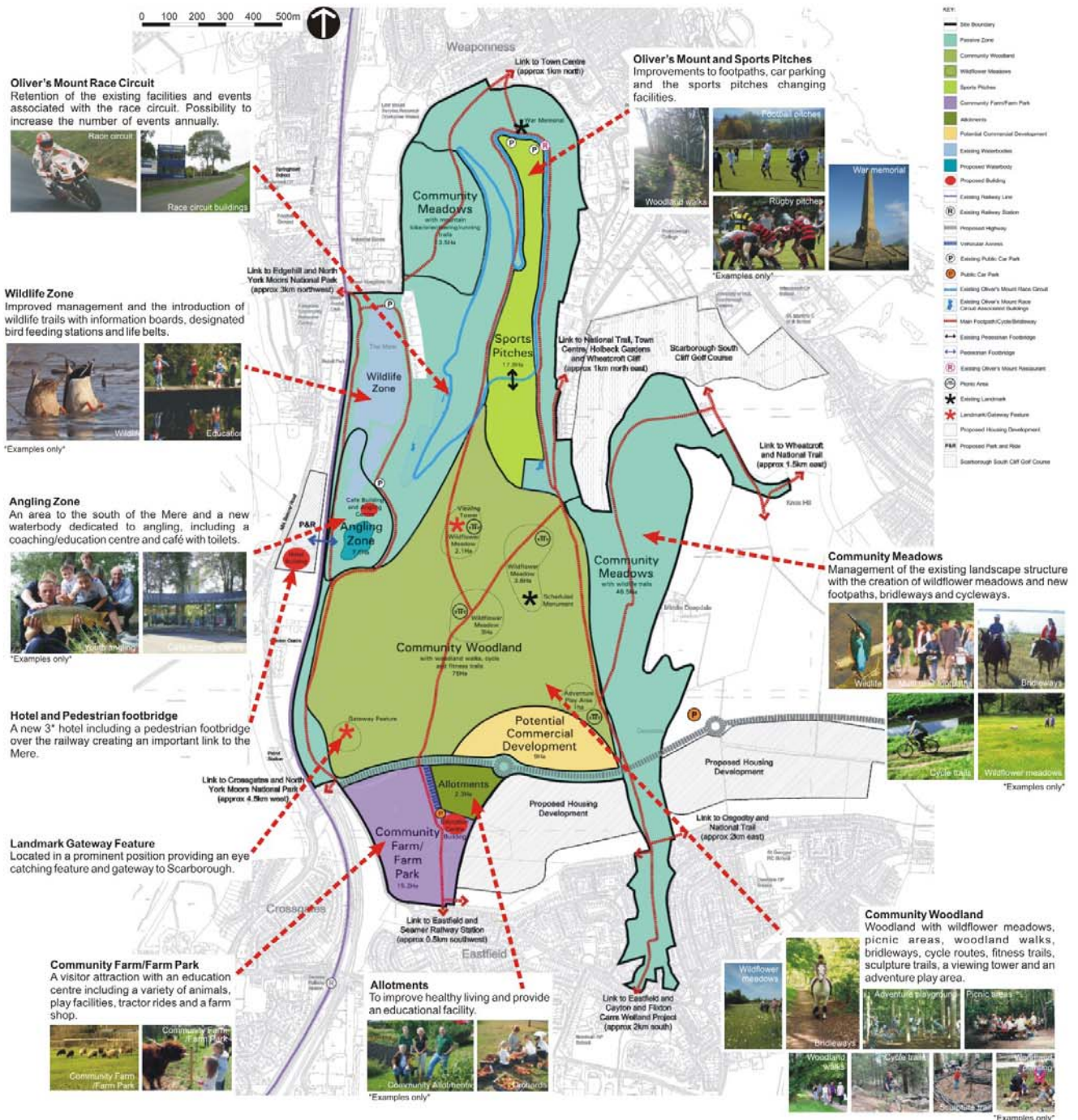


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## Concept 1 - Community Woodland with Education Focus

Concept 1 provides a minimal approach retaining the naturalistic character of the space. The changes largely consist of community woodland and meadows, with a strong community focus through the provision of passive and active facilities for users. The concept enhances the ecological value of the site, improves local habitats and landscape quality with a strong emphasis on education.

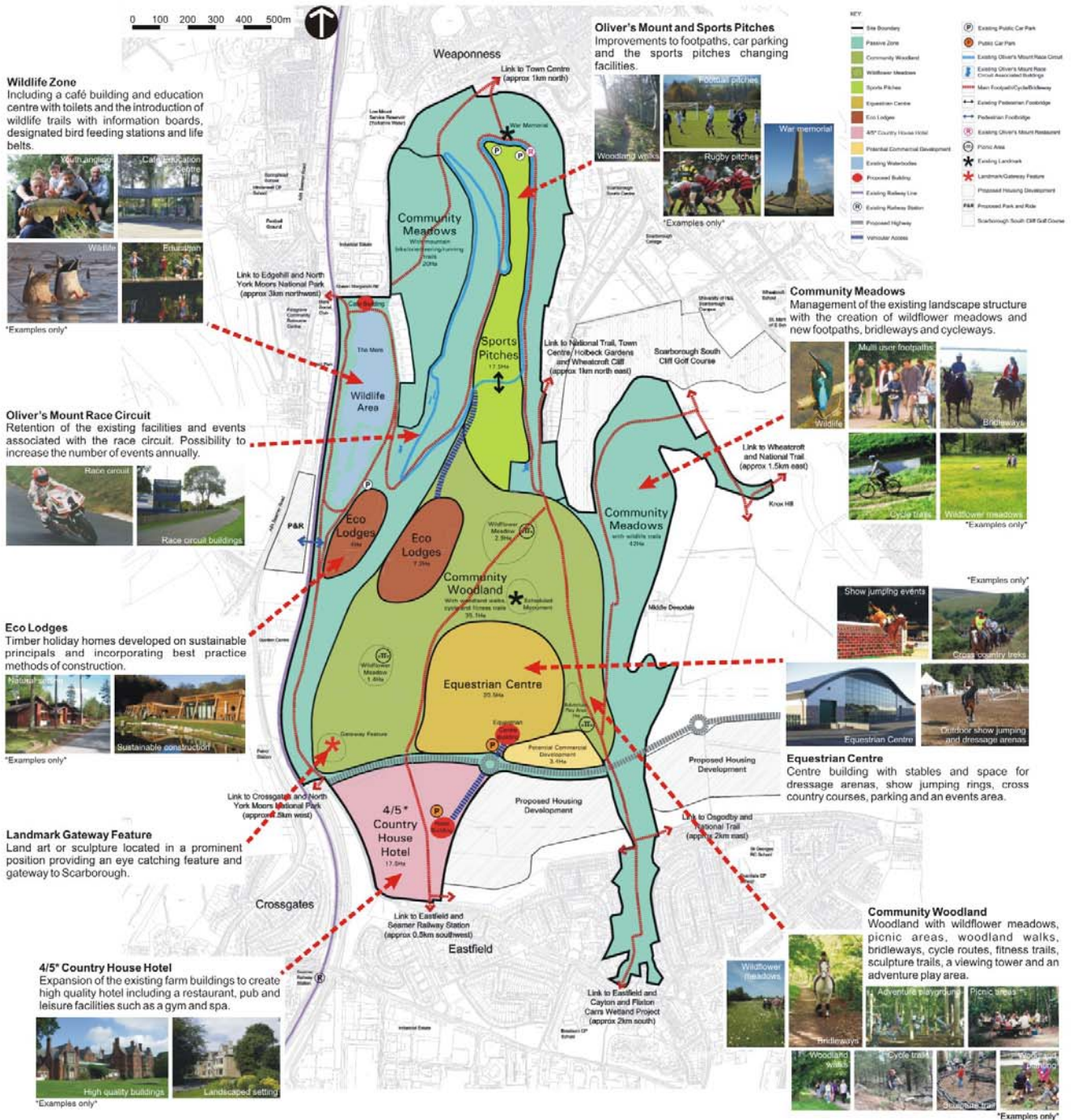


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## Concept 2 - Community Woodland with Equestrian and Accommodation Focus

Concept 2 consists of medium level intervention focusing on active soft end uses with naturalistic space largely consisting of community woodland and meadows. The concept incorporates an Equestrian Centre and Eco Lodges sensitively located within Community Woodland providing a visitor attraction of regional scale.

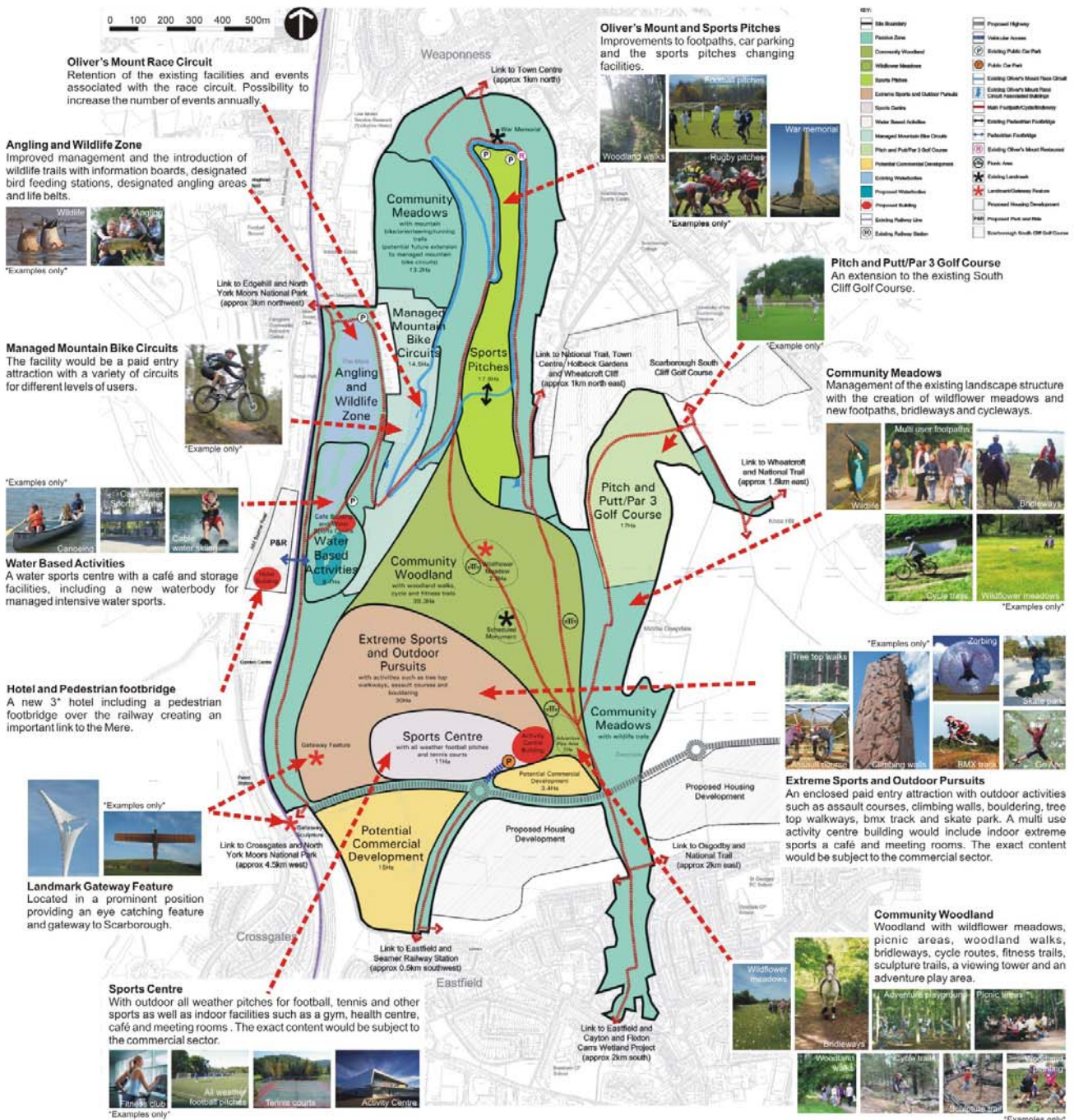


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## Concept 3a - Community Woodland with Outdoor Pursuit Focus

Concept 3a consists of a higher level intervention maximising the commercial viability of the site. The concept focuses on formal active pursuits with a large area dedicated to paid entry commercial leisure attractions, buffered from the surroundings by existing and proposed woodland containing passive and active uses. Revenue from the commercial activity would support investment in the community and wildlife areas of the site.



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## Concept 3b - Community Woodland with Outdoor Pursuit Focus

Concept 3b consists of a higher level intervention maximising the commercial viability of the site. The concept varies from 3a by offering alternative locations for commercial leisure attractions and provides the opportunity for a regional sports attraction, as well as maximising Oliver's Mount for formal community recreation. Like Concept 3a, revenue from the commercial activity would support investment in the community and wildlife areas of the site.

