

12 December 2015

Forward Planning
Ryedale District Council
Old Malton Road
MALTON
YO17 7HH

Sites Consultation 2015

Sites ID 542 and 543. Land east and north of Beck House, Scagglethorpe. (Beck House)

Site Selection Methodology

The sites failed Stage 1:

Due to significant flood risk. There is no significant flood risk. The sites lie in Flood Zone 1 where commercial and industrial uses are acceptable developments.

Due to harm to the Derwent SAC. Redevelopment of an existing development from intensive livestock and farm storage/processing to a new build employment site presents an opportunity to mitigate against possible pollution threats rather than being harmful. Beck is 1 mile away from the River Derwent SAC. This is twice as far away as the Council's preferred sites, 578 and 579. (Ryedale District Council Planning Committee 28th April 2015)

Due to the setting of St Mary's Priory Church. It is difficult to understand how the redevelopment of an existing developed site should affect the heritage of St Mary's particularly when the site cannot be seen from St Mary's. The sites are 1.77 miles away as the crow flies on a line passing over the Brambling Fields interchange and the A64 Malton by-pass and 2.22 miles away by road. The sites are three times the distance from St Mary's as the preferred sites, 578 and 579.

The sites should have progressed from Stage 1 to Stage 2 of the Site Selection Methodology.

Background

Beck House is located at the eastern end of the Malton by-pass, adjacent to the A64, 0.7 miles to the east of the Brambling Fields interchange and 1.3 miles from Norton.

Beck House is a previously developed site comprising over 10,000 sq. m. of buildings and roads used in intensive pig and poultry production and the storage and processing of agricultural produce in a 3.75 ha site identified as site 542 in RDC list of employment sites. To the immediate east is a field of 6.66 ha, site 543. At the front of the site are offices occupied by Greenvale plc and a ware housing/ distribution facility operated by Swift Foundations Ltd.

Beck House was first allocated as an employment site in the Ryedale Employment Land Review Report prepared by Knight Frank in April 2006. As part of its report, commissioned by the Council, Knight Frank scored all sites for market attractiveness factors, sustainable development factors and strategic planning factors. As an illustration of the site's suitability the following table is lifted from the Knight Frank report:

Factors	Eden Camp Phase 1	Eden Camp Phase 2	Beck House
Market Attractiveness	24	25	29
Sustainable Development	25	26	28
Strategic Planning	11	10	17

The update to the Employment Land Review prepared by Entec also identified Beck House as an employment site although bringing in a new comment that the site is liable to flooding which appears to have been interpreted in the recent Site Selection Methodology as a significant flood risk. This is puzzling as the Beck House site is outside Flood Zones 2 and 3 meaning it lies in Flood Zone 1 where commercial and industrial uses are acceptable developments.

Delivery of the Sites/Scheme

Following discussions with Council Officers during 2014 I was advised to submit a pre-application in relation to Site 542. Detailed plans have been produced for 3.57 ha to provide for 10,793 sq. m. GIA of B1/B2 and B8 accommodation. This will be spread amongst five free-standing properties providing potential for extensive unit size inter-changeability to accommodate for occupational demand requirements. Scheme costings and projected returns on capital have been produced. The Scheme has been evaluated by commercial property consultants. The cost of re-developing is high, notwithstanding the costs of highways improvements and utilities. The field to the east (identified as site 543, 6.16 ha) has been included for the longer term in order that the previously developed land is deliverable in the shorter term.

Highways

A recent meeting with Highways England Asset Development Manager (3rd December 2015) has been encouraging in terms of the way forward on accessing the re-developed employment site at Beck House whilst continuing the safe operation of the SRN (A64). A layout will be put forward for consideration by the Agency's Safe Roads Team which will inform of any immediate issues with the access proposals which will lead to design adjustments. Once we are both satisfied then a Road Safety Audit stage 1 will be undertaken at which point the principle of the proposed access can be accepted by Highways England.

Sites 542 and 543 should not have failed at stage 1 of the Site Selection Methodology. Re-development of previously developed land makes good sense in terms of today's concerns on climate change. The sites are deliverable and developable.

FT Gooder

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