
The Ryedale Plan – Sites Consultation

Consultation Response on behalf of Mr J M Douglas

Sites Consultation

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1.0 Introduction

1.1 Savills incorporating Smiths Gore act on behalf of Mr J M Douglas who has landholdings to the north of Malton. This land has previously been put forward to the Council for consideration and, for the avoidance of doubt, the following parcels of land are within the ownership of our client:

- Site No. 582 – Land South of Rabbit Lane, Old Malton; and,
- Site No. 583 – Land West of Wyse House, Old Malton.

1.2 Both of these parcels of land were considered by the Council in line with their Site Selection Methodology. This Methodology ranked sites from Group 1 (the lowest performing sites) to Group 4 sites which were considered to generally perform well across each of the stages of the methodology. Both Sites 582 and 583 were discounted at Stage 1 of the site selection process, with the Council instead opting for Sites 578 and 579 as their preferences for employment development in Malton.

2.0 Malton and Norton

2.1 In the first instance our client wishes to set out his support for further development within Malton. This is entirely consistent with Policy SP1 (General Location of Development and Settlement Hierarchy) of the adopted Local Plan Strategy which identifies Malton, along with Norton, as the Principal Town within Ryedale. The Principal Town is identified as being the focus for the majority of new development and growth including new housing, employment and retail growth.

2.2 Malton is considered to be a sustainable settlement with a number of facilities, while Malton's historic town centre is the thriving and attractive cultural and economic heart of the area.

2.3 This response will now consider in detail the questions that are set by the Council within the Sites Consultation in respect of the preferred sites for employment land and retail development within Malton and Norton. As such, this response sets out to answer the questions for Malton and Norton that are set out on page 23 of the consultation document.

3.0 What are your views on the Council's preferred sites?

3.1 The Council has sought to focus the provision of land for employment uses within Malton and Norton, with the Local Plan Strategy identifying between 29.6ha and 36ha of land for employment uses to be allocated around the two towns.

3.2 In respect of employment uses, the following sites represent the favoured options of the Council at this point in time:

- Site 578 – Land to the North of A64 and South of Wyse House Lane, Old Malton (13.93ha); and,
- Site 579 – Land North of Wyse House Lane and East of A169, Old Malton (16.46ha).

These preferred sites are located in close proximity to our clients' sites (numbers 582 and 583)

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3.3 Our client supports the proposed allocation of Sites 578 and 579 for employment uses. These sites are adjacent to the committed scheme at Edenhouse Road which will provide a business and technology park together with an agri-business park and livestock market centre. As the Edenhouse Road scheme is in close proximity to the proposed allocations at Sites 578 and 579, our client considers that there is significant logic in focussing employment uses in one location in order to maximise sustainability benefits.

3.4 In addition to this, as part of the Edenhouse Road scheme a new roundabout on the A169 will be developed to provide suitable access. The scheme will benefit from the recent confirmation that a bid for £2.1m of funding has been secured that will be put towards the costs of the new roundabout and other infrastructure to provide access to the twin employment sites. It is anticipated that more than 500 new jobs will be created at the sites, with an expected further 700+ new jobs coming forward in the local economy because of the new business activity at the sites. In addition, existing jobs will be safeguarded through the relocation of Malton's Livestock Market from its historic town centre location in Malton and the creation of an Agri-Business Centre.

3.5 The Council acknowledge that this new roundabout on the A169 will facilitate access to Sites 578 and 579, while also bringing with it enhanced public transport facilities. As such, Sites 578 and 579 have significant potential to help facilitate the creation of a sustainable employment hub to the north of Malton and our client wishes to confirm their support for these proposed site allocations.

4.0 Are there any further sites listed below that we should be considering for allocation?

4.1 As referred to in paragraph 1.1 of this response our client has previously put forward Sites 582 and 583 for consideration by the Council.

4.2 It is considered that, when taking into account that the strategy of the Council is to focus employment uses to the north of Malton, as can be seen by the fact that approval has been granted for the Edenhouse Road scheme and that Sites 578 and 579 are proposed for allocation, Sites 582 and 583 could realistically have a future role to play in enhancing and supporting employment growth in this location. The area will benefit from an increase in the standard of infrastructure as part of the Edenhouse Road scheme, and Sites 582 and 583 could plug into this at an appropriate point in the future.

4.3 While our client recognises that these sites may come forward outside the current plan period, we would like to take this opportunity to confirm that these sites are available for development now and will remain so in the future. In addition to this, the sites are considered to be deliverable and developable in line with the criteria set out within the National Planning Policy Framework (NPPF) at paragraph 47.

4.4 The development of Sites 582 and 583 can therefore clearly be seen to offer significant scope in the future to support the employment hub that the Council is looking to create to the north of Malton and to, as part of this, tap into the proposed infrastructure improvements that will be taking place in the short to medium term.

5.0 Conclusions

- 5.1 Through this response our client has set out their clear support for the proposed allocation of Sites 578 and 579 for employment development.
- 5.2 It is considered that our clients own land at Sites 582 and 583 have the potential to complement the allocated sites and support the employment land focus that the Council is seeking to create to the north of Malton. As part of this response, we therefore reiterate that Sites 582 and 583 are available for development and are considered to be deliverable and developable.

