



Ref:

Date: 14th December 2015

Rachael Balmer
Ryedale District Council
Ryedale House
Malton
North Yorkshire
YO17 7HH

Dear Rachael,

Ryedale Plan: Local Plan Sites Document
Malton and Norton - Residential
Site: 208

As you are aware WYG act on behalf of Fitzwilliam Malton Estate co-owners of the above site with Fitzwilliam Trust Corporation. This letter is submitted as our formal representation on the Local Plan Sites Document, Sites Consultation.

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

Site 208 is a brownfield site, located in the existing settlement of Old Malton. It is currently underutilised being a haulage and vehicle dismantling yard. This use is inefficient in land use terms, generates limited employment opportunities and is commercially unsustainable in the long term. Therefore, its retention as an employment site is contrary to paragraph 22 of the NPPF.

The allocation of site 208 for residential development is in accordance with Local Plan Strategy Policy SP1 which prioritises the use of deliverable and developable brownfield sites and policy SP2 which supports the conversion of previously developed sites within the development limits.

It would also afford an opportunity to relocate an inappropriate and inefficient land use from a predominately residential area, replacing it with a high quality residential development which will be designed to conserve and enhance the historic environment of the Malton (Old Town) Conservation Area in accordance with policy SP12.

The Site Assessment Methodology refers to issues associated with safe access to the site. This is not insurmountable. FME and FTC own sufficient land in the wider locality to ensure safe access is achievable. The OS provided with this letter shows Thackray's Yard in blue with land also owned by FME and FTC in green. Clearly this provides opportunities to secure safe access and both landowners are committed to bringing this site forward on this basis. The scoring for Q.46 should be amended on this basis.



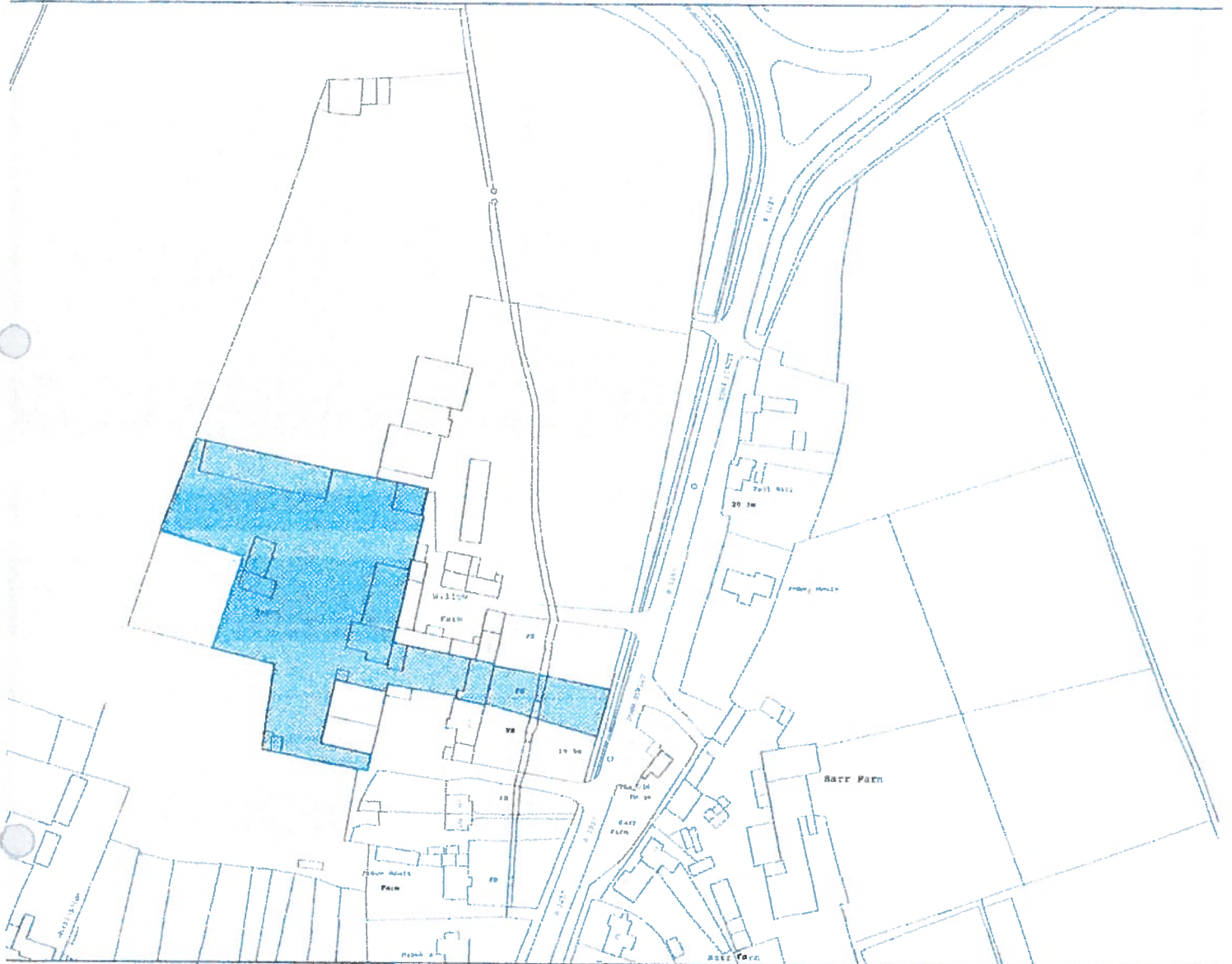


We therefore request that this site is reconsidered and taken forward as an allocation for residential development.

Yours Sincerely

Hannah Andrew
Associate
For and on behalf of WYG





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