



Ref:

Date: 14<sup>th</sup> 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 – Employment Land**  
**Site: 248**

As you are aware WYG act on behalf of Fitzwilliam Malton Estate, promoters of the above site which has been considered as part of the consultation process on the Local Plan Sites Document. This letter is submitted as our formal representation on the preferred development options.

***What are your views on the Council's preferred sites? & Do you have any views on how we have selected these sites?***

The Sites Document identifies an outstanding requirement for 10.63ha of employment land to be allocated in Malton and Norton with an additional 8ha potentially released, if required, during the life of the plan.

Sites 579 and 578 at circa 30.39ha significantly exceed the outstanding requirement, albeit it is acknowledged that the net developable area will be reduced by the presence of overhead power lines and surface water attenuation issues. Nevertheless this is a substantial allocation which far exceeds the employment land identified as required to meet demand projected to 2027.

The allocation of these sites is proposed to support the future growth of the new Science and Technology Business Park at Edenhouse, in accordance with policy SP6. Whilst FME are supportive of the development at Edenhouse, this is not yet an established facility and the allocation of such a significant proportion of land here, without also allocating land in other locations, is potentially unsustainable and could undermine economic growth in the District.

Local Plan Strategy Policy SP6 seeks to allocate and phase land "*necessary to meet the specific needs of the District*" however none of the evidence base documents regarding employment land and economic development are sufficiently up to date to provide and assessment of the likely demand for land at the new business park at Edenhouse and no assessment appears to have been undertaken in this regard.



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It is therefore our view that although some additional land should be allocated at Edenhouse, the scale of this allocation should be reduced and / or phased appropriately to enable this facility to grow sustainably in the Plan period to 2027 and beyond. In tandem, additional land should be allocated at York Road to positively and proactively encourage sustainable economic growth in line with NPPF Section 1.

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

Site 248 is located adjacent the existing York Road Industrial Estate, a well established business park with excellent transport links. Planning permission has already been secured on part of the site with development underway, demonstrating demand in this location.

The site has been categorised as a Group 2 site due to:

*"difficulties in achieving a suitable access to the site given its proximity to the A64 and specifically the Musley Bank junction".*

My client wishes to ensure that RDC are aware that FME have acquired a legal right to access site 248 from the adjacent employment site, currently being developed by David Harrison Developments. Details of this agreement are enclosed with this letter of representation. It is, therefore demonstrated that access can be achieved safely.

The Sites Document also references:

*"future improvements to the A64 being investigated including reconfiguration of the Musley Bank junction which may involve additional land take".*

Whilst improvements to the A64 are welcomed by FME, this should not be at the expense of allocating site 248. Notwithstanding the fact that plans to reconfigure this junction are at an early stage, the scale of site 248 is such that its development can be achieved whilst still safeguarding land for future improvements. FME are willing to work with Highways England to agree an element of land to be safeguarded, based on appropriately evidenced junction designs and capacity assessments.

In conclusion it is our view that the allocation of sites 248, 578 and 579 should be reconsidered in light of the above. The remaining 8ha of site 248 at York Road should be allocated and the scale of land allocated at Edenhouse reduced, with consideration to safeguarding the remaining land for future growth. This approach will provide a more sustainable pattern of employment development, ensuring economic growth can be accommodated to 2027 and beyond. The detailed phased release of these sites should be based on up to date evidence of demand to ensure that there is sufficient land available in the most appropriate location.

Yours Sincerely

Hannah Andrew  
**Associate**  
For and on behalf of WYG

