

**Application for Outline Planning Permission With Some Matters Reserved  
Town and Country Planning Act 1990**

**Malton – Land Adjacent Eden Camp**

**Application By Commercial Development Projects and Fitzwilliam Trust Corporation**

**3. Description of the Proposal**

Erection of new livestock market (sui generis) comprising circa. 2,850 sq m of floorspace; Agricultural Business Centre comprising circa. 6,010 sq m of floorspace for uses within Use Class A1, A2, A3, D1, B1, B2, B8 and agricultural vehicle sales (sui generis); and new Business Park comprising circa. 19,040 sq m of floorspace for uses within Use Class B1, B2 and B8 including premises for The Ginger Pig comprising 1,790 sq m of floorspace (for uses falling within Class B1, B2, B8 and A1) along with (in respect of all elements) all associated development including drainage, provision of services, landscaping, boundary treatments, attenuation ponds and access and associated highway works.

RYT

29 APR 2014

DEVELOPMENT  
MALTON

14/00426/MOUTE



**Freeth  
Cartwright  
LLP**

For the attention of Gary Housden  
Head of Planning and Housing  
Ryedale District Council  
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7 April 2014

Our Ref: PJB/1242/2069778/1/jw

Dear Gary

14/00426/MOUTC  
RYEDALE DM

29 APR 2014

DEVELOPMENT  
MANAGEMENT

**MALTON – FITZWILLIAM TRUST CORPORATION SITES**  
**SUBMISSION OF INTERLINKED PLANNING APPLICATIONS ON BEHALF**  
**OF COMMERCIAL DEVELOPMENT PROJECTS, FITZWILLIAM TRUST**  
**CORPORATION AND NORTH YORKSHIRE COUNTY COUNCIL**

We are instructed as Town Planning Consultants to act as agent for the submission of the following applications for outline planning permission:

- \*1. Relocation of livestock market to land adjacent Eden Camp, Malton along with the creation of an associated Agricultural Business Centre and new Business Park.
2. Erection of circa. 227 residential dwellings on land north of Pasture Lane (Showfield site), Malton.
3. Erection of circa. 35 residential dwellings on land south of Westgate, Old Malton.
4. Erection of circa. 45 affordable homes for local people on land at Rainbow Lane (Peasey Hills), Malton.

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You will be aware from the series of Planning Steering Group meetings and Design Workshops at pre application stage that Commercial Development Projects and Fitzwilliam Trust Corporation have worked in partnership with Malton and Ryedale Farmers Livestock Market Company Limited and the Local Enterprise Partnership to formulate an interlinked package of development proposals. The objective of which is to facilitate the relocation of the livestock market to a new Agricultural Business Centre and Business Park on land

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is available for inspection at the registered office.

adjacent Eden Camp which will create circa. 800 – 1,000 new jobs. That development will, in part, be funded by residential development on land at Pasture Lane, Malton (the Showfield site) and land at Westgate, Old Malton.

The submission of these applications follows an extremely successful public exhibition in December 2013 at which 93% of those who made formal comments expressed strong support for the proposals. Whilst concern was expressed by a small number of residents in respect of traffic and flooding issues the Commercial Development Projects design team has worked closely with the Environment Agency, Internal Drainage Board, Highways Agency and County Highways over recent months to ensure that the submitted proposals are acceptable from a highways perspective and that they will not result in increased risk of flooding. These key issues are addressed in detail in the Transport Assessment and Flood Risk Assessment and Drainage Strategy submitted in support of the applications.

The retention of the livestock market in Ryedale is an objective of the recently adopted Ryedale District Council Local Plan Strategy. That strategy also identifies a requirement for the provision of up to 45 hectares of new employment land and 3,000 new residential dwellings with 50% to be provided in Malton and Norton. Accordingly these interlinked application accord with and facilitate the delivery of that strategy.

For ease of reference, we set out below a summary of key issues relevant to both the registration and determination of these applications.

**Application Format:**

Whilst all of the above are applications for outline planning permission a significant amount of illustrative information is provided in respect of matters which are reserved for detailed consideration at a later date i.e. layout, scale, appearance and landscaping. Access is for detailed consideration rather than reserved.

The one exception to the above is that the application in respect of the land adjacent Eden Camp is a “hybrid” application which, although technically an application for outline planning permission, includes details for new premises to be occupied by The Ginger Pig for which detailed planning permission is sought.

The extent of illustrative information provided is necessary to inform the completion of the Environmental Impact Assessment of the proposals and establishes parameters as a basis for that assessment. It is expected that those parameters will also form the basis of planning conditions with regard to maximum building heights on the new Business Park etc.

The scope, format and content of all of the applications, with reference to the redevelopment masterplan and associated drawings, Environmental Impact

Assessment and supporting Technical Appendices, and other supporting documents is set out in the accompanying Town Planning Statement which provides both a guide to and overview of the planning application submissions.

**Planning Application Fees:**

Attached to this letter are 4 no. cheques made payable to Ryedale District Council in respect of the relevant planning application fees. The fees have been calculated on the following basis:

1. Land adjacent Eden Camp – “hybrid” fee of £35,212 based on the outline planning application fee for 16.8 hectares of land which is the total site area less the 1.0 hectare of land for the new Ginger Pig premises in respect of which the detailed planning application fee is based on the creation of 1,790 sq m of new floorspace.
2. Land north of Pasture Lane – outline application fee of £20,337 based on 11.9 hectares of land.
3. Land south of Westgate – outline application fee of £7,700 based on 2.0 hectares of land.
4. Land at Rainbow Lane – outline application fee of £10,562 based on 3.4 hectares of land.

**Clarification:**

A Schedule of Planning Application Documents and Schedule of Planning Application Drawings are attached to the planning application forms.

You will note from the planning application forms that the new Agricultural Business Centre which provides 6,010 sq m of floorspace requires flexible planning permission to facilitate the occupation of the proposed units by a variety of uses linked to agriculture. Specifically, uses falling within Class A1, Class A2, Class A3, Class D1, Class B1, B2, B8 and Sui Generis uses are envisaged.

Clearly, not all of the floorspace will be used for one particular use and it is suggested that planning conditions, as follows, are imposed to ensure that the units are occupied in the manner intended.

1. No more than 25% of the floorspace of the Agri Business Units to be occupied for Class A1 use. Such use to be restricted by a further planning condition limiting the range of goods to the sale of agricultural supplies including tools and equipment, animal feed, country sports equipment and associated clothing.

2. No more than 10% of the floorspace of the Agri Business Units to be occupied for Class A2 use i.e. a rural land agents office, auctioneers office or similar.
3. No more than 10% of the floorspace of the Agri Business Units to be occupied for Class A3 use i.e a cafe.
4. No more than 25% of the floorspace of the Agri Business Units to be occupied for Class B1 use with additional restriction on maximum unit size.
5. No more than 50% of the floorspace of the Agri Business Units to be occupied for Class D1 use i.e. veterinary practice and/or agricultural education facility.
6. No more than 50% of the floorspace of the Agri Business Units to be used for sale of agricultural vehicles or machinery (sui generis).

The new Business Park comprises 19,040 sq m of new floorspace in respect of which flexible planning permission is sought for Class B1, B2, and B8 use. It is not considered that any limit should be set of Class B2 and Class B8 use but that a maximum of 4,000 sq m of floorspace within Class B1 use should be set by planning condition. That maximum has formed the basis of the Transport Assessment and Air Quality Assessment which in turn form part of the Environmental Impact Assessment.

As above, the submitted Town Planning Statement provides an overview of all submitted planning application documents and should be used as a general guide to the scope, format and content of the application.

**Planning Obligation Issues and Financial Viability:**

The broad heads of terms with regard to the Section 106 Agreement are attached as a separate planning application document and it is envisaged that the detailed negotiation and associated legal drafting will take place in tandem with the determination of the application. You will note that the issues to be considered include highways contribution (to Brambling Fields scheme), education, public open space and leisure, and affordable housing.

For the avoidance of doubt it is proposed (and agreed in principle through the Planning Steering Group process) that in respect of both land at Pasture Lane, Malton and land at Westgate, Old Malton the affordable housing requirement (where applicable) will be met off site at land at Rainbow Lane, Malton. That is the mechanism by which an element of cross subsidy is created to fund, in part, the relocation of the livestock market and the necessary infrastructure to facilitate the development of a new Agricultural Business Centre and Business Park.

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You will be aware that the costs associated with the development of land adjacent Eden Camp are significant and that funding is also being sought from the Malton and Ryedale Farmers Livestock Market Company Limited and the Local Enterprise Partnership.

It is agreed that detailed financial viability analysis will be required in order to support the proposed "off site" provision of affordable housing and, in turn, the creation of cross subsidy which will contribute to the development adjacent Eden Camp. Clearly, that analysis will be commercially sensitive and for that reason will be submitted on a private and confidential basis for review by your colleague Roger Barnsley and any such independent review as may be deemed necessary.

#### **Ownership Certification and Notice Programme**

Ownership Certificate B has been completed in respect of land north of Pasture Lane (Showfield site) and land adjacent Eden Camp. The relevant notices have been served today.

Ownership Certificate C has been completed in respect of land south of Westgate, Old Malton and land at Rainbow Lane (Peasey Hills) due to the presence of small elements of unregistered land. The relevant notices will be published in the Malton Gazette and Herald on Wednesday 16 April 2014 with notice on known landowners having been served today.

#### **Determination Programme**

The applicants will welcome continued constructive dialogue with the Council and other interested parties and will seek to agree a programme of "steering" and "issue specific" meetings to progress towards determination through agreement and I will contact you in due course to make the necessary arrangements.

In the interim, I look forward to receiving your formal confirmation that the applications have been registered.

Kind regards.

Yours sincerely

Paul Brailsford  
Member  
Planning & Environment Group  
Please respond by e-mail where possible

MALTON - FITZWILLIAM TRUST CORPORATION SITES

OUTLINE PLANNING APPLICATIONS FOR LIVESTOCK MARKET, AGRI BUSINESS CENTRE,  
BUSINESS PARK AND RESIDENTIAL DEVELOPMENT

ON BEHALF OF COMMERCIAL DEVELOPMENT PROJECTS, FITZWILLIAM TRUST  
CORPORATION AND NORTH YORKSHIRE COUNTY COUNCIL

14/00426/1400426/1400426

Schedule of Planning Application Documents  
(as submitted on 7 April 2014)

29 APR 2014

Document	Technical Author	Relevance to Site			
		Land Adjacent Eden Camp	Land at Pasture Lane (Showfield)	Land at Westgate, Old Malton	Land at Rainbow Lane (Peasey Hills)
Planning Application Covering Letter dated 7 April 2014	Freeth Cartwright LLP	Single Combined Letter			
Planning Application Forms and Ownership Certificate	Freeth Cartwright LLP	Yes	Yes	Yes	Yes
Town Planning Statement	Freeth Cartwright LLP	Single Combined Statement			
Design and Access Statement	Clarity NS	Single Combined Statement			
Masterplan and Drawings	Clarity NS	See Schedule of Drawings			
Statement of Community Involvement	Freeth Cartwright LLP	Single Combined Statement			
Environmental Statement Non Technical Summary	Freeth Cartwright LLP	Single Combined Statement			
Environmental Statement (ES) Main Text	Freeth Cartwright LLP	Single Combined Statement			
<b>ES Technical Appendices</b>					
1 – EIA Scoping Report	Freeth Cartwright LLP	Single Combined Statement (includes Air Quality Assessment)			
2 – EIA Screening Opinion	Freeth Cartwright LLP	Single Combined Statement			
3 – Transport Assessment	Connect Consultants	Single Combined Statement			
4 – Noise Assessment	Peninsular Acoustics	N/A	Yes	N/A	Yes
5 – Heritage Assessment	Prospect Archaeology	Yes	N/A	N/A	N/A
6 – Heritage Assessment	Prospect Archaeology	N/A	Yes	N/A	N/A
7 – Heritage Assessment	MAP Archaeology	N/A	N/A	Yes	N/A

Document	Technical Author	Relevance to Site			
		Land Adjacent Eden Camp	Land at Pasture Lane (Showfield)	Land at Westgate, Old Malton	Land at Rainbow Lane (Peasey Hills)
8 – Heritage Assessment	Prospect Archaeology	N/A	N/A	N/A	Yes
9 – Arboricultural Assessment	FPCR	Yes	N/A	N/A	N/A
10 – Arboricultural Assessment	FPCR	N/A	Yes	N/A	N/A
11 – Arboricultural Assessment	Barnes Associates	N/A	N/A	Yes	N/A
12 – Arboricultural Assessment	FPCR	N/A	N/A	N/A	Yes
13 – Landscape and Visual Assessment	FPCR	Yes	N/A	N/A	N/A
14 – Landscape and Visual Assessment	FPCR	N/A	Yes	N/A	N/A
15 – Landscape and Visual Assessment	FPCR	N/A	N/A	N/A	Yes
16 – Ecological Appraisal	FPCR	Yes	N/A	N/A	N/A
17 – Ecological Appraisal	FPCR	N/A	Yes	N/A	N/A
18 – Ecological Appraisal	Wold Ecology	N/A	N/A	Yes	N/A
19 – Ecological Appraisal	FPCR	N/A	N/A	N/A	Yes
20 – Geoenvironmental Desk Study	JPG Leeds	Yes	N/A	N/A	N/A
21 – Geoenvironmental Desk Study	JPG Leeds	N/A	Yes	N/A	N/A
22 – Geoenvironmental Desk Study	JPG Leeds	N/A	N/A	Yes	N/A
23 – Geoenvironmental Desk Study	JPG Leeds	N/A	N/A	N/A	Yes
24 – Flood Risk Assessment and Drainage Strategy	JPG Leeds	Yes	N/A	N/A	N/A
25 – Flood Risk Assessment and Drainage Strategy	JPG Leeds	N/A	Yes	N/A	N/A
26 – Flood Risk Assessment and Drainage Strategy	ARP Associates	N/A	N/A	Yes	N/A
27 – Flood Risk Assessment and Drainage Strategy	JPG Leeds	N/A	N/A	N/A	Yes
Structural Survey	Jacobs	N/A	N/A	Yes	N/A
Planning Obligation – Heads of Terms	Freeth Cartwright LLP	Single Combined Heads of Terms Document			



**MALTON – FITZWILLIAM TRUST CORPORATION SITES**

**OUTLINE PLANNING APPLICATIONS FOR LIVESTOCK MARKET, AGRI BUSINESS CENTRE, BUSINESS PARK AND RESIDENTIAL DEVELOPMENT**

**ON BEHALF OF COMMERCIAL DEVELOPMENT PROJECTS, FITZWILLIAM TRUST CORPORATION AND NORTH YORKSHIRE COUNTY COUNCIL**

**Schedule of Planning Application Drawings (as submitted on 7 April 2014)**

<b>Document</b>	<b>Site</b>			
	<b>Land Adjacent Eden Camp</b>	<b>Land at Pasture Lane (Showfield)</b>	<b>Land at Westgate, Old Malton</b>	<b>Land at Rainbow Lane (Peasey Hills)</b>
<b>Location Plan</b>	Dwg 052 – 1:2500 @ A3	Dwg 048a – 1:2500 @ A3	Dwg 043c – 1:1250 @ A3	Dwg 049a – 1:1250 @ A3
<b>Site Layout</b>	Option 5a – Dwg 044c 1:1250 @ A3	Option 1 – Dwg 013e 1:2500 @ A3	Option 4 – Dwg 045b 1:1250 @ A3	Option 4 – Dwg 054 1:1250 @ A3
<b>Massing Sections</b>	Dwg53 1:500 @ A1	Dwg53 1:500 @ A1	Dwg53 1:500 @ A1	Dwg53 1:500 @ A1
<b>Perimeter House</b>	No	Dwg 046a 1:100 @ A1	No	Dwg 047a 1:100 @ A1
<b>Artists Impression</b>	New Livestock Market and Office Campus at the Eden Camp East Site	Showfield Development from Pasture Lane	Along Westgate	Peasey Hills Development
<b>Ginger Pig Location Plan</b>	Dwg 050a 1:2500 @A3	No	No	No
<b>Ginger Pig Elevations</b>	M2820-02 Rev. A 1:100@A0	No	No	No
<b>Ginger Pig Site Plan</b>	Site Plan Rev. A	No	No	No