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08-08-2014
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14/00426/MOUTE
Support.



Your ref: 14/00426/MOUTE

James Farrar, COO
York, North Yorkshire & East Riding
Local Enterprise Partnership
County Hall, Northallerton
North Yorkshire
DL7 8AH

Our ref:

Contact: Andrew Leeming

RYEDA DISTRICT

08 AUG 2014

4 August 2014

DEVELOPMENT
MANAGEMENT

Dear Mr Housden

14/00426/MOUTE - Erection of new livestock market comprising Agricultural Business Centre and new Business Park including premises for The Ginger Pig - Land at Edenhouse Road, Old Malton, Malton, North Yorkshire.

The York, North Yorkshire and East Riding LEP strongly supports this proposal, which forms a key element in strengthening the agri food and bioeconomy activity that is the defining element of the York, North Yorkshire and East Riding economy. The Growth Deal offered to this LEP by Government recognises this and states 'The York, North Yorkshire and East Riding (YNYER) Growth Deal supports the area's ambition to become a national and international centre for the science of food, agri-tech and bio-renewables'.

In recognition of the strategic importance of the proposed developments at Edenhouse Road, this LEP has supported a bid for Local Growth Fund (LGF) towards the infrastructure required for this proposal. Although insufficient funds at a national level prevented a funding allocation in the first round of LGF, the LEP will be continuing to promote this vital scheme in order to achieve the 600 jobs it will generate and the opportunities for businesses linked to the agri food sector.

LGF funding was recently allocated to three other strategic projects that will significantly strengthen the bioeconomy within this LEP. All are similarly within a short section of the A64 corridor between York and Malton. The National Agri Food Innovation Campus (NAFIC) at FERA Sand Hutton, the BioHub at York University and an Agri Tech Training Centre at Askham Bryan will all strengthen the bioeconomy in the LEP area. However, the proposed development at Edenhouse Road, Old Malton, will provide regionally-important facilities in terms of space for businesses linked to agriculture and for grow-on space for businesses at the both the NAFIC and the BioHub. There are no other similar facilities being brought forward within the LEP area at this time and the delivery of this project is a major priority for the York, North Yorkshire and East Riding LEP.

The Edenhouse Road proposals compliment the role of Malton and Norton as the economic and housing focus for Ryedale District. Regardless of the agricultural focus of the current proposals, the LEP supports these proposals in terms of the

delivery of a strategically important employment site serving one of the growth towns within the LEP area.

It is noteworthy that the Edenhouse Road proposals will deliver the following policy aspects of the recently adopted Ryedale Plan:

- The provision of a Business and Technology Park (on a site identified in the Ryedale Employment Land Reviews as the best location in the District)
- The opportunity to forge greater links with the York economy and with activities at the FERA site at Sand Hutton
- Implementation of Policy SP6, whereby 80% of employment allocations will be in or adjacent to Malton and Norton.
- Support for the land-based and rural economy, including relocation of Malton's Livestock Market, in accordance with the aims of Policy SP9.

14/00427/MOUTE - Demolition of existing buildings and structures and erection of circa 227 residential dwellings – The Showfield, Pasture Lane, Malton

* **14/00429/MOUTE - Erection of circa 45 no. affordable residential dwellings (Use Class C3) - Land At Rainbow Lane, Malton**

14/00428/MOUTE - Demolition of existing buildings and structures, conversion of retained buildings to residential dwellings and erection of new residential dwellings (Use Class C3) (circa 35 dwellings in total) - Land South Of Westgate, Old Malton, Malton

The LEP recognises the financial relationship of the above three residential planning applications and their necessity in order to deliver the Agri Business Centre and Business Park at Old Malton, which are projects of great strategic and economic significance to the LEP area.

However, the LEP and the Housing Board for York, North Yorkshire and East Riding have established targets of doubling the house building rate and trebling the delivery of affordable housing for the LEP area (as compared to the build rates across the area in 2012-14). To achieve this requires support for major house building in those locations across the LEP area where this level of development is supported by adopted and emerging Local Plans. The Ryedale Plan is recently adopted and directs the majority of growth to Malton and Norton – as well as specifically supporting the provision of quality commercial space and the relocation of the Livestock Market.

These three residential applications and the application for commercial development at Edenhouse Road serve to achieve the ambitions of the adopted Ryedale Plan and reflect those of the Strategic Economic Plan and Growth Deal Implementation Plan for the LEP area. This LEP would strongly encourage Ryedale District Council to support this package of proposals and to grant planning permission.

Yours sincerely

James Farrar
Chief Operating Officer