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SUPPLY

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RYEDALE DM

in 9/6
- 9 JUN 2014

6 June 2014

DEVELOPMENT
MANAGEMENT

Dear Sirs

Re Planning Applications:

**14/00426/MOUTE: Business Park, Agricultural Business Park and Livestock Market
and linked residential development sites 14/00427/MOUTE, 14/00428/MOUTE &
14/00429/MOUTE**

I am writing in strong support of the above planning applications and would like to make the following observations:

Proposed business park development:

- Both the Ryedale Plan: Local Plan Strategy and the Ryedale Economic Action Plan highlight a need for additional employment land:
 - The Ryedale Plan: Local Plan Strategy includes an ambition to achieve "Improved choice and availability of employment land and premises including high quality business space, managed workspace and a Business and Technology Park",
 - The Ryedale Economic Action Plan identifies "Provision of employment land" as a key aim under the objective "To have economic structure and supporting infrastructure in place".
- The proposed site for the development is identified within the Ryedale Employment Land Review (2006, and updated 2010) as one of the best potential sites for higher-quality employment development and is consistent with the Ryedale Plan.
- A business park close to Malton / Norton will capitalise on, and strengthen, the links to the York economy and existing high technology operations in Ryedale.
- The development would contribute towards the diversification and strengthening of the local economy.

Proposed agricultural business park development:

- Given the rural nature of the area, agriculture and land-based industries are very important to the local economy and, although the numbers employed in the sector have declined, its importance to the local economy persists, with a greater requirement for a workforce with specialist knowledge and technical skills.



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- The land-based economy is recognised as “integral to the District’s economy” within The Ryedale Plan – Local Plan Strategy, and is highlighted for sector specific action in the Ryedale Economic Action Plan.
 - The development of an agricultural business centre will support this important sector by housing a range of complementary uses and support services. This in turn will contribute towards enhanced efficiency and resilience of the sector.
 - Proposed links with an agricultural college will promote continued development of skills for this ever evolving sector – ensuring that the local workforce have skills appropriate to the opportunities available now and in the future. This is a priority in the Ryedale Economic Action Plan, recognising the impact of low skills levels on the wage base.
 - The development will provide further opportunities for growth and employment in companies specialising in rural / agricultural goods and services.
 - There are clear synergies between the proposed agricultural business park and adjoining business park and the development of the National Agri Food Innovation Campus at DEFRA’s Sand Hutton Site and the proposed BioHub at York University. These proposed commercial facilities at Malton will provide further development and expansion opportunities both for local businesses and for business that outgrow the facilities at York University or Sand Hutton and / or are seeking rural facilities with a close connection to agri-food / agri-tech.
 - The proposed agri-business park is an extremely important element of the wider ‘agri-tech’ theme within the Local Enterprise Partnership’s Local Growth Fund bid of March 2014. This development, linked to the Sand Hutton Campus, the BioHub at York University and enhanced agri-engineering training facilities at Askham Bryan College, York, form part of a corridor (focussed on 25 mile section of the A64) of significant and mutually supporting opportunities in the agri-tech and agri-food sectors in North Yorkshire. This offer is at the forefront of the priorities of the York, North Yorkshire and East Riding LEP Growth Deal Implementation Plan and combines with the BioVale Initiative in Yorkshire and Humber.

Proposed development of a new livestock market:

- The landlords of the existing livestock market site, close to Malton town centre, have secured planning consent to redevelop the site, primarily for retail uses. The existing livestock market operation is subject to a short rolling lease with no security of tenure. An alternative site and a modern, purpose-built facility is therefore required to protect the livestock market by facilitating its relocation.
- The Malton Livestock Market is the only such market in Ryedale and its loss would leave this predominantly rural District without a key element of its economic infrastructure. The scale of the District adds to travelling times and therefore transport costs associated with reaching alternative livestock markets and further reinforces the need to retain such a facility within the District.
- The Council supports efforts to ensure that a livestock market is retained within the District. This is reflected in Policy SP9 of “The Ryedale Plan – Local Plan Strategy” which states:



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- "The retention of a livestock market within Ryedale on a site which is convenient to users, well related to the main road network and in a location which is close to a Market Town but will not harm its character, landscape setting or the amenities of nearby residents".
 - It is understood that the Malton and Ryedale Livestock Market Company will own the new facility and this should help to secure the facility for the long-term.
 - Development of a modern, purpose-built facility will also result in the following benefits:
 - Relocation from the existing site will facilitate redevelopment of the existing site (as part of the identified 'northern arc') to strengthen Malton town centre's retail offer and improve public realm,
 - Reduced town centre congestion on market days,
 - Better environmental controls, including effluent management and treatment,
 - Increased biosecurity and reduced risk of spreading disease,
 - Enhanced animal welfare standards.
 - Relocation of the facility from the town centre may result in a reduction in the use of town centre facilities and services by users of the livestock market, however, the location of the proposed site, close to the market town of Malton, should mitigate the scale of such impacts.

Overall development

- It is understood that the proposed development has the potential, over the next ten years, to:
 - create in-excess of 800 full-time equivalent jobs,
 - attract investment of circa £20m into the District.
- The proposed development will require construction of a new roundabout on the A169 and supporting infrastructure. Council officers have supported this via the submission of a £2.1m bid to the Local Enterprise Partnership for funding from the Local Growth Fund. The bid has been submitted for Year 1 (2015/16) of the LGF and will not proceed if planning permission is not granted for the site and the package of inter-linked development.
- Council has recently supported a feasibility study into improving the access by cycle from Malton to Pickering. This would link residential areas in both Malton/Norton and Pickering with some of the key employment sites in the Vale of Pickering, including this proposed business park development.
- The proposed business park / agri-business park development is linked to the three proposed residential developments at Malton and Old Malton which, if granted consent, would provide up to 300 new homes, including 45 affordable homes. Provision of new homes helps to address the supply and demand issues which have contributed to a significant affordability gap for homes in the Ryedale area, with this package including a significant number of new affordable homes, and assists with the supply of an appropriate work force for local employers. New house-building is a direct provider of jobs in construction and its supply chains.



Furthermore, the service needs and consumer demands of the new residents will support existing service and retail jobs, including those in local shops and facilities such as Malton Hospital, and support new jobs.

The overall combined package of development would contribute strongly towards

- The Council Plan, Aim 2: To Create the conditions for Economic Success and the following Strategic Objective/s:
 - "Place of Opportunity – economic structure and supporting infrastructure", specifically "To improve the infrastructure and strengthen the role of the market towns" and,
 - "Opportunities for people – increasing wage and skills levels"
- The Council's Economic Action Plan:
 - "Objective A: To have economic structure and supporting infrastructure in Place" and particularly
 - A1 – Provision of employment land
 - A2 – Provision of Work space
 - A4 – Communications and Transport Infrastructure
 - "Objective B: Opportunity for people and business" particularly
 - B3 Supporting the business life cycle – Support business growth
 - B5 Sector specific support – Agri-food and land based industries

In summary, the development of a business park, agricultural business park and livestock market at the proposed site, together with the supporting package of residential development, is in accordance with the principles of adopted Council Planning Policy, contributes significantly towards the Council's corporate objectives and the objectives of its Economic Action Plan, and would contribute greatly towards strengthening the District's economy: I would therefore strongly support this application, which is of strategic importance to Ryedale's economy, agricultural sector and community, and which is closely linked to the promotion of agri-tech as the growth sector for this LEP area.

These comments are made purely from an economic development perspective and are made without prejudice to the Council's role as Planning Authority in considering the application.

Yours faithfully,

Howard Wallis
Regeneration Manager
Economy and Community