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**PART A: MATTERS DEALT WITH UNDER DELEGATED POWERS**

**REPORT TO: PLANNING COMMITTEE**

**DATE: 23 JUNE 2015**

**REPORT OF THE: HEAD OF ECONOMY AND INFRASTRUCTURE  
JULIAN RUDD**

**HEAD OF PLANNING AND HOUSING  
GARY HOUSDEN**

**TITLE OF REPORT: MALTON FOOD ENTERPRISE ZONE**

**WARDS AFFECTED: MALTON**

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## **EXECUTIVE SUMMARY**

### **1.0 PURPOSE OF REPORT**

1.1 To seek Member endorsement for the Malton Food Enterprise Zone project.

### **2.0 RECOMMENDATION**

2.1 It is recommended that:

- (i) Members endorse the Malton Food Enterprise Zone (FEZ) project and associated actions.

### **3.0 REASON FOR RECOMMENDATIONS**

- 3.1 The Malton FEZ will enhance rural development in Ryedale through the growth of food and farming businesses, be they producers, processors, or manufacturers. This will happen on a site that has already been approved by the District Council, as local planning authority, for a proposed livestock market and an agricultural business centre and currently unspecified B1, B2 and B8 uses.
- 3.2 The FEZ will encourage greater collaboration between food and farming businesses, and, as part of a wider package of bioeconomy sites around York, will encourage links to research and education institutions to develop the domestic food and farming sector. It allows a locally developed approach to decision making and will help to attract inward investment.

3.3 The Malton FEZ designation and related activity will encourage a thriving agri-food business park, home to a bustling livestock market and expanding agriculture and food businesses, and provide grow on space for businesses developed at the National Agri-Food Innovation Campus (home to the Food & Environment Research Agency).

#### **4.0 SIGNIFICANT RISKS**

4.1 Although potential risks are set out at Annex A, none of these are significant when mitigation measures are applied. These measures include production of a design guide to ensure appropriate development on the site, with local consultation to take place on the content of that guide.

#### **5.0 POLICY CONTEXT AND CONSULTATION**

5.1 Ryedale Economic Action Plan Objective A: To have economic structure and supporting infrastructure in place.

5.2 Policies SP6 and SP9 of the Ryedale Plan (Local Plan Strategy) support this form and scale of development close to Malton and Norton, including that which will sustain and diversify Ryedale's land-based economy. The Plan specifically supports retention of a livestock market.

### **REPORT**

#### **6.0 REPORT DETAILS**

6.1 Food Enterprise Zones (FEZ) are a very recent concept and are areas that provide businesses in the food and farming sector with improved opportunities for growth and development. Based around Local Development Orders (LDO), they make the planning process simpler and easier for food and farming businesses seeking to expand. This is done by removing the need for developers to make a planning application to the local planning authority, provided that the use and type of building proposed conform to the guidelines for that site.

6.2 A Food Enterprise Zone is underpinned by a legal document relating to planning set out in the LDO. Local consultation is undertaken on the area proposed and the criteria for each Local Development Order, including any conditions.

6.3 Government (through the Department for Environment, Food and Rural Affairs) announced a second round of FEZs in February 2015, after initially designating 11 FEZs in January 2015.

6.4 Officers of this Council, working in partnership with the York, North Yorkshire and East Riding LEP, applied for FEZ status for the Agri Business Park at Edenhouse Road. This reflects the LEP's ambition for YNYER to become a national and international centre for the science of food, agri-tech and bio-renewables. A copy of the application to DEFRA, setting out the suggested approach for the Malton FEZ, is attached at Annex B. Due to the tight timescale for applications, approval to submit the application was given by the Council Leader. Officers have since been notified that the application was successful.

- 6.5 An award of £50,000 has been provided by DERA to deliver the LDO and this will enable officers to seek external support to draw together the detailed legal documentation required. As the site already has outline planning permission (Planning reference 14/00426/MOUTE), the LDO will focus on the design and detailed use of buildings proposed for the site.
- 6.6 The concept of the FEZ is based around the LDO and the resulting planning freedoms – FEZs do not bring the wider range of benefits associated with enterprise zones, such as business rate holidays and a range of business incentives. However, officers are keen to maximise the potential of the FEZ award and, in partnership with the LEP and stakeholders in the bioeconomy sector, are investigating additional opportunities to support businesses on this site and a number of other potential bioeconomy growth sites around York. These incentives could potentially include:
- UKTI to support export activities.
  - Additional government grant aid to businesses on the site.
  - Additional business rate relief.
  - Links with Sand Hutton Applied Innovation Campus, the Stockbridge technology Centre and the University of York to support research, particularly into livestock and crop health.
  - Skills development through links with an on-site agricultural college.
  - Links with other food manufacture locally and with the North York Moors Coast and Hills LEADER programme, which is focussing on farming networks.
- 6.6 In addition, officers are working collaboratively with the 16 other FEZs nationally to reflect best practice and maximise the benefits of the Malton designation for the local economy and food and farming sector.
- 6.7 The approach proposed, subject to endorsement of the FEZ by this Committee, is to progress as follows:
- Review of the design and access statement for the outline planning permission to form the basis – with appropriate additions – for a design brief for the site that will be referenced through the LDO and set out key parameters for development permitted under the order.
  - Procure and appoint planning and legal support to review draft LDO
  - Agree appropriate conditions and target sector for the draft LDO and produce first draft of LDO
  - Consult on draft LDO with key stakeholders including Malton Town Council, the LEP and farming groups
  - Amend draft LDO as appropriate
  - Adopt LDO at Ryedale District Council and notify the SoS of adoption of the LDO

## **7.0 IMPLICATIONS**

- 7.1 The following implications have been identified:
- a) Financial  
An award of £50,000 has been made by DEFRA to support this activity. This will be used to procure specialist assistance to develop the LDO. The LDO will have financial implications for the Authority in terms of planning application fees which will not be payable for development covered by the terms of the LDO
- b) Legal  
Procurement of external consultancy will be required and this will take place using the Council's existing Framework agreement.

c) Other

The FEZ may have implications for the Malton and Norton Neighbourhood Plan. Both Malton and Norton Town Council's remain committed to producing a Neighbourhood Plan although the boundary of the Neighbourhood Area is yet to be confirmed. The Local Planning Authority must agree/ confirm the boundary which is logical in planning terms. In this respect, with the FEZ and LDO in place the boundary of the Neighbourhood Area would need to be drawn in a way which did not include the FEZ/LDO area within the area covered by the Neighbourhood Plan.

## **8.0 NEXT STEPS**

- 8.1 A timetable for activity will be developed by a steering group comprising representatives from Ryedale District Council, the Edenhouse Road development and the farming sector. It is anticipated that the LDO will be in place by early 2016.

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