

EOI FORM for additional funds for developing a Food and Farming Local Development Order

| Applicant details | |
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| 1.1 Applicant organisation / department name and address | |
| Organisation Name & Team Name | Ryedale District Council Economy and Infrastructure / Planning |
| Address | Ryedale House Malton North Yorkshire |
| Postcode | YO17 7HH |
| 1.2 Contact name in the organisation | |
| Name | Julian Rudd |
| Position | Head of Economy and Infrastructure |
| Tel. Number | 07932603086 |
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| 2. Briefly describe the sites, their location, current use and proposals |
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| <p>This proposal is to create a thriving agri-food park under the banner of a Food and Farming Enterprise Zone (FEZ), directly employing over 500 people, near the Yorkshire market town of Malton. This proposal supports the York, North Yorkshire & East Riding Local Enterprise Partnership's (LEP) Strategic Economic Plan, providing a key employment site for agri-food that links to and complements the world leading Innovation assets at the Food & Environment Research Agency and York Biorenewables Centre. The LEP has a strategic objective to be a 'Global leader in food, agri-tech and bio-renewables'.</p> <p>The bid is initially focused around two adjacent sites at Malton (sites A & B), with the ambition that the success and accelerated growth of this Food Enterprise Zone (FEZ) will act as a trailblazer for more sites in the LEP area to seek FEZ designations. The Malton sites, together with potential expansion sites at nearby Selby and Thirsk, are shown on the Plan at Annex A.</p> <p>Malton - Sites A and B</p> <p>These two adjacent sites are located on the northern edge of the market town of Malton, which is the focus for development in the rural district of Ryedale in North Yorkshire. Malton is home to the only</p> |

livestock market in Ryedale and one of the last remaining livestock markets in the east of Yorkshire.

The livestock market is currently in the historic town centre and the landowners now plan to redevelop the site. As part of this redevelopment package, the plan is to relocate the livestock market to the proposed FEZ.

These two greenfield sites are located next to the junction between the A64 (T) and the A169 and provide optimum access to the North York Moors, Yorkshire coast, York and the main A1/M1 trunk roads (which deliver excellent transport links). These transport links are key to attracting growing food based businesses that need to be able to move their products quickly and easily.

As part of a package of housing and employment land development in Malton, the ambition is to relocate the livestock market to a new purpose built facility surrounded by agricultural and food based business.

The Malton twin-sites have recently been granted outline planning permission for a new livestock market and B1, B2 and B8 uses, subject to completion of the S106. Both sites are currently in arable use and, given the outline only planning permission, development cannot proceed without the delay and cost of a further round of reserved matters applications detailed. A FEZ would allow us to address this significantly accelerating development by removing a further planning hurdle and thereby removing risk and incentivising investment.

The smaller of the two sites, Site A, which is approximately 7 hectares and is the location of the proposed livestock market and an agricultural business centre and currently unspecified B1, B2 and B8 uses, would be immediately designated as a FEZ under this bid.

The FEZ local development order would be prepared in such a way that it can quickly be extended to the adjacent Site B, which is 10 hectares and has outline permission for unspecified B1, B2 and B8 uses.

The intention is to extend the FEZ to incorporate some or all of Site B when site A has committed development proposals for food and farming uses.

Potential future FEZs at Thirsk and Selby

- Thirsk Southwest, Thirsk - with 13 hectares having an outline permission for B1, B2 and B8 (as part of wider mixed use scheme that also includes 925 dwelling and a new neighbourhood centre), this site is well located via a new junction on the A168 that provides strong links to the nearby A1. A FEZ is supported in principle by the Ipa and discussions with the landowner are ongoing.
- Olympia Park, Selby – As part of a significant mixed-use urban extension to Selby, outline permission has been granted for 25 hectares of new employment land including office, industrial and higher value commercial uses such as: non food retail, car showroom, garden centre and a hotel. The planning authority and developers support the principle of designation of part (amount tbc) of the 25 ha site to a FEZ and will monitor the impact of the Malton FEZ.

3. Describe what a successful outcome would look like?

Our vision is for the Malton FEZ to become a thriving agri-food business park, home to a bustling livestock market and expanding agriculture and food businesses, and providing key grow on space for innovative businesses developed at the National Agri-Food Innovation Campus (home to the Food & Environment Research Agency), just 12 miles south-west (around 15 minutes drive) from the Malton sites.

The York, North Yorkshire & East Riding LEP area, with the strength in agriculture, food production and bio-renewables will be at the heart of the UK Agri-tech Strategy, with world leading innovation and ambitious, expanding food companies.

Success will see a Local Development Order in place within 6 months, enabling Site A at Malton to launch, relocating the livestock centre and acting as a stimulus for further development. All plots within Site A will be fully utilised within 3 years and at neighbouring Site B within 5 years.

This will provide over 500 direct jobs on site, together with a further 700 associated new jobs in the local economy of this agricultural area. The jobs at Malton's existing livestock market will also be safeguarded.

The LDO will be prepared in partnership with the local food and farming industry, with the specific focus on sectors within the LDO to be agreed locally. However, the Malton sites will support food production. It is also expected that limited elements of retail linked to food and farming will form an appropriate element of the mix of F&F uses on the sites.

Other indicators of success will be:

- The relocated Livestock Market for Ryedale opens at the FEZ and trades successfully at the economic and social heart of the food and farming industry in this area
- Training facilities for the food and farming sector are established and operated at the sites by Bishop Burton College <http://www.bishopburton.ac.uk/> in conjunction with the York, North Yorkshire and East Riding LEP and Skills Partnership
- Growing businesses with enhanced access to the knowledge and innovation assets of the nearby Food and Environment Research Agency at Sand Hutton (<http://fera.co.uk/>), the Biorenewables Development Centre and BioHub at the University of York (<http://www.biorenewables.org/>) and the Stockbridge Technology Centre (<http://www.stockbridgetechnology.co.uk/>).
- The Food & Farming Enterprise Zone branded sites quickly becoming recognised as the focus for food and farming business growth in North and East Yorkshire.
- The Malton FEZ out-performs other sites in the area (in terms of relative investment levels and take up of development opportunities) as a result of the LDO. This will be demonstrated through a monitoring programme in partnership with DEFRA. The success of the FEZ designation will lead to FEZ designations at other sites across the LEP area, including the identified sites at nearby Thirsk and Selby.
- These sites, together with the twin Malton sites, all form part of a wider initiative involving targeted business support and incentives led by the York, North Yorkshire and East Riding LEP and York University to deliver growth in the bioeconomy sector (including food and farming / agri-tech) in a defined corridor around York (see letter of 22 January from James Farrar to Sarah Eppel).

4. Describe how the Local Planning Authority intend to use the award including details of cost effectiveness, sufficient capacity, and resources to deliver the Local Development Order

Without external funding towards the cost of developing and implementing an LDO this rural authority would not, during challenging times for local authority resources, have the financial or staffing capacity to progress this initiative due to the time and specialist knowledge required to form and agree the LDO and an associated design guide for the sites.

The DEFRA funding award will be used towards the cost of consultancy support in planning and legal services. These will be procured utilising an existing framework for planning-related services, thereby ensuring competitive rates.

The project will be managed and led by Ryedale District Council's economic development team, with the Head of Economy (who is also employed by the YNYER LEP as planning lead for the LEP area) as project manager. Staff from both development management and planning policy will also form part of the project group, together with representatives of the developers and of the local food and farming industry.

The project group will agree the detail of LDO to be progressed in terms of specific food and farming sectors and an associated design guide for the sites, with the guide to be prepared by District Council with consultancy support.

The York, North Yorkshire & East Riding LEP has already committed £2.1m via the Local Growth Fund to improve highway access on the A169 to support development of these Malton sites and the work done in developing this scheme will contribute towards the development of the LDO. Ryedale District Council commit to providing the necessary staff resource to delivering the LDO alongside the DEFRA contribution. The District Council commits to only seeking to draw down the minimum amount of the up to £50k total that is potentially available via DEFRA. However the exact amount required will be clarified through a procurement exercise to be undertaken using the framework agreement immediately after DEFRA confirmation of support for the Malton project.

5. Demonstrate that there is a clear project plan in place to develop and deliver the LDO with milestones, risk analysis and mitigation measures set out

The FEZ proposal for this Malton site is supported by the YNYER LEP and by both the Leader and the Chief Executive of Ryedale District Council. However, the decision to create the FEZ at the site requires ratification by Council and this is being progressed.

The District Council has agreed with the landowner, the Fitzwilliam Trust Corporation, and with Marshall Construction, the lead developer of the site, that the intended route to delivery of the LDO is:

| ACTION / MILESTONES | DATE |
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| Council forms project group comprising of economy, planning policy and development management staff, together with landowner and developer representatives, and figures from the local food and farming industry. | Meet within 2 weeks of DEFRA FEZ confirmation |
| Ryedale DC confirms the Malton FEZ in principle | First meeting of Council following the FEZ confirmation |
| Project plan and key milestones are agreed by the group and then endorsed by Ryedale District Council's Management Team and the LEP's York Bioeconomy Corridor group, both of which will monitor the progress of the project group according to the agreed milestones. | Month 1 |
| 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. | Month 2 |
| Procure and appoint planning and legal support to review draft LDO | Month 2 |
| Agree appropriate conditions and target sector for the draft LDO and produce first draft of LDO | Month 2 |
| Consult on draft LDO with key stakeholders including Malton Town Council, the LEP and farming groups | Month 3 |
| Amend draft LDO as appropriate | Month 4 |
| Adopt LDO at Ryedale District Council and notify the SoS of adoption of the LDO | Month 5 |
| Begin promotion and branding of the Malton site as a FEZ, including a launch event with DEFRA, the LEP, the Ryedale MP and food and farming stakeholders | Month 6 |

In terms of risks and mitigation, the key risks are anticipated to be:

| RISK | MITIGATION |
|--|---|
| Ryedale DC does not agree to FEZ at the site | Strong support from Leader and Chief Executive and officers, together with the LEP. |

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| | <p>Project is strongly consistent with the Council's adopted Economic Strategy. Risks of unsatisfactory forms of development (about which Councillors may be concerned) can be minimised through appropriate detail in the LDO and design brief.</p> <p>Unlike some potential sites, Malton has recent outline planning permission for a range of employment uses and, therefore, carries much less risk of public and political opposition than potential FEZ sites that are completely untested through the planning process.</p> |
| Project is not well connected to LEP and wider strategic activities in this sector | Very low risk as the project will be led by the LEP's Planning Lead Officer and will report into the wider group taking forward the bioeconomy enterprise corridor in this LEP area. This risk can be further mitigated by the involvement of DEFRA is developing support initiatives for this sector in partnership with the YNYER LEP. |
| Costs of securing LDO exceed budget | Very low risk as using consultancy support via an agreed framework. Additional support also available through East Riding Council, which has substantial experience of EZ establishment. |

5. What outcomes will be achieved as a result of this award and the implementation of the LDO?

The ultimate outcome that will be achieved is the accelerated growth of a key rural business park, under the FEZ banner, delivering over 500 new jobs into the rural economy, together with 700 indirect jobs.

In addition we will achieve:


- A thriving A64 Bioeconomy corridor linking FEZ(s) with innovation assets at the National Agri-Food Innovation Campus, the York BioHub and the Stockbridge Technology Institute. Along this 20 mile-wide corridor around York businesses will be able to access world leading innovation assets, start up and early growth space with grow on space at this FEZ.
- Expanding food and agri businesses will have access to good quality space to be able to grow and expand.
- Businesses will recognise the area as pro-growth whose policies are supporting and make it easier for businesses to expand
- The LDO here will allow growth to occur quickly without being fettered by the risk, delay and cost associated the need to gain a detailed planning permission before they can proceed and before such investment can be confirmed.

- Food and Farming Enterprise Zones will be recognised as high quality locations which businesses in this sector actively seek out when looking for locations
- Other sites in the region will actively seek FEZ status, recognising the added value and accelerated growth it will deliver.


Applications must be signed by:

- the Lead Applicant
- a Director or equivalent senior representative from the applicant local authority
- the relevant Local Enterprise Partnership Chair or Chief Executive, in whose area the LDO will be created.


Lead Applicant

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| Signed |  |
| Date | 12 March 2015 |
| Lead Applicant Name | Julian Rudd |
| Position in Local Authority | Head of Economy and Infrastructure |

Applicant Local Authority endorsement

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| Signed |  |
| Date | 12 March 2015 |
| Name of senior person endorsing application | Janet Waggott |
| Position in Local Authority | Chief Executive |

Local Enterprise Partnership endorsement

| | |
|-----------------|---|
| Signed |  |
| Date | 12 March 2015 |
| Name (printed) | James Farrar |
| Position in LEP | Chief Operating Officer |

Please return your completed EOI form to: Fiona Forgham, Defra

Email to: Fiona.forgham@defra.gsi.gov.uk **By Monday 16th March 2015**

Proposed FEZs and Innovation Assets

Annex A

