

FIITZWILLIAM (MALTON) ESTATES

Tel: MALTON (01653) 692849

Fax: (01653) 693455

Agent:

R.J.G. BUSHELL, BSc MRICS

E-mail: office@maltonestate.co.uk

Website: www.maltonestate.co.uk

ESTATE OFFICE
OLD MALTON GATE
MALTON
NORTH YORKSHIRE
YO17 7EG

Ms Janet Waggott
Chief Executive
Ryedale District Council
Ryedale House
Malton
YO17 7HH

23rd June 2010

Ref: FMER 16

Dear Janet

Wentworth Street Car Park

After our meeting yesterday I would like to write on a formal basis to record the Estate's concerns about the recommendation made by officers to Policy & Resources Committee on the 24th June for the sale of Wentworth Street car park (WSCP). This letter is without prejudice to the Estate's right to challenge any unlawful decisions of the District Council and the Estate's right to make further representations to the District Council in opposition to any future decisions.

1. We have yet to be convinced of the use of WSCP for a superstore is the right decision to enhance the vitality and viability of Malton town centre. Even if that is the right decision, (which we do not accept) all of the advice RDC has received says that if there is to be a superstore on WSCP it would be a pre-requisite for the development to have improved links with the town centre. The Estate has on several occasions expressed a willingness to work with the District Council on a joint venture basis to create a co-ordinated development in that part of the town so that those links will be made. We have had no formal response to that offer. Is this decision to sell the site to a developer a formal rejection of that approach?
2. Given the common understanding that the superstore on WSCP must have good links to the town centre, how will that development link be made under the current proposal to sell the site under 'land sale' rules.
3. We have yet to have a convincing answer from your officers to the question raised by the Estate and other stakeholders in the town centre on parking provision for the town centre. What is the evidence that the town will be left with sufficient parking spaces available for the town centre on the completion of the development and how will that provision be secured for the future?
4. We have all been working on the basis that the main strategic sites in the town centre should be assessed through the LDF process. What is the justification for taking a

Pinsent Masons LLP

1 Park Row Leeds LS1 5AB United Kingdom

T +44 (0)113 244 5000 F +44 (0)113 244 8000 DX 26440 Leeds 28 www.pinsentmasons.com

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premature decision to sell WSCP for a retail development before the LDF assessment is completed?

5. The previous decision by RDC on WSCP was merely to assess the market interest in WSCP. RDC received a positive response to that question and appear to have moved straight to a decision to sell the site. What process of assessment has been made to test the other options for this property taking into account other considerations on behalf of the community than the release of funds from an asset sale?

These are crucial questions that all stakeholders in the town centre will expect to be answered before any irrevocable decisions on the future of WSCP are taken by RDC. I fear that the District Council will be judged harshly that these questions have not been answered, and all concerned stakeholders consulted on those answers prior to the officers' report to P & R recommending the sale of the town's main car park.

Yours sincerely



R J G Bushell
Estate Manager

Cc All members of RDC
Malton Town Council