

PLANNING COMMITTEE

Thursday 21 August 2014 at 6.00 pm

Council Chamber, Ryedale House, Malton

Agenda

- 1 **Apologies for absence**
- 2 **Declarations of Interest**
Members to indicate whether they will be declaring any interests under the Code of Conduct.

Members making a declaration of interest at a meeting of a Committee or Council are required to disclose the existence and nature of that interest. This requirement is not discharged by merely declaring a personal interest without further explanation.
- 3 **Schedule of items to be determined by Committee** (Page 2)
- 4 **14/00426/MOUTE - Land At Edenhouse Road, Old Malton, Malton** (Pages 3 - 96)
- 5 **14/00427/MOUTE - The Showfield, Pasture Lane, Malton** (Pages 97 - 108)
- 6 **14/00428/MOUTE - Land South of Westgate, Old Malton, Malton** (Pages 109 - 152)
- 7 **14/00429/MOUTE - Land At Rainbow Lane, Malton** (Pages 153 - 172)

Agenda Item 3

APPLICATIONS TO BE DETERMINED BY RYEDALE DISTRICT COUNCIL

PLANNING COMMITTEE - 21/08/14

4

Application No: 14/00426/MOUTE

Application Site: Land At Edenhouse Road Old Malton Malton North Yorkshire

Proposal: Erection of new livestock market (sui generis) comprising circa. 2,850 sq m floorspace: Agricultural Business Centre comprising circa. 6,010 sq m of floorspace for uses within Use Class A1, A2, A3, D1, B1, B2, B8 and agricultural vehicle sales (sui generis); and new Business Park comprising circa. 19,040 sq m of floorspace for uses within Use Class B1, B2, and B8 including premises for The Ginger Pig comprising 1,790 sq m of floorspace (for uses falling within Class B1, B2, B8 and A1) along with (in respect of all elements) all associated development including drainage, provision of services, landscaping, boundary treatments, attenuation ponds and access and associated highway works. (Site area 17.8ha).

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Application No: 14/00427/MOUTE

Application Site: The Showfield Pasture Lane Malton North Yorkshire

Proposal: Demolition of existing buildings and structures and erection of circa 227 residential dwellings (Use Class C3) along with all associated development including drainage, landscaping, cut and fill, formation of earth bund, boundary treatments (including noise mitigation measures) provision of services and access and associated highway works (site area 11.90ha)

6

Application No: 14/00428/MOUTE

Application Site: Land South Of Westgate Old Malton Malton North Yorkshire

Proposal: 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) along with all associated development including drainage, landscaping, boundary treatments, provision of services and access and associated highway works (site 2.0ha)

7

Application No: 14/00429/MOUTE

Application Site: Land At Rainbow Lane Malton North Yorkshire

Proposal: Erection of circa 45no. affordable residential dwellings (Use Class C3) along with all associated development including drainage, landscaping, formation of earth bund, boundary treatments (including noise mitigation measures) provision of services and access and associated highway works (site area 3.4 ha)

RYEDALE DISTRICT COUNCIL PLANNING COMMITTEE

SCHEDULE OF ITEMS TO BE DETERMINED BY THE COMMITTEE

PLANS WILL BE AVAILABLE FOR INSPECTION 30 MINUTES BEFORE THE MEETING

Item Number: 4
Application No: 14/00426/MOUTE
Parish: Malton Town Council
Appn. Type: Major Outline Environmental Statement
Applicant: Commercial Development Projects & Fitzwilliam Trust Corp
Proposal: Erection of new livestock market (sui generis) comprising circa. 2,850 sq m floorspace: Agricultural Business Centre comprising circa. 6,010 sq m of floorspace for uses within Use Class A1, A2, A3, D1, B1, B2, B8 and agricultural vehicle sales (sui generis); and new Business Park comprising circa. 19,040 sq m of floorspace for uses within Use Class B1, B2, and B8 including premises for The Ginger Pig comprising 1,790 sq m of floorspace (for uses falling within Class B1, B2, B8 and A1) along with (in respect of all elements) all associated development including drainage, provision of services, landscaping, boundary treatments, attenuation ponds and access and associated highway works. (Site area 17.8ha).
Location: Land At Edenhouse Road Old Malton Malton North Yorkshire

Registration Date: 29 April 2014 **8/13 Week Expiry Date:** 19 August 2014
Case Officer: Gary Housden **Ext:** 307

CONSULTATIONS:

NY Highways & Transportation	No views received to date
Mr M Potter	Representation - serious concerns
Parish Council	Recommend approval
LEP Mr A Leeming	Support
Highways Agency (Leeds)	No Objection
Vale Of Pickering Internal Drainage Boards	No further comments to make
Environmental Health Officer	Advises Phase 2 Investigation Undertaken - Attach Condition Requiring This
Tree & Landscape Officer	Comments received regarding screening and landscaping
Sustainable Places Team (Yorkshire Area)	Conditional support
Head Of Planning Services	Comments made regarding drainage, planting, visual impact and other matters
Archaeology Section	Recommend scheme of archaeological evaluation be undertaken.
Land Use Planning	Recommends conditions and comments made
Countryside Officer	Comments made regarding habitat creation
Economic Development	Support
National Grid Plant Protection	No views received to date
Mr Jim Shanks	Recommends (PTED) guidance be given consideration on the detailed proposal
Health And Safety Executive	Does not advise against granting of planning permission under two different criteria: 1) Less than 100 people per building 2) More than 100 people per building

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Neighbour responses:

Mr J Welham, Mrs A Welham, Mr G Allen, N Harper, Mr K P Allen, Barbara Wood, Stuart Colley, P Wood, Mr Richard Mason, Jacquine Gaskell, Mrs Celia Durham, Lt Col A E Hemesley OBE JP, Mr J O Sturdy, Mr B L Bushell, B.A. Watson, Mr R Twiddle, Mr C S Snowdon, Mrs V Simpson, Mrs Janet M White, Rebecca Richardson, Dr Jonathan Pycock, J Claire, Mr W McMahon, Mr James Nolan, Mrs Christine Mason, Mr Gerald Cosens, Ms Kate Morris, Mr Derek Watson, Mr Tom Pycock, Mr John Brown, Mr Tom Watson, Miss Caroline Wyatt, Colonel The Hon. R N Crossley OBE, R.W. Carver, J W Story, Stephen Kelly, Mr Nick Greenhalgh, Mr J M Douglas, Mr David White, Mr Robert Blades, Sharon Foyle, Mr & Mrs Hammill, Mr Jeremy Waind, P G S Foxton, Mr Keith Warters, J Wilkinson, Mr James F Stephenson, Mr Robert Sturdy, Nick Hill, Mrs Gena Douglas, Mr Philip Place, Miss Anne McIntosh LL.B (Hons) MP, Dr Sam Hoste, Ms Annie Jones, Mr Jordan Gowdy, Mr Patrick McCarthy, Mr Michael De Rouffignac, Mr Adam Hall, J R Dransfield, Mr & Mrs Ordidge, Mr Andrew Atkinson, F Wardle & Son, Mr William Tyson, Mr Eric Weightman, Mr David Brotherton, I & H Robertson, Nikki Sey, Blyth Eden, Miss Rebecca Lowery, Mr Reece Langford, B Robinson, Mrs A Nolan, Miss Lynda M Shirley, RE Ward, J W Douglas, Mr Stewart James, M Rhodes, J D Lacy, Mr J Byas, David Jackson, Mr David Simpson, William Douglas, Miss K Baker, Mr JD Wright, J C Draper, B-R- Hull, Mr & Mrs P Chapman, Mr Philip Parker, Cllr Paul Andrews, J S & B Pease, M. E Anderson & Mrs J E Anderson MBE, Mrs Dorianne Butler, Mr derek watson,

Overall Expiry Date:

7 August 2014

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SITE:

The site is located immediately to the north of the junction of the A169 with the A64 trunk road and the red line of the application site covers three linked parcels of land next to the Edenhouse Road.

The Eastern Site proposes a new business park comprising approximately 19,040sq. metres of floorspaces for B1, B2 and B8 uses. The eastern site is bounded by the A169 along its eastern boundary, by Edenhouse Road along its southern and western sides and by a block of established woodland along its northern boundary. There is some existing hedgerow along the east, south and west boundaries, although much of the site is currently open to the A169.

The Western Side is located to the western side of Edenhouse Road and to the north of the existing Russells Farm Machinery premises and Eden Camp Visitor Allocation. There is an established hedgerow boundary to Edenhouse Road and fields to the rear. It is proposed that a new livestock market of around 2,850sq. metres and an agricultural business centre comprising around a further 6,010sq. metres of floorspace would be accommodated on this part of the application site.

The Southern Site (under the pylons) indicates the presence of a large surface water retention pond.

No buildings are proposed on this part of the site.

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Plans showing the site location and indicative layout are appended to this report.

PROPOSAL:

This application, along with applications 14/00427/MOUTE, 14/00428/MOUTE and 14/00429/MOUTE is the subject of a detailed series of documents comprising the Environmental Statement. These include Design & Access Statement; Statement of Community; Planning Obligation Draft Heads of Terms Supporting Document; Environmental Impact Assessment; Transport Assessment; Noise Assessment; Heritage Assessment; Archaeological Assessment; Tree Survey;

Landscape and Visual Impact Assessment; Ecological Assessment; Desk Top Study and Flood Risk Assessment)

In addition to the detailed technical reports, Members are advised to refer to the 'overarching' Town Planning Statement and also the Design & Access Statement. Both are appended to this agenda item for ease of reference. A copy of the Environmental Statement, Non-Technical Summary is also appended.

In addition to the list of uses already described for each part of the site above, the proposal includes the construction of a new roundabout at the junction of the A169 and Edenhouse Road with localised road widening and upgrading of Edenhouse Road to the point of entry to the Western Site (proposed Livestock Market and agricultural business centre). The total extent of the red line is approximately 17.8 hectares.

POLICY:

National Policy Guidance

National Planning Policy Framework
National Planning Policy Guidance

Ryedale Plan - Local Plan Strategy

Relevant Policy - Vision Aims Objectives

Policy SP1 - General Location of Development and Settlement Hierarchy

Policy SP6 - Delivery and Distributing of Employment Land and Premises (Malton & Norton - 29.6 - 36ha during life of the Plan)

Policy SP9 - The Land-Based and Rural Economy

Policy SP10 - Physical Infrastructure

Policy SP12 - Heritage

Policy SP13 - Landscapes

Policy SP14 - Biodiversity

Policy SP16 - Design

Policy SP17 - Managing Air Quality, Land and Water Resources

Policy SP19 - Presumption in Favour of Sustainable Development

Policy SP20 - Generic Development Management Issues

Policy SP22 - Planning Obligations, Developer Contributions and the Community Infrastructure Levy

HISTORY:

Eastern Site Only

07/00656/MOUT: Development of a Business and Technology Park (site area 9.54ha) Resolution to Approve. Called in by Secretary of State 28.02.2008. Withdrawn 01.04.2008

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APPRAISAL:

Principle of the Development

The Aims and Objectives of the Ryedale Plan - Local Plan Strategy plans for growth on the District which is comparable with the principles of sustainable development. The recently adopted Strategy (September 2013) was examined and past the publication of the NPPF and is fully compliant with national policy.

The Plan focuses development at the market towns and emphasises the role and regeneration of Malton and Norton as the District's Principle towns. In addition to supporting the delivery of a significant new houses at Malton and Norton (including affordable housing), the plan seeks to support new and existing businesses within the provision of a range of employment sites and premises, including higher quality purpose built sites. The Plan also seeks to support the land-based economy, providing rural enterprises and activity that helps to retain traditional land uses such as food production. This seeks to assist the retention of livestock markets in the District.

Policy SP1 - General Location of Development and Settlement Hierarchy

This policy identified Malton and Norton as the Principal Towns and the primary focus for growth. Opportunities for growth have identified the need for Greenfield sites on the edges of the towns for (amongst other types of development) new business space.

Policy SP6 - Delivery and Distributing New Employment Land and Premises

This Policy is preceded by the following paragraphs:

- 5.1 A strong and healthy economy is integral to the quality of life, prosperity and sense of personal security of residents of the District.
- 5.2 A large part of Ryedale's economy is inextricably linked to its geography. As a predominantly rural area, agriculture is a traditional sector of the economy across the District. Tourism has a strong presence particularly in northern Ryedale where it is centred on specific visitor attractions, the picturesque settlements of Helmsley, Pickering and Thornton-le-Dale and attractive landscapes, including the North York Moors National Park. Throughout history the District's Market Towns have been hubs of economic activity. They are the main centres of manufacturing, retailing and service and leisure based economic activity. The City of York exerts influence in the southern and western parts of Ryedale in terms of commuting patterns and retail expenditure.
- 5.3 Ryedale's economy appears strong; enjoying relatively high levels of business start ups and low levels of unemployment. Underlying these headline figures however, the District's economic base remains dependent on traditional sectors or a small number of large businesses which are vulnerable to wider national and international changes. To help to increase local wage levels, retain and attract young people, reduce out commuting and ensure a more skilled workforce in the longer term, it will be essential to diversify the District's economy to reduce dependence on vulnerable sectors and to foster a wider choice of employment opportunities. Lifting wage levels locally will also assist in addressing some of the significant housing needs of young and working people through the open market.
- 5.4 This Plan looks to support staple sectors of the economy such as manufacturing, tourism and agriculture whilst seeking to provide a step change in diversifying and modernising the economy. Building on the District's existing high tech advanced engineering cluster and supporting growing economic sectors, such as knowledge based economic activity, will be important. The proximity of York with its strong science and service sectors provides an opportunity to build on links with the York economy to help support the diversification of Ryedale's economy.

The Food and Environment Research Agency (FERA) at Sand Hutton is an example of the important inter-linkages that already exist between the District and York. It is a nationally important centre for bioscience undertaking essential research for the Department for Food and Rural Affairs and has also undergone expansion and refurbishment including the creation of the York Science and Enterprise Centre which offers managed commercial space for new or relocating science-based companies.

- 5.8 The Employment Land Review and the update to it, following an assessment of the limited existing supply of available employment land and projected demand for new employment space, recommends that between 37 and 45ha of employment land should be allocated in Ryedale to ensure a continuous rolling supply. This is to enable a step change in the diversification of Ryedale's economy. Policy SP6 sets out the distribution of employment land across the District and reflects the findings of the ELR and ELRU, the roles of each of the towns, the availability and suitability of sites for particular uses and the commercial demand for land and accommodation. The largest concentration of new employment land will be directed to Malton and Norton as the largest centre in Ryedale and the Principal Town. This is due to the availability of employment sites, the potential to attract inward investment, the ability to forge links with the York economy and to cater for the sustainable expansion and relocation of existing businesses. Employment development in Pickering as the key Local Service Centre and second largest settlement in Ryedale, will support indigenous employment opportunities linked to new housing development. Helmsley and Kirkbymoorside are allocated a more modest amount of new employment development to reflect the demand and scale of these towns.
- 5.10 The influence of the City of York is inextricably linked to the economy of Ryedale, given its close proximity to settlements particularly in southern Ryedale, including Malton and Norton. The ELR identifies that a critical way of diversifying Ryedale's economy and 'up-skilling' its workforce is through forging links with the York economy, and in particular with initiatives including the Science City based at the University of York. There are also opportunities to link with other higher education and further education institutions in and around York, to provide necessary skills, training and expertise in these emerging sectors. On this basis land for a purpose built Business and Technology Park, centred on added value sectors including advanced engineering, IT and knowledge based industries, will form part of the allocation of sites for Malton and Norton.

New employment land is focussed in Malton and Norton with approximately 80% of sites to be identified within, adjacent to and on the outskirts of the built-up areas of the towns. The plan allocates a minimum of 37 hectares of net additional employment land during the life of the plan which equates to 29.6 hectares at Malton and Norton alone. A further 8 hectares of land will be released during the life of the plan if it is required.

The policy also states that:-

"Land for employment uses will provide a portfolio of sites and premises offering a range and choice of accommodation in appropriate locations. The intention is to support established sectors in the local economy and provide opportunities for diversification which over the Plan Period, will enable a step change in business growth, improved skills and a more sustainable local economy. This will include the provision of higher quality employment sites and premises which:

- Are capable of supporting the sub-regional economy for science based businesses, including expansion of existing sites and the provision of a new Science and Technology Business Park at Malton and Norton.
- Offer opportunities for specialist sectors including precision engineering and advanced manufacturing and existing key businesses. This will include: expansion space for existing businesses, new sites and premises for move on accommodation to support business growth and growing these key clusters.

- Are able to provide accommodation for small businesses, supporting the high business formation rate in Ryedale. This will include incubator space, new managed workspace, small business units and live-work space.

Proposals for new employment development and in particular Use Classes B2 (general industrial) and B8 (storage and distribution) uses on unallocated sites, will be supported in line with the sources table set out above and which:

- Are of an appropriate scale to their surroundings having regard to their visual impact.
- Are capable of achieving suitable highway and access arrangements commensurate with the nature of their use, without an unacceptable impact.
- Satisfy the provisions of Policies SP12, SP17 and SP18”.

This approach is considered to fully accord with advice contained in the NPPF, which also states:-

Core Principles Planning

Paragraph 17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

- be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;
- not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);
- contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);
- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;

- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs

Delivering sustainable development

1. Building a strong, competitive economy

Paragraph 18. The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.

Paragraph 19. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

Paragraph 20. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.

Paragraph 21. Investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:

- set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth; Achieving sustainable development
- set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
- support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a
- rapid response to changes in economic circumstances;
- plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;
- identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and
- facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.

3. Supporting a Prosperous Rural Economy

Paragraph 28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;

- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where
- identified needs are not met by existing facilities in rural service centres; and
- promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

Decision Taking

Paragraph 186. Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. The relationship between decision-taking and plan-making should be seamless, translating plans into high quality development on the ground.

Policy SP9 - The Land-Based and Rural Economy

This Policy is preceded by the following text:-

- 5.34 Land-based economic activity is integral to the District's economy, cultural heritage and identity. Farming, forestry and the equine industry, in particular horse racing, have all been longstanding and traditional components of economic activity. Many of these activities have helped to ensure that Ryedale's valued landscapes are carefully and sensitively managed. In Ryedale the role of local Estates has been a significant factor in influencing rural economic activity and management of the landscape.
- 5.35 However the land-based sector, and in particular agriculture, has undergone considerable restructuring over the post war period, and is set to continue to restructure as a consequence of both local and global changes. These changes are happening at a rapid rate, can be difficult to predict and are likely to exert a combination of positive and negative pressures on the District's rural economy. This Strategy is intended to support and be flexible to the needs of those who rely on the land-based economy. It also supports new opportunities that may arise from future changes. These range from alternative cropping to renewable energy schemes. It is essential that these new land uses and economic activity must be supported and encouraged where appropriate if Ryedale's countryside is to continue as the living and working countryside that is intrinsic to Ryedale's cultural identity.
- 5.36 Malton Livestock Market is the last remaining livestock market in Ryedale and is greatly valued by the local farming and wider community. It provides a local sustainable focus for the sale and purchase of livestock, reducing food miles and encouraging the trend towards local food production. The Council considers that the current livestock market is an important use that should be retained in Ryedale. Following the grant of outline planning consent for redevelopment of the current livestock market site, it is very likely that the livestock market will vacate its current location. It is important that any new site for a livestock market reflects the balance of maintaining links to a Market Town in Ryedale but also ensures that it is acceptable taking into account other matters such as highways, amenity, visual impact, character and setting.

SP9 The Land-Based and Rural Economy

Ryedale's land-based economy will be sustained and diversified with support for:

- New buildings that are necessary to support land-based activity and a working countryside, including for farming, forestry and equine purposes
- Replacement dwellings for land management activity if no other existing available buildings suitable or capable of conversion

- Replacement of non-traditional general-purpose storage buildings to support farming, forestry or equine related activity
- Conversion of traditional buildings for tourism or residential uses (subject to the occupancy conditions set out in Policy SP21)
- Conversion of existing buildings and provision of new buildings to support appropriate small-scale rural economic activity in line with Policy SP6
- Appropriate farm and rural diversification activity including innovative approaches
- Local food production and sales. Farm shops which will meet a demand for local produce and which contribute to the local economy will be supported where they do not adversely affect easily accessible convenience shopping.
- Appropriate new uses for land including flood management and energy production related research and education in this field
- Small-scale extraction of local building stone and limited aggregate provision

And indirectly by supporting:

- 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
- Local weekday and Saturday markets, farmer's markets and events
- Proposals or actions that would assist in utilising and retaining traditional rural skills including land and woodland management, farming, conservation, local traditional building techniques

The proposal is for the re-location of the livestock market with accompanying Agricultural Business Centre total approximately 2,850sq. metres and 6,000sq. metres respectively on the western site which has an area of approximately 6.33 hectares. In addition, the eastern site proposes approximately 19,040sq. metres of floorspace for uses within Use Classes B1, B2 and B8 which has an area of approximately 8.56 hectares (a net area of just less than 15 hectares).

The sites are located in close proximity to the fully grade separated all directional junction of the A64 junction road and the A169. The sites are located close to the existing premises accompanying the Eden Camp Modern History Theme Museum and Russells Agricultural Vehicles Sales and contracting premises. It is noted that the southern element of the site does not propose any buildings in this area. It is also crossed by substantial overhead lines and is proposed to contain a significant surface water attenuation facility. This means that clear views are retained of the visitor attraction and Russells premises from the A169 approaching from the direction of the trunk road.

In principle, the development proposed is considered to be acceptable because it is well located to the Principal Town; it is well located to the main route network and is of a scale that sits well within the scale of development anticipated in the Local Plan Strategy. A number of more detailed issues are, however, relevant to the consideration of this application, and these are dealt with below.

Drainage/Flood Risk

The Environment Agency, Yorkshire Water and Vale of Pickering Internal Drainage Board have all been consulted on the detailed Flood Risk Assessment work that accompanies the application.

No objections are raised subject to conditions relating to full details of foul and surface water arrangements being agreed and completed before any buildings are brought into use and limitation of surface water run-off to no more than 1.4 litres/second/hectare and that the attenuation storage is provided in line with the submitted Flood Risk Assessment. Whilst concerns have been raised locally in relation to flood risk issues, the matter has been fully investigated and there are no sustainable planning objections on this issue subject to the conditions specified above.

Access/Traffic Matters

The full scheme proposes the provision of a roundabout at the current T-junction with the A169 and Edenhuse Road. Localised widening is also proposed to the entrance of the proposed western site entrance. This is considered to be acceptable to NYCC Highways subject to detailed conditions.

It is also of note that the Highways Agency has raised no objection on highway safety/traffic issues in relation to the safe operation of the nearby A64 trunk road. Subject to the final comments from NYCC Highways detailing the conditions, no objections are raised on highway safety grounds.

Design Issues

Whilst in outline, the application is accompanied by a Planning Statement and Design & Access Statement which sets out the design and landscaping approach to the development of both the east and western site and the larger surface water attenuation pond. The scale of buildings set out in the Design & Access Statement are considered to be appropriate and a condition referring to the principles set out in the Design & Access Statement is recommended. Detailed conditions relating to the screening of individual units and the 'structural' landscaping of the sites are also recommended. Aside from The Ginger Pig element which is submitted in detail, the Local Planning Authority will retain final control over the layout and development of the sites through subsequent reserved matters applications.

The Policy Designing Out Crime Officer has recommended no objection subject to a planning condition being placed on any outline permission that is granted to require the provision of full details of how crime prevention has been considered and incorporated into the design and layout of the detailed scheme.

Archaeology

The applicants have submitted an initial assessment based on geological investigation of this site. NYCC Archaeology have requested further pre-decision investigations on site. The applicants have responded in writing advising that they considered this request to be excessive in the circumstances of this site because:-

“In respect of Showfield, Peasey Hills and Eden Camp West, my reasons for recommending evaluation excavation be a condition of the planning permission, rather than a requirement in advance of a planning decision being made, are twofold: the lack of any clear evidence for archaeological activity, and because these are outline applications with ample opportunity to further test the site in advance development.”

The NPPF para 128 states:-

“Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, Local Planning Authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”.

The NPPF does not define a 'field evaluation' but geophysical survey is one technique that can be classed as such, as defined in the PPS5 Practice Guide (which has been re-validated as Government endorsed guidance following the publication of the NPPF). Therefore, contrary to the responses from NYCCHT, a field evaluation has been undertaken and this has not identified any significant features of archaeological interest. As such it can be argued that evaluation excavation is not justified at this stage.

The clarify, the geophysical surveys concluded the following:-

Showfield - “Apart from ridge and furrow cultivation and a former field division, the survey did not identify any responses deemed to be of archaeological potential”.

Eden Camp West - "Apart from field boundaries which are marked on 1891 maps, the magnetic survey has not detected any responses which might be indicative of buried archaeology".

Peasey Hills - "Archaeological features are evident in the eastern area surveyed only, i.e. beyond the limits of the application area".

At Old Malton, the clear evidence for archaeological activity identified by geophysical survey has been tested through evaluation excavation and the accuracy of the technique confirmed. This is in accordance with a staged programme of archaeological work, where the need for each stage is judged on the results of the preceding stage. Where there has been clear evidence for archaeological activity identified, our client has committed to programmes of work that allow a proper identification and understanding of those remains. In the case of the sites where no archaeological remains have been identified, there is still a commitment on our client's part to commission archaeological evaluation to test the results of the geophysical survey and, if appropriate, develop a mitigation strategy that will allow archaeological remains to be excavated and recorded in advance of development".

NYCC's Historic Environment Team have responded stating that they consider that the archaeological potential of the site is still not fully understood and therefore, the proposal is contrary to Paragraph 128 of the NPPF. NYCC Historic Environment Team also make reference to the reasonableness of a condition, in these circumstances making reference to Circular 11/95, although the circular has now been deleted following production of the National Planning Policy Guidance.

In this instance, there is clearly an impasse and officers have therefore appraised the submitted information in the context of Policy SP12 and the overall approach contained in the NPPF and NPPG. It is considered that in the planning balance, it is possible to apply conditions to secure further investigation in this instance prior to the commencement of any development on site, and for the most part at reserved stage.

NYCC Historic Environment Team has advised that if Members are minded to concur with this view, that the following conditions should be imposed:-

1.
 - A) No development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
 - i. The programme and methodology of site investigation and recording
 - ii. Community involvement and/or outreach proposals
 - iii. The programme for post investigation assessment
 - iv. Provision to be made for analysis of the site investigation and recording
 - v. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - vi. Provision to be made for archive deposition of the analysis and records of the site investigation
 - vii. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
 - B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

Reason:- In order to ensure the archaeological resources at the site are adequately investigated, understood, and where necessary safeguarded, in accordance with the National Planning Policy Framework.

2. The details submitted in pursuance of Condition no. 1. (above) shall be preceded by the submission to the Local Planning Authority for approval in writing, and subsequent implementation, of a scheme of archaeological investigation to provide for:
 - (i) The proper identification and evaluation of the extent, character and significance of archaeological remains within the application area;
 - (ii) An assessment of the impact of the proposed development on the archaeological significance of the remains;

Reason:- In order to ensure the archaeological resources at the site are adequately investigated, understood, and where necessary safeguarded, in accordance with the National Planning Policy Framework.

3. The applicant shall formally notify the Local Planning Authority in writing within 14 days of the completion of archaeological mitigation fieldwork.

Reason:- In order to ensure the archaeological resources at the site are adequately investigated, understood, and where necessary safeguarded, in accordance with the National Planning Policy Framework.

4. Within 24 months of completing the archaeological field investigations required by condition 1 (above), a report which shall comprise of an assessment of the archaeological remains recovered from the site and an outline of the subsequent programme of analyses, publication (including a date for publication) and archiving, shall be submitted to and approved in writing by the Local Planning Authority. The programme of analyses, publication and archiving shall thereafter be carried out in accordance with the details thus approved, and in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason:- In order to ensure the archaeological resources at the site are adequately investigated, understood, and where necessary safeguarded, in accordance with the National Planning Policy Framework.

On balance, the officer recommendation is that the above-mentioned conditions should be imposed if permission is granted to ensure that this matter is properly controlled and to satisfy both Local and National Policy.

Economic Development Issues

This proposal has the full support of both the Local Enterprise Partnership and the Council's own Economic Development Officer. The LEP officer states:-

"The York, North Yorkshire and East Riding LEP strongly supports this proposal, which forms a key element in strengthening the agri food and bio-economy 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 areas 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.

PLANNING COMMITTEE

21 August 2014

LGF funding was recently allocated to three other strategic projects that will significantly strengthen the bio-economy within the 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 bio-economy 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 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".

In addition, the Councils Economic Development Officer writes in strong support stating:-

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.

- 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:
 - “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".

Health & Safety

The Health & Safety Executive does not advise against the grant of planning permission on Health and Safety grounds.

Ecology

No objection is raised - conditions are recommended with regard to habitat creation.

Members will note that Natural England had raised an initial concern/objection which was responded to by the applicant's agent (see attached letter dated 15 July 2014). Natural England's response has resulted in conditional support for the proposal subject to the imposition of a planning condition.

Third Party Responses

Malton Town Council recommend approval to the proposal making the following detailed points:-

1. Full consideration being given to the recommendations of the NYCC flood impact report in respect of the Old Malton surface water and foul water drainage arrangements and any impact this proposal might have, and consideration of the opportunity to seek from the developer assistance towards permanent remedies to meet current deficiencies in a system upon which this proposed development will rely.
2. Appropriate consideration of the application of a weight restriction on Ryton Rigg Road.

Point 1 is considered to have been satisfactorily addressed by the responses by all of the formal drainage bodies insofar as it relates to the impacts of this application . The planning system cannot be used to address other existing deficiencies in the locality.

Point 2 can be addressed to NYCC Highways for further consideration.

In addition, the Council has received 38 objection letters and 58 letters of support raising the following:

Objectors

- Concern in principle;
- Further risk of flooding;
- Traffic/Infrastructure Deficiencies;
- Loss of Agricultural Land - better brownfield sites;
- Possible smell/odour;
- Ecological impacts;
- Alternative livestock markets elsewhere;
- Facilities at Thirsk/York;
- Visual impact - harm to museum; and
- Adverse impact on farming enterprise.

Supporters

- Clear need for new livestock market and associated businesses;
- New facility will ease congestion in the town centre;
- New job creation is highly desirable;
- Associated enabling development is necessary;
- Malton 'food capital' needs modern facilities for 21st Century;
- Site is close to town for linked trips; and
- Closure of livestock market without replacement will have wider adverse effect on the economy.

These issues have been dealt with elsewhere in the appraisal and approval is recommended subject to conditions and the completion of a S106 agreement relating to developer contributions.

In summary, this application (which also comprises EIA development) is considered to accord with the policies contained in the adopted Development Plan. It is also considered to satisfy national planning policy as set out the National Planning Policy Framework taken as a whole, which seeks to promote sustainable development.

Conditions and developer contributions will be imposed and form part of the decision notice in order to satisfactorily mitigate any impacts arising from the development and to offset any major adverse effects that may otherwise occur as detailed in the officer report.

RECOMMENDATION: Approval subject to completion of a Section 106 Agreement relating to developer contributions and conditions

DETAILED CONDITIONS TO FOLLOW IN THE LATE PAGES

Notes



RYEDALE DM

29 APR 2014

DEVELOPMENT
MANAGEMENT

14100426/wate

Malton

EDEN CAMP
Ginger Pig
Location Plan

Dwg 050a

1.2500@A3

Malton

Marshall CDP

1:25m



Notes



RYEDALE DM
 29 APR 2014
 DEVELOPMENT
 MANAGEMENT

14/00426/14/0101/E

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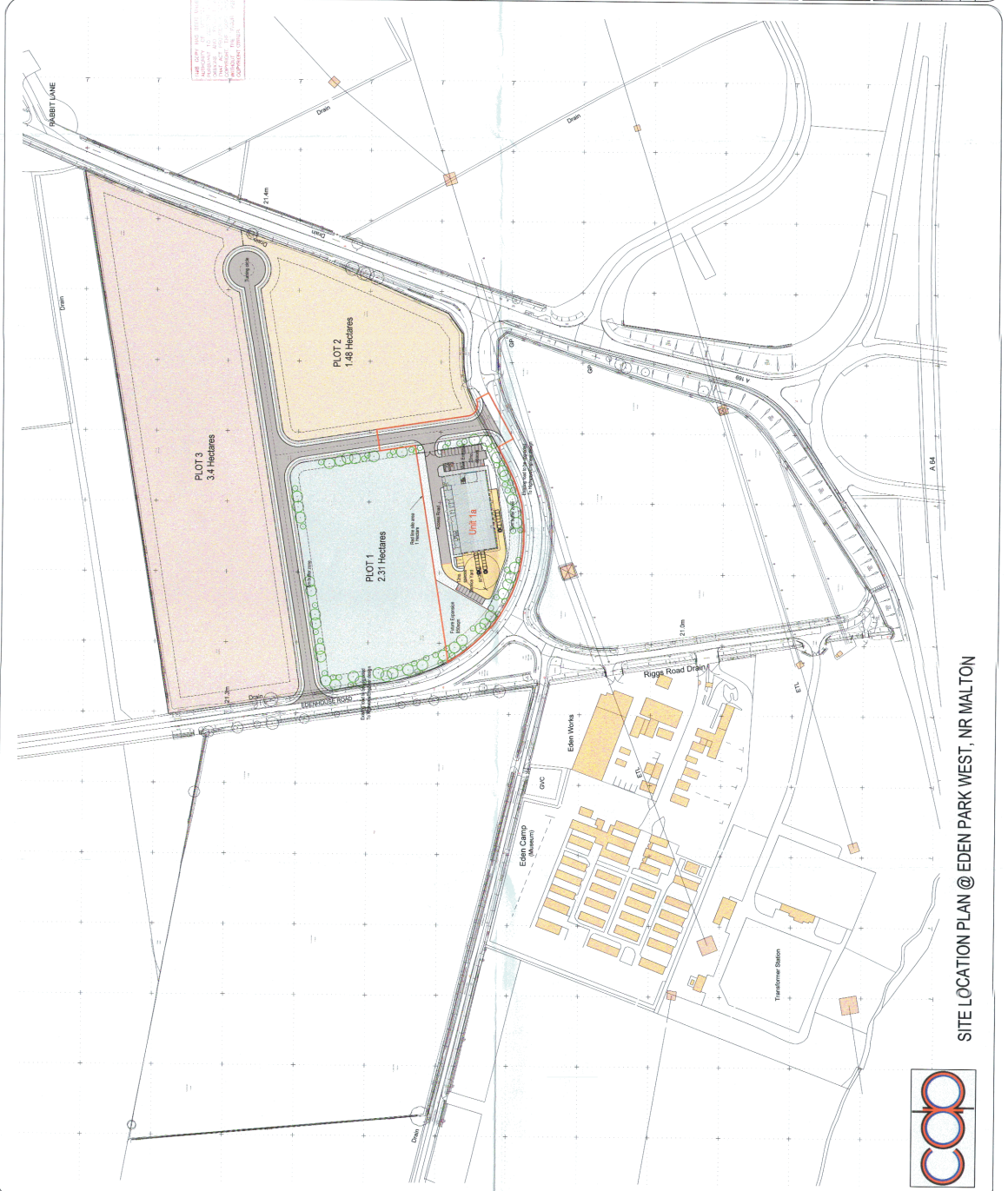
Malton
 EDEN CAMP
 Location Plan

Dwg 052
 1.2500@A3
 Malton
 Marshall CDP

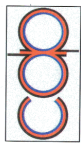
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Revisions	Drawn: JPM/A
By: A	Date: 10/20/2013
<p>BUILDING MANAGEMENT SERVICES LTD 1400 UNIVERSITY DRIVE EDEN PARK WEST MALTON ONTARIO TEL: 905.882.1111 FAX: 905.882.1112 WWW.BMSM.COM</p> <p>Building Management Services 1400 UNIVERSITY DRIVE EDEN PARK WEST MALTON ONTARIO</p>	
Client	<p>20 APR 2014 DELIVERABLE: MANAGEMENT PLAN COMMERCIAL DEVELOPMENT PROJECTS LIMITED</p>
Project	<p>EDEN PARK WEST EDENHOUSE ROAD MALTON</p>
Sheet	SITE LOCATION PLAN
Drawn	B.S.L.
Date	AUGUST 2013
Scale	1:1250 @ A1
Drawn	CS/BS/MT/C
Checked	M2620-SIS-01
Version	REV A



SITE LOCATION PLAN @ EDEN PARK WEST, NR MALTON



Notes

EASTERN SITE
 Industrial/Workplace: 13,260m²
 Ginger Pkg: 1,750m²
 Offices: 4,000m²
 Includes 11 Parking: 185
 2000m² of Ginger Pkg Parking: 35
 Office Parking: 100

WESTERN SITE
 Livestock Market: 2,850m²
 Agribusiness: 0,100m²
 Livestock Market + Agribusiness
 Parking: 280 cars, 75 Cars & Trailers
 39 Lorries



RYEDAILE DM

29 APR 2014
 DEVELOPMENT
 MANAGEMENT
 14100426 (var) TE

Malton

EDEN CAMP
 Site Layout
 Option 5a

Dwg 044c
 1:1250@A3
 Malton
 Marshall CDP
 52.5m





Malton Fitzwilliam Trust Corporation Sites

Livestock Market, Agri Business Centre, Business
Park and Residential Development

Design and Access Statement
Clarity NS



I INTRODUCTION

1.1 The Purpose of this Document

This Design and Access Statement has been prepared in support of applications for Outline Planning Permission for a group of four interlinked sites in Malton and Old Malton, applications that have, at their heart, the challenge of ensuring the future prosperity of the Town's historic livestock market, providing additional jobs and answering in part the area's need for new housing. A general overview is given in the introduction, and then each site has its own individual section. The applications are being made by Commercial Development Projects (CDP - part of the Maratni group of companies, a well-established and respected Yorkshire development group) acting in concert with the landowners - The Fitzwilliam Trust Corporation - and Malton and Ryedale Livestock Market Company Limited.

Although the applications are in outline, various indicative drawings have been prepared in order to allow a fuller appreciation of the implications of the proposals. These drawings include: site masterplans and layouts; massing sections; more detailed building studies for key areas; and artist's impressions. This illustrative information has also formed the basis of a comprehensive Environmental Impact Assessment. In each case, the design of the proposed scheme has evolved with reference to a detailed analysis of the site and its surroundings, discussions with key stakeholders and extensive public consultation; this Statement charts that evolution. Whilst it is recognised that any development in and around an attractive and cherished town will give rise to concerns, our aim is to demonstrate how a careful, rigorous and collaborative design process can integrate new facilities into Malton and Old Malton in a way which respects its context, whilst bringing considerable benefits to the town and the community that it serves.



An Artist's Impression of the New Livestock Market

1 INTRODUCTION

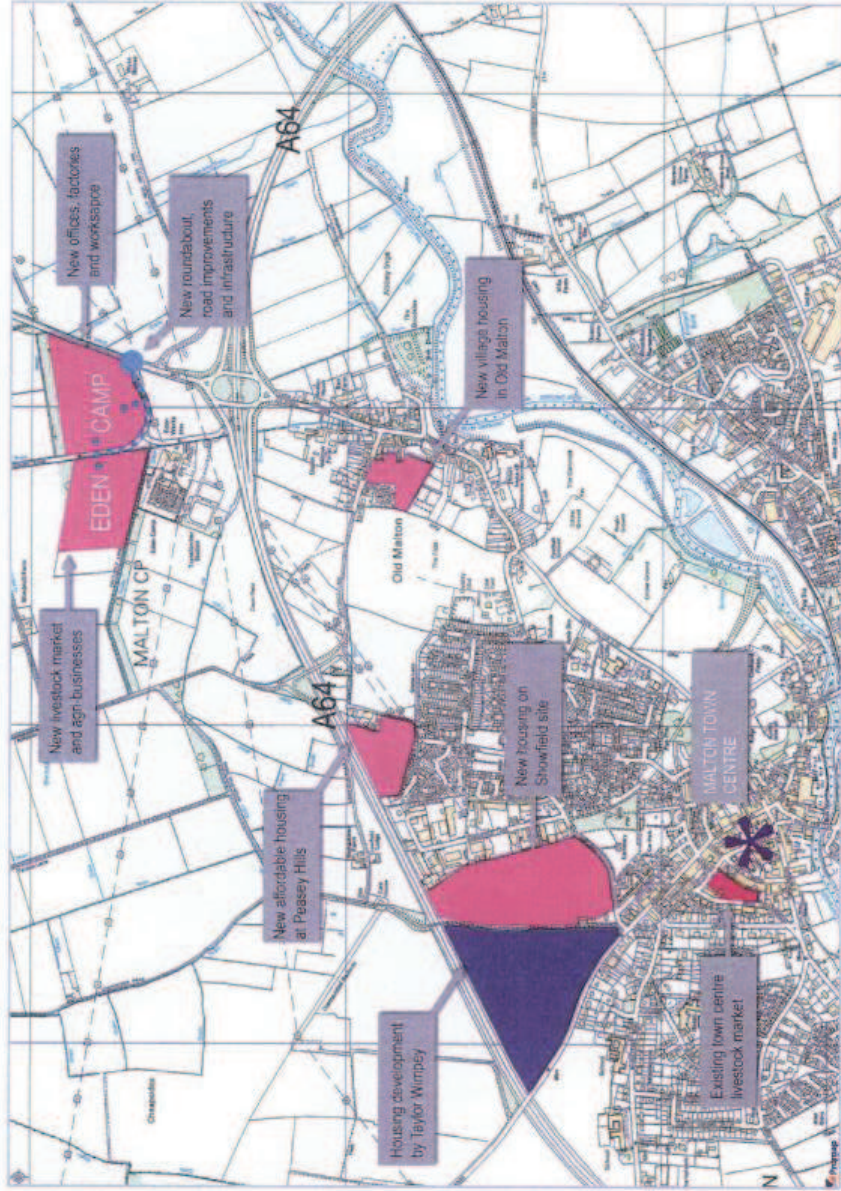
1.2 The Scope of the Document

A considerable amount of time and effort has been expended by the CDP development team, in conjunction with the representatives of the livestock market, Ryedale District Council and its advisers, in order to understand the town, its needs and the most appropriate ways in which to satisfy them. This document records this process and explains how the scheme evolved to the point where a planning application is being submitted. In this introductory section it identifies the sites, briefly describes the proposals and then summarises the background to the proposals for each site. In the subsequent individual site chapters, it reviews the site itself, its context and any constraints. From this, it describes the illustrative layout of the site and then proposes a set of design guidelines which will inform future reserved matters applications.

1.3 Brief Description of the Proposals

The application is comprised of four sites: land adjoining Eden Camp; the Showfield north of Pasture Lane, Malton; Coronation Farm and Paddock at Westgate in Old Malton; and land to the west of Rainbow Lane at Peasey Hills, Malton.

- The Eden Camp site is to contain the new livestock market (2,650m²), an associated agri-business centre (6,610m²), a business park (19,040m²) and associated infrastructure.
- The Showfield site is to contain c. 227 residential dwellings
- Coronation Farm and Paddock is to contain c.35 residential dwellings
- Land at Rainbow Lane (Peasey Hills) is to contain c. 45 affordable homes for local people



An Overview of the Sites

2 BACKGROUND ISSUES

2.1 Local Needs

The existing livestock market:

- Is outdated
 - Causes considerable traffic congestion in the town centre
 - Has limited security of tenure in the form of a short-term licence to operate, with its current site scheduled for redevelopment
 - Has therefore been identified as needing a new home
- As a result of these factors the relocation of the livestock market has been identified as a key objective in the Council's recently adopted Local Plan Strategy. The Council want to see a new livestock market on a site which is convenient to users, well-related to the main road network and close to the town.

Costs:

- A study has shown that the costs of doing this will be approximately £8.25 million which includes:
- £2.5 million for the livestock market itself
 - £5.0 million for the new roads, parking areas, electricity and other infrastructure and services

There is a potential for some funding from both the Local Enterprise Partnership and Malton and Ryedale Farmers Livestock Market Company Ltd, but there will still be a significant shortfall which will need to come from the sale of houses on the other sites

Only an inter-linked package of this type, containing housing developments, can fund the creation of the new market and employment facilities

Housing:

- In order to meet housing requirements, Ryedale District Council Local Plan Strategy requires 3,000 new homes to be built within the district by 2027
- As the principal town in Ryedale, Malton and Norton (which includes Old Malton) have been allocated 50% of the housing requirement, which equates to the building of 1,500 houses between now and 2027
- Policy SP2 of the Local Plan identifies that large extension sites around the towns and within the A64 boundary at Malton are appropriate for these housing locations.

Jobs:

- Ryedale Council policies identify the need for between 37 and 45ha of new 'employment land' where offices and industrial businesses can be built to bring new jobs to the area
- The policies also state that, of this 'employment land', 80% (or approximately 36ha) should be provided within Malton and Norton
- Demand for new employment space is greatest in Malton and Norton, due to their excellent transport links and close proximity to York and Scarborough
- Focusing new employment development in Malton and Norton will enhance its role as Ryedale's principal town, encouraging redevelopment and supporting wider regeneration initiatives in the town centres

2.2 Site Selection

For some time, CDP has been aware that the livestock market was to be redeveloped by its owners, and that both the market operators and Ryedale District Council were keen to ensure that this facility - critical to the town both in terms of its prosperity and its identity - was re-provided elsewhere. Traffic considerations in the town centre meant that a site in the middle of Malton was no longer appropriate. CDP therefore examined alternative locations. Through their project managers - Corviva - they formed a relationship with the Fitzwilliam Trust Corporation, which is a major landowner around Malton. Land adjacent to Eden Camp was identified as having excellent road links via the A64 and A169. These sites are ideal to accommodate the livestock market, a series of associated agricultural buildings, an industrial estate and an office park.

Other sites have been identified to accommodate a range of housing types. The profits from these residential developments will provide an element of cross-subsidy, which will partly pay for the Eden Camp development. The former Showfield is an ideally located 'infill' site for residential development, only a few minutes walk from the town centre. It will contain a range of type and size of residential dwellings. For some time the Fitzwilliam Trust Corporation had been pursuing an idea for the redevelopment of a site in Old Malton. This was a combination of part of Coronation Farm and a disused County Highways depot. It was therefore an obvious site to include in our portfolio, and we added to it an unused paddock immediately to the south to create an ideal site for much sought-after additional village housing. It was decided to provide the affordable housing (required by all of the residential developments added together) on a single site. In this way it can be coordinated and tailored to meet local needs by one of the specialist providers in the region.

2.3 The Design Development Process

Having reviewed the needs of the livestock market with representatives of the Livestock Market Company, we began by discussing our overall strategy with Ryedale District Council. Initial meetings revolved around the Eden Camp and Showfield sites. However, feasibility studies showed the desirability of additional housing sites to assist in funding the Eden Camp development and associated infrastructure and, as described above, land at Old Malton and Peasey Hills was therefore brought into the equation.

An analysis of each site was carried out to identify the issues which any development needed to tackle. Using this information, together with input from other members of the development team regarding visual impact, highways, acoustic, drainage, market demand etc. initial layouts were developed and discussed with the Council and the Livestock Market Company. After the proposals were developed to an appropriate stage, a public consultation exercise was held on the 12th, 13th and 14th December, in a building next to the current livestock market. This was a very useful and well-attended exercise which demonstrated overwhelming support for our ideas. Approximately 25 local stakeholders attended an evening reception and 245 local people attended an exhibition. Of those who provided formal comments, 93% said that they were in favour of the proposals. The principal concern voiced (albeit by a small number of respondents) was that any development should not exacerbate the drainage problems already experienced by Malton in general, and Old Malton in particular. All of the issues raised both by the site analysis and by the public consultation exercise are discussed in more detail in the individual site chapters.

2.4 Relevant Local Planning Policy

An analysis of how the proposal accords with relevant planning policy and guidance is set out in the accompanying Town Planning Statement prepared by Fresh Cartwright LLP. Other documents supporting the planning application were also relevant to the design process (such as the Landscape and Visual Appraisal prepared by PPCR, the noise assessment by Peninsular Acoustics and the Flood Risk Assessment and Drainage Strategy by JPG engineers) and these are referred to in the appropriate sections of this Statement.

8 MALTON

3.1 The History of the Settlement

The history of Malton is a fascinating one. Various finds around the town suggest that the area may have been inhabited since Neolithic times, with crop marks and other finds giving evidence of rural settlements during the Bronze and Iron Ages. During the Roman occupation, a fort and civilian settlement was located around the river crossing and to the south in Norton, with the surrounding areas acting as a supporting agricultural hinterland. During the post-Roman and medieval periods a settlement was established at Old Malton, which was of considerable value by the time of the 1086 Domesday Book when it was recorded as *Marneshou*.

In the 12th Century, New Malton (the present main town) was laid out, with a wall and a new bridge across the Derwent. A castle was constructed on the site of the Roman fort, but this was subsequently demolished. The town became an important centre for trade with three market places. A priory (the church of which survives today) was built to the south of Old Malton. In terms of topography, Malton sits on high ground at the southern edge of the Vale of Pickering, with the river Derwent in a valley between Malton and Norton.

Today Malton (to the north of the river) and Norton (to the south) is still the communal and commercial centre of Ryedale. The town centre is attractive, with many historic buildings lining its streets and open spaces, but it does face challenges: ways of life are changing, patterns of shopping are altering and fewer people work on the land. It is therefore important to develop Malton in ways which create new jobs and homes, keeping people in the area who can then ensure the prosperity of the town for many years to come.



Malton Market Place



Market Street, Malton



Town Street, Old Malton



The Priory Church, Old Malton

4 EDEN CAMP

4.1 The Sites

The development on land adjacent to Eden Camp comprises three linked fields: east, west and south. They adjoin each other and are separated only by Eberthorpe Road. The western site is 6.4 hectares in area and is a parallelogram in shape. The eastern site is 7.97 hectares in area and is an irregular shape with straight northern and western edges, a slanted edge on its eastern side and a curved southern boundary. The southern site is 3.66 hectares in area and has a very irregular shape. All three sites are currently under agricultural use either as grazing or for crops. Good established hedges run along most of the boundaries. There are well established deep shelter belts containing mature trees along the northern edge of the eastern and western sites and opposite the southwestern edge of the western site. Considerable planting exists on the southern edge of the southern site. All three sites are largely flat.

None of the sites are within a Conservation Area (the nearest being that of Old Malton, to the south of the A64) there are no listed buildings within them nor are there any in the nearby area. The Heritage Assessment by Prospect Archaeology has concluded that the area has most likely always been in agricultural use, and that a geophysical survey has shown that the sites have low potential for archaeological activity. They suggest that, to confirm this, a trial trench evaluation would be required as a planning condition.

There are a number of infrastructure constraints. A high pressure gas main runs across the southeastern corner of the western site and the northwestern corner of the eastern site. It has a considerable area on either side within which one must not build. There are also two sets of high voltage cables, suspended between pylons, which cross the northern and southern edges of the southern site. There is a run of smaller overhead cables near to the boundary with the A64 junction. During the consultation period views were expressed by local residents that surface water drainages from the Eden Camp area could be contributing to problems within the Old Malton and a strategy should be designed to ensure that we do not exacerbate any problems.



Eden Camp Site Analysis

4 EDEN CAMP

4.2 The Surrounding Areas

To the north, east and west lies agricultural land. The field to the west contains large agricultural buildings. The eastern boundary is defined by the A169 leading to its junction in the south with the A64. Edenhouse road leads off the A169 and is a feeder route to various farms and to the visitor attraction known as Eden Camp which sits to the southwest of our sites. This is a very popular tourist attraction which focuses on the Second World War and is contained within a series of largely single-storey buildings previously used as a prisoner of war camp. Discussions with representatives of this facility made us aware that they felt views to them from the A64 and the A169 were important to their trade.

4.3 Views

The Landscape and Visual Impact Assessment by FPCR reviews the Landscapes of Northern Ryedale report commissioned by Ryedale District Council and identifies the sites as lying in a largely agricultural "wooded open vale... generally flat and tree-lined... with woodland blocks and shelter belts". But it also highlights that the density of electricity pylons in the area has an effect on the setting, as does the adjoining Eden Camp visitor attraction with its almost industrial character, and the busy A64. The LVA concludes that there is scope for infill, particularly as the sites are already well contained by landscape and physical features, and that these would be complemented by the addition of shelter belts to the eastern and southern edges.

The principal public views towards the sites will be from the A64 and the A169. The junction between these two roads is slightly elevated in relation to the surrounding ground and one will therefore gain a view above the hedgerows as one proceeds along the A169 in a northerly direction. Discussions with the Council made us aware that they were keen that any development in this area created an attractive vista from the A169 as this is an important approach towards Malton. There is a public right of way along Freehold Lane, which will give views into the southern site.

4.4 Access

A Transport Assessment has been prepared by Connect Consultants. Old Malton is within walking distance of the site but, due to the nature of uses proposed, such trips are likely to primarily be employee trips to work. This, together with bicycle access (which makes the whole of Malton easily accessible) will be catered for along the existing routes out of town, via the A169, from Edenhouse Road into each site. A number of buses run along the A169 and there are bus stops adjoining the southern site. In order to accommodate the increased number of vehicular movements, a new roundabout will be needed at the junction of Edenhouse road and the A169, and Edenhouse Road itself would need to be upgraded as far as the entrances to the individual sites.



The Southern Edge of the Eastern Site



The Northern Edge of the Southern Site



The Eastern Site Looking Northeast



The Eastern Site



The Western Site from Edenhouse Road



The Edenhouse Road of the Western Site

4 EDEN CAMP

4.5 The Overall Concept

A new roundabout is being proposed at the junction of Ederhouse Road and the A169 to accommodate the increase in traffic. This will, of course, also make this junction safer and provide a trouble-free route to the Eden Camp visitor attraction. Ederhouse Road will be upgraded and widened as far as the entrance to the western site.

To create an attractive gateway into the newly developed areas we then chose to place a combination of industrial, workspace and office buildings onto the eastern site, with a small start-up office campus located near the new roundabout and providing a high quality edge to the A169. The eastern site is entered from the Ederhouse Road passing through a landscaped area with offices to the right and the Ginger Pig headquarters to the left, all facing on to a new water feature. Further into the site a series of spine roads gives access to future industrial and workspace plots. These roads would run through wide 'green' corridors, with informal hedge and tree planting designed to complement the existing landscape character. A robustly planted shelter belt runs around the eastern, southern and western edges of the site, but this would be judiciously thinned on the southeastern edge to give attractive vistas into the entrance space.

The livestock market is to be placed on the western half of the western site. The building will face on to a quadrangle of communal parking also shared by the surrounding related agri-business buildings. The more utilitarian areas of the market - such as vehicle parking and off-loading are hidden behind the buildings on the western boundary. Two balancing ponds on the southern edge of this plot satisfy part of our water retention and drainage needs. A landscaped shelter belt will be created along the edge of Ederhouse Road.

In order to maintain open views towards Eden Camp we decided not to propose any form of built development on the southern site. It does, however, provide an ideal location for the largest of our series of surface water retention ponds, forming the backbone of our strategy to avoid putting any strain on the existing drainage infrastructures. The new pond will enhance views towards Eden Camp and our sites from the A169.



The Eden Camp Masterplan

Notes

EASTERN SITE
Industrial/warehouse - 1.5M²
Office - 1.5M²
Retail/leisure
Retail/leisure, etc.
A169 roundabout
Ederhouse Rd.

WESTERN SITE
Livestock Market - 1.5M²
Agri-business - 1.5M²
Livestock Market - 1.5M²
Ederhouse Rd.

SOUTHERN SITE
Surface water
Retention pond

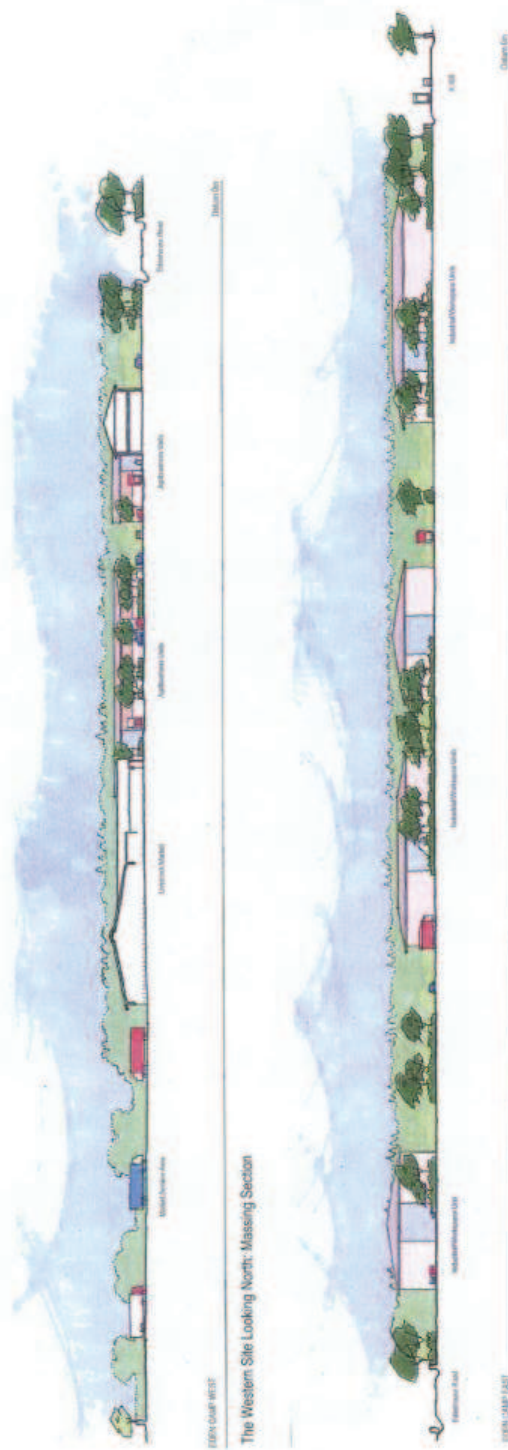
NEW INFRASTRUCTURE
Roundabout created at Jct.
Ederhouse Road/A169

Malton

EDEN CAMP
Site Layout
Option 5a

Dwg 04a
1:125/25/03
Malton
Marshall CDP
02 Dec

4 EDEN CAMP



EDEN CAMP WEST

The Western Site Looking North: Massing Section

EDEN CAMP EAST

The Eastern Site Looking North: Massing Section



Water Features



Hipped Roof Industrial Buildings



Timber Clad Agri-business Units



High Quality Office Buildings in Landscaped Setting

4 EDEN CAMP

4.6 Design Principles

The aim of this section is to provide assurance, at this outline stage, that the buildings and their setting will be of an appropriate design and quality, and to provide a series of points to guide any subsequent 'reserved matters' application.

EASTERN SITE

- Create a common vocabulary for all of the buildings, offering the opportunity for variation within a theme, but creating a harmonious overall arrangement.
- All of the buildings will have hipped roofs, in either artificial slate or dark grey standing seam metal, and make extensive use of buff brickwork, well detailed and of a good quality.
- Window frames will be of white colour-coated aluminium.
- In some of the larger workspace buildings, good quality, grey-finished, aluminium cladding panels would be introduced.
- Building heights will range up to 10m to the ridge.
- Individual sites will be bounded on the public side by low hedges, and on the other sides by dark grey metal fencing.
- To ensure that the character of the shared areas adds to the overall high quality aspired to, generous areas of landscaping will be created within the site.
- At the site entrance one will be met with an attractive vista across a large water feature to an arc of green landscape fronting the office campus. The internal roads will pass through a wide green corridor containing extensive informal planting of shrubs and woodland native trees.
- In order to integrate the development into the overall landscape, wide shelter belts of native woodland trees and shrubs will be planted along the eastern, southern and western edges of the site.
- There will be a sustainable drainage system, including swales and balancing ponds.
- For practical reasons, roads will be in tarmac.
- Pavements will be in good quality textured concrete paving slabs, with conservation grade kerbs.
- Lighting of shared areas will be designed in accordance with BS EN 13201-2:2003, but be sympathetic to the overall character of the development.



Artist's Impression of the Office Campus

4 EDEN CAMP

4.6 Design Principles

WESTERN SITE

- The buildings on the livestock market site should have a slightly more rural feel.
- The market itself, together with the surrounding agribusiness units, will be in a combination of good quality buff brickwork and untreated timber cladding.
- All of the buildings will have pitched roofs, in either artificial slate or dark grey profiled metal.
- Window frames will be of white colour-coated aluminium.
- Building heights will range up to 11m to the ridge.
- Individual sites will be bounded on the public side by low hedges, and on the other sides by dark grey metal fencing.
- The internal roads will have along their edges informal planting of shrubs and woodland native trees.
- In order to integrate the development into the overall landscape, wide shelter belts of native woodland trees and shrubs will be planted along the eastern edge of the site.
- There will be a sustainable drainage system, including swales and basining ponds.
- For practical reasons, roads will be in tarmac.
- Pavements will be in good quality textured concrete paving slabs, with conservation grade kerbs.
- Lighting of shared areas will be designed in accordance with BSEN 13201-2:2003, but be sympathetic to the overall character of the development.

SOUTHERN SITE

- The surface water retention pond will be naturalistically treated, with sculpted edges and attractive edge planting



An Artist's Impression of the New Livestock Market

5 THE SHOWFIELD SITE

5.1 The Site

The site measures 11.54 hectares in area and is roughly rectangular in shape tapering towards the north. The majority is currently grassland and used as animal pasture. A small area in the southwest contains a series of disused farm buildings. The site has a hedge along its western boundary and a band of scrubby hedge and trees along the southern section of its eastern boundary. There are also a number of mature trees between the site and the existing houses to the southwest. The site generally falls from west to east by between 6m and 14m. On its southern boundary it is therefore higher than Pasture Lane in the west and lower in the east. North-south it is generally level, but falls away to its northeastern boundary. None of the gradients should prevent residential development and, indeed, may be exploited to add considerable character to this new housing area.

The site is not within a Conservation Area. The Heritage Assessment by Prospect Archaeology identifies that the nearest is Area 4 of the Malton Conservation Area, which is comprised of the Victorian suburbs. It is not considered that we shall have any impact on views from it, due to the distance and the shielding effect of mature planting along Pasture Lane. There are no listed buildings within the site. There are six within 250m. Of these, only the New Malton Cemetery Chapel and Chapel of Rest, to the south of Pasture Lane, have any real relationship to the site, but in the main views are obscured by mature planting. The majority of the buildings on the western edge of the site were constructed in the 19th Century. The Heritage Assessment has concluded that the area has most likely always been in agricultural use, and that a geophysical survey has shown that the sites have low potential for archaeological activity. They suggest that, to confirm this, a programme of evaluation would be required as a planning condition.

Although there are some light power cables crossing the site on poles in two locations it is not considered that these will be difficult to relocate elsewhere. There are, however, two buried service runs - an 11 kV power line and a main four rising sewer - crossing east to west, which should not be built over.

5.2 The Surrounding Areas

To the north we adjoin the A64, which forms a bypass around the town. Although the road is at a lower level than the site this, together with the industrial estate, are both potential sources of noise which the design must address. The industrial estate itself is a series of buildings running along the eastern edge of Showfield comprising of a series of late 20th century brick and metal panel buildings on either side of Showfield Lane. The environment is generally very utilitarian and will need shielding both visually and acoustically from our new housing. To the south we front Pasture Lane. This is the road linking new Malton to Old Malton. Immediately to the southwest there are a series of modern brick residential buildings from the late 20th Century, of 2 and 3 storeys, but for the majority of our frontage we face the tree green area of Malton Cemetery. This, combined with the current undeveloped nature of Showfield gives one the impression of a semi-rural interlude between the two parts of town. Immediately to the southwest of our site there are a number of domestic single-and-two-storey buildings which face on to Outgang Road. This road runs along the whole of the western edge of Showfield and has retained a very rural character which we should endeavour to preserve. Beyond Outgang Road the fields are currently being developed as a new housing estate.



Showfield Site Analysis

5 THE SHOWFIELD SITE

5.3 Views

The Landscape and Visual Impact Assessment by FPCR reviews various relevant landscape reports, acknowledges the need to be mindful of the views from the Howerton Hills AONB and describes the qualities of the surrounding countryside in which Malton is located, but concludes that "The application site is largely confined by the built form of Malton and does not display these special qualities. Views from the AONB from the site are largely confined by topography." The LVA states that "Overall the site forms a grazed green space within the town. The character is mainly determined by the surrounding urban land uses rather than the more rural countryside north of the A64. The area is overlooked by relatively few properties, despite its urban location. There are few features of intrinsic landscape interest within the site, with some trees and hedges, mainly at the site perimeter."

The principal views towards and from the site are those from Pasture Lane. The geometry of the roads in the southwest mean that most views will be tangential along the Pasture Lane frontage, but the curvature of the road means that people approaching from the east will look into the site. Due to the hedges along Outgang Road and the mass of the adjoining housing development, there will be some localised views into or out of the site to the west. To the north and east the combination of noise source and unattractive neighbours will demand some form of shelter belt which will largely also preclude any views either into or out of the site in these directions. Overall, the site's location, combined with the desire to form a sympathetic relationship to the open space on the south of Pasture Lane, combined with areas of new planting both within and around the edge of the site, will mitigate any potential visual impacts.

5.4 ACCESS

A Transport Assessment has been prepared by Connect Consultants. The Showfield site has good pedestrian accessibility, within the accepted 20m catchment one can reach the whole of Malton and well into Norton. Pedestrians will generally approach the site from its southern end. Roads lead from the town centre and the adjoining housing areas towards the south of the site - along Newbiggin, Wentworth Street or Smithson Court and through the cemetery - or along Pasture Lane from the adjoining areas and Old Malton to the east. One of the great merits of this site is that its proximity to the town centre will encourage as many trips as possible to be made on foot. With its proximity to Pasture Lane, in conjunction with a series of internal roads, the site will also have very good cycle connectivity. There are bus stops at the school on Broughton Road and Newgate. The roads within our site will be laid out to encourage buses to enter into its heart ensuring that public transport is a very viable option.

The narrow and rural nature of Outgang Road precludes its use as a viable vehicular access to the site. Any new site access junction will therefore need to be formed from Pasture Lane. The sightlines, together with the curvature of the road, have led to our highway engineer to suggest that this should be provided in the form of a roundabout in the southeast corner. From here Pasture Lane will give access into the town centre, to Old Malton and, ultimately, to the wider road network.



The Site Looking Northeast from Outgang Road



The Farm Buildings On Outgang Road



The Site from Pasture Lane



Looking Across the Site Towards the Industrial Estate



The A64 with the Site to the Right



The Cemetery

5 THE SHOWFIELD

5.5 The Overall Concept

Firstly, we addressed the unattractive views, and the possibility of disturbance from noise, emanating either from the A64 or from the industrial estate. This is being done in two ways. A 10 metre wide, densely planted shelter belt will be created along the northern and eastern boundaries. The majority will be new planting, but any existing areas – particularly those on the southeastern boundary – will be incorporated and supplemented. This will block any unattractive views and have some effect to lessen the noise pollution. In itself, however, this would not have provided sufficient acoustic attenuation.

Peninsula Acoustics were therefore appointed to model the noise levels on the site and develop an appropriate solution with us. This has been achieved through a combination of strategies. Within the landscape belt an acoustic barrier will be formed from a combination of a planted mound topped by a timber fence. The landscaping will largely hide this feature.

The design for a typical perimeter house was then developed which has a glazed porch over its rear garden doors together with specially designed side on/ windows which combine to ensure that living conditions within the dwelling comply with all necessary standards. The layout of this perimeter housing would also, in itself, form a barrier to onward noise intrusion in the rest of the site.

We then decided to set aside a large landscaped area adjoining Pasture Lane to retain the current semi-rural feeling of this area. Attractively planted with trees and shrubs, and surrounded by houses built in local materials, this will have the feel of a village green. From the new entrance roundabout in the southeast, a main distributor road then forms a series of loops running parallel to the edge of the site and crossing at appropriate intervals. Within the areas created, individual plots have been formed by the introduction of smaller access roads.

At two locations attractive green landscaped spaces have been created to add character to the development. Although inappropriate to lay out individual houses at this stage and for this type of application, we have based the plots on dimensions which are appropriate for housing areas. We imagine that detailed design will create a series of layouts formed of single, two and 2 1/2-storey buildings, created to blend into the local area, and a sensible assessment of development density has shown that 227 units are likely to be produced. A further breakdown is given on drawing 013d.



5 THE SHOWFIELD



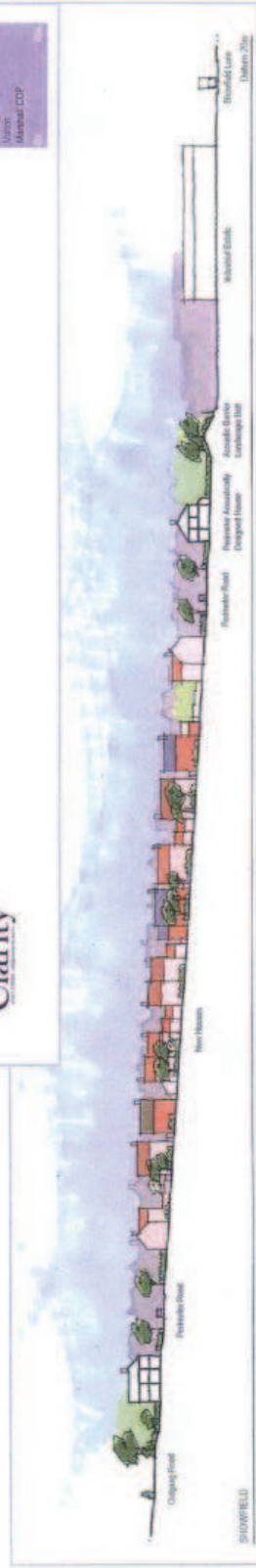
Modern Housing in Traditional Styles

Perimeter House Study

Key

Malton
Showfield
Perimeter House

Dringolus
Village
Village
Malton COP

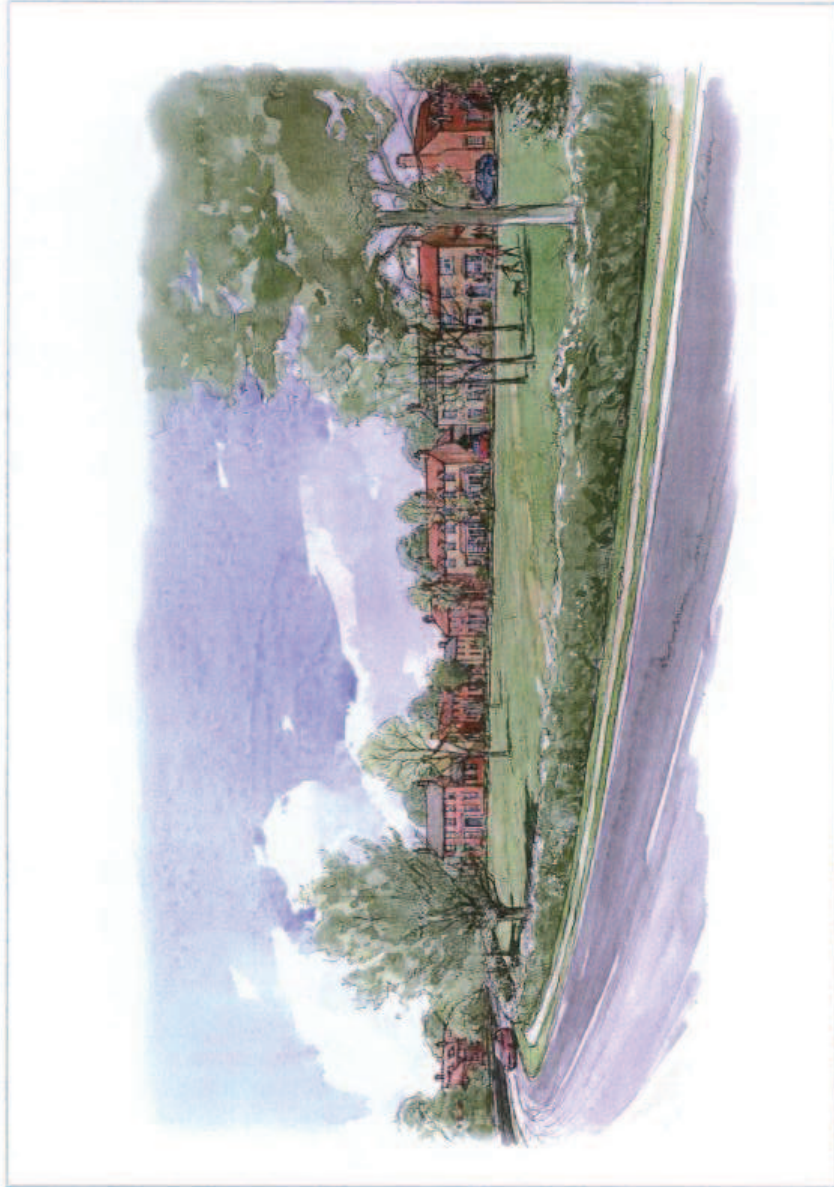


Missing Section through the Site Looking North

5 THE SHOWFIELD

5.6 Design Principles

- Create a common vocabulary for all of the buildings, offering the opportunity for variation within a theme, but creating a harmonious overall arrangement.
- All of the buildings will be 'traditional' in nature and informed by the local vernacular.
- Roofs will be pitched and in either natural/artificial slate or clay pantile.
- Walls will predominantly be in natural/artificial local stone, but variety will be created through the use of buff or red brick, render or painted masonry.
- Window frames and door surrounds will be in painted timber and generally white or cream, with a proportion in pastel shades.
- Windows will have heads either of masonry arches or natural/artificial lintels, and natural/artificial stone cills.
- Front doors will be painted in a variety of colours.
- Front gardens will generally be bounded by hedges, railings or low brick or stone walls. Rear gardens by hedges or timber fences.
- To ensure that the character of the shared areas adds to the overall high quality aspired to, generous areas of landscaping will be created within the site.
- Facing onto Pasture Lane there will be a large grassed communal area, planted with informal groups of woodland trees and shrubs.
- Main distributor roads within the site will be in tarmac, with conservation grade kerbs and good quality concrete slabs on the pavement.
- Subsidiary roads may be in block pavers or sealed gravel, and may include some 'shaded-surface' areas.
- The line of the roads will meander to create adjacent green edges where trees will be planted.
- At two locations larger green communal spaces will run east-to-west across the site to aid legibility and give character.
- In order to integrate the development into the overall landscape, and shelter the site from adjoining areas with aggressive environments, shelter belts of native woodland trees, containing a bank and topped by a timber acoustic fence, will be planted along the eastern and northern edges of the site.
- Housing along the northern and eastern edges of the site will follow the principles established in the special houses studies, both to give an acceptable environment for all residents, and to protect the rest of the site.
- Lighting of shared areas will be designed in accordance with BSEN 13201-2:2003, but be sympathetic to the overall character of the development.



An Artist's Impression of the New Housing from Pasture Lane

6 THE OLD MALTON SITE

6.1 The Site

The site has an area of approximately 1.9 hectares. It is irregular in shape and is made up of three distinct parcels of land: to the northwest there is a disused Yorkshire County Highway depot which contains a number of single and two-storey late 20th century brick and temporary buildings; to the northeast the site is made up of part of Coronation Farm and contains a number of single and two-storey brick and stone outbuildings; and to the south there is an unused paddock which contains one or two small outbuildings on its southern boundary. The boundaries are a variety of hedges, walls and railings with some mature trees. The site is largely flat, rising gently by a metre or so in the centre.

The Heritage Report by Map, shows that Old Malton was an established settlement prior to the Norman invasion, possibly aligned along modern Town Street and Westgate. To the southeast, a priory of the Gilbertine order was established in c.1150. Some minor medieval building remains have previously been found in the grounds of Coronation Farm. The site appears originally to have been made up of fields and gardens, with the development of the cemetery in the 19th/20th centuries forming the southern boundary. The area associated with Coronation Farm, in the northeastern section of the site, lies within the Old Malton Conservation Area, and the detailed design of the scheme would therefore need to preserve or enhance the character of the area. There are no listed buildings within the site but there are several Grade II structures in nearby Westgate, and more in the rest of Old Malton. These are generally houses from the 17th and 18th Centuries. Details of these properties are given in the Heritage Report. The report concludes that the effect of the proposals on the Conservation Area and the nearby Listed Buildings will be negligible or neutral if the design is in keeping with the village, and the redevelopment of the derelict highway depot will be a benefit. It also recommends that further investigation work be carried out to examine the possibility of any further archaeological evidences, particularly in the southern part of the site.



Old Malton Site Analysis

6 THE OLD MALTON SITE

6.1 The Site ...continued

There are a number of characterful old buildings within the northern part of the site which, if possible, should be integrated into the new development. These include: in the northwest corner at the junction of Westgate and Westfold, a single-storey former agricultural building with stone walls and parcelled pitched roof; on the Westgate frontage of the Coronation Farm portion of the site, a similar agricultural building; further within the Coronation Farm site, behind number 13 Westgate, a single and two-storey former agricultural building.

6.2 The Surrounding Areas

To the north the site is bounded by Westgate; a well established thoroughfare lined on its northern edge by a series of single and two-storey bungalows and houses in a variety of materials including local stone and red brickwork with pitched clay painted and hatched roof coverings. To the east, the site adjoins the back gardens and residual areas of fields of the properties facing on to the Town Street. Areas of mature planting run along the boundary particularly in the southern section. To the south, the site borders the cemetery and the allotments, together with a residential garden, all on the other side of a narrow road running from the Town Street leading through to the graveyard. There is a particularly attractive boulevard of mature trees on the boundary near the allotments. Further along the cemetery boundary there are individual attractive specimens. To the west end in the southern section our site is separated from a public footpath by a brick wall. The remainder of the western boundary borders the back gardens of the two-storey mid-20th century brick and tile buildings on Westfold.

6.3 Views

The principal views both in and out of the site will be in the southwest to and from Peasey Hills and the edge of Malton across the public footpath. The design also needs to be mindful of views to and from the cemetery and appropriate relationships between new buildings and the rear of existing properties need to be established.

6.4 Access

Accessibility for this site will be very good. Pedestrian and cycle access will predominantly be from the Westgate frontage, but the opportunity also exists to link the site better into the existing network of paths by forming a pedestrian-only entrance from the road leading to the cemetery. It is a very short walk from Town Street which carries a number of bus routes and where there are nearby bus stops. The only major road bordering the site is Westgate and this should be the location of the main vehicular site entry point. An existing entrance lies towards the centre of the frontage.



Attractive Stone Terraced Housing



Westgate



The Former Highway Depot



The Former Highway Depot



Looking Across the Site Towards Westfold



The Westgate Frontage

6 THE OLD MALTON SITE

6.5 The Overall Concept

The main site entrance is placed off Westgate, just to the east of the existing gateway. We wanted to create the feeling of an informal, organically arranged area of housing, which complemented both the layout and style of the surrounding areas. A meandering serpentine road therefore leads from Westgate down to a communal green in the south of the site. Our indicative layout shows that existing buildings worthy of merit could be retained and converted to residential use. A variety of two-storey houses would face onto the road frontage creating a traditional streetscene and placing their back gardens next to those of the existing properties. The green space will create a focal point with a series of more individually designed buildings facing onto it. In the southeastern corner a footpath would link into the road between the cemetery and Town Street. The houses would be traditional both in form and materials and would fit comfortably into Old Malton.

Old Malton Site Masterplan



Massing Section Looking East

6 THE OLD MALTON SITE

6.6 Design Principles

- Create a common vocabulary for all of the buildings, offering the opportunity for variation within a theme, but creating a harmonious overall arrangement.
- All of the buildings will be traditional in nature and informed by the local vernacular.
- Roofs will be pitched and in either natural/artificial slate or clay pantiles.
- Walls will predominantly be in natural/artificial local stone, but variety will be created through the use of buff or red brick, render or painted masonry.
- Window frames and door surrounds will be in painted timber and generally white or cream, with a proportion in pastel shades.
- Windows will have heads of masonry arches or natural/artificial lintels, and natural/artificial stone sills.
- Front doors will be painted in a variety of colours.
- Front gardens will generally be bounded by hedges, railings or low brick or stone walls. Rear gardens by hedges or timber fences.
- To add character to the development and to be sympathetic to the village, several existing structures in the north of the site will be retained, repaired and converted to residential use.
- To ensure that the character of the shared areas adds to the overall high quality assigned to, generous areas of landscaping will be created within the site, echoing the arrangement found on Westgate.
- In the southern part of the site, there will be a large grassed communal area, planted with informal groups of woodland trees and shrubs.
- Main distributor roads within the site will be in tarmac, with conservation grade kerbs and good quality concrete sides on the pavement.
- Subsidiary roads may be in block paviers or sealed gravel, and may include some 'shared-surface' areas.
- The line of the roads will be designed to create adjacent green edges where trees will be planted.
- Lighting of shared areas will be designed in accordance with BS EN 13201-2:2003, but be sympathetic to the overall character of the development.



An Artist's Impression of the Westgate Frontage

7 THE PEASEY HILLS SITE

7.1 The Site

After consideration of various options we concluded that a field to the west of Rainbow Lane, at Peasey Hills, was the optimum one to accommodate the affordable housing. It will fit in between the existing properties and the veterinary complex on Rainbow Lane, Rainbow Farm and the A64, giving the opportunity to create a more considered edge to the town in this location. The site has an area of around 3.3 hectares and is an irregular triangle in shape. It is currently an agricultural field. The boundaries are a combination of hedges and timber post and rail fences, with some mature trees along the A64 boundary. It falls from the south to the north.

There are two principal constraints to the site: the noise from the adjoining A64 and the twin runs of high voltage electricity cables spanning between pylons crossing the southeastern corner. Development beneath the cables should be avoided.

To the north runs the A64 and beyond it agricultural land. To the northeast we abut the back of the farm and veterinary developments. These comprise a series of single and two-storey brick, stone render and pantile buildings, together with a number of large-span agricultural sheds. The majority of the more sensitive or attractive buildings face on to Rainbow Lane. In the east, the site is bounded by Rainbow Lane: an attractive but minor hedged thoroughfare. To the south we border the rear gardens of the properties along Dickens Road and, across Rainbow Lane, those of Pasture View. The Dickens Road buildings are a range of late 20th Century bungalows and houses in brown brickwork with concrete pantile roofs. It is important to establish an appropriate relationship between the new development and the rear of these properties particularly as they will have become accustomed to a series of open views. The properties on Pasture View are also two-storey in brown brick and clay pantile roofs and are formed in a series of blocks containing flats. Their gable ends face towards the site



7 THE PEASEY HILLS SITE

7.1 The Site ...continued

The Heritage Report by Prospect Archaeology highlights that the site is not in a Conservation Area, and that there are no Listed Buildings nearby. Due to it being outside of the historic settlements, it is likely always to have been open fields. A geophysical survey of the majority of the land identified no archaeologically suggestive anomalies, but further investigation could be ensured through a condition if planning permission is granted.

7.2 Views

The Landscape and Visual Impact Assessment by PPCR reviews various relevant landscape reports. It summarises that the site lies on land rising up to the northern edge of Malton from the Vale of Pickering, there may be scope for mifi along this edge; that the current urban edge of Malton on this higher ground can be somewhat stark, and that a new development should include substantial planting to soften this edge. The LVA concludes that the mifi nature of the development, combined with the use of extensive planting around the edges of the site, will mitigate any potential visual effects on the wider landscape, as well as satisfying the aspiration of the District landscape assessment for an area of woodland along the A64. There are two principal views towards the site: in the south-western corner views from Rainbow Lane would need to be carefully considered and, from the north (including Lowfield Road) our site would add a new element to views towards the town from the surrounding areas. In addition, transient views from the A64 will be gained. From Old Malton, in the east, the current stark view of existing development would, if anything, be improved by the proposed planting.

7.3 Access

The Traffic Assessment by Conned Consultants shows that, due to its location on the northern edge of Malton, the site will have excellent pedestrian and cycle accessibility via Rainbow Lane. There are bus stops nearby on Cherry Avenue. Access to the Peasey Hills site will be provided by the modification of Rainbow Lane such that it forms the main internal site road, with the remaining section of the existing Rainbow Lane (which leads to Rainbow Farm) becoming a minor arm from the site access road.



View Northwest Across the Site from Rainbow Lane



View North Across the Site from Rainbow Lane



View North Towards the Veterinary Practice



The Eastern Section of the Site

7 THE PEASEY HILLS SITE

7.4 The Overall Concept

With the new highway junction in place a feeder road will sweep into the southeastern corner of our site. We wished to provide a buffer zone of open landscape between any new buildings and the rear of the Dickens Road properties. We were keen, however, that this should be a supervised area and have therefore set out our building plots to the north, facing directly onto it. It will create an attractive green communal focus for the new development and maintain a considerable buffer distance between new and old buildings. Off the feeder road a series of vehicular spines extend into the site providing a range of plots to cater for the various forms of housing which are likely to be needed.

The site will be extensively landscaped with a buffer between the new development and the existing neighbours, both as a protective measure against noise from the A64, and to create an attractively wooded edge to this part of the town from distant views. Once again a combined strategy is employed to protect the new houses from the noise of the nearby road: a landscape belt with a minimum depth of 13 metres will contain a planted mound and an acoustic fence and all houses bordering this zone will follow the acoustically designed model created for the perimeter properties at Showfield. The overall aim in this indicative strategy is to show that an area of affordable housing can create an environment for its residents which is equally as attractive as those of the open market housing provided elsewhere.



The Peasey Hills Master Plan

7 THE PEASEY HILLS SITE

7.5 Design Principles

- Create a common vocabulary for all of the buildings, offering the opportunity for variation within a theme, but creating a harmonious overall arrangement.
- All of the buildings will be traditional in nature and informed by the local vernacular.
- Roofs will be pitched and in either natural/artificial slate or clay pantile.
- Walls will predominantly be in natural/artificial local stone, but variety will be created through the use of buff or red brick, render or painted masonry.
- Window frames and door surrounds will be in painted timber and generally white or cream, with a proportion in pastel shades.
- Windows will have heads either of masonry arches or natural/artificial lintels, and natural/artificial stone sills.
- Front doors will be painted in a variety of colours.
- Front gardens will generally be bounded by hedges, railings or low brick or stone walls. Rear gardens by hedges or timber fences.
- To ensure that the character of the shared areas adds to the overall high quality aspired to, generous areas of landscaping will be created within the site.
- Facing onto the southern boundary there will be a large grassed communal area, planted with informal groups of woodland trees and shrubs.
- Main distributor roads within the site will be in tarmac, with conservation grade kerbs and good quality concrete slabs on the pavement.
- Subsidiary roads may be in block pavers or sealed gravel, and may include some 'shared-surface' areas.
- The line of the roads will meander to create adjacent green edges where trees will be planted.
- In order to integrate the development into the overall landscape, and shelter the site from adjoining areas with aggressive environments, shelter belts of native woodland trees, containing a bank and topped by a timber acoustic fence, will be planted along the northern edge of the site.
- Housing along the northern edge of the site will follow the principles established in the special house studies, both to give an acceptable environment for the residents, and to protect the rest of the site.
- Lighting of shared areas will be designed in accordance with BS EN 13201-2:2003, but be sympathetic to the overall character of the development.



An Artist's Impression of the Main Landscaped Area

8 CONCLUSION

The integration of new development into and around historic towns is always a challenge, but it is one that cannot be avoided. The livestock market has, for many years, been fundamental to the character of Malton. It is soon to lose its site in the town centre, and needs to be provided in a more suitable location. The district has a need for both workspaces and houses (including affordable housing). We are in the happy position of being able to draw all three of these issues together to provide an overarching solution which none of them alone could create. The market will find a new and better home, yet still be part of the life of Malton. New jobs will be created and new family homes constructed. Together, we believe that these developments will protect the prosperity and character of Malton for the foreseeable future.





Malton Fitzwilliam Trust Corporation Sites

Livestock Market, Agri Business Centre,
Business Park and Residential Development

Town Planning Statement
Freeth Cartwright LLP



MALTON – FITZWILLIAM TRUST CORPORATION SITES

**NEW LIVESTOCK MARKET, AGRICULTURAL BUSINESS CENTRE AND BUSINESS
PARK ON LAND ADJOINING EDEN CAMP, MALTON; AND RESIDENTIAL
DEVELOPMENT ON LAND AT PASTURE LANE, MALTON, LAND AT RAINBOW
LANE, MALTON AND LAND AT WESTGATE, OLD MALTON**

TOWN PLANNING STATEMENT

**ON BEHALF OF
COMMERCIAL DEVELOPMENT PROJECTS
AND
FITZWILLIAM TRUST CORPORATION**

7 APRIL 2014



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APPENDICES

- 1. SCHEDULE OF PLANNING APPLICATION DOCUMENTS
- 2. DEVELOPMENT SITES CONTEXT PLAN

1. INTRODUCTION

- 1.1. This Town Planning Statement is prepared on behalf of Commercial Development Projects (CDP) and Fitzwilliam Trust Corporation (FTC) and is submitted in support of 4 no. outline planning applications for an interlinked package of development proposals which will provide for:
1. Relocation of the Livestock Market to land adjacent Eden Camp, Malton along with the creation of an associated Agricultural Business Centre and new Business Park;
 2. Erection of circa. 227 residential dwellings on land north of Pasture Lane (Showfield site), Malton;
 3. Erection of circa. 35 residential dwellings on land south of Westgate, Old Malton; and
 4. Erection of circa. 45 affordable homes for local people on land at Rainbow Lane (Peasey Hills), Malton.
- 1.2. For ease of reference throughout this statement the sites are simply referred to as the "site adjacent Eden Camp", the "Showfield site", the "Old Malton site" and the "Peasey Hills site".
- 1.3. The scope, format and content of the planning application proposals (as set out in Section 4 below) is based on detailed discussions with Ryedale District Council, statutory consultees, stakeholders and local interest groups.
- 1.4. Both CDP and FTC have worked in partnership with Malton and Ryedale Farmers Livestock Market Company Limited and the Local Enterprise Partnership to bring forward these applications with the objective of relocating the livestock market to a new Agricultural Business Centre and Business Park on land adjacent Eden Camp which will create circa. 800 – 1,000 new jobs. That development will, in part, be funded by residential development on both the Showfield site and the Old Malton site.
- 1.5. The retention of the livestock market in Ryedale is an objective of the recently adopted Ryedale District Council Local Plan Strategy. That strategy also identifies a requirement for the provision of up to 45 hectares of new employment land and 3,000 new residential dwellings, with 50% to be provided in Malton and Norton. Accordingly these interlinked applications accord with and facilitate the delivery of that strategy.

- 1.6. Importantly the proposals have also evolved through a programme of extensive public consultation (as set out in the **Statement of Community Involvement** prepared by Freeth Cartwright LLP) in which 93% of those who have made formal comments expressed strong support for the proposals.
- 1.7. The purpose of this Town Planning Statement is to provide an overview of all planning application documents (as identified in the schedule attached at Appendix 1) insofar as they are relevant to the accordance of the Masterplan proposals with relevant planning policy and guidance.
- 1.8. Throughout this statement reference is made to other planning application documents in order to avoid repetition.

2. SITE AND SURROUNDINGS

- 2.1. The application proposal is made up of the following 4 no. sites as identified on the plan attached at **Appendix 2**.
- 2.2. **Site No. 1**, Land adjacent Eden Camp is located to the north of the A64/A169 junction and is accessed via Edenhouse Road from the A169. The proposed development site comprises 17.80 hectares of relatively flat agricultural land bounded by hedgerows. The site is outwith the identified development limits boundary.
- 2.3. **Site No. 2**, the Showfield site comprises approximately 11.90 hectares of land to the north of the town centre. The site is bound by the A64 to the north and Pasture Lane to the south. Showfield Industrial Estate adjoins the site to the east and land to the west benefits from planning permission for residential development (in respect of which preliminary works are underway). The site is out with the identified development limits boundary.
- 2.4. The Showfield site is roughly rectangular in shape rising from south to north and comprises an agricultural field with a collection of barns on the western boundary. Various services cross the site.
- 2.5. **Site No. 3**, the Old Malton site comprises of 2.0 hectares of land, part of which is within the defined development limits of Old Malton. Part of the site also lies within the Old Malton Conservation Area.
- 2.6. The site includes the old North Yorkshire County Council Highway Depot and associated buildings, Coronation Farm and associated buildings and Coronation Paddock. Westgate forms the sites northern boundary. There is a cemetery to the south of the site and residential development adjoins to the east and west.
- 2.7. **Site No. 4**, the Peasey Hills site comprises of approximately 3.40 hectares of agricultural land. The site falls from south to north towards the A64. Agricultural land adjoins to the east and west whilst residential development adjoins to the south. Various services cross the site.
- 2.8. A detailed description of each site is set out in the **Design and Access Statement** prepared by Clarity NS and the **Landscape and Visual Assessments** prepared by FPCR and attached as **Technical Appendices 13, 14 and 15** of the **Environmental Statement**.

3. PLANNING HISTORY

- 3.1. Whilst both the Showfield site and the Peasey Hills site have been put forward by FTC as potential sites for residential development as part of the preparation of the Local Development Framework the site allocations element of that process is still at an early stage. Both sites are currently in agricultural use.
- 3.2. The site adjacent Eden Camp, Malton has, in part, previously been the subject of an application (Ref: 07/00656/MOUT) in July 2007 for a “business and technology park” on a 9.54 hectare site. That application was subject to a resolution to grant planning permission, albeit was called in for determination by the Secretary of State at which point the application was withdrawn by the applicant. The site is currently in agricultural use.
- 3.3. The Old Malton site has also, in part, previously been the subject of an application (Ref: 13/01176/MFUL) for residential development on the site of the North Yorkshire County Council (NYCC) Highways Depot and Coronation Farm. The use of this site by NYCC has now diminished and in 2013 an application was submitted in conjunction with FTC for housing on the front half of what now forms the application site. This application was withdrawn when it was decided that a more comprehensive scheme to redevelop the whole site, and to include Coronation Paddock to the south, would be submitted to Ryedale District Council.
- 3.4. Both the site adjacent Eden Camp and the Old Malton site have similarly been put forward by FTC as having development potential for consideration as part of the site allocation element of the Local Development Framework.
- 3.5. All 4 no. sites have also been the subject of public consultation with regard to the current proposals and full details in that respect are set out in the **Statement of Community Involvement**.
- 3.6. Importantly, the submission of these applications follows an extremely successful public exhibition in December 2013 at which 93% of those who made formal comments expressed strong support for the proposals. Whilst concern was expressed by a small number of residents in respect of traffic and flooding issues the Commercial Development Projects design team has worked closely with the Environment Agency, Internal Drainage Board, Highways Agency and County Highways prior to submission of the applications in order to ensure that the proposals are acceptable from a highways perspective and that they will not result

in increased risk of flooding. These key issues are addressed in detail in the **Transport Assessment** prepared by Connect Consultants which forms **Technical Appendix 3** of the **Environmental Statement** and the **Flood Risk Assessment and Drainage Strategy** reports prepared by JPG Leeds and ARP Associates which form **Technical Appendices 24, 25, 26 and 27** of the **Environmental Statement**.

4. THE PROPOSALS

- 4.1. All 4 no. applications are for outline planning permission; albeit a significant amount of illustrative information is provided in respect of matters which are reserved for detailed consideration at a later date i.e. layout, scale, appearance and landscaping. Access is for detailed consideration rather than reserved.
- 4.2. The exception to the above is that the application in respect of the site adjacent Eden Camp is a "hybrid" application which, although technically an application for outline planning permission, includes full details for new premises to be occupied by The Ginger Pig for which detailed planning permission is sought.
- 4.3. The extent of illustrative information provided is necessary to inform the completion of the Environmental Impact Assessment of the proposals and establishes parameters as a basis for that assessment. It is expected that those parameters will also form the basis of planning conditions with regard to maximum building heights on the new Business Park etc.
- 4.4. Whilst a detailed description of the evolution of the Scheme is set out in both Chapter 3 of the **Environmental Statement Main Text** and the **Design and Access Statement** the proposals are summarised below.

Land Adjoining Eden Camp, Malton:

- 4.5. At the site adjoining Eden Camp it is proposed to construct the new Livestock Market and associated agricultural business centre on the western element of the site (to the west of Edenhouse Lane) whilst the new Business Park will be located on the eastern element of the site (to the east of Edenhouse Lane and the west of the A169). Water retention ponds which form part of the drainage strategy will be located on the southern part of the site.
- 4.6. The new Livestock Market building will comprise circa. 2,850sq m of floorspace with a height of circa. 8.30m (measured from finished floor level of the support building) or 9.25m (measured from ground level of the loading dock to ridge vent). Circa. 6,010sq m of additional units will also be provided as part of an Agricultural Business Centre. The Agri Business units will be a maximum of 11m in height to ridge.
- 4.7. The new Agricultural Business Centre which provides 6,010sq m of floorspace requires flexible planning permission to facilitate the occupation of the proposed

units by a variety of uses linked to agriculture. Specifically, uses falling within Class A1, A2, A3, D1, B1, B2, B8 and Sui Generis Uses are envisaged.

- 4.8. Clearly, not all of the floorspace will be used for one particular use and it is suggested that planning conditions, as follows, are imposed to ensure that the units are occupied in the manner intended:
1. No more than 25% of the floorspace of the Agri-Business Units to be occupied for Class A1 use. Such use to be restricted by a further planning condition limiting the range of goods to the sale of agricultural supplies including tools and equipment, animal feed, country sports equipment and associated clothing.
 2. No more than 10% of the floorspace of the Agri-Business Units to be occupied for Class A2 use i.e. a rural land agents office, auctioneers office or similar.
 3. No more than 10% of the floorspace of the Agri-Business Units to be occupied for Class A3 use i.e. a cafe.
 4. No more than 25% of the floorspace of the Agri-Business Units to be occupied for Class B1 use with addition restriction on maximum unit size.
 5. No more than 50% of the floorspace of the Agri-Business Units to be occupied for Class D1 use i.e. veterinary practice and/or agricultural education facility.
 6. No more than 50% of the floorspace of the Agri-Business Units to be used for sale of agricultural vehicle or machinery (sui generis).
- 4.9. 290 car parking spaces will be provided to serve the Livestock Market and Agricultural Business Centre along with 75 car and trailer spaces and 39 HGV spaces.
- 4.10. The new Business Park will be constructed on the eastern element of land adjoining Eden Park and provision will be made for 19,040sq m of new industrial, office and associated workspace along with 320 car parking spaces. Local employer The Ginger Pig have already committed to taking a unit of 1,790sq m in this part of the scheme with that unit being for detailed consideration for Class B8 use. Building heights on the Business Park will be a maximum of 13m to the ridge.
- 4.11. In respect of the new Business Park flexible planning permission is sought for Class B1, B2 and B8 use. It is not considered that any limit should be set on Class B2 and Class B8 use but that a maximum of 4,000sq m of floorspace within Class B1 use should be set by planning condition. That maximum has formed the basis

of the **Transport Assessment** and **Air Quality Assessment** which in turn form part of the **Environmental Impact Assessment**.

- 4.12. The new Livestock Market, Agricultural Business Centre and Business Park will be accessed via a new roundabout junction at the intersection of the A169 and Edenhouse Lane. The latter will also be upgraded between the A169 and the entrance to the livestock market.

Land North of Pasture Lane, Malton:

- 4.13. Circa. 227 houses are proposed on the Showfield site. The masterplan for the site indicates that the new dwellings will be laid out around a series of communal green spaces. Access would be taken from Pasture Lane with landscaping and noise mitigation at the sites boundaries with the Industrial Estate to the east and the A64 to the north.

Land South of Westgate, Old Malton:

- 4.14. The Old Malton site is proposed to be redeveloped to provide 35 new dwellings including the conversion of one existing building into two dwellings. Access is proposed via Westgate to the north of the site.

Land at Rainbow Lane, Malton:

- 4.15. Circa. 45 new affordable homes are proposed on the Peasey Hills site. Access is proposed via Rainbow Lane to the south with landscaping and noise mitigation at the sites boundary with the A64 to the north.

5. GENERAL PRINCIPLE OF DEVELOPMENT

- 5.1. In so far as the determination of these applications is concerned, the proposals will be assessed against National Planning Policy set out in the National Planning Policy Framework (NPPF) and associated Practice Guidance (PG). They will also be assessed against the Development Plan, currently comprising the remaining saved policies of the Ryedale Local Plan (2002). The adopted Ryedale District Council (RDC) Local Plan Strategy (2013) and other emerging documents in the Local Development Framework.
- 5.2. With regard to this scheme national planning policy and guidance provides broad strategic themes and objectives that are reflected in the more site specific planning policy and guidance set out in the Development Plan. As such, whilst broad accordance with the higher tier of guidance is noted below (and in the various other planning application documents as referenced) it is principally the local guidance which is relevant to the determination of this application.

National Planning Policy Framework

- 5.3. The NPPF was published in March 2012. It sets out the Government's planning policies for England and how these are expected to be applied.

Achieving Sustainable Development:

- 5.4. Paragraph 6 describes that the purpose of planning is to contribute to the achievement of sustainable development. The planning system needs to perform a number of roles:
- An economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - A social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural wellbeing; and

The Presumption in Favour of Sustainable Development:

5.5. Paragraph 14 states that at the heart of the Framework is a presumption in favour of sustainable development. For decision taking this means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - Specific policies in this Framework indicate development should be restricted.

Core Planning Principles:

5.6. The Framework sets out in Paragraph 17 the core planning principles which should underpin both plan-making and decision- marking. This includes the principles that planning should "proactively drive and support sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local places that every country needs", "take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it" and "actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable".

Supporting a prosperous rural economy:

5.7. Chapter 28 of the Framework states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a

positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through the conversion of existing buildings and well designed new buildings;
- Promote the development and diversification of agricultural and other land-based rural businesses.

Local Planning Policy

- 5.8. Whilst the Local Plan Strategy (LPS) document does not identify or allocate land for development, nor set out site specific policies, it does influence the location, amount and type of new development in certain places, and sets out both a strategy and suite of strategic policies to achieve this.
- 5.9. Primarily this inter linked package of development proposals has been put together to facilitate the relocation of the Livestock Market from its current site, to a more secure and suitable site within Malton.
- 5.10. Land based economic activity has been identified as being integral to the District's economy, cultural heritage and identity. The Local Plan Strategy identifies that Malton's Livestock Market is the last remaining market in the district and is greatly valued by the local farming and wider community as it provides a local sustainable focus for the sale and purchase of livestock, reducing food miles and encouraging the trend towards local food production.
- 5.11. Ryedale District Council have acknowledged that the current Livestock Market is an important use that should be retained within the District and that, following the granting of outline planning consent for redevelopment of the current Livestock Market site, it is very likely that the market will have to vacate its current location.
- 5.12. The retention of the Livestock Market within Ryedale is therefore one of the key strategic policies of the Local Plan Strategy. Policy SP9 states that the council will support 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 which will not harm its character, landscape setting or the amenities of nearby residents.

“Malton Livestock Market is the last remaining livestock market in Ryedale and is greatly valued by the local farming and wider community. It provides a local sustainable focus for the sale and purchase of livestock, reducing food miles and encouraging the trend towards local food production. The Council considers that the current livestock market is an important use that should be retained in Ryedale. Following the grant of outline planning consent for redevelopment of the current livestock market site, it is very likely that the livestock market will vacate its current location. It is important that any new site for a livestock market reflects the balance of maintain links to a Market Town in Ryedale but also ensures that it is acceptable taking into account other matters such as highways, amenity, visual impact, character and setting.”

- 5.13. Land adjacent to Eden Camp provides an opportunity to relocate the livestock market in line with the specifications of Policy SP9. The site is well connected to the main road network, being located just north of the A69 and west of the A169. The site is still well connected to Malton, and development on this site will not harm the character of landscape of the area (**Landscape and Visual Assessments** prepared by FPCR and attached as **Technical Appendices 13, 14 and 15** of the **Environmental Statement**).
- 5.14. It has been acknowledged that the costs associated with the redevelopment of the Livestock Market site, which include new road infrastructure and the creation of a new Agricultural Business Centre and Business Park are significant and would not be financially viable in isolation (see Section 14 – Planning Obligation Issues below). Ultimately these elements of the development can only be delivered through residential development providing essential cross subsidy.
- 5.15. The twin towns of Malton and Norton are identified within the LPS as the Principal Town for Ryedale and as such will be the focus for the development of the majority of new development and growth, including new housing, employment and retail space. The LPS sets out strategic policies for the delivery of a significant quantum of both employment and housing land over the plan period within Malton and Norton.
- 5.16. As such the interlinked nature of these proposals which delivers both economic growth and housing growth alongside the proposals for the livestock market are acceptable in strategic planning terms.
- 5.17. The Employment Land Review recommends that between 37 and 45 hectares of employment land should be allocated in Ryedale. This is to enable a step change

in the diversification of Ryedale's economy. The largest concentration of new employment land is to be directed to Malton and Norton as the Principal Town. It is also due to the availability of employment sites, the potential to attract inward investment and the ability to forge links with the York economy and to cater for sustainable expansion and relocation of existing businesses.

- 5.18. Strategic Objective 8 of the LPS looks to support new and existing businesses with the provision of a range of employment sites and premises, including higher quality purpose built sites.
- 5.19. Policy SP6 of the LPS states that approximately 80% of the requirement for employment land should be positioned on site within, adjacent to and on the outskirts of the built up areas of Malton and Norton. This equates to the delivery of approximately 29 to 36 hectares of employment land in Malton and Norton over the plan period.
- 5.20. Proposals for new employment development and in particular Use Classes B2 (general industrial) and B8 (storage and distribution) on unallocated sites, will be supported in line with other requirements of Policy SP6 and if they are of an appropriate scale to their surroundings, having regard to their visual impact, are capable of achieving suitable highway and access arrangements commensurate with the nature of their use, without an unacceptable impact and satisfy the provisions of Policies SP12, SP17 and SP18. These policy criteria are considered further below as detailed development control considerations.
- 5.21. The LPS establishes a housing target of 3,000 new homes over the plan period (2012-2027) which equates to a build level of 200 units per annum, approximately 50% of which will be provided in Malton and Norton. This equates to the provision of approximately 1,500 homes.
- 5.22. The pattern and distribution of site allocations for new homes will focus on sites within the current development limits and small, medium and large extension sites around the town and within the A64 boundary at Malton.
- 5.23. The two sites being proposed for housing in Malton as part of these interlinked proposals are the Showfield site and the Peasey Hills site both of which are on the outskirts of the development limits of Malton. However they both sit between the development boundary as defined by the Local Plan Proposals Map and the natural boundary created by the A64 and are appropriate sites for housing

development. Moreover land adjacent to the Showfield site has also recently been approved for housing development.

- 5.24. The Old Malton site sits partially within the development limits for Old Malton and again represents a suitable site for development for housing. Part of the site is already developed and this application will provide an improvement to the appearance of the surrounding area, in particular the Old Malton Conservation Area.
- 5.25. Moreover Strategic Objective 3 of the LPS is to focus development at those settlements where it will enhance accessibility to local services, shops and jobs and which provide sustainable access to major service centre outside of the District by promoting the use of public transport walking and cycling.
- 5.26. The three housing sites proposed therefore provide the opportunity to provide housing growth within Malton in acceptable and sustainable locations.
- 5.27. In respect of affordable housing there is recognition that there is an immediate need to increase the supply of affordable housing in a meaningful way to ensure that communities do not suffer imbalances in their population. Moreover, in the face of high external demand for housing, emphasis must be placed on addressing the accommodation requirements of local households. However Ryedale District Council acknowledge that local housing needs and requirements will only be addressed for as long as new homes are delivered, reinforcing the need for the plan to support the consistent supply of new homes and deliverable housing land.
- 5.28. Policy SP3 states that where local need exists, the LPA will seek the provision of new affordable homes by negotiating with developers and landowners to secure a proportion of new housing development to be provided as affordable units, supporting registered social landlords in bringing forward wholly affordable schemes within Ryedale's towns and villages and supporting in principle 'rural exception sites'. The provision of circa. 45 affordable homes for local people on the Peasey Hills site will clearly contribute towards the objectives of this policy.
- 5.29. As such these applications are in conformity with Policy SP1, SP2, SP3, SP6, SP9, SP16, SP19, SP20 of the Local Plan Strategy (2013) and overriding policy in respect of sustainable development in the National Planning Policy Framework.

6. TRANSPORT AND ACCESSIBILITY

- 6.1. The **Transport Assessment** prepared by Connect Consultants Limited (**Technical Appendix 3** of the **Environmental Statement**) provides a comprehensive assessment of the implications of the proposals on transport and pedestrian amenity.
- 6.2. The assessment has concluded that the residential proposal sites are all within walking distance of a wide range of facilities including supermarkets, schools, leisure destinations, employment areas and Malton Town Centre.
- 6.3. The developments including that on land adjacent Eden Camp will be designed so as to be permeable to pedestrian and cycle access as well as accessible to service vehicles, such as refuse collection vehicles.
- 6.4. No pattern of accidents has been identified within the study area which might have a negative bearing on the acceptability of the proposed residential developments.
- 6.5. Weekday AM and PM peak hour person trips likely to be generated by the proposed residential developments have been disaggregated by purpose, destination, mode and route. Employment and Livestock Market trips have been assessed using the TRICS database.
- 6.6. The residual vehicle trip rates have been added to the surveyed network base, along with the predicted effects of traffic growth as well as several committed developments which have been identified during scoping discussions with North Yorkshire County Council Highways Department.
- 6.7. Junctions at which the proposed development results in a net change of circa. 30 two-way turning vehicles or more, except Butchers Corner, have been assessed for capacity.
- 6.8. Sensitivity tests have been undertaken for the scenario with the proposed Wentworth Street retail development in place, concluding that the proposed development would not result in any severe, adverse cumulative transport effects.
- 6.9. On the basis of the above it is concluded that the development is acceptable from a transport perspective and as such satisfies Local Plan Strategy Policy SP2, SP10, SP16 SP19, and SP20.

7. NOISE

- 7.1. A **Noise Assessment** has been undertaken by Peninsular Acoustics in respect of both the Showfield site and the Peasey Hills site. This document forms **Technical Appendix 4** of the **Environmental Statement**.
- 7.2. A detailed noise survey was carried out in February 2014 and showed that the most severe noise exposure for potential dwellings would occur close to the north boundaries of both the Showfield and Peasey Hill sites due to their proximity to the A64 dual carriageway.
- 7.3. On the Showfield site, due to its proximity to the existing Showfield Industrial Estate there is also the potential for exposure to industrial noise where properties will be built along the sites eastern boundary.
- 7.4. Mitigation of noise, whether due to industrial noise or road traffic noise, will be achieved through the use of noise barriers at both sites, which will comprise an earth bund and an acoustic timber fence. This will reduce the external noise to levels which are at or below the WHO criteria for outdoor amenity spaces and gardens.
- 7.5. The resulting internal and external noise levels will comply with the recommendations of the World Health Organisation Guidelines and BS8233:2013 and are therefore commensurate with the 'No Observed Adverse Effect Level' according to the NPPF and the NPSE guidelines.
- 7.6. Calculations show that some slight modifications to the design and layout of houses which are closest to the A64 and the Industrial Estate has been necessary in order to achieve acceptable internal noise levels and as such a 'perimeter' house type has been designed (see Annex A, Technical Appendix 4).
- 7.7. The resulting internal noise levels will fully comply with the recommendations of the WHO and BS8233:2014, while allowing for natural ventilation by having at least one open window in each habitable room.
- 7.8. On the basis of the above the application satisfies Local Plan Strategy Policy SP20, NPPF paragraph 123 and Noise Policy Statement for England.

8. AIR QUALITY

- 8.1. An Air Quality Assessment was undertaken by Air Quality Consultants in respect of all 4 no. sites which form this package of planning applications. The document forms **Chapter 10** of the **Environmental Statement**,
- 8.2. The assessment has demonstrated that the scheme will not cause any exceedences of the air quality objectives in areas where they are not currently exceeded.
- 8.3. The construction works have the potential to create dust. During construction it will therefore be necessary to apply a package of mitigation measures (in the form of a construction management plan) to minimise dust emission. With these measures in place it is expected that any residual effects will be insignificant.
- 8.4. The operational impacts of increased traffic emissions arising from the additional traffic on local roads, due to the development have been assessed. Concentrations have been modelled for 59 worst-case receptors, representing existing properties where impacts are expected to be greatest. In addition, the impacts of traffic from local roads on the air quality for future residents have been assessed at 13 worst-case locations within the new development itself.
- 8.5. The proposed scheme will only increase traffic volumes on local roads by a small amount. These changes will lead to an imperceptible increase in concentrations of PM₁₀ and PM_{2.5} at all existing receptors, and the impacts will all be *negligible*. In the case of nitrogen dioxide, there will be *imperceptible* increases at most receptors, with *small* increases at 28 receptors. Assuming that vehicle emissions reduce between 2012 and 2019 the impacts will be *negligible* at most receptors and *minor adverse* at Receptors 57, 58 and 59. Without a reduction in vehicle emissions over this period, the impacts will still be *negligible* at most receptors, but are predicted to be *minor adverse* at nine receptors (15, 27, 40, 56, 57, 58, 59, 60, 61) as identified at **Chapter 10** of the **Environmental Statement**.
- 8.6. The impacts of local traffic on the air quality for residents living in the proposed development have been shown to be acceptable at the worst-case locations assessed, with concentrations being well below the air quality objectives.
- 8.7. The overall operational air quality impacts of the development are therefore judged to be minor.

9. HISTORIC ENVIRONMENT

- 9.1. A Heritage Assessment has been undertaken by Prospect Archaeology in respect of the site adjacent Eden Camp, the Showfield site and the Peasey Hills site and MAP Archaeology in respect of the Old Malton site. These documents form **Technical Appendices 5, 6, 7 and 8** of the **Environmental Statement**.
- 9.2. Geophysical Surveys have been undertaken at the site adjacent Eden Camp, the Snowfield site and the Peasey Hills site. These surveys have used a magnetometer to determine the presence or absence of magnetic anomalies that may have an archaeological origin.
- 9.3. Archaeological trial trenching has also taken place at the Old Malton site.
- 9.4. Despite being located on the edge of an important historic town no archaeological activity has been conclusively identified within the site adjacent Eden Camp. The site lies outside the historic core of Old Malton and is believed to have been in agricultural use through the medieval and modern periods. The potential archaeological features identified from cropmarks, a ring ditch, trackway and road were not identified as such by the geophysical survey.
- 9.5. In respect of the Showfield site there has also been no conclusive identification of archaeological activity. The presence of a possible double-ditched feature in the North Eastern Corner has not been confirmed by geophysical survey and there is no evidence for other archaeological activity.
- 9.6. Archaeological evaluation was undertaken on part of the Old Malton site in 2009. The evaluation uncovered archaeological features in the five trenches, the results of which suggest that the proposed development site may have unknown archaeological deposits. However it is unlikely that the remains are of national importance and will prevent development of the site.
- 9.7. Within the Peasey Hills site the geophysical survey identified the Ryton Stile Balk as a former field boundary, which is of no more than local significance. Other slight anomalies of uncertain origin were recorded but none of possible archaeological significance. The position of the site means that it is unlikely to have been developed during Roman and Medieval times. Based on the evidence above the site is considered to have low potential for archaeological activity of any period.

- 9.8. A programme of evaluation at all sites is likely to be required, in particular to test the results of the geophysical survey, and this can be secured through a planning condition.

- 9.9. No archaeological research or investigation has found any evidence of any nationally important archaeological remains on any of the 4 no. proposed development sites. Having regard to the scale of any loss and the significance of any heritage assets which have been identified the proposal reflects the overarching principles in Section 12 of the NPPF 'Conserving and Enhancing the Historic Environment and in turn accords with Local Plan Strategy Policy SP12 'Heritage'.

10. NATURAL ENVIRONMENT

- 10.1. An **Arboricultural Assessment** has been undertaken by FPCR in respect of the site adjacent Eden Camp, the Showfield site and the Peasey Hills site and by Barnes and Associates in respect of the Old Malton site. These documents form **Technical Appendices 9, 10, 11 and 12** of the **Environmental Statement**.
- 10.2. The proposals should all be considered as arboriculturally sound, with minimal tree loss being required to facilitate the construction of the development and new tree and hedgerow planting set to significantly increase tree cover on the site. The impact on trees associated with the development at Land at Westgate, Old Malton can be mitigated in line with the recommendations set out in **Technical Appendix 11** of the **Environmental Statement**.
- 10.3. An **Ecological Appraisal** has also been undertaken by FPCR in respect of the site adjacent Eden Camp, the Showfield site and the Peasey Hills site and by Wold Ecology in respect of the Old Malton site. These documents form **Technical Appendices 16, 17, 18 and 19** of the **Environmental Statement**.
- 10.4. The land adjacent to Eden Camp is dominated by arable land with limited ecological value. Habitats of greater value including hedges and mature trees will be retained with the design proposals. No direct evidence of protected species were recorded and there is little potential habitat for such species.
- 10.5. The Showfield site is dominated by grazed grassland of limited ecological value. Habitats of greater value including hedgerows, scrub and mature trees will be retained within the design proposals. Evidence of badger activity was noted, but there are not expected to be significant adverse impacts to protected species. Further survey work is underway to ascertain the presence of bats and appropriate mitigation will be clearly set out.
- 10.6. The Old Malton site is dominated by improved grassland and bare ground of limited ecological value. Updated survey work is underway to ascertain the presence of bats and appropriate mitigation will be clearly set out going forward. Further Potential bat foraging habitat will however be retained. Proposals will not adversely affect the overall nature conservation of the local area, or affect the local conservation status of any fauna using the site or local area.

- 10.7. The Peasey Hills site is also arable land of limited ecological value. There will only be small losses of hedgerows for the access. No direct evidence of protected species were recorded and there is little potential habitat for such species.
- 10.8. Accordingly the effects of the development will be negligible, with habitat creation leading to overall biodiversity gains at the sites. Survey work is underway in respect of the presence/absence of bats at both the Showfield and Old Malton sites and mitigation will be agreed as necessary.
- 10.9. On the basis of the above it is concluded that the proposal accords with the overarching objectives of Chapter 11 of the NPPF 'Conserving and Enhancing the Natural Environment' and Local Plan Strategy Policy SP14 'Biodiversity'.

11. LANDSCAPE AND VISUAL ASSESSMENT

- 11.1. A **Landscape and Visual Assessment** has been undertaken by FPCR in respect of the site adjacent Eden Camp, the Showfield site and the Peasey Hills site. These documents form **Technical Appendix 13, 14 and 15** of the **Environmental Statement**. Due to the location and setting of the Old Malton site and, in part, its previously developed status no such assessment was undertaken, albeit impact on the Conservation Area with regard to built heritage was assessed by MAP Archaeology at **Technical Appendix 8** of the **Environmental Statement**.
- 11.2. Development on the site adjacent Eden Camp would have a limited effect on the wider landscape or countryside as there are no significant distant views from the wider landscape. There would inevitably be some close range views from the roads that pass the site, where there would be a higher degree of visual change. Users of the roads are however transient and would soon pass the site and mitigation would arise through a high quality design and successful perimeter landscape treatment. The southern portion of the site which would contain the proposed water retention pond as part of the overall drainage strategy would remain undeveloped and will therefore maintain the visual connectivity between Eden Camp and the A169.
- 11.3. Development on the Showfield site will inevitably change the site but the magnitude of change would be no greater than 'low' as the essential characteristics of the wider landscape would be unaffected. The interaction of the landform, woodland and existing development result in a very restricted visual envelope and development of the site would have a limited effect on the wider landscape or countryside.
- 11.4. Development on the Peasey Hills site will involve the loss of some arable land on the northern edge of Malton. However there are no features of landscape value within the site itself and the proposal would retain the majority of landscape features and include them in a new landscape structure. Planting is being proposed along the noise bund on the northern edge of the site, once established this feature would soften views to the existing fairly stark urban edge and provide local landscape improvement.
- 11.5. The comprehensive **Landscape and Visual Assessments** further supports the schemes accordance with Chapter 11 of the NPPF 'Conserving and Enhancing the Natural Environment' and Policy SP16 'Design' of the Local Plan Strategy.

12. GEO-ENVIRONMENTAL STUDY

- 12.1. A Geo-environmental study has been undertaken by JPG Leeds in respect of all 4 no. sites. These documents form **Technical Appendix 20, 21, 22 and 23** of the **Environmental Statement**. These documents consider the potential impacts of the proposed development on baseline conditions and the effects of any existing contamination, ground stability, or ground gas issues based on the underlying geology and historic land uses of the site, on human health, controlled waters and the wider environment.
- 12.2. The potential sources of contamination identified in the baseline conditions of the sites are:
- Made ground associated with farm and depot buildings and roads; and
 - Effect of agricultural land use, in particular in respect of pesticide and herbicides associated with farming.
- 12.3. The report which forms **Technical Appendix 22** of the **Environmental Statement** states that the Old Malton site is to be considered low to moderate risk with respect to contamination. This is due to its previous use as a Highways Depot and farm and the classification is largely dependent of the nature of any made ground associated with the former council depot and farm.
- 12.4. The findings of the reports have concluded that in respect of the site adjacent Eden Camp, the Showfield site and the Peasey Hills site no significant made ground materials are expected to be encountered on any of the sites. As there are no significant potential contamination sources, there are unlikely to be any significant effects on the environment or end users of the site during the operational phase.
- 12.5. No visual or olfactory evidence of ground contamination was noticed during the walkover survey undertaken on any of the 4 no. sites.
- 12.6. These reports therefore demonstrate full compliance with the overarching policy in the NPPF and Policy SP17 'Managing Air Quality, Land and Water resources' of the Local Plan Strategy.

13. FLOOD RISK AND DRAINAGE

- 13.1. A full **Flood Risk Assessment and Drainage Strategy** has been undertaken by JPG Leeds in respect of the site adjacent Eden Camp, the Showfield site and the Peasey Hills site and by ARP Associates in respect of the Old Malton site. These documents form **Technical Appendix 24, 25, 26 and 27** of the **Environmental Statement**.
- 13.2. Land adjacent to Eden Camp lies within Flood Zone 1 and is therefore at low risk of flooding from river and sea. Surface water shall discharge to the Internal Drainage Board controlled drain at the equivalent Greenfield discharge rate, this being 15.23 litre/second for the development proposals. On-site attenuation in the form of open balancing ponds will also be provided.
- 13.3. The Showfield site falls within Flood Zone 1 and as such is not considered as being at significant risk from flooding. The impermeable area of the proposed development, once complete, will increase and lead to increased run offs. As a result soakaway tests have been undertaken which have established that infiltration is an appropriate method for the discharge of surface run-off at this site.
- 13.4. The Old Malton site is mainly within Flood Zone 1 and as such the sequential test is satisfied. The SUDS system of infiltration techniques are considered unsuitable on this particular site but surface water discharge shall however be restricted to the existing run-off less a 30% betterment.
- 13.5. The Peasey Hills site falls within Flood Zone 1 and as such is not considered as being at significant risk from flooding. The impermeable area of the proposed development, once complete, will increase and lead to increased run offs. As a result soakaway tests have been undertaken which have established that infiltration is an appropriate method for the discharge of surface run-off at this site.
- 13.6. These reports demonstrate full compliance with NPPF Technical Guidance in respect of Flood Risk and Policy SP17 'Managing Air Quality, Land and Water resources' of the Local Plan Strategy.

14. PLANNING OBLIGATION ISSUES

- 14.1. The broad heads of terms with regard to the Section 106 Agreement are attached as a separate planning application document and it is envisaged that the detailed negotiation and associated legal drafting will take place in tandem with the determination of the application. The issues to be considered include highways contribution (to Brambling Fields scheme), education, public open space and leisure, and affordable housing.
- 14.2. It is proposed (and agreed in principle through the Planning Steering Group process) that in respect of both the Showfield site and the Old Malton site the affordable housing requirement (where applicable) will be met off site on the Peasey Hills site. That is the mechanism by which an element of cross subsidy is created to fund, in part, the relocation of the Livestock Market and the necessary infrastructure to facilitate the development of a new Agricultural Business Centre and Business Park.
- 14.3. The costs associated with the development of land adjacent Eden Camp are significant and funding is also being sought from the Malton and Ryedale Farmers Livestock Market Company Limited and the Local Enterprise Partnership.
- 14.4. It is agreed with Ryedale District Council that detailed financial viability analysis will be required in order to support the proposed "off site" provision of affordable housing and, in turn, the creation of cross subsidy which will contribute to the development adjacent Eden Camp. Clearly, that analysis will be commercially sensitive and for that reason will be submitted on a private and confidential basis for review by Roger Barnsley and any such independent review as may be deemed necessary.

15. CONCLUSIONS

- 15.1. This inter linked package of development proposals which facilitates the relocation of the Livestock Market to land adjacent to Eden Camp and offers a significant proportion of the quantum of housing and employment land as proposed in Ryedale's Local Plan Strategy represents the realisation of longstanding objectives for a vital and viable economic future for Malton.
- 15.2. The costs associated with the relocation of the Livestock Market which include new road infrastructure, and the creation of a new Agricultural Business Centre and Business Park on land adjoining Eden Camp are significant and would not be financially viable in isolation. Ultimately these elements will create 800 – 1,000 new jobs but can only be delivered as part of an inter linked package of development proposals with the residential development providing essential cross subsidy.
- 15.3. These proposals have evolved through both ongoing discussions with Ryedale District Council and extensive public consultation, which has resulted in revisions to the various schemes prior to submission of planning applications.
- 15.4. Access arrangements are for detailed consideration as part of these outline planning applications. Layout, scale, appearance and landscaping are not for detailed consideration at this stage however a significant amount of illustrative material has been provided to assist Planning Officers, Members and Local People to understand what is being proposed.
- 15.5. The extent of illustrative information provided has also been necessary in order to inform the completion of a comprehensive Environmental Impact Assessment of the proposals and establishes parameters as a basis for that assessment. It is expected that those parameters will also form the basis of planning conditions with regard to maximum building heights on the new Business Park etc.
- 15.6. Overall the application proposals accord with relevant national and local planning policies and guidance, and we request that planning permission is granted.

APPENDIX 1

MALTON - FITZWILLIAM TRUST CORPORATION SITES

**OUTLINE PLANNING APPLICATIONS FOR LIVESTOCK MARKET, AGRI BUSINESS CENTRE,
BUSINESS PARK AND RESIDENTIAL DEVELOPMENT**

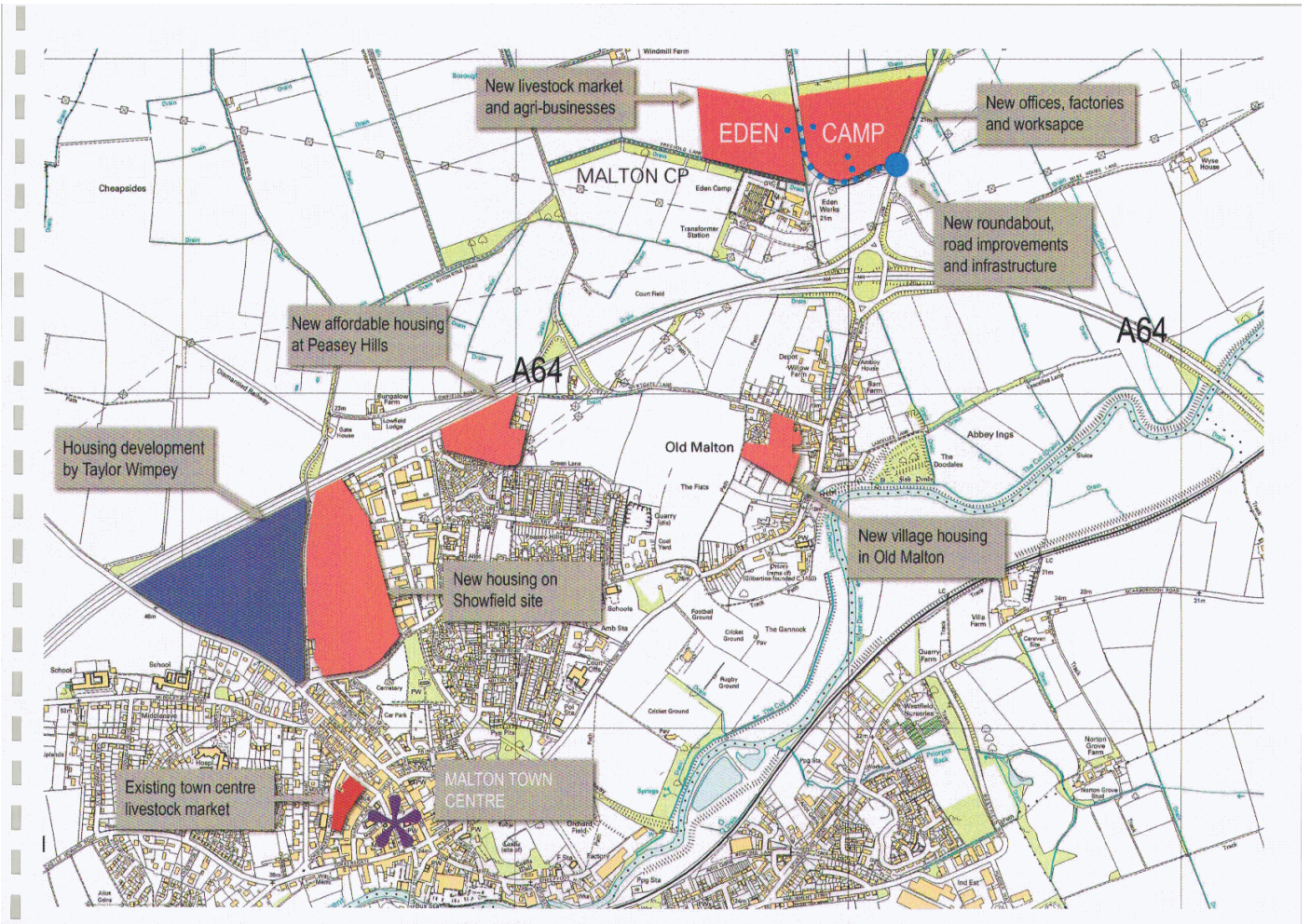
**ON BEHALF OF COMMERCIAL DEVELOPMENT PROJECTS, FITZWILLIAM TRUST
CORPORATION AND NORTH YORKSHIRE COUNTY COUNCIL**

**Schedule of Planning Application Documents
(as submitted on 7 April 2014)**

Document	Technical Author	Relevance to Site			
		Land Adjacent Eden Camp	Land at Pasture Lane (Showfield)	Land at Westgate, Old Malton	Land at Rainbow Lane (Peasey Hills)
Planning Application Covering Letter dated 7 April 2014	Freeth Cartwright LLP	Single Combined Letter			
Planning Application Forms and Ownership Certificate	Freeth Cartwright LLP	Yes	Yes	Yes	Yes
Town Planning Statement	Freeth Cartwright LLP	Single Combined Statement			
Design and Access Statement	Clarity NS	Single Combined Statement			
Masterplan and Drawings	Clarity NS	See Schedule of Drawings			
Statement of Community Involvement	Freeth Cartwright LLP	Single Combined Statement			
Environmental Statement Non Technical Summary	Freeth Cartwright LLP	Single Combined Statement			
Environmental Statement (ES) Main Text	Freeth Cartwright LLP	Single Combined Statement			
ES Technical Appendices					
1 – EIA Scoping Report	Freeth Cartwright LLP	Single Combined Statement (includes Air Quality Assessment)			
2 – EIA Screening Opinion	Freeth Cartwright LLP	Single Combined Statement			
3 – Transport Assessment	Connect Consultants	Single Combined Statement			
4 – Noise Assessment	Peninsular Acoustics	N/A	Yes	N/A	Yes
5 – Heritage Assessment	Prospect Archaeology	Yes	N/A	N/A	N/A
6 – Heritage Assessment	Prospect Archaeology	N/A	Yes	N/A	N/A
7 – Heritage Assessment	MAP Archaeology	N/A	N/A	Yes	N/A

Document	Technical Author	Relevance to Site			
		Land Adjacent Eden Camp	Land at Pasture Lane (Showfield)	Land at Westgate, Old Malton	Land at Rainbow Lane (Peasey Hills)
8 – Heritage Assessment	Prospect Archaeology	N/A	N/A	N/A	Yes
9 – Arboricultural Assessment	FPCR	Yes	N/A	N/A	N/A
10 – Arboricultural Assessment	FPCR	N/A	Yes	N/A	N/A
11 – Arboricultural Assessment	Barnes Associates	N/A	N/A	Yes	N/A
12 – Arboricultural Assessment	FPCR	N/A	N/A	N/A	Yes
13 – Landscape and Visual Assessment	FPCR	Yes	N/A	N/A	N/A
14 – Landscape and Visual Assessment	FPCR	N/A	Yes	N/A	N/A
15 – Landscape and Visual Assessment	FPCR	N/A	N/A	N/A	Yes
16 – Ecological Appraisal	FPCR	Yes	N/A	N/A	N/A
17 – Ecological Appraisal	FPCR	N/A	Yes	N/A	N/A
18 – Ecological Appraisal	Wold Ecology	N/A	N/A	Yes	N/A
19 – Ecological Appraisal	FPCR	N/A	N/A	N/A	Yes
20 – Geoenvironmental Desk Study	JPG Leeds	Yes	N/A	N/A	N/A
21 – Geoenvironmental Desk Study	JPG Leeds	N/A	Yes	N/A	N/A
22 – Geoenvironmental Desk Study	JPG Leeds	N/A	N/A	Yes	N/A
23 – Geoenvironmental Desk Study	JPG Leeds	N/A	N/A	N/A	Yes
24 – Flood Risk Assessment and Drainage Strategy	JPG Leeds	Yes	N/A	N/A	N/A
25 – Flood Risk Assessment and Drainage Strategy	JPG Leeds	N/A	Yes	N/A	N/A
26 – Flood Risk Assessment and Drainage Strategy	ARP Associates	N/A	N/A	Yes	N/A
27 – Flood Risk Assessment and Drainage Strategy	JPG Leeds	N/A	N/A	N/A	Yes
Structural Survey	Jacobs	N/A	N/A	Yes	N/A
Planning Obligation – Heads of Terms	Freeth Cartwright LLP	Single Combined Heads of Terms Document			

APPENDIX 2





masterplanning ■
 environmental assessment ■
 landscape design ■
 urban design ■
 ecology ■
 architecture ■
 arboriculture ■

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Our ref: 6038

Gary Housden
 Ryedale District Council
 Ryedale House
 Malton
 North Yorkshire
 YO17 7HH

15th July 2014

Dear Gary

Your Ref: 14/00426/(7&8)MOUTE: Housing and Industrial Developments in Malton

I am in receipt of Natural England's letter to you (9th June 2014) noting an Objection/further information in respect effects of the proposed development and in particular the Pasture Lane site, on an internationally designated site (the River Derwent SAC) and the nationally designated River Derwent SSSI.

I subsequently spoke with James Walsh, Land Use Operations on 10th July to discuss his comments. James' main concerns appeared to be around two things - the commitment to using SuDS at this stage and potential effects on the SAC/SSSI. His other concern was around potential effects on otters using the SAC/SSSI as a result of increased recreation. James appeared satisfied that further information regarding both of these to provide some additional clarity and confirmation would be satisfactory for his needs, the other matters being noted and for information, rather than requiring additional information. I have therefore provided further information as requested below with respect to the proposed effects on the SAC/SSSI.

SuDS

The Flood Risk Assessment (Flood Risk and Drainage Strategy – Showfield (Pasture Lane); JPG; March 2014) for the Pasture Lane site states that surface water discharge for the site shall be using infiltration methods into the ground via soakaway, and at paragraph 6.5, that:

Sustainable Urban Drainage System (SUDS) may also be used in conjunction with conventional drainage systems to improve water quality as well as manage surface water discharge. This should be considered at the detailed drainage design stage.

At this stage, whilst the exact form and nature of the SuDS for the site cannot be determined (this will depend upon the detailed site layout and drainage design forming a part of any future full or reserved matters application for the site), an audit of SuDS suitability indicates the following types of SuDS can be used at the site, which will feed into detailed design proposals:

...cont'd

FFOR Environment and Design Limited.
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Directors: Phil Rich, BA, B Phil Ed, CML; Tony Pearson, BA, B Arch, PRAC
 Core R Us Day: SA M Phil Ed, CML; Suzanne Mansfield, PhD, MIEEM, CML; Tim Jackson, BA (Hons), Dip LA, CML
 Senior Practitioners: Brett Cole, BA (Hons) Dip TP, Dip LA, MPTPL; Kate Wilson, BA (Hons) MSc, MIEEM; Finance Associates: Stephen Curran, BA (Hons)
 Associates: Peter Key, BSc (Hons) MIEEM, BSc (Hons) Dip LA, CML; James Jones, BSc (Hons) Dip LA, CML; Sarah Smart, BA (Hons) Dip LA, CML
 Non-Exec: Edward BSc (Hons) Dip LA, CML; Keith Myle, BA (Hons) Dip LA, CML; Karl Crookman, BSc (Hons) MSc, MIEEM; James Evans, BSc, High Awarded BSc (Hons) MSc, MIEEM

DRAINAGE METHOD	DESCRIPTION / SUITABILITY	PROPOSAL / FEASIBILITY
1. Infiltration.	Preliminary soakaway tests indicate this method may be suitable	Applicable.
2. Ponds and wetlands.	Not appropriate for residential developments (safety issues)	Not applicable.
3. Infiltration Basins.	Not appropriate for residential developments (safety issues)	Not applicable.
4. Detention Basins.	Not appropriate for residential developments (safety issues)	Not applicable.
5. Swale.	Preliminary soakaway tests indicate this method may be suitable for infiltration and also may be utilised to convey water.	Applicable.
6. French drain.	Preliminary soakaway tests indicate this method may be suitable for infiltration and also may be utilised to convey water.	Applicable.
7. Pervious/Permeable Pavement.	Preliminary soakaway tests indicate this method may be suitable	Applicable.
8. Geocellular Systems/Tank systems.	Preliminary soakaway tests indicate this method may be suitable for infiltration. Suitable for surface water attenuation	Applicable
9. Oversized pipes.	Suitable for surface water attenuation	Applicable
10. Box culverts.	Suitable for surface water attenuation	Applicable
11. Purpose designed tanks.	Suitable for surface water attenuation	Applicable

In addition the FRA notes the following at section 6.8 with respect to surface water drainage:

The proposed on site drainage system shall be designed in accordance with the requirements of Sewers for Adoption and shall demonstrate that:

- *No surcharge of pipes occurs in the 1 in 2 year rainfall event.*
- *No surface flooding occurs in 1 in 30 year rainfall event.*
- *No flooding to buildings and adjacent properties occurs in 1 in 100 year rainfall event (including an allowance of 30% for the effects of future climate change), as defined in NPPF Technical Guidance.*

There would not be expected to be any significant effects on the SAC/SSSI as a result of adverse water quality and/or changes in surface water run-off arising from the proposed development.

Otters

The decline in otter populations from the 1950's has in part been attributed to the increases in anthropogenic disturbance. Recent evidence now indicates that otters are less sensitive to human disturbance than previously thought (Ecology of the European Otter, Conserving Natura 2000 Rivers, Ecology Series No. 10, Paul Chanin, 2003). This publication highlights research which indicates that otters do in fact habituate to increased human activity, as seen through their increasing recent colonisation of a number of urban river systems and from their response to disturbance. This response was noted to typically involve the otter diving below water to move up to 50 metres away from the disturbance, before resting on a quiet bank until the disturbance has passed.

The most recent national survey of otters (Fifth Otter Survey of England 2009-2010; The Environment Agency) shows that since the initial survey in 1977-79, there has been a steady and considerable increase in the number of otters using the River Derwent, which are now found throughout the catchment.

We consider that there will be no significant effects on otters using the SAC/SSSI (otters being a qualifying feature of the SAC) from increased disturbance by walkers and specifically dog-walkers for the following reasons:

...cont'd

G. Houseden
15th July 2014

3 of 3

- Recent evidence indicating that otters are less sensitive to disturbance than once thought and the evidence that otters have successfully re-colonised the River Derwent catchment in the last 20 years, including more urban areas.
- The relative distance (750m) of the site from the River, separated from it by the Town itself, with no direct public pathways leading to the river from the development and no designated parking at the river which will limit the extent to which this area is used by the new community and therefore reduce the potential for disturbance.
- Only one public pathway follows the river, The Centenary Way (a national trail created in 1989), along the southern river bank, which leads downstream. Therefore sections of the river have no accessibility to the public and will continue to provide quiet habitats for otters.
- The proposed development is served by an existing public pathway along Outgang Lane to which there will be direct access from the development. This pathway leads immediately into the open countryside north of the A64, where a considerable network of public footpaths is present in much greater proximity and with easier direct access and therefore likely to be of greater interest to the majority of new dog-walkers at Pasture Lane.
- New public pathway signage will be installed at the access point along Outgang Lane from the development onto this pathway to promote its use.

As stated within the ES chapter, when considered in combination with the other residential developments proposed, it is considered that the smaller scale of these and the combination of the presence of more accessible footpaths also from these other developments also will not lead to any greater effects on otter disturbance at the River Derwent. There will be no significant cumulative effects on the SAC/SSSI as a result of these developments.

I trust the above is helpful to you. If you require any further information please do not hesitate to contact me.

Yours sincerely

Jude Dorward
Associate
FPCR Environment and Design Ltd

jude.dorward@fpcr.co.uk

**Application for Outline Planning Permission With Some Matters Reserved
Town and Country Planning Act 1990**

Malton – Land Adjacent Eden Camp

Application By Commercial Development Projects and Fitzwilliam Trust Corporation

3. Description of the Proposal

Erection of new livestock market (sui generis) comprising circa. 2,850 sq m of floorspace; Agricultural Business Centre comprising circa. 6,010 sq m of floorspace for uses within Use Class A1, A2, A3, D1, B1, B2, B8 and agricultural vehicle sales (sui generis); and new Business Park comprising circa. 19,040 sq m of floorspace for uses within Use Class B1, B2 and B8 including premises for The Ginger Pig comprising 1,790 sq m of floorspace (for uses falling within Class B1, B2, B8 and A1) along with (in respect of all elements) all associated development including drainage, provision of services, landscaping, boundary treatments, attenuation ponds and access and associated highway works.

RYE

29 APR 2014

DEVELOPMENT
MANAGEMENT

14/00426/MOUTE



Freeth
Cartwright
LLP

Freeth Cartwright LLP
Solicitors
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For the attention of Gary Housden
Head of Planning and Housing
Ryedale District Council
Ryedale House
Old Malton Road
Malton
North Yorkshire
YO17 7HH

7 April 2014

Our Ref: PJB/1242/2069778/1/jw

Dear Gary

14/00426/MOUTC
RYEDALE DM

29 APR 2014

DEVELOPMENT
MANAGEMENT

MALTON – FITZWILLIAM TRUST CORPORATION SITES
SUBMISSION OF INTERLINKED PLANNING APPLICATIONS ON BEHALF
OF COMMERCIAL DEVELOPMENT PROJECTS, FITZWILLIAM TRUST
CORPORATION AND NORTH YORKSHIRE COUNTY COUNCIL

We are instructed as Town Planning Consultants to act as agent for the submission of the following applications for outline planning permission:

- *1. Relocation of livestock market to land adjacent Eden Camp, Malton along with the creation of an associated Agricultural Business Centre and new Business Park.
- 2. Erection of circa. 227 residential dwellings on land north of Pasture Lane (Showfield site), Malton.
- 3. Erection of circa. 35 residential dwellings on land south of Westgate, Old Malton.
- 4. Erection of circa. 45 affordable homes for local people on land at Rainbow Lane (Peasey Hills), Malton.

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You will be aware from the series of Planning Steering Group meetings and Design Workshops at pre application stage that Commercial Development Projects and Fitzwilliam Trust Corporation have worked in partnership with Malton and Ryedale Farmers Livestock Market Company Limited and the Local Enterprise Partnership to formulate an interlinked package of development proposals. The objective of which is to facilitate the relocation of the livestock market to a new Agricultural Business Centre and Business Park on land

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is available for inspection at the registered office.

adjacent Eden Camp which will create circa. 800 – 1,000 new jobs. That development will, in part, be funded by residential development on land at Pasture Lane, Malton (the Showfield site) and land at Westgate, Old Malton.

The submission of these applications follows an extremely successful public exhibition in December 2013 at which 93% of those who made formal comments expressed strong support for the proposals. Whilst concern was expressed by a small number of residents in respect of traffic and flooding issues the Commercial Development Projects design team has worked closely with the Environment Agency, Internal Drainage Board, Highways Agency and County Highways over recent months to ensure that the submitted proposals are acceptable from a highways perspective and that they will not result in increased risk of flooding. These key issues are addressed in detail in the Transport Assessment and Flood Risk Assessment and Drainage Strategy submitted in support of the applications.

The retention of the livestock market in Ryedale is an objective of the recently adopted Ryedale District Council Local Plan Strategy. That strategy also identifies a requirement for the provision of up to 45 hectares of new employment land and 3,000 new residential dwellings with 50% to be provided in Malton and Norton. Accordingly these interlinked application accord with and facilitate the delivery of that strategy.

For ease of reference, we set out below a summary of key issues relevant to both the registration and determination of these applications.

Application Format:

Whilst all of the above are applications for outline planning permission a significant amount of illustrative information is provided in respect of matters which are reserved for detailed consideration at a later date i.e. layout, scale, appearance and landscaping. Access is for detailed consideration rather than reserved.

The one exception to the above is that the application in respect of the land adjacent Eden Camp is a “hybrid” application which, although technically an application for outline planning permission, includes details for new premises to be occupied by The Ginger Pig for which detailed planning permission is sought.

The extent of illustrative information provided is necessary to inform the completion of the Environmental Impact Assessment of the proposals and establishes parameters as a basis for that assessment. It is expected that those parameters will also form the basis of planning conditions with regard to maximum building heights on the new Business Park etc.

The scope, format and content of all of the applications, with reference to the redevelopment masterplan and associated drawings, Environmental Impact

Assessment and supporting Technical Appendices, and other supporting documents is set out in the accompanying Town Planning Statement which provides both a guide to and overview of the planning application submissions.

Planning Application Fees:

Attached to this letter are 4 no. cheques made payable to Ryedale District Council in respect of the relevant planning application fees. The fees have been calculated on the following basis:

1. Land adjacent Eden Camp – “hybrid” fee of £35,212 based on the outline planning application fee for 16.8 hectares of land which is the total site area less the 1.0 hectare of land for the new Ginger Pig premises in respect of which the detailed planning application fee is based on the creation of 1,790 sq m of new floorspace.
2. Land north of Pasture Lane – outline application fee of £20,337 based on 11.9 hectares of land.
3. Land south of Westgate – outline application fee of £7,700 based on 2.0 hectares of land.
4. Land at Rainbow Lane – outline application fee of £10,562 based on 3.4 hectares of land.

Clarification:

A Schedule of Planning Application Documents and Schedule of Planning Application Drawings are attached to the planning application forms.

You will note from the planning application forms that the new Agricultural Business Centre which provides 6,010 sq m of floorspace requires flexible planning permission to facilitate the occupation of the proposed units by a variety of uses linked to agriculture. Specifically, uses falling within Class A1, Class A2, Class A3, Class D1, Class B1, B2, B8 and Sui Generis uses are envisaged.

Clearly, not all of the floorspace will be used for one particular use and it is suggested that planning conditions, as follows, are imposed to ensure that the units are occupied in the manner intended.

1. No more than 25% of the floorspace of the Agri Business Units to be occupied for Class A1 use. Such use to be restricted by a further planning condition limiting the range of goods to the sale of agricultural supplies including tools and equipment, animal feed, country sports equipment and associated clothing.

2. No more than 10% of the floorspace of the Agri Business Units to be occupied for Class A2 use i.e. a rural land agents office, auctioneers office or similar.
3. No more than 10% of the floorspace of the Agri Business Units to be occupied for Class A3 use i.e a cafe.
4. No more than 25% of the floorspace of the Agri Business Units to be occupied for Class B1 use with additional restriction on maximum unit size.
5. No more than 50% of the floorspace of the Agri Business Units to be occupied for Class D1 use i.e. veterinary practice and/or agricultural education facility.
6. No more than 50% of the floorspace of the Agri Business Units to be used for sale of agricultural vehicles or machinery (sui generis).

The new Business Park comprises 19,040 sq m of new floorspace in respect of which flexible planning permission is sought for Class B1, B2, and B8 use. It is not considered that any limit should be set of Class B2 and Class B8 use but that a maximum of 4,000 sq m of floorspace within Class B1 use should be set by planning condition. That maximum has formed the basis of the Transport Assessment and Air Quality Assessment which in turn form part of the Environmental Impact Assessment.

As above, the submitted Town Planning Statement provides an overview of all submitted planning application documents and should be used as a general guide to the scope, format and content of the application.

Planning Obligation Issues and Financial Viability:

The broad heads of terms with regard to the Section 106 Agreement are attached as a separate planning application document and it is envisaged that the detailed negotiation and associated legal drafting will take place in tandem with the determination of the application. You will note that the issues to be considered include highways contribution (to Brambling Fields scheme), education, public open space and leisure, and affordable housing.

For the avoidance of doubt it is proposed (and agreed in principle through the Planning Steering Group process) that in respect of both land at Pasture Lane, Malton and land at Westgate, Old Malton the affordable housing requirement (where applicable) will be met off site at land at Rainbow Lane, Malton. That is the mechanism by which an element of cross subsidy is created to fund, in part, the relocation of the livestock market and the necessary infrastructure to facilitate the development of a new Agricultural Business Centre and Business Park.

You will be aware that the costs associated with the development of land adjacent Eden Camp are significant and that funding is also being sought from the Malton and Ryedale Farmers Livestock Market Company Limited and the Local Enterprise Partnership.

It is agreed that detailed financial viability analysis will be required in order to support the proposed "off site" provision of affordable housing and, in turn, the creation of cross subsidy which will contribute to the development adjacent Eden Camp. Clearly, that analysis will be commercially sensitive and for that reason will be submitted on a private and confidential basis for review by your colleague Roger Barnsley and any such independent review as may be deemed necessary.

Ownership Certification and Notice Programme

Ownership Certificate B has been completed in respect of land north of Pasture Lane (Showfield site) and land adjacent Eden Camp. The relevant notices have been served today.

Ownership Certificate C has been completed in respect of land south of Westgate, Old Malton and land at Rainbow Lane (Peasey Hills) due to the presence of small elements of unregistered land. The relevant notices will be published in the Malton Gazette and Herald on Wednesday 16 April 2014 with notice on known landowners having been served today.

Determination Programme

The applicants will welcome continued constructive dialogue with the Council and other interested parties and will seek to agree a programme of "steering" and "issue specific" meetings to progress towards determination through agreement and I will contact you in due course to make the necessary arrangements.

In the interim, I look forward to receiving your formal confirmation that the applications have been registered.

Kind regards.

Yours sincerely

Paul Brailsford
Member
Planning & Environment Group
Please respond by e-mail where possible

MALTON - FITZWILLIAM TRUST CORPORATION SITES

OUTLINE PLANNING APPLICATIONS FOR LIVESTOCK MARKET, AGRI BUSINESS CENTRE,
BUSINESS PARK AND RESIDENTIAL DEVELOPMENT

ON BEHALF OF COMMERCIAL DEVELOPMENT PROJECTS, FITZWILLIAM TRUST
CORPORATION AND NORTH YORKSHIRE COUNTY COUNCIL

14/00426/1400426/1400426

Schedule of Planning Application Documents
(as submitted on 7 April 2014)

29 APR 2014

Document	Technical Author	Relevance to Site			
		Land Adjacent Eden Camp	Land at Pasture Lane (Showfield)	Land at Westgate, Old Malton	Land at Rainbow Lane (Peasey Hills)
Planning Application Covering Letter dated 7 April 2014	Freeth Cartwright LLP	Single Combined Letter			
Planning Application Forms and Ownership Certificate	Freeth Cartwright LLP	Yes	Yes	Yes	Yes
Town Planning Statement	Freeth Cartwright LLP	Single Combined Statement			
Design and Access Statement	Clarity NS	Single Combined Statement			
Masterplan and Drawings	Clarity NS	See Schedule of Drawings			
Statement of Community Involvement	Freeth Cartwright LLP	Single Combined Statement			
Environmental Statement Non Technical Summary	Freeth Cartwright LLP	Single Combined Statement			
Environmental Statement (ES) Main Text	Freeth Cartwright LLP	Single Combined Statement			
ES Technical Appendices					
1 – EIA Scoping Report	Freeth Cartwright LLP	Single Combined Statement (includes Air Quality Assessment)			
2 – EIA Screening Opinion	Freeth Cartwright LLP	Single Combined Statement			
3 – Transport Assessment	Connect Consultants	Single Combined Statement			
4 – Noise Assessment	Peninsular Acoustics	N/A	Yes	N/A	Yes
5 – Heritage Assessment	Prospect Archaeology	Yes	N/A	N/A	N/A
6 – Heritage Assessment	Prospect Archaeology	N/A	Yes	N/A	N/A
7 – Heritage Assessment	MAP Archaeology	N/A	N/A	Yes	N/A

Document	Technical Author	Relevance to Site			
		Land Adjacent Eden Camp	Land at Pasture Lane (Showfield)	Land at Westgate, Old Malton	Land at Rainbow Lane (Peasey Hills)
8 – Heritage Assessment	Prospect Archaeology	N/A	N/A	N/A	Yes
9 – Arboricultural Assessment	FPCR	Yes	N/A	N/A	N/A
10 – Arboricultural Assessment	FPCR	N/A	Yes	N/A	N/A
11 – Arboricultural Assessment	Barnes Associates	N/A	N/A	Yes	N/A
12 – Arboricultural Assessment	FPCR	N/A	N/A	N/A	Yes
13 – Landscape and Visual Assessment	FPCR	Yes	N/A	N/A	N/A
14 – Landscape and Visual Assessment	FPCR	N/A	Yes	N/A	N/A
15 – Landscape and Visual Assessment	FPCR	N/A	N/A	N/A	Yes
16 – Ecological Appraisal	FPCR	Yes	N/A	N/A	N/A
17 – Ecological Appraisal	FPCR	N/A	Yes	N/A	N/A
18 – Ecological Appraisal	Wold Ecology	N/A	N/A	Yes	N/A
19 – Ecological Appraisal	FPCR	N/A	N/A	N/A	Yes
20 – Geoenvironmental Desk Study	JPG Leeds	Yes	N/A	N/A	N/A
21 – Geoenvironmental Desk Study	JPG Leeds	N/A	Yes	N/A	N/A
22 – Geoenvironmental Desk Study	JPG Leeds	N/A	N/A	Yes	N/A
23 – Geoenvironmental Desk Study	JPG Leeds	N/A	N/A	N/A	Yes
24 – Flood Risk Assessment and Drainage Strategy	JPG Leeds	Yes	N/A	N/A	N/A
25 – Flood Risk Assessment and Drainage Strategy	JPG Leeds	N/A	Yes	N/A	N/A
26 – Flood Risk Assessment and Drainage Strategy	ARP Associates	N/A	N/A	Yes	N/A
27 – Flood Risk Assessment and Drainage Strategy	JPG Leeds	N/A	N/A	N/A	Yes
Structural Survey	Jacobs	N/A	N/A	Yes	N/A
Planning Obligation – Heads of Terms	Freeth Cartwright LLP	Single Combined Heads of Terms Document			

MALTON – FITZWILLIAM TRUST CORPORATION SITES

OUTLINE PLANNING APPLICATIONS FOR LIVESTOCK MARKET, AGRI BUSINESS CENTRE, BUSINESS PARK AND RESIDENTIAL DEVELOPMENT

ON BEHALF OF COMMERCIAL DEVELOPMENT PROJECTS, FITZWILLIAM TRUST CORPORATION AND NORTH YORKSHIRE COUNTY COUNCIL

Schedule of Planning Application Drawings (as submitted on 7 April 2014)

Document	Site			
	Land Adjacent Eden Camp	Land at Pasture Lane (Showfield)	Land at Westgate, Old Malton	Land at Rainbow Lane (Peasey Hills)
Location Plan	Dwg 052 – 1:2500 @ A3	Dwg 048a – 1:2500 @ A3	Dwg 043c – 1:1250 @ A3	Dwg 049a – 1:1250 @ A3
Site Layout	Option 5a – Dwg 044c 1:1250 @ A3	Option 1 – Dwg 013e 1:2500 @ A3	Option 4 – Dwg 045b 1:1250 @ A3	Option 4 – Dwg 054 1:1250 @ A3
Massing Sections	Dwg53 1:500 @ A1	Dwg53 1:500 @ A1	Dwg53 1:500 @ A1	Dwg53 1:500 @ A1
Perimeter House	No	Dwg 046a 1:100 @ A1	No	Dwg 047a 1:100 @ A1
Artists Impression	New Livestock Market and Office Campus at the Eden Camp East Site	Showfield Development from Pasture Lane	Along Westgate	Peasey Hills Development
Ginger Pig Location Plan	Dwg 050a 1:2500 @A3	No	No	No
Ginger Pig Elevations	M2820-02 Rev. A 1:100@A0	No	No	No
Ginger Pig Site Plan	Site Plan Rev. A	No	No	No

Agenda Item 5

Item Number: 5
Application No: 14/00427/MOUTE
Parish: Malton Town Council
Appn. Type: Major Outline Environmental Statement
Applicant: Commercial Development Projects & Fitzwilliam Trust Corp
Proposal: Demolition of existing buildings and structures and erection of circa 227 residential dwellings (Use Class C3) along with all associated development including drainage, landscaping, cut and fill, formation of earth bund, boundary treatments (including noise mitigation measures) provision of services and access and associated highway works (site area 11.90ha)
Location: The Showfield Pasture Lane Malton North Yorkshire
Registration Date: 29 April 2014 **8/13 Week Expiry Date:** 19 August 2014
Case Officer: Gary Housden **Ext:** 307

CONSULTATIONS:

LEP Mr A Leeming	Support
Parish Council	Objection
Highways Agency (Leeds)	No objection
Mr Jim Shanks	Recommendations and advice on "designing out crime"
Natural England	Conditional Support
NY Highways & Transportation	No views received to date
Land Use Planning	Recommends conditions and comments made
Environmental Health Officer	Recommend condition.
Vale Of Pickering Internal Drainage Boards	No objection
Housing Services	No views received to date
Tree & Landscape Officer	No views received to date
Countryside Officer	Concerns regarding planning application.
Head Of Planning Services	Comments made regarding drainage and planting and access
NY Highways & Transportation	No views received to date
Archaeology Section	Recommend scheme of archaeological evaluation be undertaken
Economic Development	Support
National Grid Plant Protection	No views received to date
North Yorkshire Education Authority	Developer contributions sought
Sustainable Places Team (Yorkshire Area)	Recommend Conditions
Public Rights Of Way	No views received to date

Neighbour responses: Miss Anne McIntosh LL.B (Hons) MP, Mr Colin Jennings, Cllr Paul Andrews,

Overall Expiry Date: 7 August 2014

SITE:

The showfield site at Pasture Lane, Malton is comprised of two parcels of farmland, together with a small group of disused farm buildings. Pasture Lane abuts the southern site boundary with the A64 trunk road, forming the northern site boundary. To the east at lower level, is the established Showfield Lane industrial estate and to the west is Outgang Road, an un-surfaced lane which runs from Showfield Lane and which crosses the A64.

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Further to the west is a substantial housing estate under construction by Taylor Wimpey Ltd. Three separate residential properties are located adjacent to the south-western corner of the site. The site generally falls from west to east and it is also elevated above the ground levels on Showfield Lane industrial estate. The land also rises from south to north across the parcel of land denoted as 'show ground'.

Plans showing the site location and illustrative layout are appended for Members information.

PROPOSAL:

This is an outline application for the erection of approximately 227 dwellings with associated access, landscaping, earthworks and highway works covering an area of 11.9 hectares. A 20 metre landscaped buffer is proposed adjacent to the northern boundary and 10 metre buffer to the eastern boundary with the rear of industrial properties in Showfield Lane.

Aside from access, all other matters are reserved. Details of the applicants design approach are set out in Section 5 of the submitted Design & Access Statement, which makes reference to the provision of single, two and two and a half-storey dwellings to blend with the locality and to reflect the proportions of existing estate scale developments in this part of the town.

POLICY:

Ryedale Plan - Local Plan Strategy

- Policy SP1 - General Location of Development and Settlement Hierarchy
- Policy SP2 - Delivery and Distribution of New Housing
- Policy SP3 - Affordable Housing
- Policy SP4 - Type and Mix of New Housing
- Policy SP10 - Physical Infrastructure
- Policy SP11 - Community Facilities and Services
- Policy SP12 - Heritage
- Policy SP13 - Landscapes
- Policy SP14 - Biodiversity
- Policy SP15 - Green Infrastructure Networks
- Policy SP16 - Design
- Policy SP17 - Managing Air Quality, Land and Water Resources
- Policy SP19 - Presumption in Favour of Sustainable Development
- Policy SP20 - Generic Development Management Issues
- Policy SP22 - Planning Obligations, Developer Contributions and the Community Infrastructure Levy

HISTORY:

None relevant

APPRAISAL:

Principle of Development

Applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan

The Ryedale Plan - Local Plan Strategy (LPS) provides recent and up to date strategic planning policies to guide development proposals. Clearly the LPS constitute one part of the development plan. The Council is in the process of preparing the Local Plan Sites Document which will identify a planned supply of allocations for proposed development. However, the Sites Document is still at a relatively early stage of production and on this basis, the principle of development is mainly informed by LPS development plan policies and the policy requirements of the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).

In terms of the strategic distribution of residential development within the plan, Policy SP1 identifies the general focus areas for development and specific settlement hierarchy within which Ryedale's future development requirements will be distributed. The policy identifies the hierarchy of settlements and the Primary Focus for Growth in Malton and Norton.

Policy SP2 (Delivery and Distribution of New Housing) identifies that at least 3000 new homes will be managed and delivered over the plan period to the hierarchy of settlements identified in Policy SP1. Of this 50% or approximately 1500 dwellings are directed to Malton and Norton.

The Plan's focus is on reflecting the character of settlements and roles of places. The Vision refers to Malton and Norton as the principal focus for growth and the opportunity for further growth. Reflecting this within the Spatial Strategy for Malton and Norton, the Plan outlines the intention of the Council to "Support the role as a District-wide Service Centre" with a focus on "new development and growth including new housing, employment and retail space..."

The Local Plan Strategy sets out the overall approach to the strategic residential allocations. The Council's Sites Document DPD, however, is not at an advanced stage with specific allocations being identified in the District. Applications for new housing development are required to be judged in this context.

The National Planning Policy Framework (NPPF) is also a significant material planning consideration.

The key paragraphs of the NPPF are:-

Paragraph 14: -

"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For plan-making this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.⁹

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or

- specific policies in this Framework indicate development should be restricted⁹.”

[Note 9 of the NPPF, states “For example, those policies relating to...designated assets...”]

Paragraph 47 of the NPPF states: -

“To boost significantly the supply of housing, local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
- identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;
- identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
- for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and
- set out their own approach to housing density to reflect local circumstances.”

Paragraph 49 of the NPPF states: -

“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”

Ryedale currently has a 4.39 year housing supply based on the most recent review of housing information reflecting the position as at 30 June 2014.

The implications of this shortfall cannot be underestimated because paragraph 49 of the NPPF is clear:

“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites.”

The net effect of this is that Paragraph 14 of the NPPF is of specific relevance:

“Where the development plan is absent, silent or relevant policies are out of date granting permission unless ... any adverse impacts of doing so would significantly and demonstrably outweigh the benefits ...”

In the light of the current stated housing supply figure, this application is required to be considered in the context of the ‘presumption in favour of sustainable development’.

The Sites Document is still not at an advanced stage. The existing development limits, therefore, can only carry very limited weight at the current time. Therefore whilst the site is located on the edge of Malton the proposal is considered to be in line with the thrust of Policy SP2 in that it accords with the target for new development provision within Norton and Malton.

Achieving high quality development

The NPPF gives weight to quality homes, choice and the importance of good design.

Paragraph 50 states:-

“To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.”

Paragraph 56 states:-

“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.

Whilst no details are been formally submitted for approval at this outline stage, the proposal has been accompanied by an indicative layout that demonstrates the proposed form of development that can be developed on the site with further details agreed at reserved matters stage.

This site has again, already been promoted through the sites document work and appraised in the Council’s SHLAA document (Plots 581 and 282). The site is categorised as a Category 2 site, as being deliverable and desirable, but with some problems relating to noise from the adjacent industrial area. The SHLAA identifies that this compliance is capable of mitigation and therefore the site is suitable and available for development.

The submitted scheme is submitted as a market housing scheme and the application is accompanied by a detailed viability study which sets out the cross- subsidy arrangements that are proposed to deal with the funding arrangements of the re-located livestock market and the provision of a wholly affordable housing scheme of circa 50 dwellings on other land owned by the Fitzwilliam Trust Corporation. This is detailed on application 14/00429/MOUTE.

The viability appraisal has been approved by the Council’s Asset Management Surveyor and has been the subject of further negotiations during the processing of these applications.

In terms of market housing, it is anticipated that the reserved matters will provide for an appropriate mix of housing to satisfy the Council’s policy as set out in the Planning Design & Access Statements. 5% of the dwellings will also be required to be single-storey only.

Highway/Access/Traffic Issues

The proposal has been the subject of a detailed series of reports and further transport modelling in order to satisfy the requirements of NYCC Highways. The Highways Agency have no objection to the scheme insofar as it relates to the A64 trunk road.

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Members will note that the Town Council have no objection to the principle of development on this site, but are objecting to the quantum of development on transport networks, sewerage and surface water disposal grounds.

This view is not shared by NYCC Highways who have provisionally indicated that the application is acceptable on highway grounds subject to a series of detailed conditions to be applied to any permission granted. These include the provision of a roundabout on Pasture Lane as indicated on the illustrative layout plan. Final written comments are awaited and will be reported on the Late Pages or at the meeting.

Draining/Flood Risk

Similarly, there are no objections to the development on the site taking place from any of the drainage bodies; these include the Environment Agency, Yorkshire Water and the Vale of Pickering Internal Drainage Board. Subject to the imposition of conditions, no sustainable planning objection is raised on the grounds of flood risk or sewerage infrastructure.

Noise/Residential Amenity

As mentioned earlier, the northern site boundary abuts the A64 and the eastern boundary abuts the rear of premises on Showfield industrial estate. An amended plan shows a 20 metre landscaped buffer to the northern boundary and a 10 metre landscaped buffer to the eastern boundary. Within both areas, a noise attenuation bund and fence is required to satisfy day and night time noise within the curtilages and within the dwellings proposed along the boundaries.

Following further negotiation, a detailed update report is expected which details those measures that need to be put in place to satisfy the Environmental Health Officer's concerns. These will need to be the subject of conditions imposed on the outline permission if granted.

There are no immediate residential properties along its noise sensitive boundaries and it is not anticipated that a detailed submission be likely to create any residential amenity problems elsewhere on the site for either existing neighbours or future residents.

Education

NYCC Education have confirmed that a contribution of £771.5k is required to address capacity deficiencies at Malton Country Primary School. A further contribution is also required to address capacity issues at Malton Secondary School.

Open Space

Discussions with regard to open space contributions are ongoing with the applicant, and Members will be updated at the meeting.

Economic Considerations

The Councils Economic Development Officer has written in support of this housing scheme. Aside from helping to boost the supply of housing and affordable housing the proposal is part of a linked package of applications that sets out to assist with the relocation of the livestock market and the other development at Eden Camp.

A letter of support has also been received from the Local Enterprise Partnership which recognises this point and which identifies the role that housing has to play in assisting economic growth across the LEP area. Copies of both responses are appended to this agenda.

Archaeology

The applicants have submitted a material assessment based on geological investigation of this site. NYCC Archaeology have requested further pre-decision investigations on site. The applicants have responded in writing advising that they considered this request to be excessive in the circumstances of this site because:-

In respect of Showfield, Peasey Hills and Eden Camp West, my reasons for recommending evaluation excavation be a condition of the planning permission, rather than a requirement in advance of a planning decision being made, are twofold: the lack of any clear evidence for archaeological activity, and because these are outline applications with ample opportunity to further test the site in advance development.

The NPPF para 128 states:-

“Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, Local Planning Authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”.

The NPPF does not define a ‘field evaluation’ but geophysical survey is one technique that can be classed as such, as defined in the PPS5 Practice Guide (which has been re-validated as Government endorsed guidance following the publication of the NPPF). Therefore, contrary to the responses from NYCCHT, a field evaluation has been undertaken and this has not identified any significant features of archaeological interest. As such it can be argued that evaluation excavation is not justified at this stage.

The clarify, the geophysical surveys concluded the following:-

Showfield - “Apart from ridge and furrow cultivation and a former field division, the survey did not identify any responses deemed to be of archaeological potential”.

Eden Camp West - “Apart from field boundaries which are marked on 1891 maps, the magnetic survey has not detected any responses which might be indicative of buried archaeology”.

Peasey Hills - “Archaeological features are evident in the eastern area surveyed only, i.e. beyond the limits of the application area”.

At Old Malton, the clear evidence for archaeological activity identified by geophysical survey has been tested through evaluation excavation and the accuracy of the technique confirmed. This is in accordance with a staged programme of archaeological work, where the need for each stage is judged on the results of the preceding stage. Where there has been clear evidence for archaeological activity identified, our client has committed to programmes of work that allow a proper identification and understanding of those remains. In the case of the sites where no archaeological remains have been identified, there is still a commitment on our client’s part to commission archaeological evaluation to test the results of the geophysical survey and, if appropriate, develop a mitigation strategy that will allow archaeological remains to be excavated and recorded in advance of development”.

NYCC’s Historic Environment Team have responded stating that they consider that the archaeological potential of the site is not fully understood and therefore, the proposal is contrary to Paragraph 128 of the NPPF. NYCC Historic Environment Team also make reference to the reasonableness of a condition, in these circumstances making reference to Circular 11/95, although the circular has now been deleted following production of the National Planning Policy Guidance.

In this instance, there is clearly an impasse and officers that appraised the submitted information in the context of Policy SP12 and the overall approach contained in the NPPF and NPPG. It is considered that in the planning balance, it is possible to apply conditions to secure further investigation prior to the commencement of any development on site.

NYCC Historic Environment Team has advised that if Members are minded to concur with this view, that the following conditions should be imposed:-

1.
 - A) No development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
 - i. The programme and methodology of site investigation and recording
 - ii. Community involvement and/or outreach proposals
 - iii. The programme for post investigation assessment
 - iv. Provision to be made for analysis of the site investigation and recording
 - v. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - vi. Provision to be made for archive deposition of the analysis and records of the site investigation
 - vii. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
 - B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

Reason:- In order to ensure the archaeological resources at the site are adequately investigated, understood, and where necessary safeguarded, in accordance with the National Planning Policy Framework.

2. The details submitted in pursuance of Condition no. 1. (above) shall be preceded by the submission to the Local Planning Authority for approval in writing, and subsequent implementation, of a scheme of archaeological investigation to provide for:
 - (i) The proper identification and evaluation of the extent, character and significance of archaeological remains within the application area;
 - (ii) An assessment of the impact of the proposed development on the archaeological significance of the remains;

Reason:- In order to ensure the archaeological resources at the site are adequately investigated, understood, and where necessary safeguarded, in accordance with the National Planning Policy Framework.

3. The applicant shall formally notify the Local Planning Authority in writing within 14 days of the completion of archaeological mitigation fieldwork.

Reason:- In order to ensure the archaeological resources at the site are adequately investigated, understood, and where necessary safeguarded, in accordance with the National Planning Policy Framework.

4. Within 24 months of completing the archaeological field investigations required by condition 1 (above), a report which shall comprise of an assessment of the archaeological remains recovered from the site and an outline of the subsequent programme of analyses, publication (including a date for publication) and archiving, shall be submitted to and approved in writing by the Local Planning Authority. The programme of analyses, publication and archiving shall thereafter be carried out in accordance with the details thus approved, and in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason:- In order to ensure the archaeological resources at the site are adequately investigated, understood, and where necessary safeguarded, in accordance with the National Planning Policy Framework.

On balance, the officers recommendation is that the above-mentioned conditions should be imposed if permission is granted to ensure that this matter is properly controlled and to satisfy both Local and National Policy.

No objections have been received on the grounds of Ecology; Landscaping/Trees or Designing Out Crime subject to the imposition of appropriate conditions and final clearance on the submitted bat survey information.

Third Party Responses

Malton Town Council recommends that this application be rejected principally on the grounds that it proposes a development of significantly too large a volume to be accommodated satisfactorily in terms of the transport network and sewerage and surface water disposal arrangements. This location currently has restricted access at both ends of the main highway, and recent approvals of a superstore and further residential development will add to the pressure on the essential infrastructure.

The Town Council does not in principal object to residential development on the site. Its objection is to the volume of the proposal.

If despite the Town Council's objection, approval is considered, it would ask that:-

1. Full consideration is given to the findings of the NYCC led flood impact investigation in terms of any impact this proposal might have, and also to give consideration to any opportunity to seek from the developer assistance towards permanent remedies or updated to meet current deficiencies in a system upon which this proposed development will rely.
2. An appropriate and sufficient sum be secured from the developer to assist the provision of new and upgraded open space and play provision in the immediate locality of the site.

There have been 2 objections to this application on the grounds of inadequate road network and other drainage infrastructure.

1 letter of support has been received stressing the need for further new housing in the town.

In summary, this application (which also comprises EIA development) is considered to accord with the policies contained in the adopted Development Plan. It is also considered to satisfy national planning policy as set out the National Planning Policy Framework taken as a whole, which seeks to promote sustainable development.

Conditions and developer contributions will be imposed and form part of the decision notice in order to satisfactorily mitigate any impacts arising from the development and to offset any major adverse effects that may otherwise occur as detailed in the officer report.

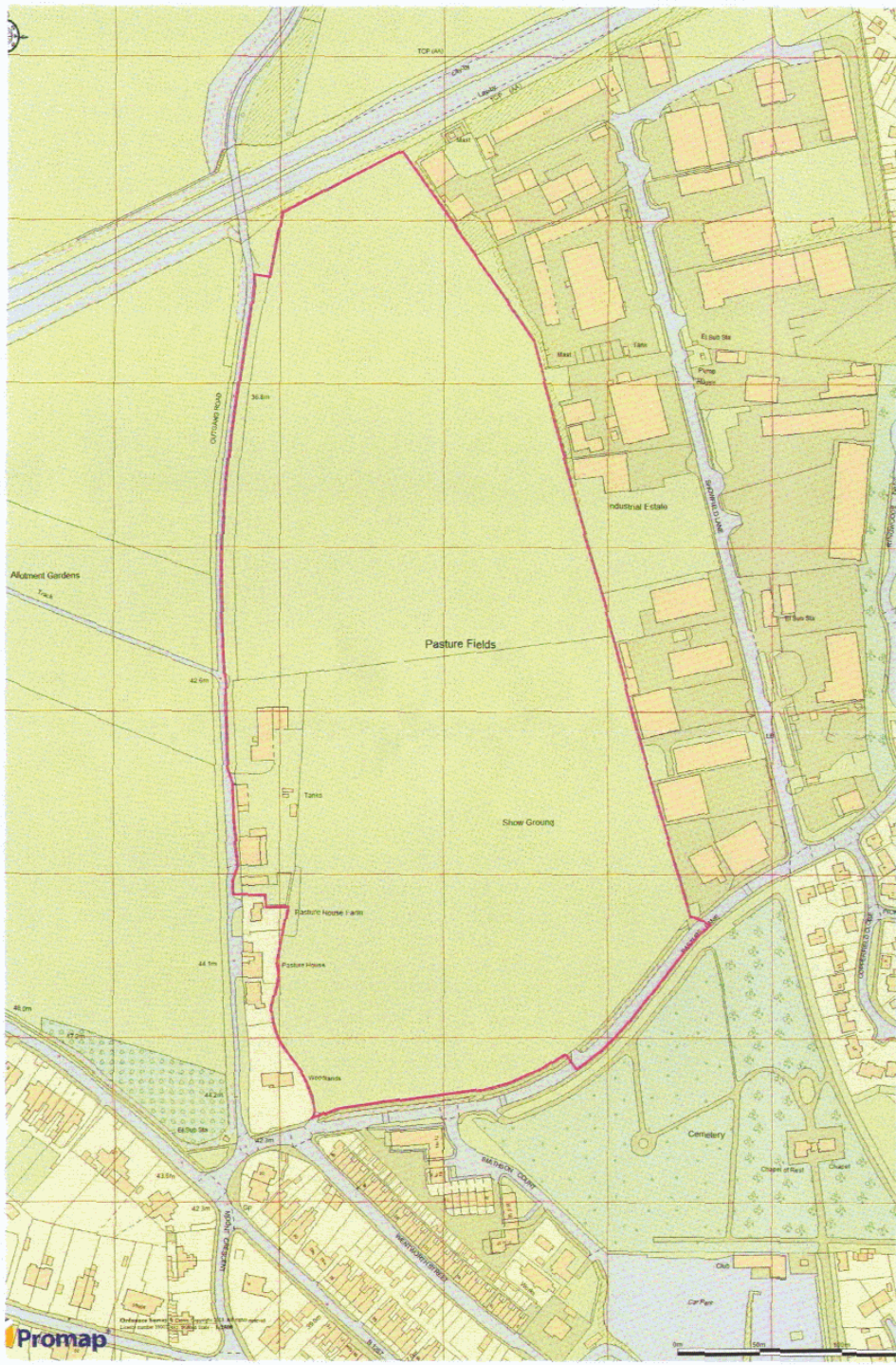
PLANNING COMMITTEE

21 August 2014

RECOMMENDATION: **Approval subject to completion of a Section 106 Agreement relating to developer contributions and conditions**

DETAILED CONDITIONS TO FOLLOW IN THE LATE PAGES

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RYEDAIF EDM

29 APR 2014

DEVELOPMENT
MANAGEMENT

14100427100010

Clarity
01971 070988 info@clarity-ne.co.uk

0m 250m

Malton SHOWFIELD LOCATION PLAN
Dwg 048a 1:2500@A3 Marshall CDP

Notes



ACCOMMODATION SCHEDULE

Showfield site area: 11.54 Ha
 Total developable area: c7Ha
 Developable ratio c60%
 @ 32.5/Ha = 227 units

2-bed homes: 44 = 19%
 3-bed homes: 91 = 41%
 4-bed homes: 89 = 39%
 5-bed homes: 3 = 1%



Rural character of Outgang Road retained

Landscaped visual and acoustic buffer created around northern and eastern edges, with specially designed acoustically protected perimeter housing

Site divided into a series of plots, each capable of taking a range of house types, separated by communal green spaces

New road junction created and large green entry space formed

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REJECTED PLAN

Clarity
 01971 070000 info@clarity-ns.co.uk

0m 250m
Malton
 SHOWFIELD

SITE LAYOUT

Dwg 013f 1:2500@A3

Marshall CDP

Agenda Item 6

Item Number: 6
Application No: 14/00428/MOUTE
Parish: Malton Town Council
Appn. Type: Major Outline Environmental Statement
Applicant: Commercial Development Projects & Fitzwilliam Trust Corp
Proposal: 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) along with all associated development including drainage, landscaping, boundary treatments, provision of services and access and associated highway works (site 2.0ha)
Location: Land South Of Westgate Old Malton Malton North Yorkshire

Registration Date: 29 April 2014 **8/13 Week Expiry Date:** 19 August 2014
Case Officer: Gary Housden **Ext:** 307

CONSULTATIONS:

Building Conservation Officer	No objection following receipt of further information
Vale Of Pickering Internal Drainage Boards	Concerns over flooding
Environmental Health Officer	Recommend conditions
Housing Services	No views received to date
Tree & Landscape Officer	Recommendations made
Countryside Officer	No objection - recommends activity survey
Archaeology Section	Recommend scheme of archaeological evaluation be undertaken.
Highways Agency (Leeds)	No objection
Land Use Planning	Recommend conditions
Sustainable Places Team (Yorkshire Area)	Conditional support
Economic Development	Support
National Grid Plant Protection	No views received to date
English Heritage	Objection in part
NY Highways & Transportation	No objection - recommend conditions and informatives
North Yorkshire Education Authority	Developer contributions sought.
Head Of Planning Services	Comments made regarding drainage and landscaping
LEP Mr A Leeming	Support
Parish Council	Recommend approval
Mr Jim Shanks	Recommendations and advice on "designing out crime"
Natural England	Conditional Support

Neighbour responses: Mr S Watson, Mr P Sanderson, Mr Stephen Watson, Mr Adam Hall, Miss Anne McIntosh LL.B (Hons) MP, Mr David White, Mr Nick Greenhalgh, Mr David Sawyer, Cllr Paul Andrews, Mrs Dorianne Butler,

Overall Expiry Date: 19 August 2014

SITE:

The Old Malton site is located to the south of Westgate, partly on the site of the former Council depot and the Coronation Farmstead. Further to the south is a paddock which abuts Westfold and the rear of properties on Town Street. The southern side of the site is bounded by the cemetery, allotments and

PLANNING COMMITTEE

21 August 2014

continuation of the vehicular access serving the Royal Oak public house and five other residential properties.

A public footpath abuts the eastern site boundary of the paddock area. The site has a total area of approximately 2 hectares. The area associated with Coronation Farm and the eastern extremity of the paddock area lie within the designated Conservation Area. All of the Coronation Farm complex and the former Council depot area lie within the development limits. The paddock area is outside of but immediately adjacent to the identified development limit for the village.

There are no listed buildings located on the site, however, there are four traditional farm buildings which are considered to be worthy of retention and these are shown as retained structures on the proposed illustrative plans.

Part of the site is located in Flood Zone 2 and the application has been accompanied by a detailed Flood Risk Assessment.

PROPOSAL:

This is also an outline application with access detailed at this stage. The proposal includes the demolition of all of the modern depot and farm buildings with only the retention of those existing buildings of merit. In total, the illustrative layout shows 35No. dwellings on the site ranging between, 2, 3 and 4 bedrooms in size, together with associated access, landscape and highway works.

Following initial comments from the Council's Building Conservation Officer, a revised Design Guide has been submitted together with a Heritage supporting statement indicating key viewpoints in and out of the designated Conservation Area and a revised layout drawing. These are all appended for Members information.

The revised layout provides for a 'tighter' form of development on the northern section of the site, reflecting the dense visual pattern of development in Westgate and into Town Street. On the paddock, the nature of the layout opens out around an open green with the layout more open where it abuts the cemetery and open fields further to the west. The Design Guide identifies spans, materials and roof pantiles to match the vernacular traditional of the locality.

POLICY:

National Policy Guidance

National Planning Policy Framework
National Planning Policy Guidance
Sections 66(i) and 72(i) of The Planning (Listed Buildings and Conservation Areas) Act 1990

Ryedale Plan - Local Plan Strategy

Policy SP1 - General Location of Development and Settlement Hierarchy
Policy SP2 - Delivery and Distribution of New Housing
Policy SP3 - Affordable Housing
Policy SP4 - Type and Mix of New Housing
Policy SP10 - Physical Infrastructure
Policy SP11 - Community Facilities and Services
Policy SP12 - Heritage
Policy SP13 - Landscapes
Policy SP14 - Biodiversity
Policy SP15 - Green Infrastructure Networks
Policy SP16 - Design
Policy SP17 - Managing Air Quality, Land and Water Resources

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Policy SP19 - Presumption in Favour of Sustainable Development
Policy SP20 - Generic Development Management Issues
Policy SP22 - Planning Obligations, Developer Contributions and the Community Infrastructure Levy

HISTORY:

None relevant

APPRAISAL:

Principle of development

Applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan

The Ryedale Plan - Local Plan Strategy (LPS) provides recent and up to date strategic planning policies to guide development proposals. Clearly the LPS constitutes one part of the development plan. The Council is in the process of preparing the Local Plan Sites Document which will identify a planned supply of allocations for proposed development. However, the Sites Document is still at a relatively early stage of production and on this basis, the principle of development is mainly informed by LPS development plan policies and the policy requirements of the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).

In terms of the strategic distribution of residential development within the plan, Policy SP1 identifies the general focus areas for development and specific settlement hierarchy within which Ryedale's future development requirements will be distributed. The policy identifies the hierarchy of settlements and the Primary Focus for growth is Malton and Norton.

Policy SP2 (Delivery and Distribution of New Housing) identifies that at least 3000 new homes will be managed and delivered over the plan period to the hierarchy of settlements identified in Policy SP1. Of this 50% or approximately 1500 dwellings are directed to Malton and Norton.

The Plan's focus is on reflecting the character of settlements and roles of places. The Vision refers to Malton and Norton as the principal focus for growth and the opportunity for further growth. Reflecting this within the Spatial Strategy for Malton and Norton, the Plan outlines the intention of the Council to "Support the role as a District-wide Service Centre" with a focus on "new development and growth including new housing, employment and retail space..."

The Local Plan Strategy sets out the overall approach to the strategic residential allocations. The Council's Sites Document DPD, however, is not at an advanced stage with specific allocations being identified in the District. Applications for new housing development are required to be judged in this context.

This site has already been promoted through the Sites Document work and approved in the Strategic Housing Land Availability Assessment (Plots 325, 350 and 243). These are categorised as Category 1 and 2 with Plot 325 only regarded as a Category 2 site because of access constraints. This has been resolved by the current application which shows a single access onto Westgate.

The National Planning Policy Framework (NPPF) is also a significant material planning consideration.

The key paragraphs of the NPPF are:-

Paragraph 14: -

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For plan-making this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.⁹

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.⁹.”

[Note 9 of the NPPF, states “For example, those policies relating to...designated assets...”]

Paragraph 47 of the NPPF states: -

“To boost significantly the supply of housing, local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
- identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;
- identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
- for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and
- set out their own approach to housing density to reflect local circumstances.”

Paragraph 49 of the NPPF states: -

“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”

Ryedale currently has a 4.39 year housing supply based on the most recent review of housing information reflecting the position as at 30 June 2014.

The implications of this shortfall cannot be underestimated because paragraph 49 of the NPPF is clear:

“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites.”

The net effect of this is that Paragraph 14 of the NPPF is of specific relevance:

“Where the development plan is absent, silent or relevant policies are out of date granting permission unless ... any adverse impacts of doing so would significantly and demonstrably outweigh the benefits ...”

In the light of the current stated housing supply figure, this application is required to be considered in the context of the ‘presumption in favour of sustainable development’.

The site lies immediately adjacent to the development limit for Old Malton and it is acknowledged that these have been carried forward from the previous Ryedale Local Plan. However, it is also accepted by the Council that, the development limits will have to be reviewed through the Sites Document in order to accommodate new allocations.

The Sites Document is still not at an advanced stage. The existing development limits, therefore, can only carry very limited weight at the current time. Therefore whilst the site is located on the edge of Old Malton the proposal is considered to be in line with the thrust of Policy SP2 in that it accords with the target for new development provision within Norton and Malton (including Old Malton).

Achieving high quality development

The NPPF gives weight to quality homes, choice and the importance of good design.

Paragraph 50 states:-

“To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.”

Paragraph 56 states:-

“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.

Whilst no details are been formally submitted for approval at this outline stage, the proposal has been accompanied by an indicative layout that demonstrates the proposed form of development that can be developed on the site with further details to be agreed at reserved matters stage.

Impact on the Conservation Area and Listed Building

Members are advised that the Local Planning Authority has a statutory **duty** under legislation relating to Listed Buildings and Conservation Area.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides, so far as material: 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Section 72(i) in the exercise, with respect to any buildings or other land in a Conservation Area, of any functions..., special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National policy and guidance regarding the impact on heritage assets is set out in the National Planning Policy Framework (NPPF) and the recently published Planning Practice Guidance (PPG).

Paragraph 129 of the NPPF states that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including development affecting the setting of a heritage asset), taking account of the available evidence and any necessary expertise.

Paragraph 131 states in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 133 states where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 134 states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

In the context of the application and its impact on the Conservation Area, additional information was requested from the applicants in the form of a more detailed assessment on the setting of nearby listed buildings and the Conservation Area and its setting. The additional information is appended to this report for Members information.

The Council's Building Conservation Officer has reviewed the proposals in the light of the more detailed assessment and concludes by raising no objections to the scheme. The Building Conservation Officer's comments are appended in full and conclude by stating:-

"In my opinion this development causes very much less than substantial harm to the identified heritage assets and, according to the NPPF, this should be weighed against the public benefits of the scheme. The Planning (Listed Building and Conservation Areas) Act 1990 requires that Local Planning Authorities shall have special regard to the desirability of preserving the (listed) building or its setting and that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. Given the considerations stated above I am of the opinion that this development will accord with these provisions".

It is of note that English Heritage have also been re-consulted in the light of the further information and whilst they raise no objection to the development of the former Council depot and Coronation Farm complex, remain opposed to the development of the southern half of the site (the paddock). Whilst outside of the designated Conservation Area for the most part, English Heritage consider that its open character is important to the setting of the adjacent Conservation Area.

Both the Council's Building Conservation Officer and English Heritage's advisor agree that the scheme causes "less than substantial harm" to the designated asset. In such circumstances, the level of harm is required by Paragraph 134 of the NPPF to be weighed against the public benefits of the scheme, including securing its optimum viable use. In this instance, the public benefits are considered to be substantial insofar as the scheme generates the provision of 35No. dwellings in a sustainable location; the provision of 4No. affordable units of accommodation on site and a contribution towards the overall re-location of the livestock market as evidenced through the submitted viability appraisals. The Council's Building Conservation Officer judges the harm to the setting of the designated assets to be extremely limited stating that due to the screening, distance and the fact the large majority of setting significance, can be derived from the fact that the houses are located within a village street setting of close built frontage development. In my view, there is very much less than substantial harm to the setting of listed buildings.

The setting of the Conservation Area does derive some significance from the fact that this is the undeveloped rural edge of the village. I am of the opinion, however, that the benefit elsewhere on the site from the re-development of unsightly areas, coupled with sensitive design parameters, screening, existing views of late C20 development results in a minimal effect which is very much less than substantial harm to the setting of the Conservation Area.

Officers consider, therefore, that the proposal satisfies the requirements of the NPPF and also Local Plan Strategy Policy SP12, which requires that the historic environment will be conserved and where appropriate, enhanced. The primary legislation which imposes duties under Sections 66(i) and 72(i) of the Planning (Listed Buildings and Conservation Areas) Act 1990 are also considered to be satisfied.

Archaeology

Following the submission of an initial report and geophysical survey, NYCC Archaeology requested a more detailed excavation of the site in the form of trial trenching. As a proportionate response, given the identified archaeological sensitivity of the site, a scheme of trial trenching has been carried out and

the results assessed by NYCC Archaeology who recommend the imposition of a further planning condition.

Access, Traffic Issues

The application has been appraised by both the Highways Agency and NYCC Highways. The Highways Agency have no objection and NYCC Highways have no objection subject to the imposition of conditions.

Drainage/Flood Risk

The matter of foul and surface water has been the subject of a detailed Flood Risk Assessment which has been appraised by all of the relevant drainage bodies. Yorkshire Water raise no objections subject to conditions; similarly the Environment Agency raise no objection subject to the development being carried out in full accordance with the approved Flood Risk Assessment by ARP dated March 2004 subject to mitigation measures detailed including the setting of finished floor levels - no lower than 20.36m above Ordnance Datum (AOD) - at least 300mm above ground levels within any areas of Flood Zone 2, and the imposition of flood proof/residence techniques as detailed in Paragraphs 14-19 of the FRA.

A condition is also required to limit surface water drainage run-off from the site - limited to a 30% reduction over existing discharge - a maximum of 56 litres/second. The Vale of Pickering Internal Drainage Board, whilst not objecting to the proposal have suggested that the run-off rate should be reduced further still. This matter has been taken up with the applicants who are in further discussion with the IDB and Members will be updated on any progress on the Late Pages or at the meeting.

Design Considerations

The overall layout and design has been considered by officers and the Building Conservation Officer, given its location partly within and partly without the Conservation Area. The layout shows a 'tighter' more dense street pattern on the northern section of the site which is considered to blend well with the form of the existing streetscenes in Town Street and Westgate. Subject to the design criteria set out in the 'Clarity Design Guide' dated 10 July 2014, the proposal is considered to be acceptable.

The Police Designing Out Crime Officer has recommended that a planning condition is placed on any outline permission that is granted to require the provision of full details of how crime prevention has been considered and incorporated into the design and layout of the detailed scheme.

Landscaping/Impact on Trees

The Council's Tree & Landscape Officer has raised no objections to the scheme which is currently in outline form, subject to conditions. In particular, the detailed siting of dwellings nearest to a group of Lime trees along the southern boundary should be limited to being no nearer than 15 metres to the tree trunks. This can be controlled by way of a specific planning condition.

Ecology

A bat survey has been carried out on the site which has identified 2No. single summer bat roosts on the site, subject to mitigation relating to new roost creation and a Method Statement regarding on-site work. The final views of the Countryside Management Officer are awaited and will be quoted at the meeting.

Economic Considerations

The Council's Economic Development Officer has written in support of this housing scheme. Aside from helping to boost the supply of housing and affordable housing, the proposal is part of a linked package of applications that seeks to assist with the re-location of the livestock market and the

development at Eden Camp and is strongly supported.

Developer Contributions

Members will be aware that the applicant proposes that 4No. 2-bedroomed dwellings will be provided as affordable units.

NYCC Education have confirmed that a contribution of approximately £119k will be required to meet an identified shortfall at Malton Community Primary School, together with a further contribution to meet an identified shortfall at Malton Secondary School. The submission of developer contributions as described is considered to satisfy Policies SP10 and SP22 of the Ryedale Plan - Local Plan Strategy.

Discussion regarding open space matters are on-going between the applicant and the Councils Asset Management Surveyor. Members will be updated at the meeting.

Third Party Comments

Malton Town Council's comments are appended in full to these agenda papers. Members will note that the Town Council recommends the application be approved subject to:-

1. The findings of the NYCC led flood impact investigation in terms of any impact this proposal might have; and
2. Any opportunity to seek from the developer assistance towards permanent remedies or upgrades to meet current deficiencies in a system upon which this proposed development will rely.

In addition to the above comments, 10No. third party letters have been received raising the following issues:-

- Adverse impact on the visual amenity of the locality;
- Adverse impact on heritage assets - Conservation Area and Listed Buildings;
- Site in Flood Zone - increased risk of flooding;
- Increased traffic on Westgate - impacts on road safety;
- Scale of development;
- Impact on archaeology;
- Impact on ecology.

These matters have been addressed in the officer report above.

In summary, this application (which also comprises EIA development) is considered to accord with the policies contained in the adopted Development Plan. It is also considered to satisfy national planning policy as set out the National Planning Policy Framework taken as a whole, which seeks to promote sustainable development.

Conditions and developer contributions will be imposed and form part of the decision notice in order to satisfactorily mitigate any impacts arising from the development and to offset any major adverse effects that may otherwise occur as detailed in the officer report.

RECOMMENDATION: Approval subject to the satisfactory completion of a Section 106 Agreement relating to developer contributions and the following conditions

DETAILED CONDITIONS TO FOLLOW WITH THE LATE PAGES

PLANNING COMMITTEE

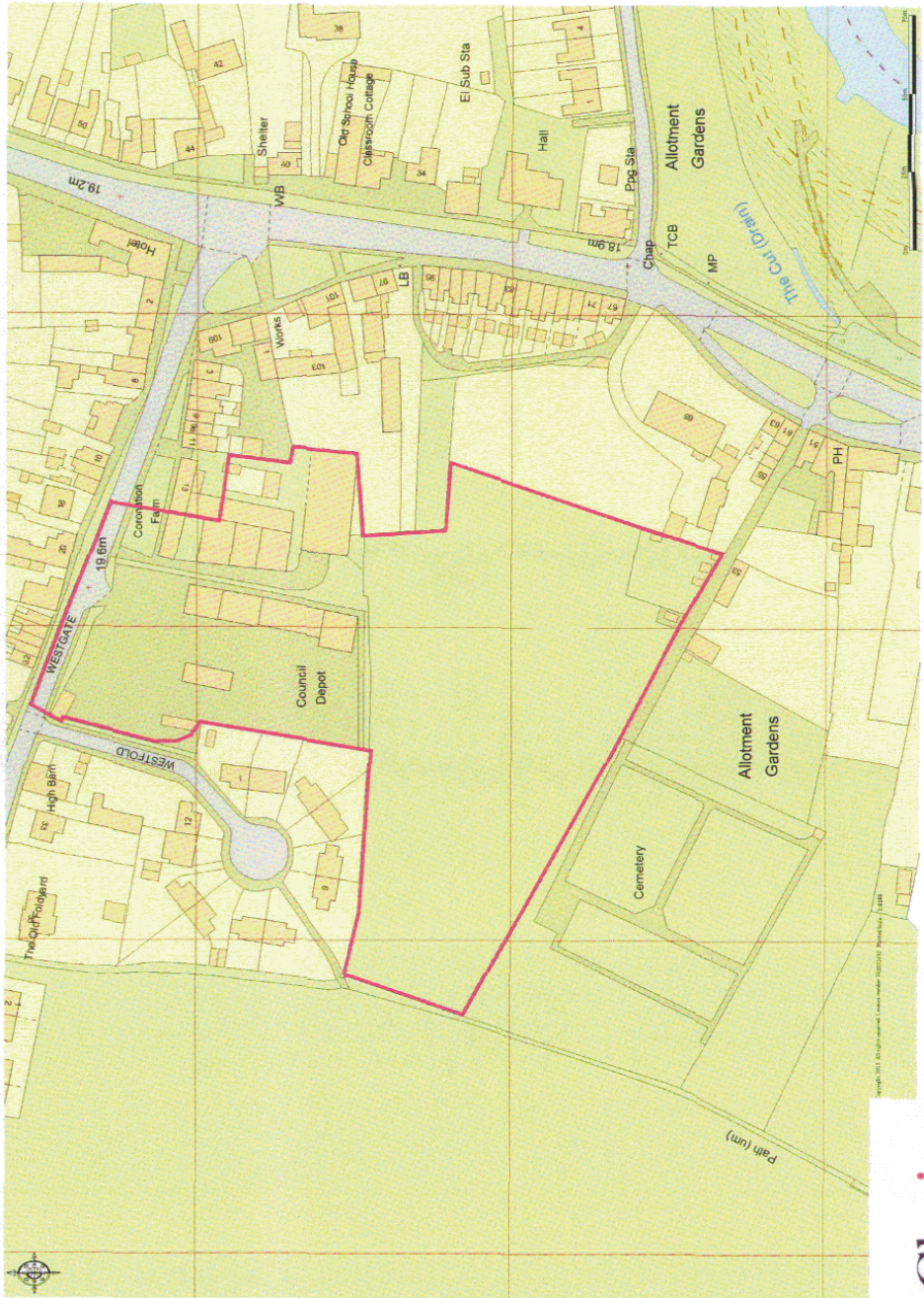
21 August 2014

Notes

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RYEDALE FDM
29 APR 2014
DEVELOPMENT
MANAGEMENT
1400428/urc

Malton
OLD MALTON
CORONATION FARM
Location Plan
Dwg 043c
1:1250@A3
Malton
Marshall CDP
62.5m



Clarity
0791 070088 info@clarity.co.uk

Notes



RE-USED STRUCTURES
NEW BUILDINGS

ACCOMMODATION
SCHEDULE:
2-Bed Houses: 4
3-Bed Houses: 19
4-Bed Houses: 12

RYEDALE DM

29 APR 2016
DEVELOPMENT
MANAGEMENT
14,00428 (WASTE)

Malton
OLD MALTON
CORONATION FARM
Site Layout Option 4
Dwg 045b
1-1250@A3
Malton
Marshall CDP
1/11 62.5m



Land South of Westgate, Old Malton, Malton, North Yorkshire

Proposed Residential Development Built Heritage & Archaeology

SE 7983 7288

**Planning No. 14/00428/MOUTE
English Heritage Ref. P00414535**

MAP 5.01.2014

This statement has been produced to respond to the comments regarding the Built Heritage and Archaeology at Land South Of Westgate, Old Malton to Ryedale District Council by Kerry Babbington, Inspector of Historic Buildings and Areas, English Heritage, dated 10th June 2014 (Ref. P00411535). Our response to the Built Heritage Issues is based on a revised site layout, a Design Guide prepared by Clarity NS Ltd. and a Photo Viewpoint Commentary prepared by fpcr, and should be read in conjunction with these documents. These documents now provide the information to assess the impact of the proposed residential development on the Conservation Area and its setting addressing previous concerns in Summary of English Heritage Response, 10th June 2014. Our response uses the same heading as the English Heritage Letter.

Further archaeological evaluation has been undertaken on the site by means of Geophysical Survey (ASWYAS 2014) and additional Trial Trenching (forthcoming), however, initial results indicate that these deposits can be preserved by record. The additional work undertaken demonstrates that there is no archaeological or built heritage issue that should prevent the redevelopment of this site.

English Heritage Advice

There is no Conservation Area Character Appraisal available for Old Malton. Old Malton Conservation Area has a setting, which retains a strong rural

character, which makes a positive contribution to its significance. The proposed housing development has a neutral impact on its setting and significance.

Information requirements and Understanding Significance

Para 132 of NPPF has now been addressed by Design Guide prepared by Clarity NS Ltd. and a Photo Viewpoint Commentary prepared by fpcr.

The Heritage Assessment recognises the positive contribution the development provides to the setting of the Conservation Area with the removal of the NYCC depot. All other vistas are bounded by hedgerows and mature trees, which provide screening to make the impact of development a neutral affect on the setting of the Conservation Area. This is demonstrated by the Design Guide (Clarity NS Ltd) and fpcr (Figure 1, Photo Viewpoints 1-18).

The setting of the Conservation Area is unaffected on the Westgate frontage as the Barn is being retained and redeveloped, and the removal of the disused modern farm buildings to the rear will enhance the setting of Conservation Area, which fulfils Section 72 of the Planning (listed Buildings and Conservations Areas) Act 1990.

Para 128 of the NPPF has been addressed, the relative Historic Environment Record has been consulted and the Heritage Assets assessed (Appendix 1). The significance and contribution that setting makes to the significance of the Conservation Area is provided by fpcr Photo Viewpoints 1-18 and shows that the development would have no impact on the Priory (a Grade I Listed Building and Scheduled Monument: Photo viewpoints 5, 6 & 7), nor on the Listed Buildings on Town Street looking north through the Listed Buildings across the road (Photo viewpoints 14 & 15), also on the Conservation Area from the public footpath to the west (Photo Viewpoint 2).

As suggested in Understanding Place: Historic Area Assessments 2012, the Historic Area Assessment was undertaken as detailed in Outline Assessment

(Level 1), which set out the general character of the area, identified representative building types and landscapes, identified main periods of development, identified neighbourhoods buildings and landscapes and identified any areas in need of more detailed assessment. The document Understanding Place: Conservation Area Designation, Appraisal and Management has also been consulted.

This assessment has been undertaken by Kelly Hunter, BSc (hons), MSc, AIFA. Training in Historic Buildings Analysis at Oxford University (2000). Worked as an archaeologist since 1990.

Overall, the impact on the setting and significance to the Listed Buildings and the Conservation Area will be neutral because of the existing screening by planting and hedges and the enhancement of the area by the removal of buildings that have a negative impact on the Conservation Area and nearby Listed Buildings (Appendix 1).

Design of the New Development

This has been dealt with in the redesigned layout and Design Guide prepared by Clarity NS Ltd.

Archaeology

The Initial Phase of Evaluation in the Northern part of the Proposed Development Area, for the Planning Application 14/00428/MOUTE, was undertaken in June and July 2009, which complied with an Approved Written Scheme of Investigation (MAP2009a) and recorded two flint artefacts located in the subsoil, an undated pit, posthole and gully and Roman, Medieval and later features (MAP 2009b, p. 4).

A Geophysical Survey has been undertaken by Archaeological Services WYAS for the southern part of the Development Area, where a series of anomalies were interpreted as 'field boundaries' (ASWYAS 2014). A second phase of Archaeological Evaluation has been undertaken to a Written Scheme of Investigation approved by Ryedale District Council and Peter

Rowe, Development Management Archaeologist, North Yorkshire County Council (MAP 2014b). A further six trenches have been excavated to assess the archeological potential in this area. The results have shown archaeology dating to the Roman and Medieval period was present along with undated archaeological features. The archaeology on the site is assessed as being of Local to Regional Significance and with appropriate mitigation would not preclude the site from being developed.

In response to the comment regarding the Prehistoric activity in the area, the Heritage Statement (MAP 2014a, Section 7: Results Para 7.4.1, p. 14). was referring to the initial Phase of Evaluation for the Proposed Development Area (MAP 2009b) and the previous evaluation in the vicinity at Manor Farm, Old Malton (MAP 2005b).

The information submitted, inaccuracies and issues

Under the section '*The information submitted, inaccuracies and issues*', the comment regarding Para 1.2 of the Heritage Assessment (MAP 2014a, p. 4), which was an introductory statement including the statement '*statutory instruments*' alluding to current legislation regarding Designated Heritage Assets, i.e. the Ancient Monuments and Archaeological Areas Act 1979 and Planning (Listed Buildings and Conservation Areas) Act 1990.

Section 7.4 of the Archaeological Evaluation Report (MAP 2009, p. 17) refers to PPG16, as this was the Planning Policy in place when the document was issued and accepted by NYCC Heritage Section and Historic Environment Register.

The Heritage Assessment Section 7 discussed the results of the Historic Environment Register by Period, from Prehistoric to Modern. The Heritage Assessment for each period, i.e. 7.5 Roman and 7.7 Medieval, assessed the significance of the likely archaeological remains/heritage assets impacted by the Proposed Development. The Local to Regional Significance was ascribed to the Roman and Medieval deposits that have been located in the vicinity by previous archaeological work.

The setting of the Heritage Assets (7.10.2) can be assessed in conjunction with the Design Guide and the Photo Viewpoint Commentary: Figure 1. Viewpoint Location Plan and Photo Viewpoints 1-18. The Proposed Development has an impact on the setting and significance of the Old Malton Conservation Area and the Grade II Listed Buildings on the west side of Town Street (including Hunter's Hall (65), 67-95, 97, 99 and 109 Town Street) and on the north side of Westgate (including Little Thatch, Lantern Cottage and 40-42 Westgate).

The views from Old Malton Church (Photo Viewpoints 5, 6 and 7) show that the existing buildings on Town Street act as screening for the Church towards the Development Area. Photo Viewpoint 6 shows Manor Farm, which has Planning Approval for Business Units (Planning Ref. 05/00889/MFUL), which when developed would act as further screening for the Development at Westgate.

The established hedge boundaries, mature trees on the western, eastern and southern boundaries of the Proposed Development and buildings on Westfold provide cover and screening for the Listed Buildings in Old Malton and the Conservation Area, with only the rooflines of Hunter's Hall and the tower of Old Malton Priory visible (Photo Viewpoints 1, 2, 3, 4, 8, 9, 10, 14, 15, 16, 17 and 18). Photo Viewpoint 15 depicts a small gap with a view onto Town Street, where the Proposed development will have a minor negative impact on the setting of the Conservation Area, but with the proposed planting on the boundary and use of sympathetic design and materials as suggested by the Design Guide, this impact could be lessened to a neutral impact.

The Photo Viewpoints 11, 12 and 13 show the present Westgate Frontage. The Proposed Development will keep the Barn and Farmhouse on Westgate, which is part of and enhances the Old Malton Conservation Area. The Proposed Development will also have a beneficial impact on the Conservation Area and the Listed Buildings on Town Street and Westgate, as it will be removing redundant farm buildings and a former council depot, which

currently have a negative impact on the setting of the Conservation Area and the nearby Listed Buildings.

The Comments from Emma Woodland, the Ryedale District Council Building Conservation Officer state that *'due to ancillary buildings and tree cover on the boundary that there may be little impact on the setting of Hunters Hall'*, and the impact of the Proposed Development would be to the roofline of Hunter's Hall, as screening is provided by the hedge boundary, mature trees and the from the later extensions and outbuildings to the rear of Hunter's Hall. The Building Conservation Officer also states the area is made up of a redundant farm and council depot and *'the removal of these will enhance the Conservation Area and the setting of the nearby Listed Buildings'* and that the retention of the farmhouse and conversion of the farm buildings fronting on to Westgate *'is welcomed and every effort should be made to ensure their retention and conversion'*.

The access to the Proposed Development will impact on Little Thatch, Lantern Cottage and 40-42 Westgate, but the present twentieth century depot, gates and office buildings are a negative impact on the Listed Buildings and the Building Conservation Officer's opinion is that the *'position, scale and design of the building proposed will not harm the setting of Little Thatch'*.

References

ASWYAS 2014 Coronation Farm, Westgate, Old Malton, North Yorkshire. Geophysical Survey.

Clarity NS Ltd. 2014 Design Guide: Coronation Farm and Paddock, Malton

English Heritage 2010 Understanding Place: Conservation Area Designation, Appraisal and Management. (Revised June 2012)

English Heritage 2012 Understanding Place: Historic Area Assessments in a Planning and Development Context.

fpcr 2014 Photo viewpoint Commentary: Coronation Farm and Paddock, Old Malton

MAP 2005 Manor Farm, Old Malton, North Yorkshire. SE 7956 7252.
Archaeological Evaluation. June 2005.

MAP 2009a Written Scheme of Investigation for Archaeological Evaluation.
Coronation Farm and Council Depot, Westgate, Old Malton, North Yorkshire.
SE 7982 7251. January 2001.

MAP 2009b Coronation Farm, Westgate, Old Malton, North Yorkshire.
Archaeological Evaluation by Trial Trenching. MAP 02-06-09.

MAP 2014a Old Malton, Land at Westgate. Proposed Residential
Development. Heritage Assessment. SE 7983 7288
MAP 5.01.2014. MAP Archaeological Practice. March 2014.

MAP 2014b Coronation Farm, Land at Westgate, Old Malton. SE 7983 7288.
Written Scheme of Investigation for Archaeological Trial Trenching. MAP
Archaeological Practice. June 2014.

APPENDIX 1

Assessment of Sensitivity, Impact and Significance of Effect on the Designated Heritage Assets within 250m of the Proposed Development

HER Ref.	Grid Ref.	Significance	Assessment
Old Malton Designated Conservation Area	SE 798 792	Designated Heritage Asset: Conservation Area Proposed Development has an overall neutral impact in the Conservation area Minor Beneficial impact due to the setting by the removal of the modern derelict farm buildings at Coronation Farm and the NYCC depot on Westgate, which both currently provide a detrimental impact to the setting of the Conservation Area. The Proposed Development retains and redevelops the derelict stone barn on the Westgate frontage. Neutral impact on Town Street and Westgate as the existing screening provided by the hedges and mature trees is being kept.	High Sensitivity Neutral Impact Minor Significance of Effect
St. Mary's Parish Church, Old Malton	SE 79500 72948	Designated Heritage Asset: Grade I Listed Building and Scheduled Monument The tower of the Church is visible from parts of the Development Area, but is mostly screened by Mature Trees and existing walls and buildings. The Proposed Development will have no direct impact on this Designated Heritage Asset. There would be a neutral impact on the setting and significance of St. Mary's Parish Church	High Sensitivity Neutral Impact Minor Significance of Effect
Little Thatch, 20 Westgate, Old Malton. Grade II Listed Building MNY24958 389566	SE 79822 72957	Designated Heritage Asset: Grade II Listed Building Minor Beneficial impact due to the setting by the removal of the modern derelict farm buildings at Coronation Farm and the NYCC depot on Westgate. Overall, the Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
Lantern Cottage 22 Westgate Old Malton MNY24959	SE 79807 72948	Designated Heritage Asset: Grade II Listed Building Minor Beneficial impact due to the setting by the removal of the modern derelict farm buildings at Coronation Farm and the NYCC depot on Westgate. Overall, the Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
Thatch Cottage, 2 Westgate, Old	SE 79898 72918	Designated Heritage Asset: Grade II Listed Building	High Sensitivity Neutral Impact

Malton 389565		The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	Minor Significance of Effect
40-42 Westgate, Old Malton 389567	SE 79767 72965	Designated Heritage Asset: Grade II Listed Building Minor Beneficial impact due to the setting by the removal of the modern derelict farm buildings at Coronation Farm and the NYCC depot on Westgate. Overall, the Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
Wentworth Arms, Westgate Old Malton 389568	SE 79922 72920	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
Barr Farm and attached outbuildings 68, Town Street Old Malton MNY31035 389546	SE 80004 73027	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
Manor House Farm, Town Street, Old Malton 389537	SE 79826 722612	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
40 Town Street, Old Malton 389539	SE 79949 72871	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
Hunters Hall 65 Town Street, Old Malton 389543	SE 79865 72739	Designated Heritage Asset: Grade II Listed Building The roof of the late 17 th Century house is visible from parts of the Development Area, but is mostly screened by Mature Trees and existing outbuildings and buildings. The Proposed Development will have no direct impact on this Designated Heritage Asset. Grade II Listed Building	High Sensitivity Neutral Impact Minor Significance of Effect
67-95 Town Street, Old Malton 389545	SE79904 72802	Designated Heritage Asset: Grade II Listed Building Mostly screened by Mature Trees and existing outbuildings and buildings. The Proposed Development will have no direct impact on this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
Workshop south- west of Barr Farm, Town Street, Old Malton 389547	SE 79995 73041	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
109 Town Street, Old Malton	SE 79889 72892	Designated Heritage Asset: Grade II Listed Building	High Sensitivity Neutral Impact

389550		Mostly screened by Mature Trees and existing outbuildings and buildings. The Proposed Development will have no direct impact on this Designated Heritage Asset.	Minor Significance of Effect
K6 Telephone Kiosk, Lascelles Lane/ Town Street, Old Malton 389552	SE 79920 72753	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
The Old School House, 36 Town Street, Old Malton 389566	SE 79822 72957	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
34 Town Street, Old Malton MNY31034 389534	SE 79950 72827	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
Old Schoolhouse and Classroom, 36 & 38 Town Street, Old Malton 389536	SE 79947 72846	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
Nabun House, 39 Town Street Old Malton 389538	SE 79834 72633	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
44 Town Street, Old Malton 389540	SE 79955 72903	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
Virginia Cottage 97 Town Street, Old Malton 389548	SE 79907 72841	Designated Heritage Asset: Grade II Listed Building Mostly screened by Mature Trees and existing outbuildings and buildings. The Proposed Development will have no direct impact on this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
Applebye House and attached outbuildings, 99 Town Street, Old Malton 389549	SE 79906 72848	Designated Heritage Asset: Grade II Listed Building Mostly screened by Mature Trees and existing outbuildings and buildings. The Proposed Development will have no direct impact on this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
Milepost, Town Street, Old Malton 389553	SE 79910 72737	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
Old Malton Methodist Chapel, Town	SE 79930 72773	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have	High Sensitivity Neutral Impact Minor

Street, Old Malton 389555		a Neutral Impact on the setting of this Designated Heritage Asset.	Significance of Effect
35 Town Street and attached barn, Old Malton 389535	SE 79830 72610	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset. Late 18 th century cottage and barn Grade II Listed Building	High Sensitivity Neutral Impact Minor Significance of Effect
46-48 Town Street, Old Malton 389541	SE 79950 72921	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
Garden wall at Hunters Hall, 65 Town Street 389544	SE79881 72731	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
Willow Farm, 123 Town Street, Old Malton 389551	SE 79932 73076	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
The Royal Oak Public House, 49 & 51 Town Street Old Malton 389542	SE 79855 72706	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
The Gannock House, Town Street, Old Malton 389527	SE 79858 72597	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect

CORONATION FARM AND Paddock, OLD MALTON

DESIGN GUIDE

In support of a planning application
by Commercial Development
Projects



Clarity:NS Ltd 10th July 2014

I INTRODUCTION

1.1 The Purpose of this Document

This Design Guide has been prepared in support of an application for Outline Planning Permission for the development of Coronation Farm and Paddock to contain c.35 residential dwellings. It should be read in conjunction with the Design and Access Statement, which places this proposal within the overall context of a broad initiative made up of four interlinked outline planning applications for sites in the Malton area: applications that have, at their heart, the challenge of ensuring the future prosperity of the Town's historic livestock market, providing additional jobs and answering, in part, the area's need for new housing. We have therefore included, in this guide, some elements of the overall Design and Access Statement, in order that the more detailed points can be viewed in context.

The applications are being made by Commercial Development Projects (CDP - part of the Marshall group of companies: a well-established and respected Yorkshire development group) acting in concert with the landowners, The Fitzwilliam Trust Corporation.

Although the applications are in outline, various indicative drawings have been prepared in order to allow a fuller appreciation of the implications of the proposals. These drawings include site masterplans and layouts, massing sections, and artist's impressions. This illustrative information has also formed the basis of a comprehensive Environmental Impact Assessment. In each case, the design of the proposed scheme has evolved with reference to a detailed analysis of the site and its surroundings, discussions with key stakeholders and extensive public consultation.

As the planning application is for outline permission, it was felt appropriate to create this document, both to illustrate for the planning authority and consultees how the initial ideas can be developed to produce an appropriate final design, and to guide future developers or designers who may take the scheme through to fruition.



An Artist's impression of the New Buildings from Westgate

2 THE CONTEXT

2.1 The Site

The site was selected in recognition of the fact that it provided a logical piece of infill development, on partially brown-field land, in a village which is in need of additional family housing. It has an area of approximately 1.9 hectares, is irregular in shape and is made up of three distinct parcels of land: to the northwest there is a disused Yorkshire County Highway depot which contains a number of single and two-storey late 20th century brick and temporary buildings; to the northeast the site is made up of part of Coronation Farm and contains a number of single and two-storey brick and stone outbuildings, and to the south there is an unused paddock which contains one or two small outbuildings on its southern boundary. The boundaries are a variety of hedges, walls and railings with some mature trees. The site is largely flat, rising gently by a metre or so in the centre.

The Heritage Report by Map shows that Old Malton was an established settlement prior to the Norman invasion, possibly aligned along modern Town Street and Westgate. To the southeast, a priory of the Gilbertine order was established in c.1150. Some minor medieval building remains have previously been found in the grounds of Coronation Farm. The site appears originally to have been made up of fields and gardens, with the development of the cemetery in the 19th/20th Centuries forming the southern boundary. The area associated with Coronation farm, in the northeastern section of the site, lies within the Old Malton Conservation Area, and the detailed design of the scheme would therefore need to preserve or enhance the character of the area. There are no listed buildings within the site but there are several Grade II structures in nearby Westgate, and more in the rest of Old Malton. These are generally houses from the 17th and 18th Centuries. Details of these properties are given in the Heritage Report. The report concludes that the effect of the proposals on the Conservation Area and the nearby Listed Buildings will be negligible or neutral if the design is in keeping with the village, and the redevelopment of the derelict highway depot will be a benefit. It also recommends that further investigation work be carried out to examine the possibility of any further archaeological evidence, particularly in the southern part of the site.



Old Malton Site Analysis

2 THE CONTEXT

2.1 The Site ...continued

There are a number of characterful old buildings within the northern part of the site which, if possible, should be integrated into the new development. These include: in the northwest corner at the junction of Westgate and Westfold, a single-storey former agricultural building with stone walls and painted pitched roof; on the Westgate frontage of the Coronation Farm portion of the site, a similar agricultural building; further within the Coronation Farm site, behind number 13 Westgate, a single and two-storey former agricultural building.

2.2 The Surrounding Areas

To the north the site is bounded by Westgate: a well established thoroughfare lined on its northern edge by a series of single and two-storey bungalows and houses in a variety of materials including local stone and red brickwork with pitched clay painted and thatched roof coverings. The buildings tend to be in terraces, interspersed with individual houses, giving the impression of a fairly continuous frontage. The structures are set on, or near, the back edge of pavement, lending a noticeable sense of containment to the street.

To the east, the site adjoins the back gardens and residual areas of fields of the properties facing on to Town Street. Areas of mature planting run along the boundary particularly in the southern section. Although the street corridor on Town Street is reasonably well defined, there are considerable gaps in the frontage caused by a greater proportion of individual buildings, front gardens and green spaces.

The presence of communal grassed areas, of asymmetric shape, are particularly characterful both on Westgate and Town Street.

To the south, the site borders the cemetery and the allotments together with a residential garden, all on the other side of a narrow road running from Town Street through to the graveyard. There is a particularly attractive boulevard of mature trees on the boundary near the allotments. Further along the cemetery boundary there are individual attractive specimens. To the west and in the southern section our site is separated from a public footpath by a brick wall. The remainder of the western boundary borders the back gardens of the two-storey mid-20th century brick and tile buildings on Westfold. The character of the adjoining areas to the southwest of the site is therefore much less urban than the northern boundary.

2.3 Views

The principal views both in and out of the site will concern the southwestern part of the site: to and from the edge of Malton across the public footpath. The design also needs to be mindful of views to and from the cemetery and appropriate relationships between new buildings and the rear of existing properties need to be established. These are reviewed in the Landscape and Visual Impact Report by FPCR. Their conclusion was that the proposals will have no negative impact.

2.4 Access

Accessibility for this site will be very good. Pedestrian and cycle access will predominantly be from the Westgate frontage, but the opportunity also exists to link the site better into the existing network of paths by forming a pedestrian-only entrance from the road leading to the cemetery. It is a very short walk from Town Street which carries a number of bus routes and where there are nearby bus stops. The only major road bordering the site is Westgate and this should be the location of the main vehicular site entry point. An existing entrance lies towards the centre of the frontage.



Attractive Stone Terraced Housing



Westgate



The Former Highway Depot



The Former Highway Depot



Looking Across the Site Towards Westfold



The Westgate Frontage

3 THE PROPOSALS

3.1 The Overall Concept

The main site entrance is placed off Westgate, just to the east of the existing gateway. We wanted to create the feeling of an informal, organically arranged area of housing, which complimented both the layout and style of the surrounding areas. A meandering serpentine street therefore leads from Westgate down to a communal green in the south of the site. Our indicative layout shows that existing buildings worthy of merit could be retained and converted to residential use. A variety of two-storey houses would face onto the road frontage creating a traditional streetscene and placing their back gardens next to those of the existing properties. The street corridor would be more densely contained in the north to reflect the character of Westgate. In the south the arrangement would be less dense to form a transition to the adjoining cemetery and fields. The green space will create a focal point with a series of more individually designed buildings facing onto it. In the southeastern corner a footpath would link into the road between the cemetery and Town Street. The houses would be traditional both in form and materials and would fit comfortably into Old Malton.



Old Malton Site Masterplan



Massing Section Looking East

4 DESIGN PRINCIPLES

4.1 Site Layout and Public Realm



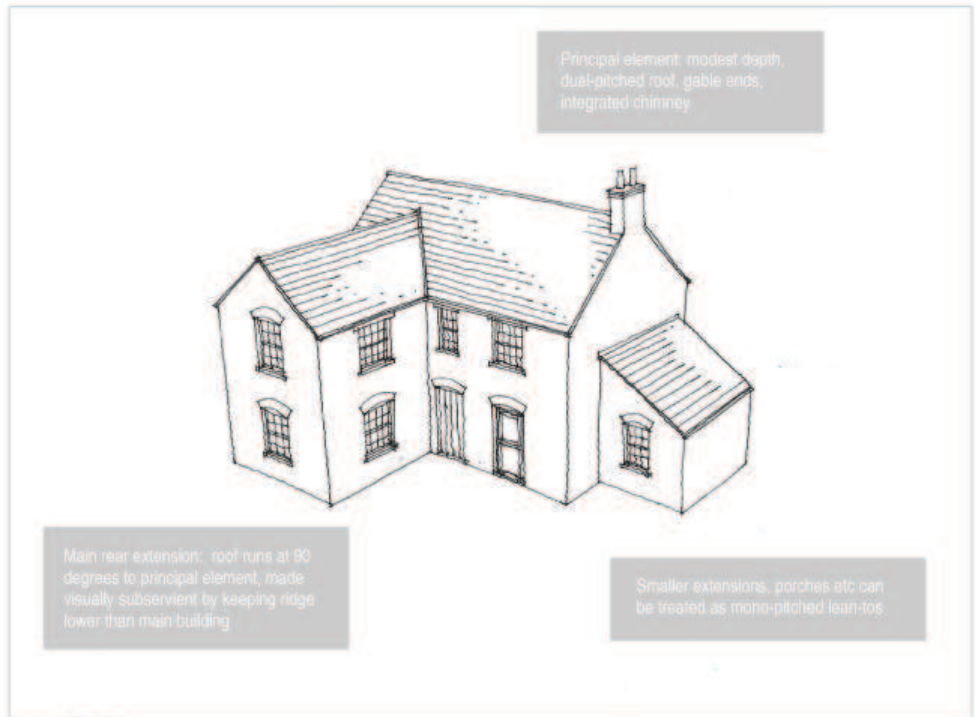
- Place the vehicular site entry on Westgate.
- To add character to the development and to be sympathetic to the village, several existing structures in the north of the site should be retained, repaired and converted to residential use (see plan).
- Tie the new development into the street pattern of the village by creating a principal north-south route linking Westgate and the road to the cemetery.
- For safety and environmental reasons, the southern link should be pedestrian only.
- Allow the line of the roads to meander to create 'serial vision' and asymmetric green edges where trees will be planted.
- Continue the urban grain of Westgate into the northern part of the site by using a combination of terraces and individual houses.
- Set the buildings mostly on the back edge of the footpath, but allow some to have small front gardens enclosed by low walls or railings.
- Parking should be concealed by being either along narrow individual driveways, through archways in the terraces, or in communal rear courts.
- In the southern part of the site, a less dense, more informal arrangement of buildings would create an intermediate zone between the enclosure of Westgate and the more open areas of the allotments, cemetery and adjoining fields.
- Consider creating here a large, grassed communal area, planted with informal groups of woodland trees and shrubs. This will be sympathetic to the more rural nature of the adjoining areas.
- Front gardens should generally be bounded by hedges, railings or low brick or stone walls; rear gardens by hedges or timber fences.
- Roads within the site should be designed as communal spaces - not just corridors for traffic - be kept to minimum acceptable widths (as advocated in Manual for Streets) and lined with buildings to provide passive supervision.
- Road finishes can be in a variety of materials - to differentiate their function - including tarmac or sealed gravel, with conservation grade kerbs and good quality slabs on the pavement.
- Subsidiary roads may be in block pavings or sealed gravel, and may include some 'shared-surface' areas.

The Indicative Site Layout

4 DESIGN PRINCIPLES

4.2 Building Design

- Create a common vocabulary for all of the buildings, offering the opportunity for variation within a theme, but creating a harmonious overall arrangement.
- All of the buildings should follow traditional precedents and be informed by the local vernacular - in massing, style and detailing.
- The general approach should be simple, robust and well-proportioned.
- All buildings should exhibit incremental massing with a principal element and clearly legible, subservient additions and extensions.
- The principal element is to be of a traditional depth, say 5-6m, in the northern part of the site. Greater depths may be considered in the less formal southern area.



Principles of Building Form

4 DESIGN PRINCIPLES

4.2 Building Design...continued

- Walls should predominantly be in natural local coursed limestone, but variety will be created through the modest use of buff or red brick, render or painted masonry.
- Chimneys should be either in the centre of the building or integrated into gable walls.
- Roofs should be pitched - at 35 to 45 degrees - and covered principally in natural clay pantiles, with potentially some restricted use of natural slate.
- Verges are to be plain and constructed with a mortar efil above a plain tile crossing.
- Eaves are to be simple, either flush with the wall or using a few slightly projecting top courses. Timber fascia boards or projecting boxed-out fascias will not be used.
- Rainwater goods should be in cast iron or aluminium, painted, with gutters on rise and fall brackets.
- Windows should be in timber and either of sash or casement type; heads either of masonry arches, painted timber or natural stone lintels; sills predominantly in natural stone, with occasional limited use of brick.
- External doors should be in timber and either panelled or vertically boarded, with heads as per the windows.
- Window frames and door surrounds should painted, and generally white or cream, with a proportion in pastel shades.
- Front doors may have a wider - but still restrained - variety of colours. They must not include fake, inset, fanlights, but correct use of fanlights on appropriate buildings is encouraged.
- The majority of buildings should be modest, but key locations may justify a more formal approach.
- The more vernacular buildings can be subtly varied by using flat or arched heads in brick or stone, or timber lintels to openings; Ceiling heights may be lower, including small areas of sloping ceiling in the upper floors. Windows are more likely to be casements or horizontal sliders and doors will be simpler such as lodged and braced boarding.
- A more formal building might have dressed ashlar stone walls, stone lintels, taller ground floors accommodating sash windows and front doors with fanlights, and parapeted verges or 'water tabling'.



Modern Housing Following Traditional Principles



A More Formal Individual Building in Old Malton with Sash Windows and Panelled Door



Simple Terraces with Arched Window Heads at Ground Level and Timber Lintels at Eaves



Casement Windows and Boarded Front Door



Clarity
 Town & Country Development

Notes

-  Re-used Structures
-  New Buildings

ACCOMMODATION SCHEDULE:

2-Bed Houses:	4
3-Bed Houses:	13
4-Bed Houses:	18

Malton
 OLD MALTON
 CORONATION FARM
 Site Layout Option 6

Dwg 058
 1:1250@A3
 Malton
 Marshall CDP
 0m 62.5m



Photo viewpoint commentary

July 2014

Coronation Farm and Paddock, Old Malton

Introduction

This document provides a short commentary on the likely visual implications of the proposed development as shown on Site Layout Option 6 - Dwg058 and the Coronation Farm and Paddock, Old Malton Design Guide. The commentary is structured around key heritage viewpoints identified on the viewpoint location plan at Figure 1. The actual views, along with descriptive text, can be seen at figures 2 to 10.

All viewpoints discussed are located within a short distance of the Site (defined as being located within 250m).

Viewpoint commentary

Views from the north

Viewpoints 11, 12 and 13 show the relationship of proposed development with the conservation area to the north and west. Viewpoints are taken from within the site and up to 30m from its boundary. For existing residents and users of Westgate, the proposed development is likely to create a notable change in the view with the loss of a small section of hedgerow and the introduction of views towards new dwellings. If the existing buildings at this location and fronting Westgate would be retained and converted to residential use, as proposed, then the degree of visual change would be reduced. Overall, the proposed development is likely to increase the proportion of built form visible within the view and to a certain extent the sense of enclosure. To counter this, the scale, massing, style and detailing of proposed new housing will be important and will be informed by the local vernacular of the village. As a result, the potential visual effects will be lessened as the design of the new housing will respect and respond to the existing view and character of the wider village.

Views from the west

Viewpoints 1 and 2 show views towards the site from approximately 200m and 60m respectively. From viewpoint 1 (north west of the site) glimpsed views of the ridge lines and chimneys of proposed new housing would be visible beyond existing development off Westgate and Westfold. These new elements would occupy a minor portion of the view, be in keeping with the scale of existing housing and would not

deviate from the existing character of the view. As a result the potential for adverse visual effects at this location is considered to be low.

Viewpoint 2 (south west of the site) experiences glimpsed views in to the site through vegetation along the southern site boundary (shared with the cemetery). New built form would be visible within the view, albeit set beyond existing vegetation and proposed rear gardens. The adoption of a sensitive design approach, with proposed housing intended to be in keeping with the vernacular of the wider village, will limit the potential for any adverse visual effects. Development will effectively bring the settlement edge of Old Malton closer to the viewpoint and provide infill between housing off Westfold and to the east off Town Street. Although the degree of built form within the view would increase it would not create a notable shift in the character of the existing view which is presently settlement edge.

Views from the south

Viewpoints 3 and 4 represent the nature of views immediately to the south of the site boundary and up to 30m from the site boundary. Visitors to the cemetery will experience broken but where possible, clear views of development and new built form. Views will primarily be towards the rear elevations of dwellings to the south of the scheme. These will be set beyond proposed rear gardens. Rising topography within the site will allow views towards the rooflines of new dwellings to the north of the development. The introduction of new built form will bring the settlement edge of Old Malton closer within the view and provide an increased urban influence. Despite this, the proposed design of the new dwellings should deliver a more successful edge to Old Malton than is currently provided by dwellings off Westgate, which are not in keeping with the character of the wider village.

Viewpoints 17 and 18 show the nature of views towards the south eastern corner of the site adjacent to the site boundary. From this location the view will change considerably with the removal of outbuildings and replacement of views across a pastoral field with views towards new dwellings and garages set behind fences defining new rear gardens. It is possible that viewpoint 18 will be adjacent to a pedestrian site link that would allow longer distance views in to the wider scheme that open out adjacent to proposed public open space. For both viewpoints, new built form will occupy a notable portion of the view and reinforce the influence of existing buildings on the view. Despite this, views of this nature will be restricted to a short length of Town Street (between built form to the east and an avenue of beech trees lining the approach to the cemetery) and elements introduced to the view will not present a notable departure from the edge of settlement character currently experienced. With a sensitive design approach to new built form and layout, the view has the potential to reinforce the vernacular of the wider village.

Viewpoints 5, 6 and 7 look from Town Street Old Malton, within the Conservation Area, towards the direction of the site approximately 180m to the north. Proposed development would not be visible from these locations as views towards the site are completely obscured by existing built form and intervening vegetation. As such there will be no visual implications for receptors in these locations with development as proposed. These views highlight the degree of visual containment that the site enjoys to the south.

Views from the east

Viewpoints 14, 15 and 16 show the nature of views towards the site proposed development with the conservation area to the east. Viewpoint 16, despite being

approximately 45m from the site boundary, will not experience any notable visual effects due to screening of views towards the site by existing housing fronting Town Street (the potential for visual effects moving closer to the site along this road are discussed under an earlier section titled 'views from the south').

Viewpoints 14 and 15 are both taken from different points along Town Street Old Malton, approximately 80m from the site boundary, and represent the nature of views from the Conservation Area to the east. It is possible that occasional glimpsed views towards individual rooflines of new dwellings will be possible, although these will be contained between existing built form in the foreground of the view that sit at a larger scale. Views of new built form will be very limited and development will not cause a recognisable departure from the character of the view currently experienced.

It is likely that views towards the site will be possible from first floor windows of dwellings located off Town Street Old Malton, however these will be partially screened by vegetation associated with these dwellings (discussed under section titled 'views from the site'). Overall, the existing dwellings fronting Town Street Old Malton and associated mature vegetation, will restrict views from receptors further to the east.

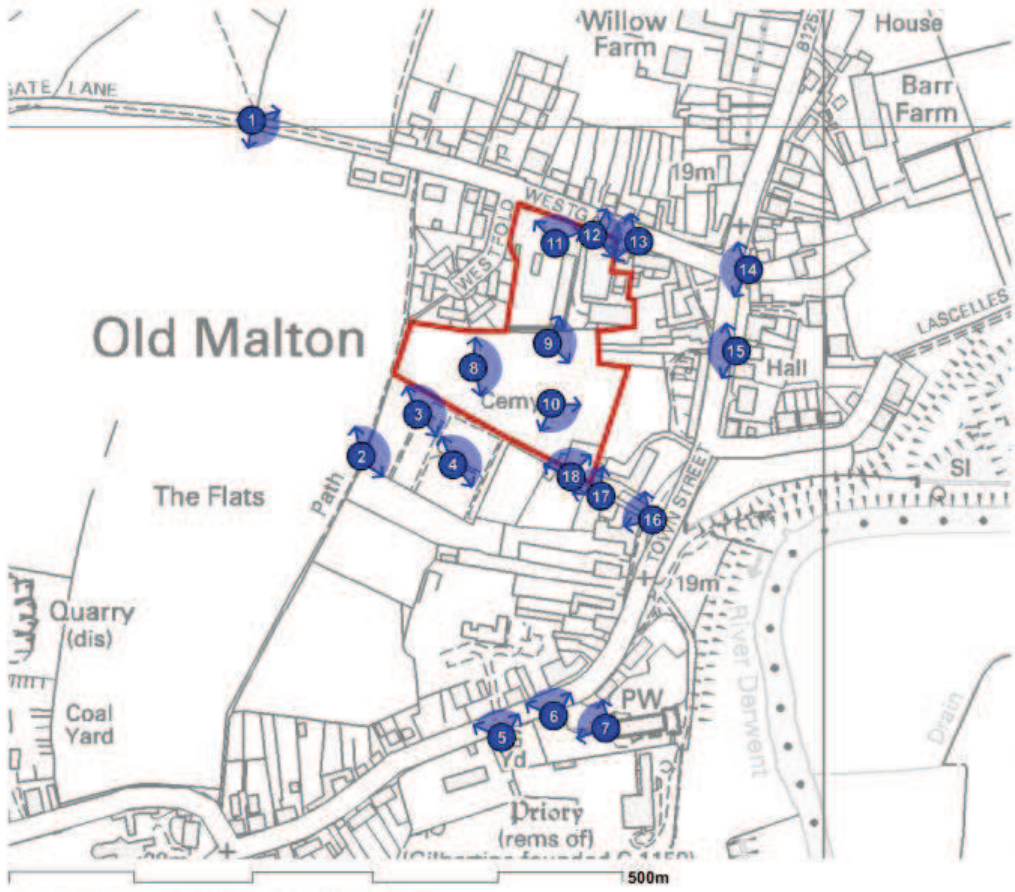
Views from the Site

Viewpoints 8, 9 and 10 are taken from close to the centre of the site looking predominantly east towards the Conservation Area. These views help to identify receptors that may have potential visibility of new development and highlight the visual containment that existing planting to the east of the site boundary offers. Within the views, only one dwelling, located off Town Street, has clear visibility across the site. This property does not present a primary aspect to the site, and as such only has a single window at first floor height and single dormer facing towards proposed development. Existing planting screens views towards dwellings fronting Town Street Old Malton with only filtered views likely to be possible from these residential properties. F

Conclusions

This commentary does not discuss medium distance views (250m and 1km) nor long distance views (beyond 1km). Despite this, the viewpoints presented and discussed indicate that the visible envelope of the site is well contained and notable views are restricted to receptors that border the site. These include existing dwellings and users of Westgate, users of the public footpath to the south west of the site, the cemetery to the south and dwellings and users along a restricted length of Town Street to the south east. The viewpoints suggest that the proposed development will become increasingly difficult to discern up to a distance of 250m. At this point visibility becomes screened by the existing built form of Old Malton to the north, east and south and by the combined effects of topography and existing planting to the west and south.

The development is effectively 'infill' within Old Malton and as such where it is visible and the potential visual effects are likely to be greatest, the development is always set against the existing built context of Old Malton. Furthermore, the adoption of a sensitive design approach, with proposed housing in keeping with the vernacular of the wider village and the proposed retention and conversion of existing buildings of merit would further limit any potential adverse visual effects.



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-  Application Boundary
-  Viewpoint locations with reference


 Freeths
 Coronation Farm
 Old Malton
VIEWPOINT LOCATION PLAN
 1:250 @ A3 BCL/ABCH June 2014


Figure 1

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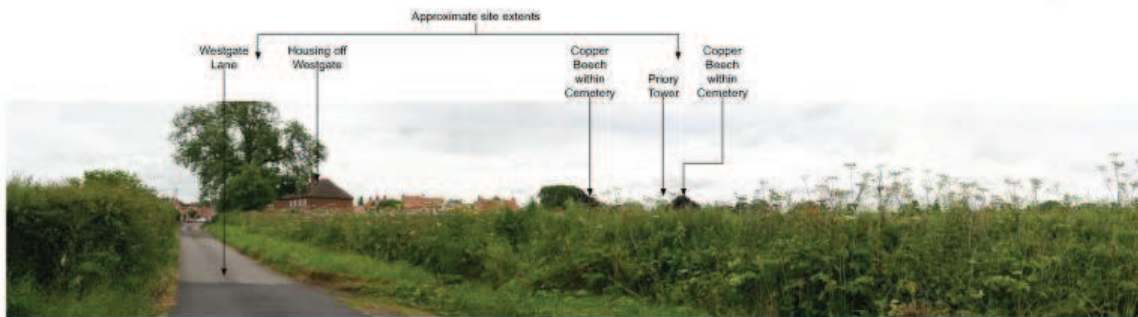


PHOTO VIEWPOINT 1: View south-east from Westgate Lane
The view looks across an arable field towards the settlement edge of Old Malton. A hedgerow filters views in the general direction of the site with only the tops of houses fronting Westfold and the upper canopy of the two distinctive copper beeches within the Cemetery visible. The upper portion of the Priory tower is just visible within the centre of the view.



PHOTO VIEWPOINT 2: View north east from a public footpath towards Westgate
The view looks along a public footpath and over a staggered height brick wall that bounds the Cemetery. The wall screens lower level views with glimpses of the site visible between the vegetation located along the site's southern boundary with the Cemetery. Existing development is visible to the left of the view (recent 20th century housing off Westgate and Westfold) and to the right of the view (large dwelling off Town Street).

Freeths
Coronation Farm
Old Malton

PHOTO VIEWPOINTS 1 & 2

HTS @ AS SCL / BCKH June 2014

Figure 2

FPOR Environment and Design Ltd, Coronation Farm, Coronation Farm, Old Malton, YO21 3JL
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PHOTO VIEWPOINT 3: View north east from the Cemetery car park
The view looks through the northern boundary of the Cemetery into the site. Glimpsed oblique views of the pastoral southern field are possible, however, views towards the northern portion of the site (with buildings and barns) and beyond to the Old Malton Conservation Area are not possible due to screening vegetation in the foreground (largely evergreen) and middle distance (deciduous).



PHOTO VIEWPOINT 4: View north east from the centre of the Cemetery
The view looks through the northern boundary of the Cemetery into the site. Broken views of the pastoral southern field are possible and glimpsed views include elements of housing off Westgate, disused barns at Coronation Farm and the rooflines of dwellings within the Old Malton Conservation Area. Tree cover provides visual separation between the site and historic buildings within Old Malton to the east. 20th century dwellings fronting Westfold features an abrupt edge that backs on to the surrounding landscape.


Freeths
 Coronation Farm
 Old Malton
PHOTO VIEWPOINTS 3 & 4
 HTS @ AS SOL / BCKH June 2014

Figure 3

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PHOTO VIEWPOINT 11 View north towards Westgate from within the site. The view looks north towards Westgate through the existing site entrance. To the left and centre of the viewpoint, where breaks in the vegetation allow, views towards existing dwellings of Westgate are possible.



PHOTO VIEWPOINT 12 View east along Westgate from the edge of the site. The view looks east along Westgate from the edge of the site boundary (beyond the robust hedgerow vegetation presently marking the site boundary). In the centre of viewpoint, a swathe of public open space allows a deeper setback of dwellings and farm buildings from the carriageway and allows views towards the junction with Town Street Old Malton.

Freeths
Coronation Farm
Old Malton

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PHOTO VIEWPOINTS 11 & 12

HKS @ AS SOL / ARCH June 2014

Figure 7

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Planning: 01534 827131. Architecture: 01534 827131. Ecology: 01534 827131. Landscape Design: 01534 827131. Heritage: 01534 827131. Arboriculture: 01534 827131.
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Agenda Item 7

Item Number: 7
Application No: 14/00429/MOUTE
Parish: Malton Town Council
Appn. Type: Major Outline Environmental Statement
Applicant: Commercial Development Projects & Fitzwilliam Trust Corp
Proposal: Erection of circa 50no. affordable residential dwellings (Use Class C3) along with all associated development including drainage, landscaping, formation of earth bund, boundary treatments (including noise mitigation measures) provision of services and access and associated highway works (site area 3.4 ha)
Location: Land At Rainbow Lane Malton North Yorkshire

Registration Date: 29 April 2014 **8/13 Week Expiry Date:** 19 August 2014
Case Officer: Gary Housden **Ext:** 307

CONSULTATIONS:

Archaeology Section

Vale Of Pickering Internal Drainage Boards No objection
Environmental Health Officer No views received to date
Housing Services No views received to date
Tree & Landscape Officer No views received to date
Countryside Officer Comments received
Highways Agency (Leeds) No objection
Land Use Planning Recommends conditions and comments made
Sustainable Places Team (Yorkshire Area) Acceptable if a planning condition is included requiring drainage details
Economic Development Support
National Grid Plant Protection No views received to date
North Yorkshire Education Authority Developer contributions sought
Public Rights Of Way No views received to date
LEP Mr A Leeming Support
Parish Council Recommend approval
Mr Jim Shanks Recommendations and advice on "designing out crime"
Natural England Conditional Support
Sustainable Places Team (Yorkshire Area) Recommend Condition
NY Highways & Transportation No objection - recommend conditions

Head Of Planning Services Comments made regarding off-site, flooding and landscape

Neighbour responses: Mr Richard Anderson, Mrs Debbie Walls, Miss Melissa Hewitson, Mr Nigel Sutherland, Mrs Joanne Pople, P Jackson, Mr Wayne Fox, Mrs Sarah Benton, Mrs Melanie Wright, Miss Anne McIntosh LL.B (Hons) MP, Melanie Wright, Cllr Paul Andrews, Andrew Garrens, Mrs Joyce Birch,

Overall Expiry Date: 19 August 2014

.....

SITE:

This site is located immediately to the north of an existing residential estate, the nearest properties being

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located on Dickens Road. It is an irregular shape bounded by the A64 to the north and by Rainbow Lane to the east. In the north-east corner of the site, there is a 'dog-leg' in the site boundary where the site adjoins the Rainbow Equine veterinary surgery. The site slopes from south to north, toward the A64 trunk which is partly elevated above the ground level of the site.

The site has an area of approximately 3.4 hectares only and is visible on the edge of the settlement when travelling along the A64, although clear views are readily obtainable close to the site. More distant views are obtainable from the minor County highways and public rights of way located further to the north of the A64 by-pass.

The site has partial hedgerow boundaries alongside Rainbow Lane and along the boundary with the A64. The boundary on the rear of the properties on Dickens Road is currently marked by a variety of domestic screens and fences.

PROPOSAL:

This is an outline application with all matters other than access reserved for further approval. The originally submitted illustrative layout made provision for a typical 'cul-de-sac' layout with a landscaped buffer/green space to the rear of properties on Dickens Road. The site is shown with a significant landscaped buffer on its other boundaries with an acoustic buffer proposed next to the A64 trunk road.

All of the properties are proposed to be affordable with an indication of 1, 2, 3 and 4-bedroomed homes proposed.

Arising from concerns relating to noise from the A64, an alternative site layout has also been submitted which comprises a combination of 1 and 2-bedroomed flats and 2 and 3-bedroomed dwellings to overcome the spread of noise onto parts of the site that would be developed for residential purposes. The revised scheme indicates up to 50 No. dwellings to be provided on site. The revised scheme again shows landscaping and green space to the area of properties in Dickens Road and extensive landscaping of the other boundaries. Re-consultation has taken place locally and the revised plan and Members will be updated with any further comments at the meeting.

A letter of support from Broadacres Housing Association has been received which is also appended for Members information.

HISTORY:

None relevant

POLICY:

National Policy Guidance

National Planning Policy Framework
National Planning Policy Guidance

Ryedale Plan - Local Plan Strategy

Policy SP1 - General Location of Development and Settlement Hierarchy
Policy SP2 - Delivery and Distribution of New Housing
Policy SP3 - Affordable Housing
Policy SP4 - Type and Mix of New Housing
Policy SP10 - Physical Infrastructure
Policy SP11 - Community Facilities and Services
Policy SP12 - Heritage

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Policy SP13 - Landscapes
Policy SP14 - Biodiversity
Policy SP15 - Green Infrastructure Networks
Policy SP16 - Design
Policy SP17 - Managing Air Quality, Land and Water Resources
Policy SP19 - Presumption in Favour of Sustainable Development
Policy SP20 - Generic Development Management Issues
Policy SP22 - Planning Obligations, Developer Contributions and the Community Infrastructure Levy

APPRAISAL:

Principle of Development

Applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan

The Ryedale Plan - Local Plan Strategy (LPS) provides recent and up to date strategic planning policies to guide development proposals. Clearly the LPS constitute one part of the development plan. The Council is in the process of preparing the Local Plan Sites Document which will identify a planned supply of allocations for proposed development. However, the Sites Document is still at a relatively early stage of production and on this basis, the principle of development is mainly informed by LPS development plan policies and the policy requirements of the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).

In terms of the strategic distribution of residential development within the plan, Policy SP1 identifies the general focus areas for development and specific settlement hierarchy within which Ryedale's future development requirements will be distributed. The policy identifies the hierarchy of settlements and the Primary Focus for Growth in Malton and Norton.

Policy SP2 (Delivery and Distribution of New Housing) identifies that at least 3000 new homes will be managed and delivered over the plan period to the hierarchy of settlements identified in Policy SP1. Of this 50% or approximately 1500 dwellings are directed to Malton and Norton.

The Plan's focus is on reflecting the character of settlements and roles of places. The Vision refers to Malton and Norton as the principal focus for growth and the opportunity for further growth. Reflecting this within the Spatial Strategy for Malton and Norton, the Plan outlines the intention of the Council to "Support the role as a District-wide Service Centre" with a focus on "new development and growth including new housing, employment and retail space..."

The Local Plan Strategy sets out the overall approach to the strategic residential allocations. The Council's Sites Document DPD, however, is not at an advanced stage with specific allocations being identified in the District. Applications for new housing development are required to be judged in this context.

The National Planning Policy Framework (NPPF) is also a significant material planning consideration.

The key paragraphs of the NPPF are:-

Paragraph 14: -

"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For plan-making this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.⁹

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.⁹.”

[Note 9 of the NPPF, states “For example, those policies relating to...designated assets...”]

Paragraph 47 of the NPPF states: -

“To boost significantly the supply of housing, local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
- identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;
- identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
- for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and
- set out their own approach to housing density to reflect local circumstances.”

Paragraph 49 of the NPPF states: -

“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”

Ryedale currently has a 4.39 year housing supply based on the most recent review of housing information reflecting the position as at 30 June 2014.

The implications of this shortfall cannot be underestimated because paragraph 49 of the NPPF is clear:

“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the local

planning authority cannot demonstrate a 5 year supply of deliverable housing sites.”

The net effect of this is that Paragraph 14 of the NPPF is of specific relevance:

“Where the development plan is absent, silent or relevant policies are out of date granting permission unless ... any adverse impacts of doing so would significantly and demonstrably outweigh the benefits ...”

In the light of the current stated housing supply figure, this application is required to be considered in the context of the ‘presumption in favour of sustainable development’.

The Sites Document is still not at an advanced stage. The existing development limits, therefore, can only carry very limited weight at the current time. Therefore whilst the site is located on the edge of Malton the proposal is considered to be in line with the thrust of Policy SP2 in that it accords with the target for new development provision within Norton and Malton.

Achieving high quality development

The NPPF gives weight to quality homes, choice and the importance of good design.

Paragraph 50 states:-

“To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.”

Paragraph 56 states:-

“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.

Whilst no details are been formally submitted for approval at this outline stage, the proposal has been accompanied by an indicative layout that demonstrates the proposed form of development that can be developed on the site with further details agreed at reserved matters stage.

A significant proportion of this site has been promoted through the Site Document with an appraisal in the Councils Strategic Housing Land Availability Assessment (Plot 323). The site was categorised as category 2, as being deliverable with some constraints arising from traffic noise from the A64. The category 2 constraint identifies that the constraint is however capable of mitigation and therefore available and suitable the site is for development.

The submitted application is for a wholly affordable housing scheme and is promoted in order to deliver a mix and range of affordable housing on site through a registered provider. A supporting letter from Broadacres is appended to this report for Members information.

Although submitted in outline the applicants have submitted two alternative schemes. The first proposal showed a conventional cul-de-sac layout and provided circa 45 units of residential accommodation.

An assessment of noise issues had revealed that these dwellings would require mechanical ventilation to achieve satisfactory internal noise levels. This was not considered to be acceptable to the Council's Environmental Health Officer. As a result an amended illustrative layout showing a combination of flats and houses has been submitted which provided better acoustic screening and is not reliant on mechanical ventilation. The revised scheme provides for circa 36 No. dwellings which are 1 and 2 bed flats and 16 No. 2 and 3 bed houses. Reconsultation has occurred on the revised scheme and Members will be updated on the late pages and at the meeting if further comments are received.

The site is located immediately adjacent to the existing development limit which has been carried forward from the Ryedale Local Plan 2002. These limits are being reviewed as part of the Sites work to accommodate new housing allocations. The existing development limits can only carry limited weight at the current time because the Sites Document DPD is not at an advanced stage. In broad terms however, the proposal is considered to be in line with the requirements of Policy SP2 as it applies to the principle towns of Malton and Norton.

Access/Traffic/Highway Issues

Members will note that local concerns, however, have been raised about traffic and the location of the access road at the end of Rainbow Lane. The proposals have been appraised by both the Highways Agency (who raise no objection) and also NYCC Highways who again raise no objections subject to a series of detailed highway conditions.

Noise

As mentioned earlier in this report noise has been a significant consideration in the processing of this application. Detailed acoustic assessments have been carried out which have revealed that the original scheme would be reliant on mechanical ventilation to provide a satisfactory living environment for future residents.

The revised scheme provides as part of its design a 'barrier' to the A64 to which is the principle noise source. This is principally provided by the proposed buildings themselves but also augmented by a 3 metres high bund adjacent to the A64 which is also proposed to be landscaped and planted.

Formal comments are awaited from the Council's E.H.O. following further negotiations on this matter although it is anticipated that concerns regarding noise can be satisfactorily mitigated subject to the implementation of appropriate planning conditions.

Drainage / Flood Risk

Subject to conditions no technical objections have been raised on foul or surface water or flood risk issues from the statutory consultees.

Education

Arising from the original scheme of c.45 no.2 and 3 bed dwellings a calculation of approx £153k has been requested from NYCC to address deficiencies at Malton County Primary School.

A further contribution is required to address deficiencies in capacity at Malton Secondary School.

Further comments are awaited in respect of the revised scheme showing circa. 50 dwellings, a combination of flats and houses.

Impact on Residential Amenity

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This site lies to the north of existing dwellings in Dickens Road. Members will appreciate that there is a relatively steep fall across the site from south to north, away from the adjacent residential properties. Both schemes provide for significant landscaping and open areas adjacent to the southern access. Whilst indicative and in outline the separation distances are in the order of 35 metres back to back. The nearest dwelling on the latest layout is located some 27 metres from the boundary at its nearest point. Significant planting is also around all of the sites boundaries. In the light of these considerations, it is not considered that the scheme will result in a material adverse impact on residential amenity grounds. The proposal will, of course, impact on individuals' views but this is not a material planning consideration. Members will have noted that the Council has received 12 objection letters, principally from residents in Dickens Road to the development of the open field behind their dwellings. A petition with 57 signatories (again principally made up of residents from Dickens Road) has also been received. The petition is titled "This is the field behind our houses in Dickens Road". Lets work together to try and stop it please sign below' the petition and all third party responses can be viewed on the Councils website.

Design and Landscape Impact

The design of the latest layout provides for a 'barrier' scheme close to the northern site boundary occupiers of single aspect 1 and 2 bedroomed flats which are at a combination of 2 and 3 storeys. These act as a shield to the additional proposed dwellings to the south, further onto the site.

In addition to the 'barrier' buildings the applicants propose a relatively modest 3 metre high bund alongside the boundary with the A64 by pass which is graded and proposed to be planted to assimilate into the landscape.

The scheme proposes for a mix of flats and houses to contribute to meeting the affordable housing needs of Malton and Norton. The type and mix of affordable housing is considered to be appropriate by Broadacres and if approved would be delivered through an accompanying S106 agreement.

The Police Designing Out Crime Officer has no objection but again recommends that a condition is imposed regarding the future development to provide full details of how crime prevention has been considered and incorporated into the final design and layout.

Archaeology

The applicants have submitted an initial assessment based on geological investigation of this site. NYCC Archaeology have requested further pre-decision investigations on site. The applicants have responded in writing advising that they considered this request to be excessive in the circumstances of this site because:-

"In respect of Showfield, Peasey Hills and Eden Camp West, my reasons for recommending evaluation evacuation be a condition of the planning permission, rather than a requirement in advance of a planning decision being made, are twofold: the lack of any clear evidence for archaeological activity, and because these are outline applications with ample opportunity to further test the site in advance development."

The NPPF para 128 states:-

"Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, Local Planning Authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation".

The NPPF does not define a 'field evaluation' but geophysical survey is one technique that can be classed as such, as defined in the PPS5 Practice Guide (which has been re-validated as Government endorsed guidance following the publication of the NPPF). Therefore, contrary to the responses from

NYCCHT, a field evaluation has been undertaken and this has not identified any significant features of archaeological interest. As such it can be argued that evaluation excavation is not justified at this stage.

The clarify, the geophysical surveys concluded the following:-

Showfield - "Apart from ridge and furrow cultivation and a former field division, the survey did not identify any responses deemed to be of archaeological potential".

Eden Camp West - "Apart from field boundaries which are marked on 1891 maps, the magnetic survey has not detected any responses which might be indicative of buried archaeology".

Peasey Hills - "Archaeological features are evident in the eastern area surveyed only, i.e. beyond the limits of the application area".

At Old Malton, the clear evidence for archaeological activity identified by geophysical survey has been tested through evaluation excavation and the accuracy of the technique confirmed. This is in accordance with a staged programme of archaeological work, where the need for each stage is judged on the results of the preceding stage. Where there has been clear evidence for archaeological activity identified, our client has committed to programmes of work that allow a proper identification and understanding of those remains. In the case of the sites where no archaeological remains have been identified, there is still a commitment on our client's part to commission archaeological evaluation to test the results of the geophysical survey and, if appropriate, develop a mitigation strategy that will allow archaeological remains to be excavated and recorded in advance of development".

NYCC's Historic Environment Team have responded stating that they consider that the archaeological potential of the site is still not fully understood and therefore, the proposal is contrary to Paragraph 128 of the NPPF. NYCC Historic Environment Team also make reference to the reasonableness of a condition, in these circumstances making reference to Circular 11/95, although the circular has now been deleted following production of the National Planning Policy Guidance.

In this instance, there is clearly an impasse and officers have therefore appraised the submitted information in the context of Policy SP12 and the overall approach contained in the NPPF and NPPG. It is considered that in the planning balance, it is possible to apply conditions to secure further investigation in this instance prior to the commencement of any development on site, and for the most part at reserved stage.

NYCC Historic Environment Team has advised that if Members are minded to concur with this view, that the following conditions should be imposed:-

1.
 - A) No development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
 - i. The programme and methodology of site investigation and recording
 - ii. Community involvement and/or outreach proposals
 - iii. The programme for post investigation assessment
 - iv. Provision to be made for analysis of the site investigation and recording
 - v. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - vi. Provision to be made for archive deposition of the analysis and records of the site investigation
 - vii. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
 - B) No development shall take place other than in accordance with the Written Scheme of

PLANNING COMMITTEE

21 August 2014

Investigation approved under condition (A).

Reason:- In order to ensure the archaeological resources at the site are adequately investigated, understood, and where necessary safeguarded, in accordance with the National Planning Policy Framework.

2. The details submitted in pursuance of Condition no. 1. (above) shall be preceded by the submission to the Local Planning Authority for approval in writing, and subsequent implementation, of a scheme of archaeological investigation to provide for:
 - (i) The proper identification and evaluation of the extent, character and significance of archaeological remains within the application area;
 - (ii) An assessment of the impact of the proposed development on the archaeological significance of the remains;

Reason:- In order to ensure the archaeological resources at the site are adequately investigated, understood, and where necessary safeguarded, in accordance with the National Planning Policy Framework.

3. The applicant shall formally notify the Local Planning Authority in writing within 14 days of the completion of archaeological mitigation fieldwork.

Reason:- In order to ensure the archaeological resources at the site are adequately investigated, understood, and where necessary safeguarded, in accordance with the National Planning Policy Framework.

4. Within 24 months of completing the archaeological field investigations required by condition 1 (above), a report which shall comprise of an assessment of the archaeological remains recovered from the site and an outline of the subsequent programme of analyses, publication (including a date for publication) and archiving, shall be submitted to and approved in writing by the Local Planning Authority. The programme of analyses, publication and archiving shall thereafter be carried out in accordance with the details thus approved, and in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason:- In order to ensure the archaeological resources at the site are adequately investigated, understood, and where necessary safeguarded, in accordance with the National Planning Policy Framework.

On balance, the officer recommendation is that the above-mentioned conditions should be imposed if permission is granted to ensure that this matter is properly controlled and to satisfy both Local and National Policy.

Economic Considerations

The Councils Economic Development Officer has written in support of this housing scheme. Aside from helping to boost the supply of housing and affordable housing the proposal is part of a linked package of applications that sets out to assist with the relocation of the livestock market and the other development at Eden Camp.

A letter of support has also been received from the Local Enterprise Partnership which recognises this point and which identifies the role that housing has to play in assisting economic growth across the LEP area. Copies of both responses are appended to this agenda.

Members will note that the Town Council have supported the scheme in principle subject to:-

PLANNING COMMITTEE

21 August 2014

1. The findings of the NYCC led flood impact investigation in terms of any impact on this proposal might have,
2. Any opportunity to seek from the developer assistance towards permanent remedies or upgrades to meet current deficiencies in a system upon which this proposed development will rely, and
3. The securing of an appropriate sum to assist extension and upgrading of open space and play area in the immediate locality of the site.

Issues raised by third parties objecting to the scheme include;

- Loss of view
- Loss of property value
- Concern about location of access
- Adverse impacts through increased traffic
- Objection in principle of development
- Concentration of affordable housing
- Concern over school capacity
- Adverse impacts on privacy
- Adverse impacts on wildlife
- Adverse impact on nearby equine veterinary surgery
- Concern over security

One letter of support acknowledged the future need for new housing in the town has been received.

The issues raised by third parties have already been appraised in this section of the report. Any further comments received will be reported to Members.

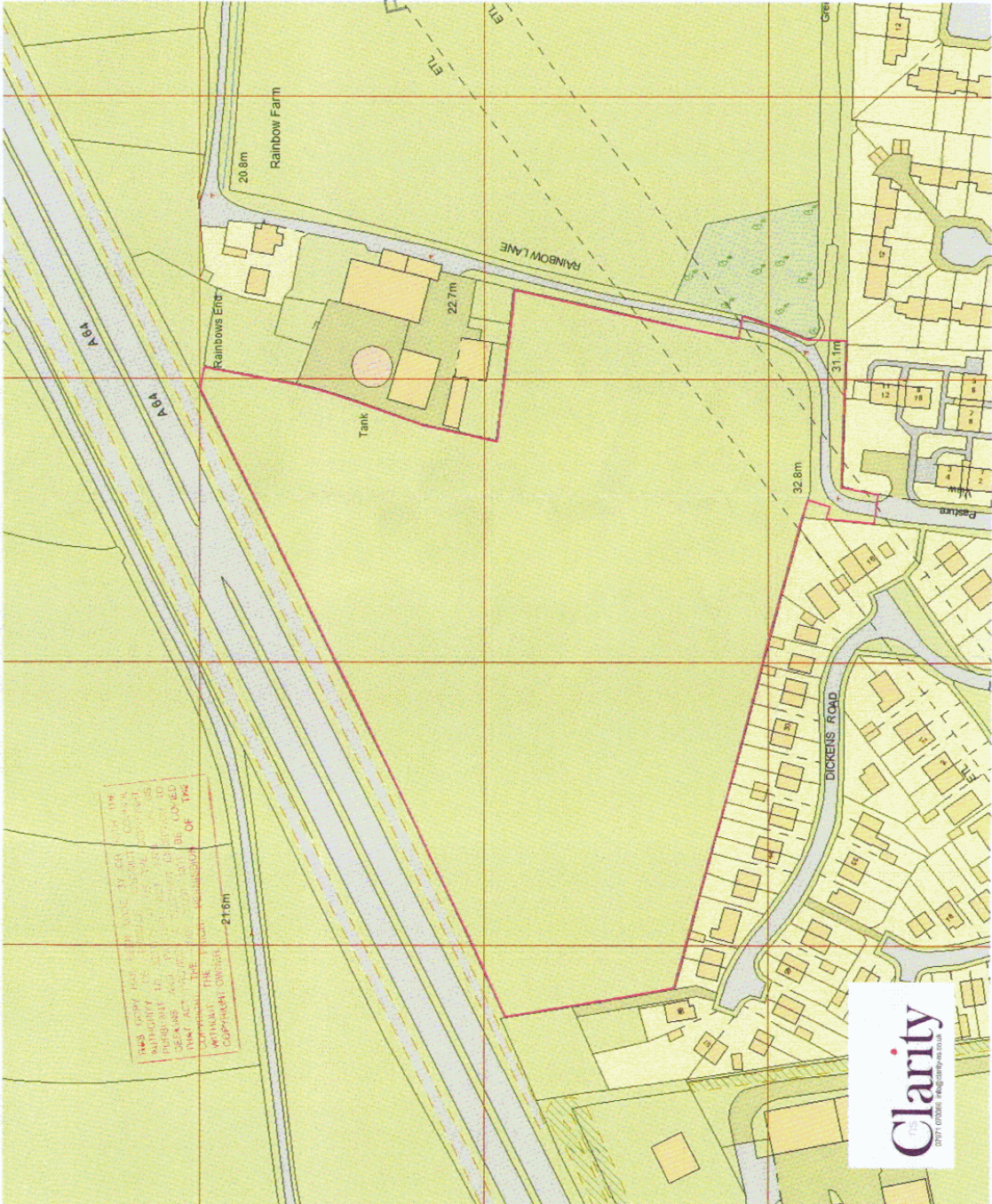
In summary, this application (which also comprises EIA development) is considered to accord with the policies contained in the adopted Development Plan. It is also considered to satisfy national planning policy as set out the National Planning Policy Framework taken as a whole, which seeks to promote sustainable development.

Conditions and developer contributions will be imposed and form part of the decision notice in order to satisfactorily mitigate any impacts arising from the development and to offset any major adverse effects that may otherwise occur as detailed in the officer report.

RECOMMENDATION: Approval subject to the satisfactory completion of a Section 106 Agreement relating to developer contributions and the following conditions.

DETAILED CONDITIONS TO FOLLOW WITH THE LATE PAGES

Notes



RYFDM
 29 APR 2014
 DEVELOPMENT
 MANAGEMENT

14/00429/1/ma

Malton
 PEASEY HILLS
 Location Plan
 Dwg 049a
 1:1250@A3
 Peasey Hills
 Malton
 Marshall CDP
 0m 02.5m

Notes

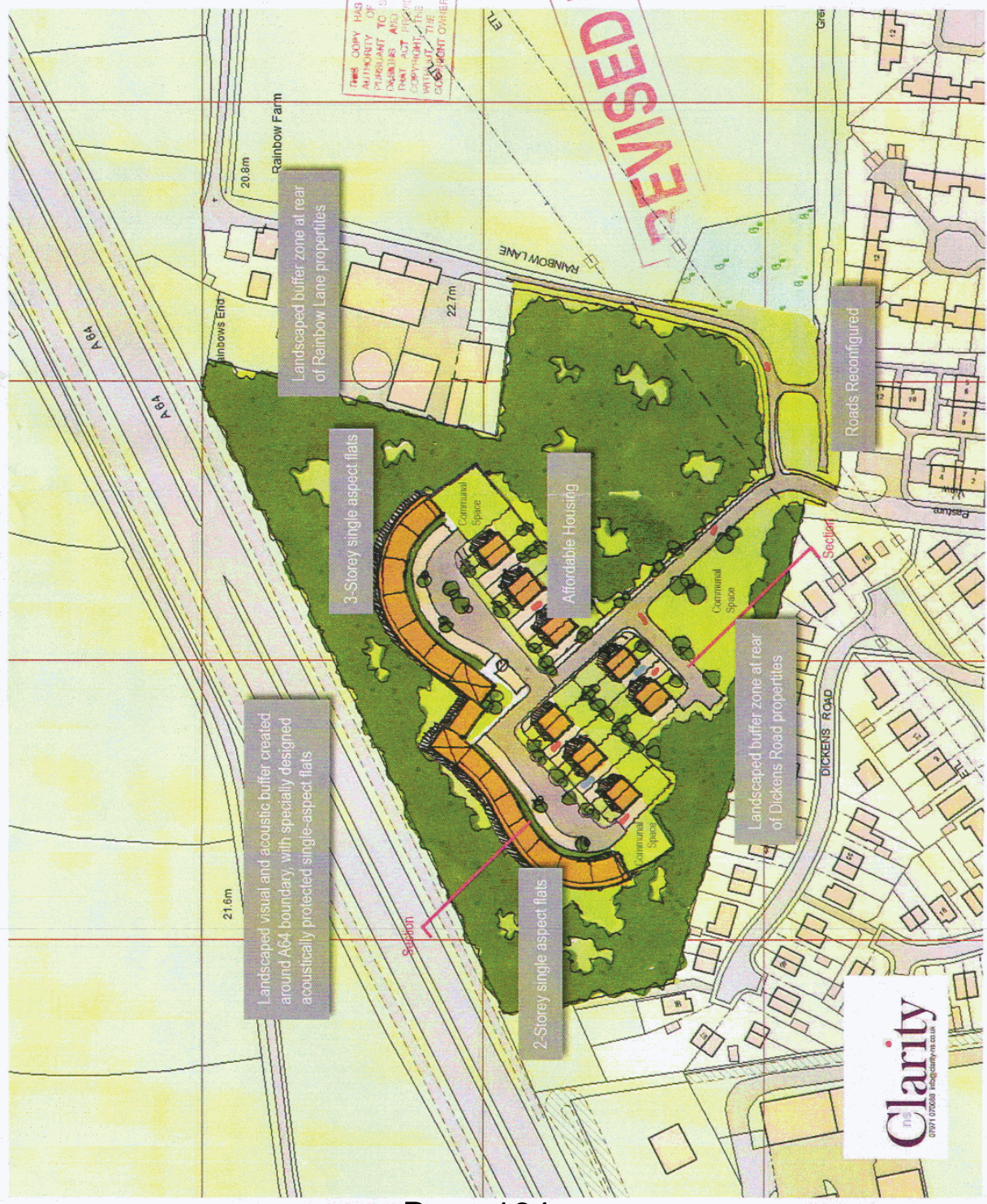
ACCOMMODATION SCHEDULE

Total Units = 50
1 & 2-bed flats: 34
2 & 3-bed homes: 16

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REVISED PLAN

Malton
PEASEY HILLS
Site Layout
Option 8
 Dwg 063
 1:1250@A3
 Peasey Hills
 Malton
 Marshall CDP
 0m 62.5m



Clarity
 01771 070088 www.clarity.co.uk

Notes

ACCOMMODATION SCHEDULE
 Site area: c.2.7ha
 Total developable area: c.1.1ha
 Developable ratio: 44%
 @ 32.5/Ha = 45 units
 1-bed homes: 20 = 45%
 2-bed homes: 15 = 34%
 3-bed homes: 8 = 18%
 4-bed homes: 2 = 4%

RYE DALE EDM
 28 APR 2014
 DEVELOPMENT
 MANAGEMENT
 140042a/monte

Malton
 PEASEY HILLS
 Site Layout
 Option 4
 Dwg 054
 1.1250@A3
 Peasey Hills
 Malton
 Marshall CDP
 0m 62.5m



GH
08-08-2014
TSC

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

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

SUPPLY

RYEDALE
DISTRICT
COUNCIL



GH

When telephoning, please ask for:
Howard Wallis
ext 274
howard.wallis@ryedale.gov.uk

FAO Gary Housden
Development Management
Ryedale District Council
Ryedale House
Malton YO17 7HH

RYEDALE DM

14/6
- 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.

Ryedale District Council, Ryedale House, Old Malton Road, Malton, North Yorkshire, YO17 7HH
Tel: 01653 600666 Fax: 01653 698716
www.ryedale.gov.uk

working with you to make a difference



-
- 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:



-
- "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



GH
08-08-2014
JC

leg as supplied

Broadacres Housing Association
Freeport RRBZ-TATA-BYHL
Broadacres House | Mount View | Standard Way
Northallerton | North Yorkshire | DL6 2YD

Gary Housden
Head of Planning and Housing
Ryedale District Council
Ryedale House
Old Malton Road
Malton
North Yorkshire
YO17 7HH

RYEDALE DM

08 AUG 2014

**DEVELOPMENT
MANAGEMENT**

Dear Mr Housden

Re: Malton - Land at Rainbow Lane
Planning Application Reference: 14/00429/MOUTE

I refer to the above application which provides an opportunity to deliver the affordable housing associated with the interlinked developments at the Eden Camp, Showfield and Old Malton sites at Peasey Hills that otherwise would not be financially viable on site given the commitment of funds to the relocation of the livestock market etc.

You will be aware of Broadacres interest in assisting the delivery of affordable housing at Peasey Hills from our attendance at recent meetings and associated discussions with Commercial Development Projects. You will also be aware of our track record of successful developments in Ryedale.

It is understood that the land at Peasey Hills will be transferred to a registered provider to deliver the affordable housing working in a partnership with Ryedale District Council Housing Services and we are committed to that process.

We note that whilst the application is in outline Commercial Development Projects have presented 2 no. layouts which provide alternative noise mitigation proposals one of which utilises mechanical ventilation. Such mitigation is not unusual and we have experience of delivering schemes with similar requirements.

Please register our formal support for the application and note our commitment to working with all parties to deliver affordable housing at Peasey Hills.

Kind regards

Andrew Garrens
Business Development Manager



Broadacres Housing Association Limited is an exempt charity
Homes and Communities Agency registration number: LH4014

