



PART B:	RECOMMENDATIONS TO COUNCIL
REPORT TO:	POLICY AND RESOURCES COMMITTEE
DATE:	15 NOVEMBER 2018
REPORT OF THE:	SPECIALIST SERVICES LEAD GARY HOUSDEN
TITLE OF REPORT:	MALTON LIVESTOCK MARKET
WARDS AFFECTED:	ALL

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

- 1.1 The report seeks support from Council to carry out an options appraisal with the aim of identifying a preferred option for a relocated livestock market for Ryedale.

2.0 RECOMMENDATION

- 2.1 That Council makes available up to £50k from reserves to commission an independent options appraisal report (comprised of up to two stages) with the aim of recommending a preferred option for a relocated livestock market for Ryedale.
- 2.2 On completion of the Stage 1 options appraisal report (if a positive outcome is received) the Council's Specialist Services Lead, in consultation with the Chairman of Policy and Resources Committee, is delegated to proceed to authorise further work on the Stage 2 options appraisal. In the event of an unfavourable or unclear outcome of the Stage 1 options appraisal process, the matter shall be referred back to Members of the Policy and Resources Committee for further consideration
- 2.3 That the final outcome of the Stage 1 and Stage 2 options appraisal process be the subject of a further officer report to a future meeting of the Policy and Resources Committee and Council.

3.0 REASON FOR RECOMMENDATION

- 3.1 The Malton livestock market is the last remaining livestock market in Ryedale and is greatly valued by the local farming and wider community. The livestock market is considered to be integral to the District's economy, its cultural heritage and its identity. Its presence in Ryedale provides a sustainable focus for the sale and purchase of livestock, has the potential to help to reduce food miles and encourage the trend towards local food production. The local livestock market also helps to reduce the distance that livestock is transported including store stock which is considered to be beneficial in terms of animal welfare matters.

- 3.2 The retention of a livestock market within the District is considered to be a vital part of the Council's approach to the land based economy which seeks to support the traditional components of economic activity based around agriculture and associated businesses.

4.0 SIGNIFICANT RISKS

- 4.1 The strong possibility remains that the retention of a livestock market in Ryedale on a relocated site will not be possible without support and some level of intervention by the Council. It is unlikely that the Malton livestock market operating in its current location in the centre of Malton is sustainable in the longer term.

5.0 POLICY CONTEXT AND CONSULTATION

- 5.1 Council Plan – Priorities - Sustainable Growth.

The Council seeks to promote a strong economy with thriving businesses and supporting infrastructure for future generations. Capitalising on our culture, leisure and tourism opportunities.

- 5.2 LDF – The Ryedale Plan - Local Plan Strategy was adopted in September 2013.

Para 2.28 of the plan states,

Within Ryedale a significant proportion of the workforce is employed in traditional manufacturing and agricultural sectors. Although these activities have experienced decline over the past decade they remain core elements of Ryedale's economy and are likely to experience further restructuring in the future.

The Aspirations and Strategy section of the plan goes on to state,

Aim 1.

To create opportunities to retain and create jobs, skills and prosperity and to develop adverse and resilient economy that supports an ability to live and work in Ryedale.

Objective 8.

Support new and existing businesses with the provision of a range of employment sites and premises, including higher quality purpose built sites, principally at the market towns.

Ryedale Plan Local Plan Strategy - Section 5 The Economy

- 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.

Paras 5.34 -36 go on to state;

- 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.

Policy SP6 of the Local Plan Strategy makes the focus for employment allocations at Malton and Norton on sites within and adjacent to the built up areas of the towns,

Policy SP9 The Land Based and Rural Economy goes on to state that the land based economy will be sustained and diversified with support fornew

buildings that are necessary to support land based activity and in a working countryside, including farming.

And indirectly by supporting.... The retention of a livestock market within Ryedale on a site which is convenient to users, well related to the road network and in allocation which is close to a market town but will not harm its character, landscape setting or the amenities of nearby residents.

5.3 Ryedale Economic Action Plan 2016-20

The Plan was first developed in conjunction with the Local Enterprise Partnership (LEP). Local Growth funding has been achieved at Eden Camp for an agri-business park and there has been a Food Enterprise Zone (FEZ) designated.

The current Plan focuses on “Doing what Matters for Ryedale”-dealing with concepts and priorities that have a particular resonance for Ryedale. Delivery of the FEZ is one of the identified priority projects for between now and 2020.

5.4 Financial Strategy – use of assets for income generation

The Council's Financial Strategy notes that:

“The Council's policy is to maintain its contingencies, balances and reserves at levels that are prudent but not excessive. With the outlook for 2017/18 and beyond being very tough, and the scale and risk of achieving cost reduction being high, any reserves identified as being surplus should be prioritised to invest-to-save schemes and, if required, to smooth the curve of cost reduction in the light of timescales needed to drive costs out.”

The Council's Commercialisation and Income Generation Policy notes that:

“Developing business opportunities for the Council and optimising income” is a Council priority and that to maximise business opportunities and income generation, the Council's action will include:

- Supporting investment opportunities including in major projects to deliver a return on investment to support the revenue budget
- Developing new opportunities for chargeable services, which are competitive within the local market

5.5 Regular briefings held with Resources Working Party and Group Leaders, a number of meetings with all interested parties

REPORT

6.0 REPORT DETAILS

6.1 In addition to the policy context set out above Members will be aware that planning permission was granted in March 2015 for a new livestock market and associated commercial development on an extensive site at Land off Edenhouse Rd, Old Malton under planning permission reference 14/00426/MOUTE. This was an outline planning permission and to date no reserved matters have been submitted in respect of the livestock market element of the proposal. The permission however has an extended period for the submission of reserved matters and remains extant. The livestock market was shown on a parcel of land to the west of Eden House Rd. and this remains the

proposed location of the livestock market and associated facilities.

- 6.2 The above mentioned planning permission was the subject of 'linked' developments elsewhere in the town and is the subject of a s106 agreement which derived a significant developer contribution toward the relocation of the livestock market and associated infrastructure at Eden Camp. A sum of £500k remains available towards the provision of the livestock market and this is referred to in the costings set in more detail in the report below.
- 6.3 The FEZ Local Development Order (LDO) was adopted in February 2016. The effect of the order is to grant detailed planning permission to particular classes of development which are specified in the order. Subject to meeting the requirements of the LDO and the accompanying design code this means that there are greater freedoms for business on the site. Nevertheless despite initial infrastructure being carried out on site, including significant roadworks and a new roundabout together with a surface water attenuation lagoon, development on site and take up of the FEZ Local Development Order has been slow. More recently development has commenced on six speculative business units which can be used for a range of uses within Classes B1, B2 and B8.
- 6.4 Members will recall that this matter was reported to P&R on 26 July 2018 and then considered by Council on 6 September 2018 when members resolved to refer the matter back to a future meeting of P&R.

The P&R recommendation to Council in July 2018 had stated:

That the Council approves in principle to lead the development of a relocated livestock market for Ryedale Conditional upon:

- a) The preparation of a business case for the new Malton Livestock Market and*
- b) The preparation of a detailed specification for the new MLM, to include additional facilities to support sustainability and delivery return to the Council and a revised cost plan based on this.*

That £150k to be made available to support the developmental a business case, specification and procurement exercise for the preferred Option 2 (this estimated figure had been reduced to £50k by the time the matter was considered at the Council meeting on 6 September 2018)

- 6.5 Following the Council decision on 6 September 2018 officers met with representatives of all interested parties including the Auctioneers Partnership (both auctioneers), the Fitzwilliam Malton Estate, the Fitzwilliam Trust Corporation and the Malton and Ryedale Farmers Livestock Market Company. The meeting enabled those attending to make known their respective positions and to use this as a basis for the reconsideration of a potential range of options available for a development including a new livestock market. The meeting held on 5 October 2018 was also attended by officers representing Align Property Partners (APP), a company listed on NYCC's framework agreement.
- 6.6 After the meeting RDC officers have received a fee proposal for a two stage assessment process of an options report from APP in order to derive a recommended option for a new Livestock Market facility. This includes;
- Stage 1 appraisal - sifting from a longer list of options to a short list of proposals and providing relevant high level details in support of these.

Stage 2 appraisal - recommending a preferred option for the new LSM and to prepare a business case as a second stage of this process.

The fees for Stage 1 would be £19,965 and fees for Stage 2 would be £26,925

- 6.7 Officers are advised by APP that the total time period for carrying out the appraisal process of Stages 1 and 2 combined would take in the order of 10 weeks to complete meaning that the outcome of this work would not be known until early in the New Year assuming work on the options appraisal commences immediately.
- 6.8 Members will be aware from the earlier report to P&R in July 2018 that officers remain concerned about the impact of any further delays in progressing this work and perceive a need to maintain momentum if a successful outcome is to be achieved.

7.0 IMPLICATIONS

- 7.1 The following implications have been identified:

a) Financial

The Council's earmarked reserves are £12.8m as at 31 March 2018. Over the last year these have increased from £8.7m, largely as a result of the in-year revenue underspend (£2.1m) and New Homes Bonus (£1.3m).

Any other financial implications relating to the level of Ryedale District Council involvement will only become apparent after the receipt of the options appraisal work. This would be the subject of a future report to P&R and Council.

b) Legal

None at this stage

c) Other (Equalities, Staffing, Planning, Health & Safety, Environmental, Crime & Disorder)

All other implications have been accounted for in the report.

8.0 NEXT STEPS

- 8.1 Development of an options appraisal leading to the recommendation of a preferred option.
- 8.2 A further report to Council via Policy and Resources Committee to seek support and next steps.

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Background Papers:

[Council Plan](#)

[Ryedale Plan – Local Plan Strategy](#)

[Economic Action Plan](#)

[Financial Strategy](#)

[Food Enterprise Zone Local Development Order](#)

[Planning Application reference 14/00426/MOUTE](#)

[Livestock Markets in the 21st Century](#)