



East Mount Development Brief  
WSP Group and Atisreal for Ryedale District Council  
and Yorkshire Forward



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# QM

Issue/revision	Issue 1	Revision 1	Revision 2	Revision 3
Remarks				
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Project number	11140830/PT1	11140830/PT1		
File reference				

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# East Mount

## 1.1 OVERVIEW

- Creation of new residential apartments within 3 three-storey buildings along Old Maltongate and creation of 4 semi-detached three storey town houses along East Mount.
- Proposed development would only take place if the Malton Tennis and Bowls Club were successfully relocated.
- Buildings would be sensitively designed to complement the surrounding environment, including the adjacent Conservation Area.
- Historic layout of buildings is continued along Old Maltongate.
- Retention of green space and historic trees.
- Provides aesthetically pleasing gateway point into Malton town centre.
- Potential for linking Malton town centre with pedestrian and cycling paths

## 1.2 SITE CONTEXT

### Description of current site

The East Mount site is in close proximity to the town centre, approximately 400 metres east of the Market Place and a 5 minute walking distance. It maintains an edge of centre location, offering an excellent opportunity for high quality residential redevelopment.

The site is located at the current Malton Tennis, Bowls and Squash Club. It is a visually attractive green amenity space with a number of mature protected trees in situ. The preferred development option for the site relies on the satisfactory re-location of the tennis and bowls uses. The immediate area has a rich historic environment with detached and semi-detached housing to the west; the Old Lodge Hotel, Fitzwilliam Malton Estate offices and Roman heritage site to the south; large detached residences to the east; and green space to the north. It sits at the main eastern gateway point into Malton providing an important high quality natural environment.



### Current Use(s)

The site is currently used by the Malton Tennis, Bowls and Squash Club.

### Utilities and Servicing

Access is currently provided from Old Maltongate road, with a minor access from East Mount.



### 1.3 PLANNING POLICY CONTEXT

#### Local Planning

##### Local Development Framework (LDF)

Considerable work was undertaken on the Ryedale LDF, however the Council's Core Strategy was found unsound on a limited number of issues in January 2007. Work is underway to prepare a revised Core Strategy, together with a Facilitating Development DPD which will take forward new allocations and revise existing commercial limits and development limits. Whilst the LDF is still at an early stage, the work and supporting studies undertaken for the Core Strategy, including the Inspector's Report, are material considerations in determining planning applications.

##### Supplementary Planning Document(s):

- Draft Interim SPD on Developer Contributions for Strategic Transport Contributions at Malton & Norton 2007/8

##### Local Plan

The site is within the defined development limits for Malton. It is also designated as a playing field as well as being adjacent to the Malton Conservation Area and the former Malton-Pickering railway line.

##### Saved Policies:

- H9 – Residential development in the countryside
- H14 – Public open space in residential developments
- L1 – Outdoors sports facilities
- L2 – Playing fields
- T7 – Parking
- T10 – Public Rights of Way and pedestrian facilities
- T11 – Disused railway lines
- U1 – Off-site sewerage infrastructure
- U2 – Availability of water supplies
- U3 – Surface water run-off
- ENV7 - Landscaping

##### Supplementary Planning Guidance:

- Ryedale Rural Design Guide 1995
- Landscaping on Development Sites 2004

##### Affordable Housing

In accordance with the Affordable Housing Policy (2004) and the Regional Spatial Strategy, the preferred development option will look to ensure 40% of the dwellings provided are affordable units.





Conservation Area(s)

- Malton Conservation Area 1 (adjacent to site)
- Listed Buildings
- Fitzwilliam Malton Estate's Offices – Grade II (adjacent to south of the site)
- The Old Lodge Hotel – Grade II\* (adjacent to south of the site)

Tree Protection Orders:

- |               |               |
|---------------|---------------|
| ■ 44/1982 T1  | ■ 50/1968 T70 |
| ■ 44/1982 T2  | ■ 50/1968 T71 |
| ■ 44/1982 T3  | ■ 50/1968 T72 |
| ■ 50/1968 T67 | ■ 50/1968 T73 |
| ■ 50/1968 T68 | ■ 50/1968 T74 |
| ■ 50/1968 T69 | ■ 50/1968 T75 |

Regional Planning

*Regional Spatial Strategy for Yorkshire and Humber*

- YH1 – Overall approach and key spatial priorities
- YH2 – Climate change and resource use
- YH3 – Working together
- YH5 – Principal Towns
- YH7 – Location of development
- Y1 – York Area sub area policy
- ENV5 – Energy
- ENV9 – Historic environment
- ENV11 – Health and recreation
- ENV12 – Regional waste management objectives
- H1 – Provision and distraction of housing
- H4 – The provision of Affordable Housing
- H5 – Housing mix
- T1 – Personal travel reduction and modal shift
- T2 – Parking policy

Other Guidance / Related Studies

*Urban Capacity Study (2005)*

The site was not indicated within the Capacity Study as a Large Identified Site of Previously Developed Land due to its current active use. However, if the existing tennis





and bowls uses are successfully relocated it has the potential to contribute to housing capacity as an Unidentified Capacity Source. In addition to this, properties along East Mount have been identified as having the potential for intensification for residential use.

*Malton and Norton Transportation Strategy (2005)*

The preferred development option will have a minor impact on the transportation networks within Malton. The Strategy indicates that pedestrian route E is along the south side of the site and is the main pedestrian route to Old Malton. Old Maltongate and East Mount are also indicated to host cycling activity (Cross Town Route and Wheelgate, Old Malton and Showfield Lane Route)

*Ryedale Housing Needs & Housing Market Survey (November 2007)*

The preferred development option takes into account the housing need identified for Malton in the study. The study shows that there is a demand for 18 new affordable units in Malton per annum (9 one or two beds, 9 three or more bed units) and that demand exceeds supply for 2, 3 and 4 bed houses.

*River Rail Corridor Study (2004)*

The East Mount site does not relate directly to the sites identified within the River Rail Corridor Study. However it does meet the needs of the following overarching issues and conclusions:

- Development to be carried out on Brownfield land
- Provision of affordable housing
- Provision of apartments

## 1.4 PREFERRED DEVELOPMENT OPTION

### Description

The preferred development option will only be utilised if the tennis and bowls facilities of the Malton Tennis, Bowls and Squash Club are successful in their relocation. The squash club facilities are currently expected to remain at their current location with access provided through the site.

The redevelopment guidance proposals for the site feature new housing in the form of semi-detached town houses and flats within sensitively designed detached buildings.

If development is to take place, developer contributions will need to be secured to help fund the A64 junction improvements in line with the Draft Interim SPD on Developer Contributions for Strategic Transport Contributions at Malton & Norton 2007/8.

### Urban Form

#### *Layout*

The town houses would continue the built form of semi-detached properties along East Mount while the detached buildings containing flats would be set back from the road. These would be set within green spaces to continue the pattern of large detached properties along Old Maltongate, set in substantial wooded areas. The buildings would be designed to complement the surrounding historic environment. Protected trees and other trees of value would be retained.

The introduction of buildings to this site would help enhance the streetscape of East Mount by providing a sense of enclosure along the road and by providing a new active frontage to a significant section of the street. Protected historic trees are included within the proposed plans and the layout allows for retention of a significant amount of green space to maintain the character of the existing site.

Vehicular access to the site is suggested to be from East Mount; however, this would be determined following discussions with North Yorkshire County Council Transport Officers and the Highways Agency. Access would need to be carefully located and limited to residents and squash club users. Parking would be located to the rear of the four buildings, safeguarding the green space fronting Old Maltongate.

#### *Density / Plot ratio*

The apartment buildings will contain a sufficient number of flats to provide a relatively high density to the town houses and surrounding buildings. However, this level of density would be mediated by the surrounding expanse of green space and design of the buildings. The townhouses will continue the pattern of density along East Mount.

#### *Materials*

Materials must be chosen carefully to fit in with the existing context, including existing housing on East Mount. Stone, brick and slate would be appropriate. Modern materials such as glass, steel and timber cladding could be considered in small quantities on the back elevations. All detailing must be of high quality and in keeping with the surrounding context.

#### Indicative Plan





## Movement and parking

### *Traffic Management*

Vehicular access will need to be carefully located following further discussions with North Yorkshire County Council Transport Officers and the Highways Agency. In the indicated scheme, primary access would be from East Mount.

### *Parking Provision*

Residents parking for the semi-detached town houses would be provided on site within the curtilages of the properties. Residents parking for the apartment buildings and squash club parking would be provided to the rear of the three buildings.

### *Pedestrian Movement*

Pedestrian accessibility would be for residents and squash club users with access points on East Mount and Old Maltongate. Public footpath allocations could be included to provide access to the potential pedestrian / cycle route along the adjacent disused railway line cutting.

## 1.5 DELIVERY CONSIDERATIONS

The site's situation on the edge of the built up area, with half the site benefiting from open views, makes it attractive for residential development. Either houses or flats would be viable, however the preferred option uses substantial detached buildings to minimise the development impact to the adjacent Conservation Area. Whilst there may be some scope for limited commercial office development, a large speculative scheme would not be viable in this location which is neither town centre or close to the A64. It is anticipated that the residential values created by the site would mean that it can sustain 40% affordable housing. Archaeological investigation would need to be carried out as part of any proposed scheme.

### Key Partners

- Ryedale District Council
- Fitzwilliam Malton Estate
- North Yorkshire County Council
- Yorkshire Forward
- Malton Tennis, Bowls and Squash Club
- Developer

### Consultation Groups

- Malton & Norton Area Partnership
- Malton Town Council
- Norton Town Council
- THRIVE





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## Phasing and Timetables

### *Short Term*

A prerequisite for any proposals is the satisfactory relocation of the tennis and bowls clubs.

Action	Responsibility
Definition of timescale relating to potential relocation of tennis and bowls facilities of the current club.	RDC/FME
Liaise with Fitzwilliam Malton Estate regarding proposals	RDC/FME
Consultation with Ryedale Conservation Officers regarding the sensitive surrounding environment	RDC
Consultation and discussions with relevant NYCC Officers	RDC/NYCC
Discussions with potential developers.	FME/RDC

### *Medium Term*

Action	Responsibility
Consultation with local residents and stakeholders regarding proposals prior to planning application.	FME/RDC
Implement a grounds maintenance strategy, given the site's high profile nature.	RDC