

- Potential redevelopment of existing sites (this contribution has been considered to some extent with the assumption that poor quality parts of sought after employment locations may be redeveloped)
- Potential for intensification

Market balance – match of allocated sites with demand

As the demand assessment from the previous study has been adopted and that the number of allocated sites matches this amount this results in no potential shortfall land over the planning period to 2026 if the existing allocated sites remain the same.

Consideration of new sites

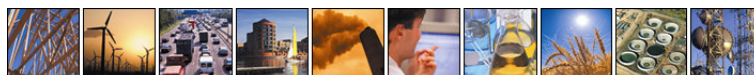
A number of additional new sites were identified as part of this update of the previous ELR and these have also been assessed in the event that that any sites that might be more appropriate for employment uses are considered for allocation:

Table 6.2 New Sites Identified in this Update Employment Review

Site	Town / locality	Assessment Category (in this update)	Observations
The Forge	Gilling	Class III	The Forge is a partial greenfield partial agricultural site which is unallocated in the Local Plan. The site is remotely located and access for HGV's and significant transport movements would not be suitable for the site.
Hall Farm	Hovingham	Class III	The site is partially greenfield and partially agricultural use and is unallocated in the Local Plan. The site is remotely located and access to the main routes would require travelling though the centre of the village; the site is not highly suitable for employment uses
North of Westfields	Kirkbymoorside	Class II	The site is greenfield land with is allocated an area of high landscape value within the Local Plan. The site is accessed off the A170. It is bordered by residential properties to the east and a school to the south. The site is on the periphery of Kirkbymoorside and sensitive receptors that exist could limit suitability for development, there are vacant spaces within the town centre and allocated areas within the Kirkby Mills Industrial estate further down the A170.
Eastern Norton	Norton / Settrington	Class II	The site is greenfield land which is allocated liable to flooding in the Local Plan. The A64 runs adjacent to the site but suitable access is difficult due to the river and railway line bounding two other sides of the site. The site is also in close proximity to the Norton Grove Industrial Estate which has vacant plots within it at the time of the survey.

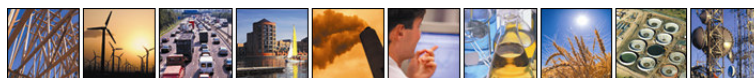


Site	Town / locality	Assessment Category (in this update)	Observations
Bentley's Garage, South of B1257	Amotherby	Class III	Former petrol filling station. The site is a petrol filling station which no longer sells petrol but continues to provide a village shop and may also be used for vehicle repairs. A residential property is also on the site. The site is unallocated in the Local Plan. Given the proximity of the site to Westlars there is the potential to be suitable for employment use; however, it is in close proximity to residential properties to the west.
Land west of Outgang Lane site 1	Pickering	Class II	The site is greenfield land that is unallocated in the Local Plan. It is accessed by Outgang Lane, a narrow access road off the A170. The site is on the edge of Pickering and there are allotments to the north of the site beyond which lie residential properties.
Land North of Malton Road and East of West Moor Lane	Rillington	Class II	The is a large greenfield site that is unallocated in the Local Plan. It is situated just outside of the Rillington, adjacent to the A64 and therefore is highly accessible. However, it is only located a few miles east of Norton and from Norton Road Industrial Estate which has vacant plots for development within it at the time of the survey.
Land East of Ellis Patents Ltd, High Street	Rillington	Class III	The site is greenfield land that is unallocated in the Local Plan. It is outside the current Development Limit of Rillington. It is located adjacent to an existing B2 use; however, there are sensitive receptors near by.
Land South of Scarborough Road	West Heslerton	Class II	The site is greenfield land which is allocated an area of high landscape value in the local plan. The site is in close proximity of the A64; however it is remotely located and situated adjacent to residential properties. Given the location of the site, sensitive receptors the site is not likely to be acceptable for employment use
Poultry Houses, Old York Road	Barton Hill	Class II	The site was previously a B8 land use which is partially allocated as liable to flooding in the local plan. The site is very close to the A64 and therefore is highly accessible to HGVs; although there are some residential properties in the vicinity and the access road is narrow. The site is currently vacant and is occupied with several large units of good quality and some older buildings or poorer quality. Given the location of the site and its accessibility it could be suitable for B2/B8 employment use.
Highways Depot, Vivis Lane	Pickering	Class II	This site is located within the centre of Pickering and is allocated liable to flooding. The site is currently used for B8 use; however, despite the existing use, given its central location and access route is not highly compatible with HGV access. Given its central location the site would be suitable for B1 office use.
Pickering Highways Area Office, Vivis Lane	Pickering	Class I	The site is located in the centre of Pickering and is allocated liable to flooding. The site is occupied by two buildings which are vacant but have been previously used as offices. The buildings are of average quality and therefore the site could represent immediate vacant supply as well as a long term redevelopment site. Given its location in the town centre it is not suitable for HGV access or significant transport movements. However the site would be suitable for a variety of uses.



Site	Town / locality	Assessment Category (in this update)	Observations
Cattle Market	Malton	Class II	The site is currently used as a cattle market and is unallocated in the Local Plan. The site is located within the centre of Malton and therefore is highly accessible by pedestrians. Vehicle access routes to the site are predominantly narrow roads which are not entirely suitable for HGV use. Given the location of the site it would be more appropriate as B1 office use in terms of appropriate uses within the remit of the study.
Showfield Lane site	Malton	Class II	The site is greenfield land allocated Visually Important Undeveloped Area in the Local Plan and located adjacent to the existing industrial estate. This site could be suitable extension site for the adjacent industrial estate; however, policy constraints may limit this and the existing access routes to the industrial estate may not be able to sustain a significant increase in traffic; therefore, it is likely to require suitable improvements to access, possibly direct access from the A64..
land north of Pasture Lane	Malton	Class II	The site is greenfield land allocated Visually Important Undeveloped Area in the Local Plan and located adjacent to the existing industrial estate. This site could be suitable extension site for the adjacent industrial estate. However, policy constraints may limit this and the existing access routes to the industrial estate may not be able to sustain a significant increase in traffic; therefore, it is likely to require suitable improvements to access, possibly direct access from the A64.
Land West of Malton Road, South of Tofts Road and North of Kirby Misperton Road	Pickering	Class II	The site is greenfield land unallocated in the Local Plan. It is adjacent to an existing employment use and located in a rural location on the A169 and therefore has good access for HGVs and to the A64. Whilst it is accepted that its rural location is not ideal, it is highly accessible and on a bus route.
Westler Foods Ltd site	Amotherby	Class II	This site is an existing B2 manufacturing single use site. The site is occupied by moderate quality office buildings and larger manufacturing buildings. The site has a large amount of parking and located on the B1257, the main road through Amotherby. The business appears to be thriving.
Land North of Mowbray Crescent and East of Main Street	Hovingham	Class II	The site is partially greenfield and partially agricultural use and is partially allocated Area of Outstanding Natural Beauty. The site is remotely located and access to the main routes would require travel though the centre of the village Hovingham so is not highly suitable for employment uses generating large volumes of traffic or HGV movements.
Malton Waste Water Treatment Works, Rye Close, York Road Industrial Estate	Malton	Class I	The site is currently occupied by the Malton Sewage works and is unallocated in the Local Plan. The site is located to the south of an existing industrial estate from which access is gained. The site has the potential to accommodate expansion of the York Road Industrial Estate subject to the sewage works being relocated. There could be significant remediation costs to redevelop the site

Source: Entec UK



The following table sets out all those new sites provided that were classified as Class I category and should be further examined as part of the development of the core strategy. We note that Class II sites may be equally appropriate but they may not have scored as highly and it could be assumed they may have deliverability issues. In any case, it is recommended that the following Class I sites are considered, when allocating employment sites, to ensure that there is a wider portfolio of the best potential employment sites available to meet future demand in the event that demand conditions change. This will also help allow for choice, variety and competition:

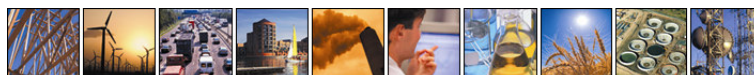
Table 6.3 Review of new sites identified in this update

Site	Category / observation
Land to north of access road to Norton Grove Industrial Estate	Possible allocation for employment use. The site is greenfield land which is partially allocated liable to flooding in the Local Plan. The is located adjacent to the B1248 and in close proximity to the junction with the A64. The site is on the periphery of Norton and opposite the Norton Grove Industrial Estate. This site could potentially be suitable for employment use development; however Norton Grove Industrial Estate has a number of vacant plots at the time of the survey. This site would suit a complementary use to those on the nearby industrial estate and, by virtue of its size would suit a single occupant.
Norton Grove Stud	Continuation of existing use/consider employment extension to Norton Grange Industrial Estate if demand requires a site of this scale. The site is mainly greenfield and partially residential and is unallocated in the Local Plan. The site is accessed off the B1248 and is in close proximity to the junction with the A64 and therefore is highly accessible. The site is located on the periphery of Norton. The site could be suitable for employment development subject to demand. The adjacent Norton Grove Industrial estate has some vacant plots at the time of the survey.
Pickering Highways Area Office, Vivis Lane	The site is located in the centre of Pickering and is allocated liable to flooding. The site is occupied by two buildings which are vacant but have been previously used as offices. The buildings are of average quality and therefore the site could represent immediate vacant supply as well as a long term redevelopment site. Given its location in the town centre it is not suitable for HGV access or significant transport movements. However the site would be suitable for a variety of uses, including employment/mixed use.
Malton Waste Water Treatment Works, Rye Close, York Road Industrial Estate	Continuation of existing use/ Possible expansion of employment use. The site is currently occupied by the Malton Sewage works and is unallocated in the Local Plan. The site is located to the south of an existing industrial estate (York Road Industrial Estate) from which access is gained. The site has the potential to accommodate expansion of the York Road Industrial Estate subject to the sewage works being relocated. There could be significant remediation costs to redevelop the site. Part of the site is undeveloped but is difficult to access. If the development of 'Land immediately west of York Road Industrial Estate - Phase 1 (Gordon Barker)' is pursued then site area may also be suitable for employment land development. However, at this current time we have no indication that the owner intends to relocate or apply for change of use to the site.

Source: Entec UK

Timescales – how far ahead should Ryedale District aim to allocate employment land?

The sites set out above predominantly indicates that supply that may be immediately available (unconstrained) for about five years and is required to cover some of the forecast quantitative requirements and quantitative mix. For the rest of the planning period to 2026, and for the longer term it will be important to identify employment land in broader terms, including some sites that may be currently constrained and or broader areas.



In light of the above, it is suggested that the District identifies land supply on a rolling basis, aiming to provide immediately available sites for five years ahead and identify land in broader terms for a further 10-15 years, so that at any one time there should be sufficient planned supply to allow for choice, variety and competition.

6.2 Policy objectives

Considering the situation set out in the section above:

- The study has indicated that there remains a demand for employment land in the District, which includes a need to accommodate demand from potential future housing policy, yet the predominantly rural supply of land is limited to available sites and development at new locations is constrained by some restrictive policies (for example areas liable to flood) and limited to those sites that will be most suitable.

A number of policy options may be considered here, for example:

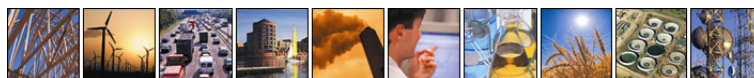
- (A) Meet the demand forecast in full: make best use of existing allocations, intensify on these locations and make new allocations on available surplus land on edge of urban / town centres;
- (B) Meet the demand forecast in full: make new allocations in all parts of the district. This would lead to employment provision in rural areas which could conflict with the rural nature of Ryedale and lead to intensified commuting patterns. It could lead to new local job opportunities. However there is limited demand for sites in the rural areas;
- (C) Partially meet the demand forecast: ‘export’ demand to other neighbouring areas. This would lead to loss of indigenous employment opportunities, potential loss of existing employers wishing to expand and result in unsustainable out-commuting.

It may be appropriate to test these proposals as part of the LDF process through sustainability appraisals, however it would appear that Option A could offer the most flexibility for avoiding any likelihood of under-provision of employment land coupled with the development of employment opportunities in the most sustainable locations.

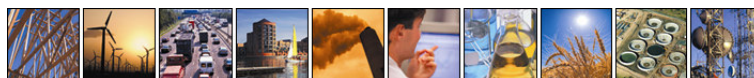
6.3 Recommendations

Generally the policies within the previous ELR (2006) remain appropriate. However, in light of new information through the call for sites, and changes in extant planning permissions, this update recommends the following:

- That a provision is identified on a rolling basis, aiming to provide immediately available sites for five years ahead and identify land in broader terms for a further 10-15 years, so that at any one time there should be sufficient planned supply to allow for choice, variety and competition. This update review considered the priority portfolio and preferred options for short, medium and long-term development is too prescriptive considering the need to allocate supply to allow for choice, variety and competition. The sites should also be subject to continual review through the Annual Monitoring Review to consider any new suitable sites that might become available and whether they should be included within the 15 year supply as part of sites DPD.

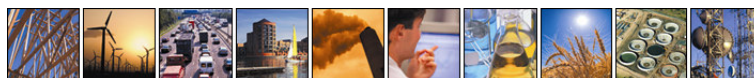


- The sites proposed in the previous ELR (2006) are considered for allocation, along with the new Class I sites identified from this update, listed within table 6.3 above.
- Those sites identified in the previous ELR (2006) to be completely released (with the exception of 'Land East of Westfield Way' which has since been granted planning permission) are considered for de-allocation, namely: Expansion Land Kirkby Mills Industrial Estate and Expansion Land to Thornton Road.
- The four sites currently allocated for the 'expansion of existing employers' are considered for de-allocation. The previous ELR (2006) recommended these were subject to an 'Expansion of Existing Businesses Policy'. This update recommends that this is a generic criteria base policy relating to the expansion of any businesses and not these sites in particular; similar to Policy EMP6 of the Local Plan.
- All existing allocated sites that are currently in employment use are considered for de-allocation but protected by a criteria based 'employment protection policy'. This update recommends that this protection policy is broader than that recommended in the previous ELR (2006) and covers all sites in existing employment use, not just those that would be listed within the development plan. This criteria based protection policy could then be applied to all existing employment uses when considering applications to change the use class to outside B use classes.
- The employment sites should support smaller towns and settlements in line with the settlement hierarchy. However it should be noted that the policy focus on allocations for expansion space may need to be more flexible in such areas to allow for the possibility that a much better employment location (especially relating to vehicle access) comes forward within or adjacent to the settlement area.
- A criteria-based policy which allows rural employment development for niche knowledge based sectors on none employment allocated land where it can be demonstrated that existing employment sites or allocated employment sites are not viable locations.
- As the previous ELR (2006) stated, 'the case for a B1 office park development is clearly one of supply led demand/speculative development' and would certainly be stronger in an economic upturn.
- The demand assessment should be revisited when details of the scale of housing planned to 2026 is fully understood.



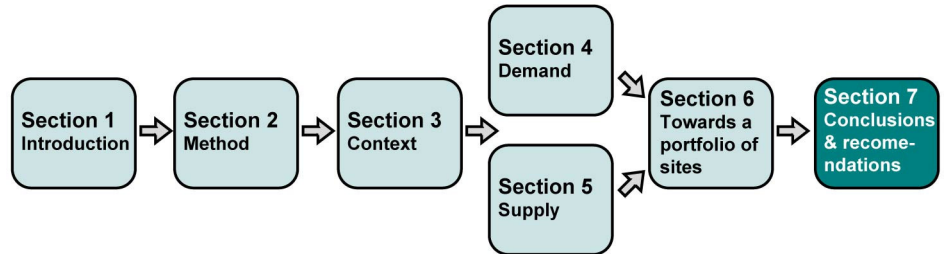
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Creating the environment for business



7. Conclusions and Recommendations

This section summarises the conclusions of the work undertaken and sets out recommendations



7.1 Conclusions

Background

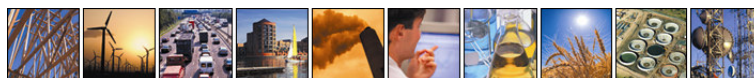
Ryedale District Council, in preparing their Local Development Framework (LDF) and the underlying evidence base produced an Employment Land Review (ELR) in April 2006. On 22nd October 2008, Entec UK Ltd were commissioned to undertake an update review of the previous ELR of the District which will primarily inform the development of its Core Strategy but will also feed into other development plan documents. Specifically, this update develops the previous employment land review (ELR) by:

- Taking into account additional sites that have come forward through the LDF process;
- Reviewing the criteria for site assessment to allow for emerging policy to be incorporated, particularly those contained in the adopted Regional Spatial Strategy (RSS) and the emerging Local Development Framework (LDF) strategies, and
- Providing increased flexibility for the Council to develop policy in light of the increased number of sites and by taking on board the changed economic situation.

Approach

This study is intended to update the previous ELR (2006) and it has been necessary to repeat some of the same methodological steps to ensure that the update is comprehensive and on the basis of recently available evidence.

The methodology used in this study follows best practice and the advice within the ODPM (now CLG) good practice guidance in undertaking employment land reviews. It is based on a number of sources of information including the previous ELR, publicly available data, survey of sites, and discussions with stakeholders.



In order to arrive at a complete picture as to a realistic level of employment land supply, the projection of the future level of demand for employment land and the quantity and quality of supply of such land have been brought together. In conclusion, this study highlights potential policy approaches that may be taken to the future provision of employment land to ensure the sustainable economic development of the District into the future. The aim of the study is to provide a portfolio of potential employment sites suited to the needs and demands of Ryedale.

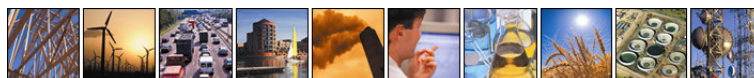
Review of Context

Ryedale has experienced relatively slower employment growth rate than the national economy. However there has been some significant growth in construction and the service sectors with a decline in some of its key sectors, notably agriculture (which is still proportionally a large sector compared with the national average) and manufacturing although neither of these sectors has declined as fast in Ryedale as in the national economy. As with the 2006 study Ryedale shows evidence of strong growing local clusters of businesses, particularly within a number of higher tech and wider manufacturing related activities, construction and to a lesser degree research and development. There is likely a need for employment land allocations to help Ryedale diversify (given the predominance of some lower wage sectors), as well as to continue to support key small and growing sectors (for example some of its engineering base).

In terms of the national property market, 2008 had seen a rapid decline in take-up, rents, yields and values, mainly over the later part of the year. It is not anticipated that this situation will be much improved throughout 2009 and into 2010, however investment from those exploiting more favourable exchange rates has affected some City locations elsewhere in the region. In the Yorkshire and Humber area prime rents are currently maintaining their value but fringe locations are already seeing a drop in rental values; this is expected to continue. This drop in rent in large commercial areas could create additional competition for existing employment stock and land within the Ryedale District. Consultation with local agents and stakeholders highlighted demand for storage and light industry in the locality particularly around key centres of Malton/Norton and Pickering and, to a lesser extent other market towns, which was a strong message in the previous ELR. Consultation has also reaffirmed the historic demand for freehold premises despite the general downturn in the market. It remains to be seen if there may be a switch to leasehold demand against this background (especially for small enterprises). All agents and stakeholders referred to an undersupply of premises and sites in Ryedale. The general consensus from the consultations was that most demand comes from businesses either already located within the district or within the North Yorkshire sub-area.

Review of Demand

This review of demand has indicated that broadly the level and nature of potential future demand identified in the previous ELR (2006) remains relevant considering potential demand from anticipated housing growth and to take into account the possibility that market demand returns to a level prior to that seen in 2009. In addition, the market assessment undertaken in this study included the opinions of local property agents and confirmed that there is demand for all three types of employment land (B1, B2 and B8) although they were less certain as to the extent of this demand, at this time. The demand assessment has been developed on the basis of a number of different methodologies which were translated initially into different use classes and then into land demand through the plan



period. This forecast has then been adjusted in order to include a margin for choice and reflect uncertainty within the forecast methodology.

Review of Supply

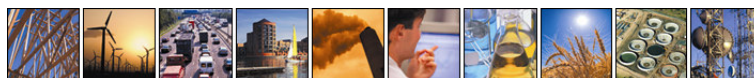
In order to provide a comprehensive update to the previous ELR it was necessary to revisit the sites across Ryedale to confirm the current status of sites and their suitability. A total of 121 employment sites were reviewed during the survey work. The sites were a combination of current employment sites, those allocated for employment uses, new sites put forward during the 'call for sites' as part of the LDF process, and identified major regeneration sites.

7.2 Recommendations

As discussed in Section 6.3 the policies within the previous ELR (2006) remain appropriate. However, since then the council has undergone a call for sites which has identified a number of new sites, as well as indicating the aspirations of the land owners in some instances, which can allow us to make assumptions about deliverability.

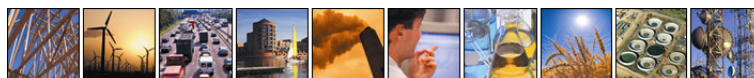
This update therefore recommends the following is considered when reviewing the recommended policies within the previous ELR (2006):

- That a provision is identified on a rolling basis, aiming to provide immediately available sites for five years ahead and identify land in broader terms for a further 10-15 years, so that at any one time there should be sufficient planned supply to allow for choice, variety and competition. This update review considered the priority portfolio and preferred options for short, medium and long-term development is too prescriptive considering the need to allocate supply to allow for choice, variety and competition. The sites should also be subject to continual review through the Council's Annual Monitoring Report to consider new suitable sites that might become available and whether they should be included within the 15 year supply.
- The sites proposed in the previous ELR (2006) are considered for allocation, along with the new Class I, and potentially Class II sites identified from this update, listed within table 6.3 above.
- Those sites identified in the previous ELR (2006) to be completely released (with the exception of 'Land East of Westfield Way' which has since been granted planning permission) are considered for de-allocation, namely: Expansion Land Kirkby Mills Industrial Estate and Expansion Land to Thornton Road.
- The four sites currently allocated for the 'expansion of existing employers' are considered for de-allocation. The previous ELR (2006) recommended these were subject to an 'Expansion of Existing Businesses Policy'. This update recommends that this become a generic criteria base policy relating to the expansion of any businesses and not these sites in particular; similar to Policy EMP6 of the Local Plan.
- All existing allocated sites that are currently in employment use are considered for de-allocation but protected by a criteria based 'employment protection policy'. This update recommends that this protection policy is broader than that recommended in the previous ELR (2006) and covers all sites in existing employment use, not just those that would be listed within the development plan. This criteria based



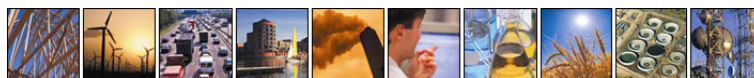
protection policy could then be applied to all existing employment uses when considering applications to change the use class to those other than B use classes.

- The promotion of employment sites to support smaller towns and settlements. However it should be noted that the policy focus on allocations for expansion space may need to be more flexible in such areas to allow for the possibility that a much better employment location (especially relating to vehicle access) comes forward within or adjacent to the settlement area.
- A criteria-based policy which allows rural employment development for niche knowledge based sectors on land not allocated for employment purposes where it can be demonstrated that existing employment sites or allocated employment sites are not viable locations.
- As the previous ELR (2006) stated, 'the case for a B1 office park development is clearly supply-led/speculative development' and would certainly be stronger in an economic upturn.



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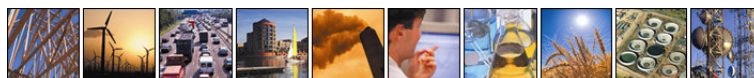
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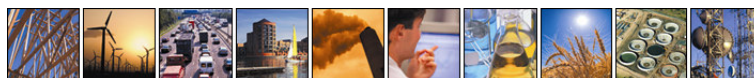
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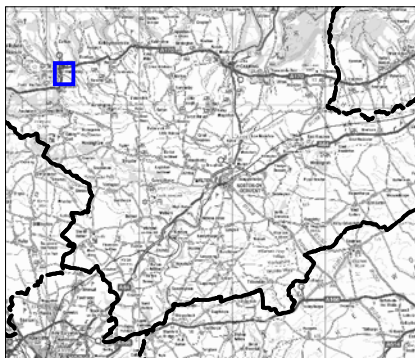
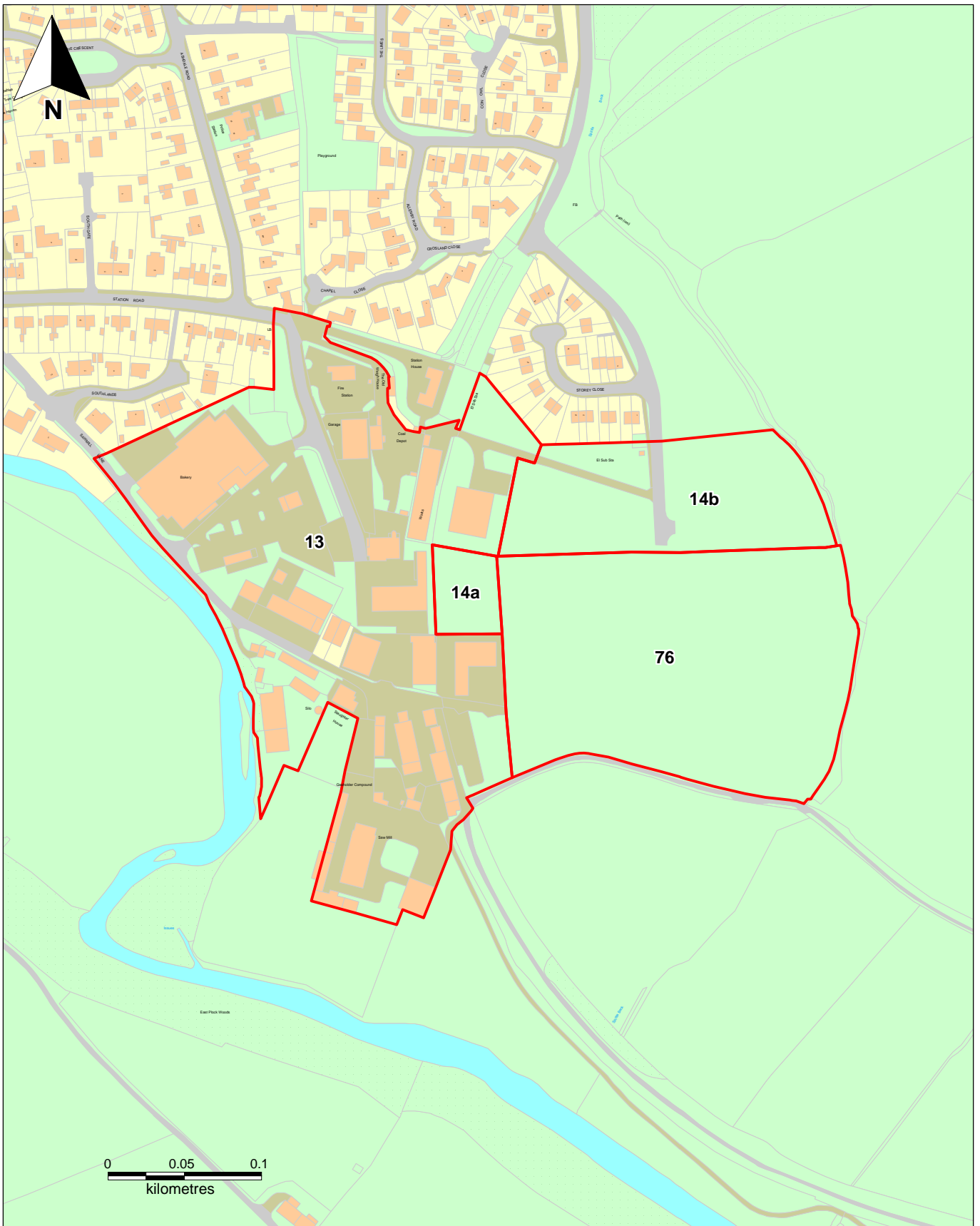
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Appendix A Maps of sites included in Survey Update







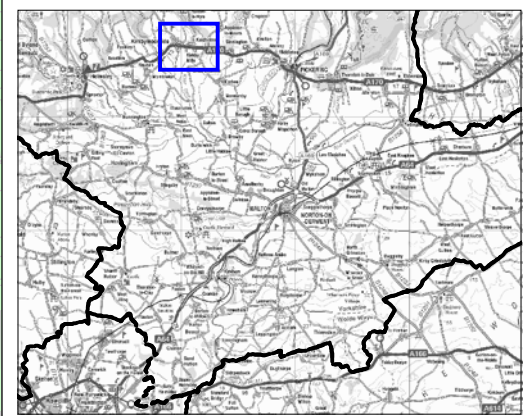
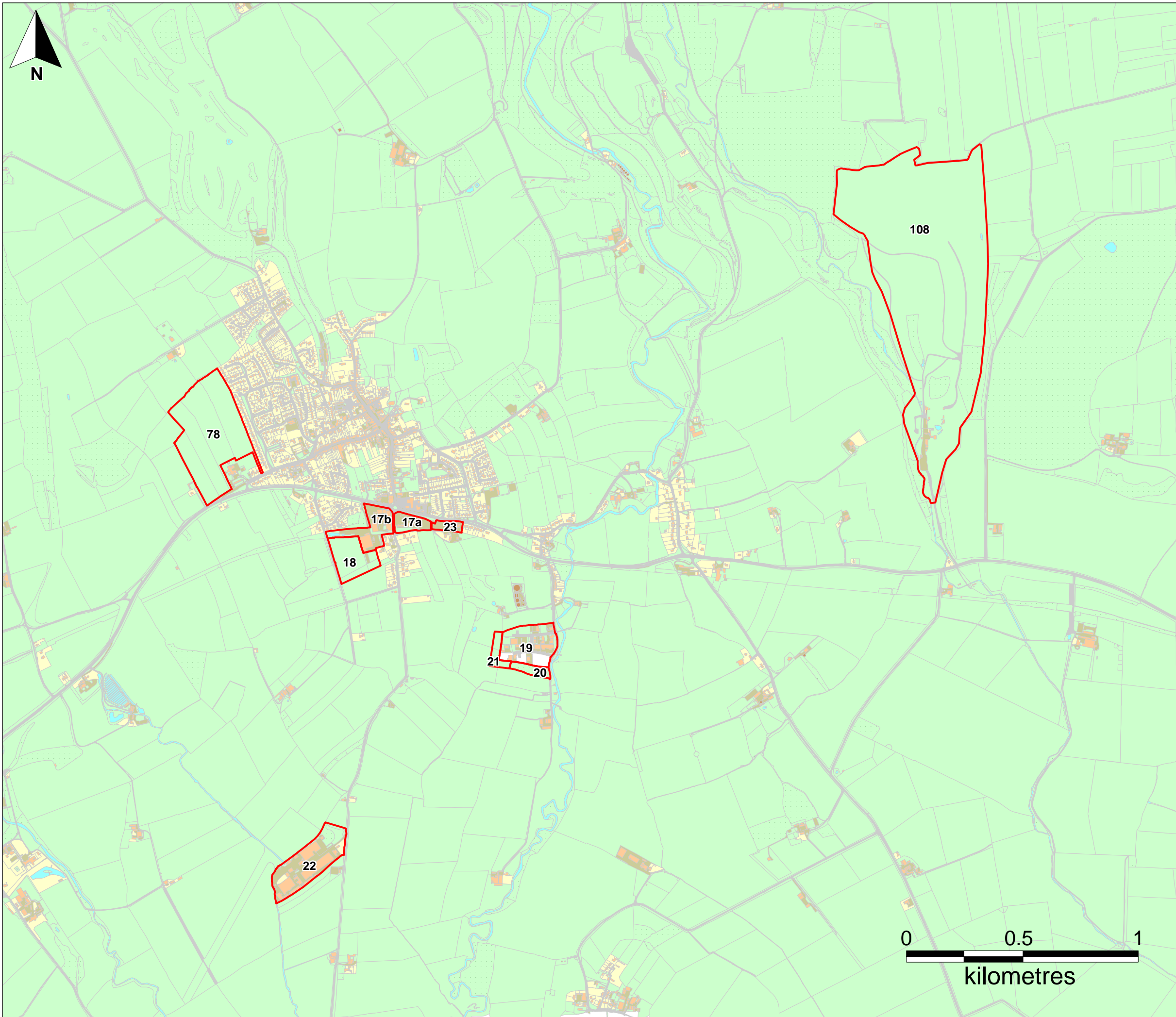
Ryedale Employment Land Review

Sites at Helmsley

Location of sites included in the survey

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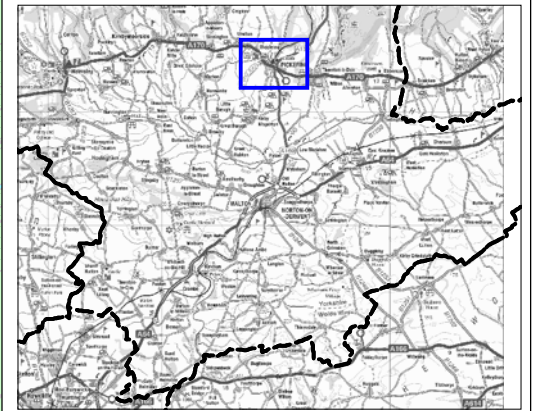
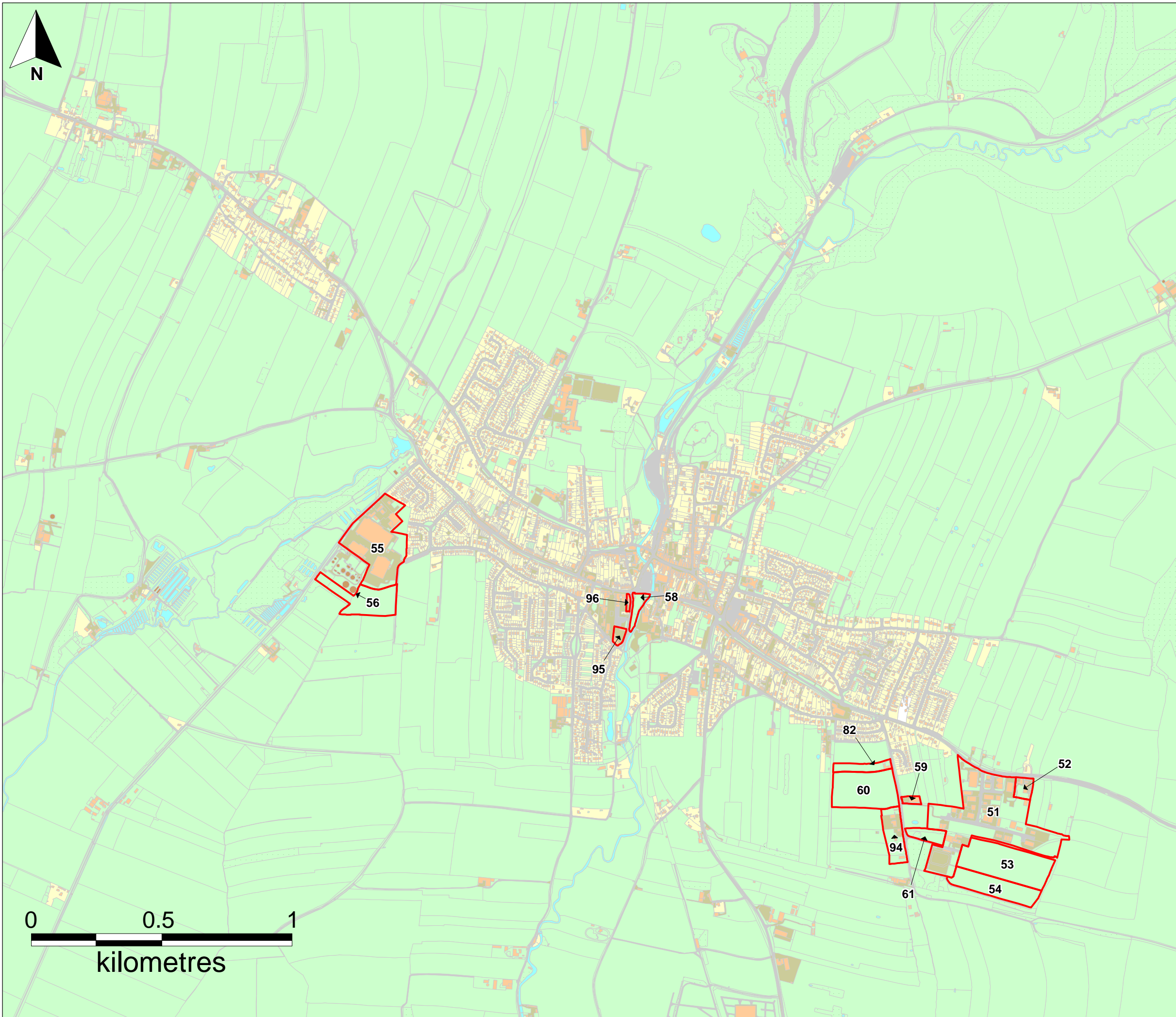
Ryedale Employment Land Review

Sites at Kirkbymoorside

Location of sites included in the survey

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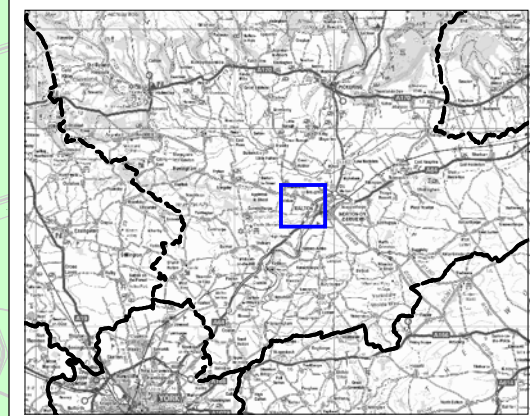
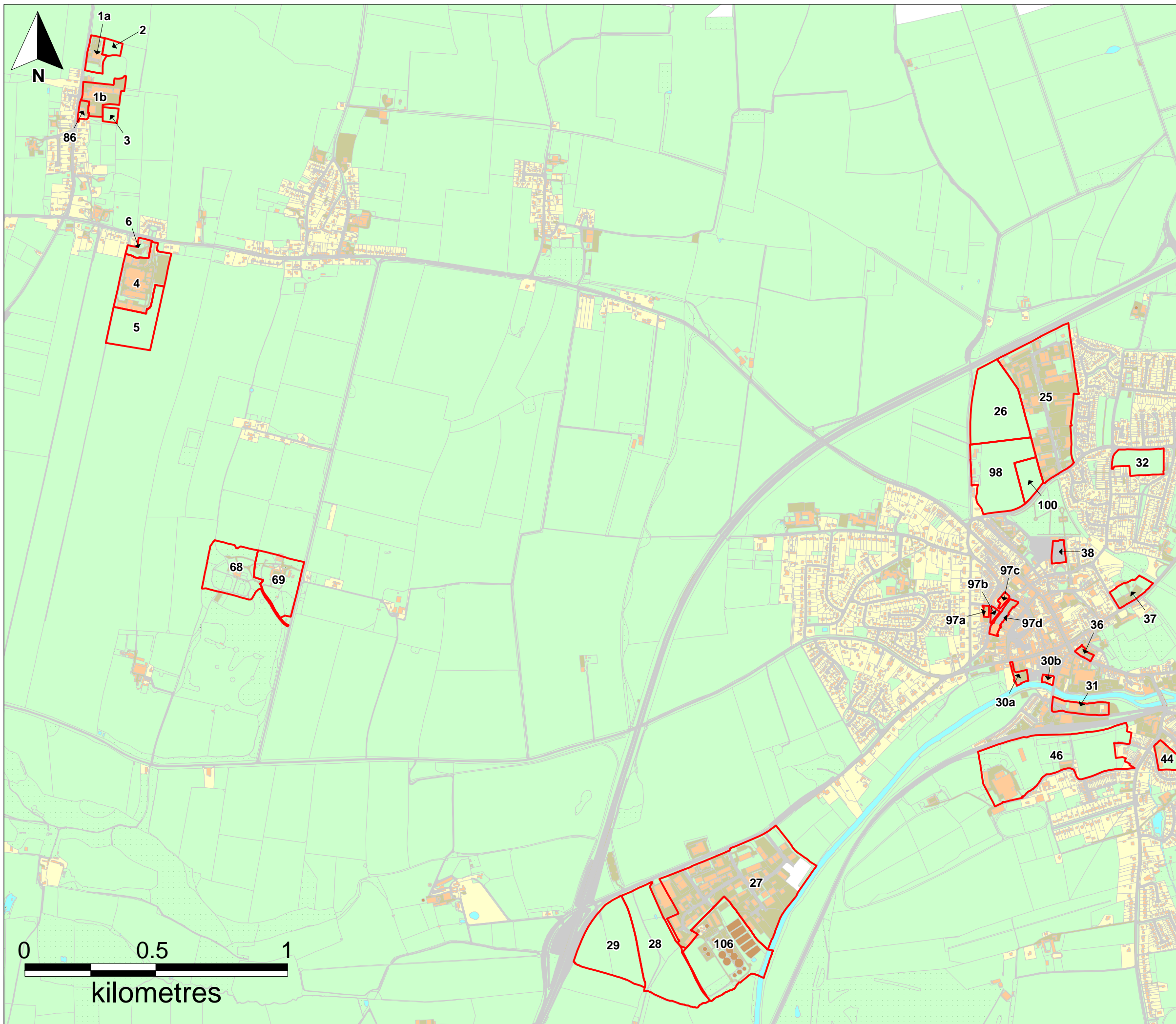
Ryedale Employment Land Review

Sites at Pickering

Location of sites included in the survey

October 2009
22900-L03a.wor tugwc

Entec



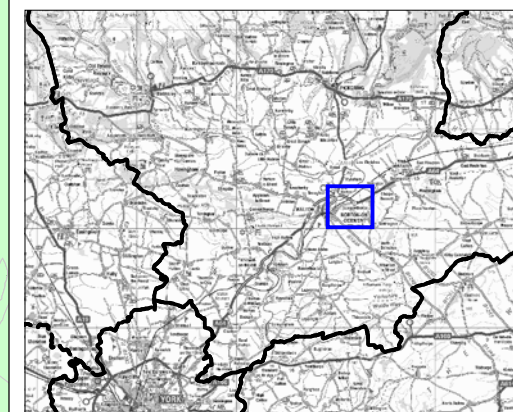
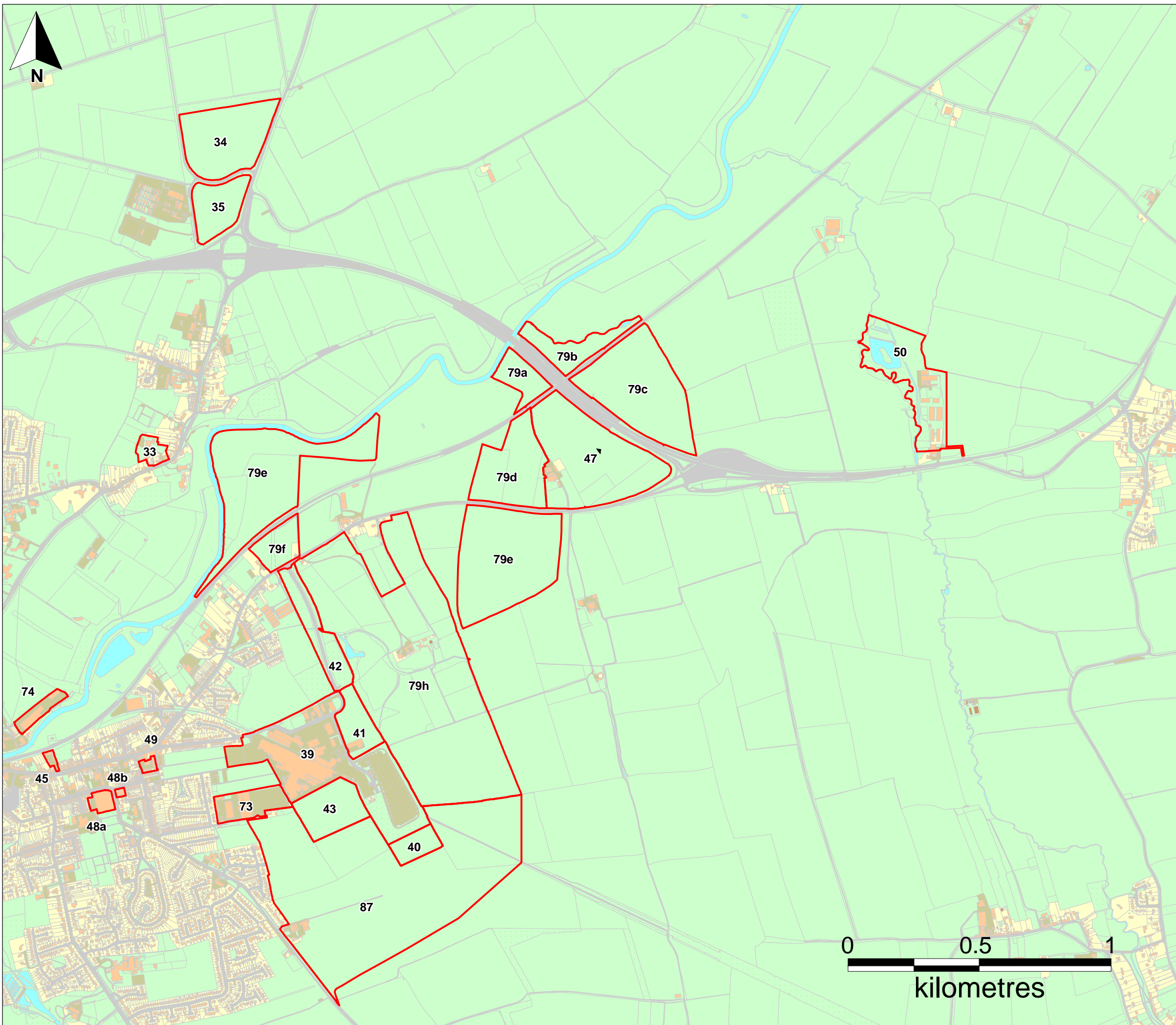
Ryedale Employment Land Review

Sites at Malton West

Location of sites included in the survey

October 2009
22900-L04a.wor tugwc

Entec



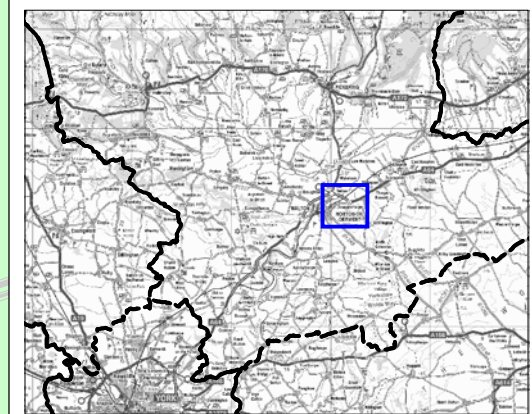
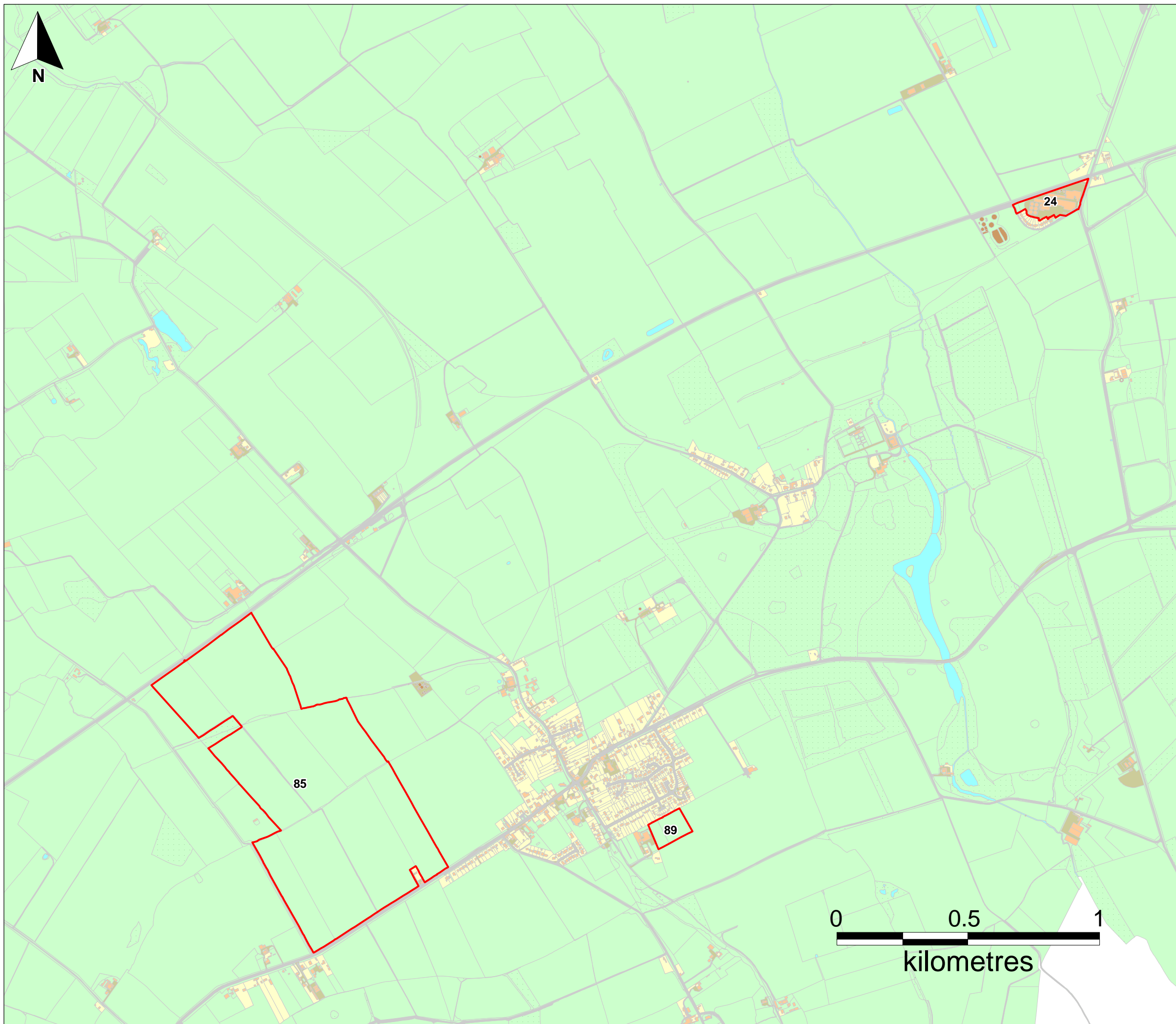
Ryedale Employment Land Review

Sites at Malton East

Location of sites included in the survey

May 2009
22900-L05.wor tugwc

Entec



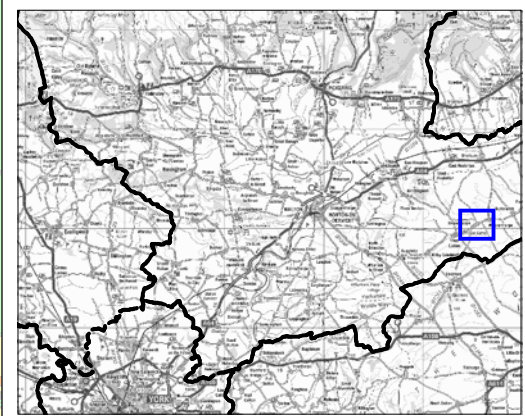
Ryedale Employment Land Review

Sites at Malton North East

Location of sites included in the survey

October 2009
22900-L06a.wor tugwc

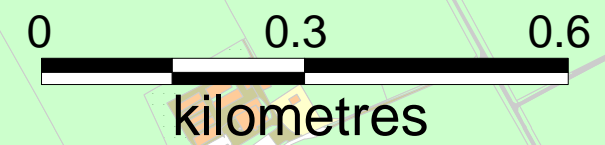
Entec



Ryedale Employment Land Review

Sites at East Lutton

Location of sites included in the survey



October 2009
22900-L07a.wor tugwc

Entec