



Highfield Lane 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
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# Highfield Lane



## 1.1 OVERVIEW

- Retention of recreation ground.
- Potential improvements to the quality of the recreational space.

## 1.2 SITE CONTEXT

### Description of current site

The Highfield Lane site is an informal recreation ground (approximately 12000 sq.m) within a residential area north east of Malton's town centre. It is surrounded by housing on the east and south sides while the north and west sides are bordered by roads (Highfield Road and Peasey Hills Road).

### Current Use(s)

The site is currently used as an informal recreation ground

### Utilities and Servicing

Access is currently provided from Highfield Road and Peasey Hills Road

## 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.

#### Local Plan

The site is within the defined Development Limits of Malton and is also designated as a 'Playing Field'

#### Saved Policies:

- L2 – Playing fields
- L7 – Public open space
- T10 – Public Rights of Way and pedestrian facilities
- U3 – Surface water run-off
- ENV7 - Landscaping

### Regional Planning

#### *Regional Spatial Strategy for Yorkshire and the Humber*

- YH1 – Overall approach and key spatial priorities
- YH5 – Principal Towns



- Y1 – York Area sub area policy
- ENV11 – Health and recreation

#### 1.4 PREFERRED DEVELOPMENT OPTION

##### Description

The site will remain an informal recreation playing ground with maintenance of the site continuing as currently agreed. Further enhancements to the site should be investigated.



##### Indicative Plan



#### 1.5 DELIVERY CONSIDERATIONS

The site's history as a quarry and subsequently as a refuse tip will force any potential development to invest in extensive environmental remediation works. The preferred development option considered the implementation of residential uses in the form of flats. However significant obstacles, such as regulatory approval, environmental blight, physical constraints and the associated remediation cost implications provided a substantial barrier to development. However, this may not remain the case with the development of future techniques and the site should be reviewed accordingly in the future.



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Key Partners

- Fitzwilliam Malton Estate
- Ryedale District Council
- Malton Town Council

Consultation Groups

- Malton Norton Area Partnership
- Malton Town Council
- THRIVE
- Local residents

Phasing and Timetables

*Short, Medium and Long Term*

Action	Responsibility
Investigate potential for improving quality of recreation space	RDC
Continual maintenance of the site	RDC