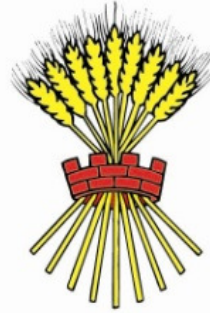


**RYEDALE  
DISTRICT  
COUNCIL**



**THE RYEDALE PLAN  
LOCAL DEVELOPMENT SCHEME**

**DECEMBER 2015**

**Agreed by Members of Planning Committee 1 December 2015**

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## 1. Introduction

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The Local Development Scheme (LDS) is a rolling program for the production and review of Planning Policy documents. It is the starting point for anyone who wants to find out about planning policies for Ryedale.

In particular, this LDS -

- Identifies the key elements of the Ryedale Plan which will be produced over the next three years (2016-2019)
- Establishes timescales for the production of the Plan
- Identifies consultation 'milestones' to inform the community and other stakeholders of opportunities to influence the preparation of the Plan
- Highlights current planning policies for the District
- Provides information on the preparation of Neighbourhood Plans.

In Ryedale, the District Council is responsible for providing planning policy for the area of the District outside of the North York Moors National Park.

## 2. Ryedale's Planning Framework

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The Council is in the process of preparing its new Local Plan to replace the Ryedale Local Plan which was adopted in 2002.

The new Plan is called the **Ryedale Plan** and it is being produced in parts as a series of five Development Plan Documents (DPD). A new DPD is proposed for Renewable and Low Carbon Energy schemes and building sustainability in response to changes to national planning policy and guidance. This is the principal reason for amending the LDS. These DPDs are as follows:

**Local Plan Strategy (LPS)** – provides the planning strategy for the District to 2027. It outlines the aims and objectives of the Plan and includes key policies to support the delivery of new development in the District and to manage development, growth and the protection of the environment. Significantly, the LPS establishes the level of new housing and employment development for Ryedale for the life of the Plan.

The LPS has been completed and was adopted by the District Council in September 2013. Strategic policies in the Plan are up to date and are compliant with new national policy (the National Planning Policy Framework). On adoption, the policies in the LPS replaced most of the 'old' policies of the 2002 Ryedale Local Plan. Very few of these old 'saved' policies remain. Those that remain in place are listed in Section 5.

**Local Plan Sites Document (LPSD)** – this document will identify site specific land allocations to ensure a supply of land for a range of land uses and site specific protection policies. It will be prepared within the context of the strategic policies and principles established in the Local Plan Strategy.

The production of the LPSD is prioritised within the period covered by this Local Development Scheme. The Council intends to consult on 'preferred' site options in late summer 2015, followed by site-specific protection policies in the autumn of 2015. After responses to this consultation have been considered, the Council will formally publish

the Sites Document in February 2016. Responses received at this formal consultation stage will be considered at the Examination into the Plan. It is anticipated that the Council will submit the Sites Document for independent examination in the Summer of 2016.

**The Helmsley Plan** – includes site specific land allocations and policies for the Town. The Helmsley Plan has been produced jointly with the North York Moors National Park Authority in order to ensure a holistic and planned approach to managing the growth of the Town and addressing development requirements. It is important to note that as part of the Ryedale Plan, the supply of land for housing that arises within the area of the Town falling within the National Park will contribute towards Ryedale's housing land supply position and the District's Housing requirements.

Following a period of on-going consultation to inform the production of the Plan, the Helmsley Plan was formally published for consultation in late January 2014. It was submitted for examination in May 2014. Due to concerns over site-specific matters the Examination was suspended until 31 December 2014. However hearing sessions took place in early March 2015. The Council received a 'sound' recommendation to adopt the Helmsley Plan, subject to a series of 'Main Modifications' in late May. These represent amplifications and clarifications in the Plan and do not represent fundamental changes to the Plan. Adoption of the Plan took place on the 9 July 2015, at a meeting of Council. From this date there is a six-week period where the Plan may be subject to a legal challenge. This has now finished, and the Plan is not subject to any challenge.

**Sustainable Energy and Building** - includes site-specific land allocations for stand alone renewable and low carbon energy schemes. It will also contain criteria-based policies concerning sustainable building.

The Council is initiating work on this DPD in early 2016, through a 'call for sites'. Work will progress work undertaken in 2011 which established the District's capacity for Renewable energy schemes. It will also cover the technical feasibility, landscape impacts/mitigation, and other considerations as outlined in SP18 of the Local Plan Strategy. Sustainable building standards will be reconsidered to reflect the national policy position, and will consider the viability of such standards within the context of Ryedale.

**Policies Map** – a new Policies Map will be prepared in parallel with the production of the Local Plan Sites document. It cartographically presents site designations, allocations and other site-specific policies. Helmsley currently has its own Policies Map,

The documents listed above are Development Plan Documents. On adoption, they will have full weight in the decision taking process as the Development Plan. This means that planning decisions will be made in accordance with these documents unless material considerations indicate otherwise.

The Plan is also supported by a range of other documents:

**Statement of Community Involvement** – outlines the Council's commitment to consultation and involvement in the planning process.

**Monitoring Report** – is produced annually to monitor the implementation of the Ryedale Plan and progress towards its completion.

**Supplementary Planning Documents (SPD)** – provide further guidance to support the implementation of planning policies.

Existing SPD's cover:

- Shopfront Design and Signs
- Helmsley Conservation Area Appraisal
- Ampleforth Conservation Area Appraisal
- Oswaldkirk Conservation Area Appraisal

The Council is currently supporting Slingsby Village Design Statement progress to being capable of adoption as an SPD.

Over time, the Council will look to prepare further SPD's. It is anticipated that these will be prepared to cover the following topics.

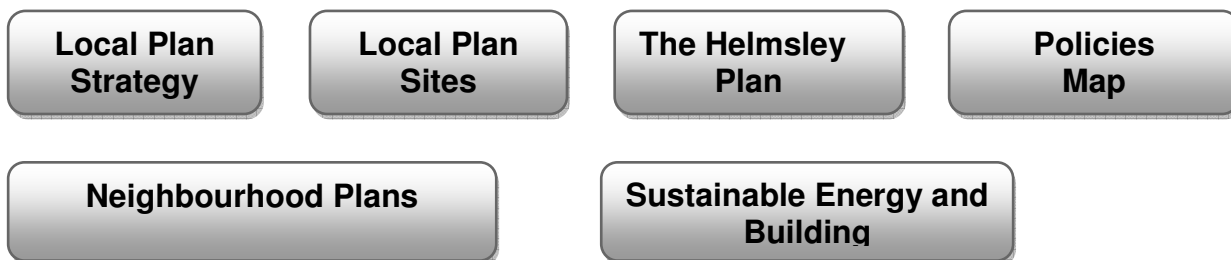
- Affordable Housing
- Renewable and Low Carbon Energy
- Extensions to dwellings
- Sustainable Design and Construction
- Conservation Area Assessment and Management Plans
- Biodiversity and Development (including Green Infrastructure)
- Site Design Briefs
- Landscaping on Development Sites

**Infrastructure Delivery Plan (IDP)** – outlines the infrastructure requirements needed to support the planned levels of growth that are identified in the Ryedale Plan. The IDP is complete and infrastructure delivery will be monitored over time, in particular as the Local Plan Sites Document progresses.

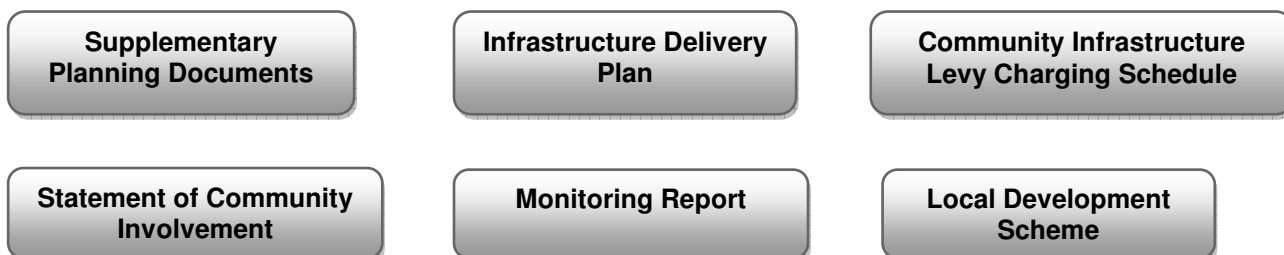
**Community Infrastructure Levy (CIL) Charging Schedule** – the Council is currently progressing the implementation of a CIL Charging Schedule as a mechanism to fund identified infrastructure requirements. Consultation on a Preliminary Draft Charging Schedule was undertaken in 2013 and consultation on a Draft Charging Schedule took place in Summer 2014. A revised Draft Charging Schedule has been consulted on in the Spring of 2015. It was submitted for Examination on the 10 July 2015. The charging schedule was found sound on the 14 October 2015. The Council is now preparing for the implementation of the charge, it is anticipated that after a meeting the charge will come into effect after Council approves the use of the charge

**Neighbourhood Plans** – provisions in the Localism Act (2011) allow local communities to prepare Neighbourhood Plans for their local areas. Neighbourhood Plans will form part of the Development Plan for the areas that they cover once they are formally 'made' by the Local Planning Authority. To date in Ryedale, Malton and Norton Town Councils are committed to producing a Neighbourhood Plan for the twin towns, although the detailed scope of this document and a timetable for its preparation is yet to be agreed.

## The Ryedale Plan (Development Plan Documents)



## Supporting Documents



## 3. Risks

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The Council is keen to ensure the timely delivery of the Ryedale Plan, although there are however a number of potential risks to progress, some of which can be beyond its ability to control. Potential risks include, for example:

- Changes to national policy and legislation
- A large number of speculative housing applications in advance of the site allocation process
- Capacity of other organisations/agencies to inform and engage in the process
- Larger volumes of representations are received than anticipated
- Legal challenges to the adoption of documents

## 4. Review

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The Council is required to monitor annually how effective it's planning policies and proposals are in meeting the strategy, aims and objectives of its Local Plan. A Monitoring Report is produced in December of each year, covering the period April (preceding year) to end of March of that year. The report focuses on planning permissions granted, completed and refused over different types of development, to see what development is coming forward and where. It also monitors infrastructure delivery and the progress of the production of planning policy documents outlined in this Local Development Scheme.

This monitoring will inform the need for any review of planning policies and consequentially, any revisions to this scheme.

## 5. The current Development Plan for Ryedale

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At the present time the Development Plan (Ryedale Plan) for Ryedale consists of:


- The Ryedale Plan - Local Plan Strategy (2013)
- The Helmsley Plan (2015)
- The following 'saved' policies of the 2002 Ryedale Local Plan and the 2002 Proposals Map:  
  
(H3 Housing Allocation, Whitfield Avenue, Pickering; H5 Housing Allocation, Feversham Drive, Kirkbymoorside; H6 Residential Allocations in the Villages; EMP2 Industrial/Business Development Allocation, Norton Grove Industrial Estate; EMP3 Industrial/ Business Development Allocation, East of Thornton Road Industrial Estate, Pickering; EMP4 Industrial. Business Development Allocation, Kirkby Mills; EMP7 Allocations for the Expansion of Existing Major Employers; EMP14 Central Science Laboratory; EMP15 North Yorkshire Power Project, East Knapton; TM6 Tourist Attractions)
- The Yorkshire and Humber Regional Spatial Strategy (RSS) York Green Belt Policies - Policies YH 9 (Green Belts) and Y1 (York sub-area policy sub section c) of the Yorkshire and Humber Plan and the key diagram of the RSS insofar as it illustrates the RSS York Green Belt policies





Table 1 – Programme for production of the outstanding Development Plan Documents of the Ryedale Plan and CIL Charging Schedule

	2015												2016												2017												2018											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
<b>Local Plan Sites Document</b>																																																
<b>Policies Map</b>																																																
<b>Sustainable Energy and Buildings</b>																																																
<b>The CIL Charging Schedule</b>																																																

**FORMAL STAGES OF CONSULTATION**

Publication 

Submission 

Adoption\* or Approval\*\* 

Consultation with a range of stakeholders and evidence gathering is undertaken in advance of the Publication of a document. Please consult the web-site <http://www.ryedaleplan.org.uk> for more details.

\* The timetabling of the Examination of Development Plan Documents will be subject to agreement with the Planning Inspectorate and may be subject to change. \*\* The CIL Charging Schedule is Approved by Council for use.

## Appendix 1: Stages in the Process

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### Development Plan Documents

#### 1. Pre-Production consultation and evidence gathering

#### 2. Publication of the DPD

Comments on the policies and proposals in the document which is intended to be submitted are invited over a six week period. Any representations made at this stage are those that will be considered at the independent examination.

#### 3. Submission for Examination

The Plan and all relevant material is submitted to the Secretary of State for examination. An independent Planning Inspector from the Planning Inspectorate will be appointed to conduct the examination.

#### 4. Examination

The examination process is designed to scrutinise the Plan to ensure that it is legally compliant and sound. Legal requirements cover the production of the Plan and also include compliance with the duty to co-operate which came into force in 2011. To be sound, the Inspector needs to be satisfied that the Plan is positively prepared, justified, effective and consistent with national policy.

The Planning Inspectorate estimates that the examination process will cover a period of 24-29 weeks depending on the complexity of the document and the level of examination participants. The examination process will include Hearing Sessions to consider matters and issues and may include consultation on Main Modifications to the Plan.

#### 5. Inspector's Report

The examination of the Plan concludes when the Inspector's report is issued to the Local Planning Authority. The report will include recommendations as to whether the plan should be adopted with or without main modifications or that it should not be adopted. It should be noted that the Inspectors report is no longer binding on a Local Planning Authority and there is no statutory requirement for an Authority to adopt the Plan following the examination.

#### 6. Adoption of the Plan

A Plan is formally adopted by a Local Planning Authority if it is adopted by resolution of the Authority. A Local Planning Authority is required to make an adoption statement available and notify anyone wishing to be notified of the adoption of the plan. Any person aggrieved by the decision to adopt the Plan has six weeks from the date of its adoption to apply to the High Court to have the plan quashed in whole or in part.

## Appendix 2: Adopted Documents

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### Ryedale Plan: Local Plan Strategy

#### Overview

Role	Contains strategic policies to support the delivery of new development and to manage development and the protection of the environment. It establishes the level of new housing and employment development for Ryedale for the life of the Plan.
Coverage	The whole of Ryedale District with the exception of the area falling within the North York Moors National Park.
Status	Adopted Development Plan Document.

#### Schedule of key decisions

- Decision to publish and submit – Extraordinary Council – 14 December 2011
- Publication of the Plan – 25 January 2012
- Submission of the Plan – 21 May 2012
- Examination Hearing Sessions – 11 September – 10 October 2012; 22-24 May 2013
- Publication of the Inspectors Report – 14 August 2013
- Adoption – (Council) 5 September 2013

**Review** The document will be subject to review if monitoring highlights a need.

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### Ryedale Plan: Helmsley Plan

#### Overview

Role	To expand the Local Plan Strategy (Ryedale DC only) with site-specific policies and site allocations to support the delivery of new residential development and employment land. To manage development and the protection of the environment in Helmsley and the land around the town.
Coverage	Town of Helmsley and surrounding land, coverage of both Ryedale District and North York Moors National Park.
Status	Adopted Development Plan Document.

#### Schedule of key decisions

- Decision to publish and submit – Council – 9 January 2014 (Ryedale DC)
- Decision to publish and submit – Council – 12 December 2012 (North York Moors NPA)

- Publication of the Plan – 24 January 2014
- Submission of the Plan – 16 May 2014
- Examination Hearing Sessions – 3- 5 March 2015
- Publication of the Inspectors Report – 28 May 2015
- Adoption – (Ryedale) Council 9 July 2015

**Review**            The document will be subject to review if monitoring highlights a need.

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## **Statement of Community Involvement (SCI)**

### **Overview**

**Role**                The document sets out the steps the Council will take to involve the community in the preparation of the LDF and in the consideration of planning applications.

**Coverage**        The whole of the district with the exception of the area falling within the North York Moors National Park.

**Status**             Adopted Local Development Document.

### **Schedule of Key Decisions**

- Draft SCI agreed for consultation purposes – Policy and Resources Committee: 21<sup>st</sup> July 2005
- Submission version agreed – Policy and Resources Committee: 17<sup>th</sup> October 2005
- Submission – 28<sup>th</sup> November 2005
- Examination – September/October 2006
- Publication of the Inspectors Report – 18<sup>th</sup> October 2006
- Adoption (Council) – 9<sup>th</sup> November 2006

**Review**            The document will be monitored on an annual basis and subject to review if monitoring highlights a need

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## **Helmsley Conservation Area Appraisal SPD**

### **Overview**

**Role**                Appraises the character of the Conservation Area and highlights potential opportunities for conservation and enhancement works.

**Coverage**        Helmsley. The document has been produced jointly with the North York Moors National Park Authority.

**Status**             Adopted Supplementary Planning Document.

### **Schedule of key decisions**

- Consideration of consultation responses- Policy and Resources Committee 13<sup>th</sup> October 2005
- Adoption – (Council) 19<sup>th</sup> November 2005

**Review**            The document will be subject to review if monitoring highlights a need.

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## **Shop Front Design and Signs SPD**

### **Overview**

**Role**                Outlines the principals of good shopfront and advertisement design.

**Coverage**        The whole of the district excepting that area of Ryedale within the North York Moors National Park.

**Status**            Adopted Supplementary Planning Document.

### **Schedule of Key Decisions**

- Adoption (Ryedale District Council) February 2005

**Review**            The document will be monitored on an annual basis and subject to review if monitoring highlights a need.

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## **Ampleforth Conservation Area Appraisal**

### **Overview**

**Role**                Appraises the character of the Conservation Area and highlights potential opportunities for conservation and enhancement works.

**Coverage**        Within and surrounding Ampleforth Conservation Area. The document has been produced jointly with the North York Moors National Park Authority.

**Status**            Adopted Supplementary Planning Document.

### **Schedule of Key Decisions**

- Adoption (Ryedale District Council) August 2010

**Review**            The document will be subject to review if monitoring highlights a need.

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## **Oswaldkirk Conservation Area Appraisal**

## Overview

Role	Appraises the character of the Conservation Area and highlights potential opportunities for conservation and enhancement works.
Coverage	Within and surrounding Oswaldkirk Conservation Area. The document has been produced jointly with the North York Moors National Park Authority.
Status	Supplementary Planning Document. Not yet adopted by Council but approved by Policy and Resources Committee.

## Schedule of Key Decisions

- Adoption (Ryedale District Council) on 12 January 2012

**Review**      The document will be subject to review if monitoring highlights a need.

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