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1. Introduction

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 (2017-2020)
- Establishes timescales for the production of the Plan and its review
- 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

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). In a change from earlier Local Development Schemes, 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. 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. Following consultation on preferred sites and site options in 2015 and site specific protection policies in 2016, the Council will publish the Sites

Document in November 2017. 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 March 2018 and that it will be in a position to adopt the document in December 2018.

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. The Plan was adopted by Council on the 9 July 2015.

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

The Council had intended to progress work on this DPD in early 2016, building on work that was undertaken in 2011 which established the District's capacity for Renewable energy schemes. However the production of the document has been rescheduled in this LDS to reflect current resources. The Council will not be in a position to progress this DPD until the examination into the Sites Document and Policies Map has been concluded. To expedite the production of this DPD the Council will consider the use of external support.

Policies Map – a new Policies Map will be prepared in parallel with the production of the Local Plan Sites document. It provides a geographical illustration of the policies of the Local Plan Strategy and the proposals within the Sites Document. The map does not cover Helmsley as the Helmsley Plan is accompanied by its own Policies Map. The Policies Map will be published in November 2017. It is anticipated that the Council will submit the Map for independent examination in March 2018 and that it will be in a position to adopt the document in December 2018.

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.

It should be noted that 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 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. The scope of recent monitoring reports has been limited to reporting key national requirements and local information.

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
- Slingsby, South Holme and FrytonVillage Design Statement

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 has brought its CIL Charging Schedule into effect. This follows an examination in 2015 and the Charging Schedule being found sound on the 14 October 2015.

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.

The Ryedale Plan (Development Plan Documents)



Supporting Documents



3. Risks

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 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

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. It is anticipated that Ryedale will begin to review the Ryedale Plan during the life of this LDS and following the adoption of the Sites Document and Policies Map.

5. The current Development Plan for Ryedale

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). It should be noted that these policies will be superseded when the Sites Document is adopted.

- 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

Appendix 1: Stages in the Process

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

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)

Local Development Scheme (October 2017)

- 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: 21st July 2005
- Submission version agreed – Policy and Resources Committee: 17th October 2005
- Submission – 28th November 2005
- Examination – September/October 2006
- Publication of the Inspectors Report – 18th October 2006
- Adoption (Council) – 9th 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 13th October 2005
- Adoption – (Council) 19th 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	Adopted Supplementary Planning Document.

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.

Settrington Village Design Statement

Overview

Role	Appraises the character of Settrington Village, its elements which contribute to its character and appearance.
Coverage	Covers the settlement of Settrington
Status	Adopted Supplementary Planning Document.

Schedule of Key Decisions

- Adoption (Ryedale District Council) on 5 September 2013

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

Slingsby, South Holme and Fryton Village Design Statement

Overview

Role	Appraises the character of the Villages of Slingsby, South Holme and Fryton, its elements which contribute to its character and appearance, including design features, and views.
Coverage	Covers the settlements of Slingsby, South Holme and Fryton
Status	Draft Supplementary Planning Document.

Schedule of Key Decisions

- Adoption (Ryedale District Council) 1 September 2016

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