

**The Ryedale Plan: Local Plan Sites Document and Policies Map  
Statement of Legal Compliance and Procedural Issues**

## Overview

The Local Plan Sites Document (LPSD) and Policies Map are Development Plan Documents which have been prepared to complete, for the most part, the development plan for Ryedale (the Ryedale Plan), for the period 2012-2027. This follows the adoption of the Local Plan Strategy (LPS) in 2013 and the adoption of the Helmsley Plan in 2015.

The Local Plan Strategy (LPS) has been in place for over four years at the time the LPSD and Policies Map were submitted for examination. The Local Planning Authority has taken the view that it will continue to complete the production of the documents which will constitute the Ryedale Plan rather than undertake a full review of the development plan and to replace it with a composite local plan at this stage. The LPS remains compliant with the national Planning Policy Framework. The adoption of the LPS has supported the release of land to meet development requirements in advance of the completion of the LPSD and in this respect the plan is working as intended and is up to date. Furthermore, as part of the statutory duty to keep development plan documents under review, the LPA reviewed its Strategic Housing Market Assessment in 2016. This confirmed that the LPS housing requirement remains appropriate. The completion of the LPSD will enable a planned supply of land to meet residual development requirements. This will provide a continuity of supply into the future which will enable the LPA to begin a full review of the plan within the next two years.

The LPSD and Policies Map have been produced in accordance with relevant legislation. As individual DPD's, the Local Planning Authority considers both documents to be legally and procedurally compliant. It is important to note that early consultation work on the production of the Ryedale Plan has been used to inform the production of all of the DPD's that form the development plan and inevitably this has led to some overlap in the production procedures for the Ryedale Plan as a whole.

This paper has been prepared to demonstrate that legislative requirements have been met in the preparation of the Sites Document and Policies Map. It covers the following:

1. The scope and content of the documents
2. Procedural requirements
3. Duty to Co-Operate statement

Appendix 1: Extracts from the Ryedale Local Development Scheme and Policies YH9 and Y1 of the Regional Spatial Strategy.

## **1. Scope and content of the Local Plan Sites Document (LPSD) and Policies Map**

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Key legislative requirements relating to the scope and content of the documents are outlined in s19 of the Planning and Compulsory Purchase Act 2004 and Regulations 5,6,8 and 9 of the Town and Country Planning (Local Planning ) (England) Regulations 2012.

### **Local Development Scheme**

Section 19(1) of the 2004 Act makes it clear that Development Plan Documents must be prepared in accordance with the Local Development Scheme. The current Ryedale Local Development Scheme includes both of these documents and summarises the scope and content of each of them. The scope and content of both documents is consistent with the descriptions of each in the Local Development Scheme. These are copied at Appendix 1 to this document. The inclusion/description of these specific documents within the LDS is in accordance with Regulation 5 of the 2012 Regulations

### **Regard to other documents adopted by the Authority and consistency with the adopted development plan**

A key role of the LPSD is to identify/propose site allocations to address development requirements established in the Local Plan Strategy. The scope of the document is aligned to the strategic policies in the Local Plan Strategy and designed to give effect to policies in that document. The scope of the LPSD also reflects the adoption of the Helmsley Plan by the Local Planning Authority and the North York Moors National Park Authority in 2015.

The Slingsby, South Holme and Fryton Village Design Statement and the Ampleforth Conservation Area Appraisal (CAA) and Management Plan have been adopted by the Council as Supplementary Planning Documents and regard has been had to these documents in the preparation of the Sites Document. For example, significant spaces at Ampleforth identified in the CAA are proposed as Visually Important Undeveloped Areas in the Sites Document. The SPD's have also informed the site selection assessment process.

In this respect, the LPSD has been prepared with regard to 'any other document' which has been adopted by the Local Planning Authority as required under Section 19(2)(h) of the Planning and Compulsory Purchase Act 2004.

Regulation 8 (4) makes it clear that policies in a local plan must be consistent with the adopted development plan (this is subject to any elements of the development plan that are under review). The adopted development plan for Ryedale currently consists of the following documents:

- The Ryedale Plan – Local Plan Strategy (2013)
- The Helmsley Plan (2015)
- The Yorkshire and Humber Plan (Regional Spatial Strategy):- York Green Belt Policies (YH9 and Y1)
- Saved policies of the Ryedale Local Plan (2002) and the 2002 Proposals Map
- Saved policies of the North Yorkshire Minerals Local Plan(1997)

The LPSD has been prepared to supersede the remaining saved policies of the Ryedale Local Plan (2002) and the policies to be superseded are included in the LPSD as required under Regulation 8(5) of the 2012 Regulations. The Policies Map has been prepared to replace the 2002 Proposals Map.

Policies in the LPSD to address development requirements, including the proposed allocation of land for development are consistent, in particular, with the following policies of the Local Plan Strategy: Policy SP1 (General location of development and settlement hierarchy); Policy SP2 (Delivery and Distribution of New Housing); Policy SP6 (Delivery and Distribution of Employment Land and Premises); Policy SP7 (Town Centres and Retailing). The process of selecting the proposed development sites and sites proposed as Visually Important Undeveloped Areas, has also taken account of: the vision, aims and objectives of the Ryedale Plan which are embodied in the Local Plan Strategy; its strategy for growing the Towns and, other strategic policies aimed at protecting environmental and heritage assets. These are embodied in the Site Selection Methodology/Sustainability Appraisal process which is the process which has informed site choices in the context of a range of sustainability issues and objectives.

North Yorkshire County Council, the City of York Council and the North York Moors National Park Authority are currently preparing a Minerals and Waste Joint Plan which was submitted for examination in January 2018. The relationship between the Ryedale Plan and LPSD and the policies and proposals of the emerging joint minerals and waste plan is covered later in this paper (Duty to Co-Operate)

### **Regard to the Regional Spatial Strategy (RSS)**

The Act (s19 (2)(b)) requires the Local Planning Authority to have regard to the Regional Strategy for the area in which the authority is situated. The Yorkshire and Humber Plan was partially revoked by the Secretary of State in February 2013. Policies YH9 (Green Belts) and Y1 (York Sub-Area policy) remain, together with the key diagram of the RSS in so far as it illustrates RSS York Green Belt policies and the general extent of the Green Belt around the City of York. Policies YH9 and Y1 are at Appendix 1.

The LPSD does not contain policies or proposals for land which is designated as part of the York Green Belt. The Policies Map defines the extent of the York Green Belt in Ryedale (which includes part of the outer boundary). This was carried forward from earlier development plans into the Ryedale Plan via the adoption of the Local Plan Strategy. In this respect, it is considered that the documents have been prepared with regard to the remaining policies of the regional strategy.

## **Regard to national policies and guidance**

The LPSD has been prepared with regard to the National Planning Policy Framework (NPPF) and national Planning Practice Guidance (PPG). This is outlined in more detail in the self-assessment of soundness that has been prepared to accompany the submission of the LPSD and Policies Map.

## **Regard to Sustainable Community Strategies (SCS)**

The 2015 Deregulation Act led to amendments to S19(2) of the 2004 Planning Act so that it was no longer a legal requirement for a Local Planning Authority to have regard to its sustainable community strategy or to a SCS produced by another authority for the area.

Whilst this is no longer a legal requirement, it was over much of the course of the preparing the documents. For this reason two Sustainable Community Strategies have influenced the development plan as a whole. Imagine Ryedale was produced by the Ryedale Local Strategic Partnership for the period to 2010. The priorities of the strategy were aligned to the development of the sustainability appraisal framework for the Ryedale Plan and the objectives of the Local Plan Strategy.

The North Yorkshire Community Plan is produced by Local Government North Yorkshire and York and has been regularly refreshed. The last update to the Plan was undertaken in 2014 to cover the period 2014-2017. The priorities for that period were developed to respond to opportunities and challenges and in particular, the on-going challenges presented by the national economic situation. The priorities for the period 2014-2017 are:

- Facilitate the development of key housing and employment sites across North Yorkshire by delivering necessary infrastructure investments through partnership
- Supporting and enabling North Yorkshire communities to have greater capacity to shape and deliver the services they need and to enhance their resilience in a changing world
- Reduce health inequalities across North Yorkshire

The first priority is directly linked to the preparation of development plans and planning decisions. It should be noted however, that a key element of the critical infrastructure necessary to support the implementation of the LPS and the LPSD is the Brambling Field junction improvement at Norton, which was implemented in 2012. The process of selecting new development sites as part of the preparation of the LPSD has also taken into account the infrastructure required to support their delivery. It is important to note that whilst the partnership recognise the need to support the delivery of infrastructure to support housing and economic growth, particularly given the national policy context and the Strategic Economic Plan of the LEP, this is within the context of national austerity and continued pressure on public sector budgets. This background has directly influenced the choices of sites (in comparison to alternative choices) in the LPSD by taking account of the

infrastructure demands which would arise as a result of specific sites or specific combinations of sites. This is discussed further below.

### **Regard to resources likely to be available for implementing proposals**

The implementation of the proposed development land allocations will be developer/landowner – led, although the proposed employment land allocation at Pickering may require public sector assistance. This is currently being considered by the Council and the Local Economic Partnership. The Council is conscious that the proposed allocated housing site at Norton will incur specific development costs associated with the provision of a link road and off site transport improvements which are necessary to mitigate the impact of the traffic associated with the scheme. The developer is confident that the scheme is viable and that it will be affordable housing policy compliant. Given the size of the site and its location in the area of the District that has the highest concentration of affordable housing, the Council has made the Local Economic Partnership and Homes and Communities Agency aware of the site. The Council will approach the HCA to assist the funding of affordable housing on-site if this is found to be necessary at any point in the future.

The Local Plan Strategy established strategic levels of growth for Ryedale for the plan period and was informed by the Council’s Infrastructure Delivery Plan. Infrastructure which was identified as critical to the delivery/implementation of the Plan as a whole is identified in the LPS as the additional slip road at the A64 Brambling Fields junction in Norton; internal junction improvements in Malton and Norton and a package of town centre measures to facilitate use of the Brambling Fields junction. The junction improvement has been delivered by the District Council, North Yorkshire County Council and Highways England. A number of internal junction improvements have been secured through development sites released to date. Further improvements will be implemented through the use of Community Infrastructure Levy and North Yorkshire County Council’s capital programme – aligned to the Local Transport Plan.

The Council brought the Community Infrastructure Levy into effect in Ryedale in 2016. The levy will form the main source of funding for the further off-site infrastructure that is required to support planned levels of growth. The Council is mindful that estimated amounts of CIL income from the residual housing requirement will be limited and an infrastructure funding ‘gap’ will continue to exist. It should be noted that this is at a time where the budgets of public authorities are under significant pressure.

The choice of development sites, in particular new housing sites has been informed by the limited funding available to address the infrastructure requirements necessary to support their delivery and implementation. For example, the focus of providing the residual housing requirement at one of the District’s towns has meant that one primary school will need to be delivered at Norton, as opposed to a new primary school at both Malton and Norton. Similarly, the combination and quantum of sites proposed at Pickering reflects updated school roll information provided by North Yorkshire County Council and avoids triggering the need to provide a new primary school at Pickering for the plan period.

The ability for development proposals to be acceptable in planning terms is in part a function of the ability of infrastructure to cope with additional development. Against the context of limited CIL income and continued austerity in public sector finances, it is appropriate that this has been taken into account in the site selection process/LPSD proposals.

### **Detailed matters**

The LPSD clearly states that it is a Development Plan Document, a Local Plan and that it has been produced to form part of the development plan for Ryedale. (Cover and introductory paragraphs.) This complies with Regulation 8(1) (b) of the 2012 Regulations.

In accordance with Regulation 8(2), policies in the LPSD are accompanied by a reasoned justification.

The Policies Map has been reproduced from an Ordnance Survey base and includes a key to explain each notation. This is to ensure that when the Local Planning Authority is in a position to adopt the document, it will comply with Regulation 9.

## **2. Procedural requirements**

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### **Prepared in accordance with the Local Development Scheme (LDS)**

The current Local Development Scheme was agreed by the Planning Committee in October 2017. Relevant milestones for the production of the LPSD and Policies Map are as follows:

- Publication: November 2017
- Submission: March 2018

Both documents were published for consultation on 10 November 2017 and have been submitted for examination in March 2018 in accordance with the LDS and s19 (1) of the 2004 Act.

### **Consultation requirements - Prepared in compliance with the Statement of Community Involvement (SCI)**

The LPSD has been prepared to comply with the SCI which was adopted in 2006 at the outset of the process of preparing the Ryedale Plan. Although the SCI has been in existence for over ten years, the consultation commitments included within the SCI remain relevant.

The SCI identifies the range of different groups or stakeholders that are relevant to the plan-making process and from the outset of the process of preparing the Ryedale Plan and the LPSD, representatives of each of these groups have been contacted and invited to engage in the process. Over time a number of organisations

/individuals have been removed or added to the consultation database where this has been requested.

Public exhibitions were used at the outset of the process to raise awareness of sites put forward for consideration. Press releases and articles have also been used to raise awareness and promote engagement at stages in the process. Consultation material has been made available to view at the Council Offices and at local libraries and the Council has also used its web-site to promote access to consultation material. In addition to the methods of consultation/ engagement outlined in the SCI, the Council has also increased the use of social media to raise awareness of the plan.

The Consultation Statement prepared to accompany the publication of the Sites Document documents the scale and nature of consultation and engagement in the preparation of the plan and can be read in conjunction with the commitments in the SCI.

### **Prepared in accordance with consultation requirements set out in the Regulations**

Prior to the formal publication of the LPSD, the Local Planning Authority has consulted a range of bodies to inform site choices. All of the specific consultation bodies listed in Regulation 2 have been consulted at each stage in the process. The consultation database also includes a significant range and number of general consultation bodies that have also been consistently consulted at stages in the process. This includes consultation undertaken in 2009 and 2010 (used to inform both the development of the Ryedale Plan as a whole) and consultation in 2015 (Development Site options) and 2016 (Review and Assessment of Proposed Visually Important Undeveloped Areas).

The Consultation Statement prepared to accompany the publication of the LPSD documents the scope of the consultation undertaken in the preparation of the plan and lists of the organisation, groups and individuals that have been contacted as part of the process and demonstrated compliance with Regulation 18.

The Local Planning Authority has used consultation material to summarise issues raised in previous consultations to ensure that these continue to be taken into account as the process evolves. In addition, the sustainability appraisal framework for assessing and selecting sites (the Site Selection Methodology tables) have been regularly updated to take account of information/ representations received through on going consultation. Relevant reports to the Council's Planning Committee document how representations received through on-going consultation prior to the publication of the plan have been considered as part of the process.

In accordance with Regulation 19, all of the bodies consulted as part of Regulation 18 were informed of the publication of the plan. A statement of representations procedure was sent to each of the bodies with a statement of the fact that the documents were available for inspection at Ryedale House (with reference to times) and on the Council's web-site. The proposed submission documents, supporting documents and the statement of the representations procedure were made available

on the web-site, with hard copies to view at the Council's Ryedale House offices. The documentation was made available in accordance with Regulation 35 and the statement of representations procedure contained all of the information required under Regulation 17.

At publication and in accordance with Regulation 17, the proposed submission documents that were made available included the Sites Document; Policies Map; Sustainability Appraisal and Habitat Regulation Assessment; Consultation Statement and supporting documents which included a suite of settlement background papers and a background paper on Visually Important Undeveloped Areas. The supporting evidence base was also available to view on the web-site or at the council offices.

A consultation statement pursuant to Regulation 20 has been prepared in accordance with Regulation 22. A copy of the statement of representations procedure prepared for the publication of the plan is included within the statement.

In accordance with Regulation 22, as soon as reasonably practicable after submission, all of the (general and specific) consultation bodies who were invited to make representations when the documents were formally published, will be notified of their submission to the Secretary of State for examination. The Local Planning Authority will also give notice of the submission of the plan to anyone who requested to be notified of the submission of the plan. The Sites Document, Policies Map, Sustainability Appraisal Report, Consultation Statements ( pursuant to Regulations 18 and 20), copies of representations received following the publication of the plan and supporting documents will be made available at the Councils Offices ( Ryedale House) and published on the web-site in accordance with regulation 35.

### **Sustainability Appraisal and Habitat Regulations Assessment**

In accordance with S 19 (5) (a) of the 2004 Act, the Local Planning Authority has carried out a sustainability appraisal of the proposals in the plan. Sustainability appraisal has been an integral part of the plan process. It has been used to ensure that proposed site choices are aligned to the adopted Local Plan Strategy and to appraise the social, economic and environmental credentials of the sites proposed in the plan. The process has been used to inform site choices in the context of a range of alternative sites that have been put forward for consideration as part of the plan process and to identify mitigation measures. Using the wider evidence base, cumulative and in combination effects, particularly in relation to infrastructure and environmental issues have also been taken into account as part of the process.

The sustainability appraisal framework, including the Scoping Report and the Site Selection Methodology has been prepared following consultation, including consultation with the statutory SA bodies.

The sustainability appraisal report which includes the Site Selection Methodology (SSM) tables. The way in which the SA has influenced the plan is evidenced through on-going changes to the information held in the SSM tables as and when this has been required and the implications of this on site choices is discussed in each of the settlement background papers.

An assessment under the Habitats Regulations has also been undertaken. This process did identify the need to undertake a subsequent Appropriate Assessment under the regulations. The Local Planning Authority has worked closely with Natural England in preparing the assessment and to identify the mitigation measures necessary to ensure that the proposals in the Sites Document are acceptable.

### **Duty to Co-Operate**

Legislation (S 110 of the Localism Act and S 33A of the 2004 Planning Act) places a specific duty on a range of bodies to co-operate in the preparation of development plans. It requires constructive, active and on-going engagement in the process and to have regard to the activities of prescribed bodies. The duty is in so far as it relates to a strategic matter, which includes a significant impact on at least two planning areas or a county matter. Together, the 2004 Planning Act (s 33A) and Development Plan Regulations (s 4) prescribe the Duty to Co-Operate bodies. The Council has engaged with all of the relevant Duty to Co-Operate bodies in the preparation of the plan in an on-going way. This is expanded upon in more detail in the statement in section 3 below.

### **Statutory Duties under the Planning (Listed Building and Conservation Areas Act) 1990**

In preparing the plan, the Local Planning Authority has had regard to the statutory duty in Section 72 of the 1990 Act which requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. Although a duty under Section 66 of the Act specifically requires special regard to the desirability of preserving a listed building or its setting when considering planning applications, the presence of a listed building and the setting of listed buildings has also been considered as part of the plan process.

The presence of designated heritage assets in relation to proposed and alternative sites is considered in the site selection methodology tables and in the settlement background papers. Additional work has been prepared to further detail these considerations in response to representations received from Historic England.

## **3. Duty to Co-operate Statement**

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The Council has worked with a range of partners in preparing the plan. This has been a continuation of the on-going work which informed the preparation of the Local Plan Strategy. All of the relevant Duty-to Co-Operate (DtC) bodies/partners are familiar with the strategic policies of the adopted development plan and area aware of the scope and role of the Sites Document. In this respect, from the outset of the process, many of the strategic issues and potential implications of the Sites Document are known to the DtC partners.

This statement provides a summary of the work that has been undertaken with the relevant DtC partners in the preparation of the plan. It outlines the strategic matters that have been addressed as part of the Duty to co-operate over the course of the preparation of the plan and the supporting evidence base. A schedule of dates of

specific meetings and communication with Duty to co-operate partners is included in the Regulation 18 Consultation Statement.

### **North Yorkshire County Council (NYCC)**

The upper tier authority is responsible for a number of services which will be directly affected by development decisions made locally. For this reason, NYCC is the organisation which has been the one which, through on-going work with its different service areas, has been the most actively involved in the plan process.

North Yorkshire Highways have screened sites put forward for consideration as part of the plan process and have provided information relating to a preferred means of access and the ability to achieve safe access to sites. They have also been directly involved in the commissioning and preparation of the evidence base which has helped to select the combination of proposed development sites at Malton, Norton and Pickering. This includes junction modelling at Malton, Norton and Pickering and an air quality study for Malton and Norton.

NYCC is aware of the transport mitigation measures that are necessary to support planned growth and which are proposed in the modelling and included in the Infrastructure Delivery Plan. A number of these measures were identified as part of the strategic highway modelling which was undertaken as part of the local plan strategy. The highway modelling includes a series of complementary measures which, historically have been identified by NYCC as being necessary to encourage traffic to avoid the central road network and to use the Brambling Fields junction to access Norton. Following completion of the modelling, NYCC has resolved not to implement two of the measures for air quality reasons. This is consistent with the conclusions of the air quality modelling report. The District Council and County Council have recently commissioned a joint study to identify a range of measures aimed at reducing congestion in the central road network. This is in part a response to the recent decision to increase the rail services which will result in additional downtime at the level crossing which is one cause of congestion.

The District Council regularly provides housing completion and permission information to County education. The information is used to inform school role/demographic projections. This on-going work has enabled County Education to monitor and revise its forecasts and requirements and this has been taken into account in the site selection process. The residential land allocation at Norton has been proposed, in part because it provides the ability for land for an additional primary school to be secured. The combination of sites proposed at Pickering, together with updated forecast information, means that there is no longer a need for a new primary school to support planned levels of growth at the town.

NYCC Heritage Services have provided thorough and detailed information in relation to the archaeological sensitivity of sites put forward for consideration over the course process and as required.

The District Council is working with NYCC Health and Adult services to confirm a location for extra-care provision at Malton. It is anticipated that this will be confirmed as part of the 'One Public Estate' process. Both authorities are currently looking at

the reconfiguration of public sector services and land at Malton. Work with NYCC has confirmed the site options for extra-care provision. The proposed allocation of the Ryedale House site for residential development will assist this process, if the County Council resolve to locate the extra-care facility on their adjacent (Ashfield House) site.

The LPSD has been prepared as NYCC have prepared a new joint Minerals and Waste Plan and the proposed allocations have been made with a joint awareness of the implications for the minerals and waste county matters. The District Council has been involved in the stages in the production of the joint plan and has been aware of the emerging safeguarding policies. Equally, through its involvement in the preparation of the Ryedale Plan, the County Council is aware of the development strategy of the Ryedale Plan and is aware that site allocations will be made on the edges of the towns falling within the safeguarding area. Land allocations are proposed through the Local Plan process which has balanced the emerging safeguarding of land with the need to allocate land to meet development requirements in accordance with the adopted development plan. The land allocations made as part of the Local Plan process will be those to which the safeguarding policies refer to.

The District Council and NYCC are working to produce an area based Infrastructure Delivery Statement which will outline how infrastructure requirements will be delivered and prioritised. The statement will provide clarity and certainty in the context of the fact that Ryedale is the CIL charging and collecting authority but that most infrastructure requirements relate to County Council services.

The District Council and County Council have identified the strategic implications associated with the Sites Document and will continue to work together to deliver planned growth in Ryedale and to infrastructure improvements. There are no unidentified or unresolved strategic matters.

### **Adjacent Local Planning Authorities**

The North York Moors National Park Authority, City of York Council, East Riding of Yorkshire Council, Scarborough Borough Council and Hambleton District Council are immediate neighbours to Ryedale. The Council has worked with each of its neighbours, using meetings or telephone conversations to identify and discuss any strategic implications associated with the sites document. In addition, the Authorities all attend a regular 'Development Plans Forum' meeting which provides a further opportunity to discuss strategic matters. The on-going work has ensured that there are no unresolved strategic matters associated with neighbouring authorities and that the proposed plan is aligned to the adopted and emerging plans of Ryedale's neighbours.

## **North York Moors National Park Authority**

Almost one third of Ryedale falls within the North York Moors National Park. The National Park boundary 'splits' a number of settlements where land allocations have been considered and a number of settlements fall within the setting of the nationally protected landscape.

The Authorities have a long history of working together on planning matters and have jointly produced the Helmsley Plan and Conservation Area appraisals. Both Authorities were involved in a joint commission for a new Strategic Housing Market Assessment which helps to identify housing requirements on a planning authority geography. The Ampleforth Conservation Area Appraisal has informed the site selection work and the Visually Important Undeveloped Areas proposed in the plan. At various stages in the plan making process, RDC has met officers of the National Park to discuss potential development sites at Ampleforth and Thornton-le Dale and the implications of these for the setting of the National Park and alignment with the North York Moors Local Plan. This has informed the appraisal of sites.

The authorities are agreed on the relationship between local plans in terms of housing supply. The Helmsley Plan was in part produced to meet the housing requirements identified in Ryedale's Local Plan Strategy. Historically, there was no requirement for the National Park to identify land for housing and the approach was agreed in order to provide a planned approach to the development of the town as a whole. In addressing residual housing requirements for Ryedale, the Council has only taken into account supply from the Ryedale part of the town to avoid any double counting in the reporting of housing completions against objectively assessed housing need.

## **City Of York Council**

The City is a key economic driver and influence in the housing market. Both Authorities were involved in a joint commission for a new Strategic Housing Market Assessment which has identified housing requirements using a consistent methodology. The SHMA is a key part of the evidence base used by both authorities in the plan-making process.

The Council has had a number of meetings with the City where the relationship between both plans has been discussed. (The City of York Local Plan is at publication as Ryedale's sites document is submitted) There are no proposals in the sites document which would have a strategic impact on the City or any proposal to amend the outer Green Belt boundary. The NAFIC site at Sand Hutton is in close proximity to the boundary of the City of York and the City Council is supportive of the objectives of the Local Economic Partnership with regard to the site.

## **East Riding of Yorkshire Council**

Historically, as a result of DtC working, Ryedale had agreed to the principle of allocating land at Stamford Bridge to align with the (then) emerging approach in the ERYC local plan. This was in recognition of the fact that the settlement was a service centre that the ERYC were looking to direct a level of growth and that part of the built

up area of the settlement is situated in Ryedale. However, as part of the ERYC plan process, the adjacent authority confirmed that this would not be required to support its plan. The two authorities have not identified any other significant strategic matters that are specific to the preparation of the Sites Document.

### **Scarborough Borough Council**

Potential site allocations/ site options have been discussed with SBC. The scale and spatial distribution of proposed sites has not led to the identification of any strategic implications for the neighbouring authority

### **Hambleton Borough Council**

Potential site allocations/ site options have been discussed with HBC. The scale and spatial distribution of proposed sites has not led to the identification of any strategic implications for the neighbouring authority. Both Authorities were involved in a joint commission for a new Strategic Housing Market Assessment which has identified housing requirements using a consistent methodology.

### **Other North Yorkshire Districts**

Progress on the sites document has been regularly reported to the Development Plans Forum – a group of representatives of each of the planning authorities of North Yorkshire and the wider York, North Yorkshire and East Riding of Yorkshire Local Economic Partnership Area. This has provided the opportunity for any strategic matters involving the wider authorities (Selby, Craven, Richmond, Harrogate) to be identified. In addition, all of these authorities have been consulted at each of the different stages in the plan-making process. To date this has not led to the identification of any strategic implications for any other local authority in North Yorkshire.

### **Environment Agency**

The Authority has had a number of meetings and on-going dialogue with the Environment Agency as part of the plan process. This has informed the site selection process in respect of flood risk. The agency is aware that the Council has applied the sequential test to the site selection process and that avoiding areas at risk of flooding has been an integral part of the application of the site selection methodology. Work with the Agency has also helped to confirm the approach to hydrological risk assessment in relation to specific site choices at Pickering and Amotherby. The agency is satisfied with the approach that has been taken.

The Agency has been involved in the plan –making process from the outset and was one of the bodies that worked with the Council to establish the scope of the Sustainability Appraisal Framework and application of the Site Selection Methodology.

### **Historic England**

Historic England actively helped to shape the objectives and policies of the Local Plan Strategy and the sustainability appraisal framework of the plan. At an early stage in the preparation of the sites document, HE contributed to a revised

sustainability appraisal scoping report which was prepared to help to identify settlement specific local sustainability issues, objectives and sustainability prompts. The work helped to highlight the presence of heritage assets in the different locations in which the Authority would be looking to accommodate development and this has been built into the site selection process.

The Authority has met with the organisation and communicated with it at various stages in the development of the plan. HE are familiar with all of the sites that have been considered as part of this process and their relationship to heritage assets. It has, over the course of the process, supported a number of new VIUA's which have been identified as a result of their contribution to the setting of heritage assets and has encouraged the protection of the medieval strip field systems in northern Ryedale, particularly at Pickering. At publication HE has expressed concern that the plan does not fully justify the impact of proposed development sites on heritage assets. The HE has been aware of the application of the SSM and settlement background papers and the way in which the effect on heritage assets have been considered through the process. The Council is preparing a detailed paper to provide further explanation of the reasons why the sites proposed are considered to be acceptable in terms of their relationship with heritage assets.

HE has previously requested that RDC considered the inclusion of guidance to developers of sites which lie in the Vale of Pickering which mirrors advice that HE and Scarborough Borough Council prepared for the Scarborough Local Plan. The District Council had previously indicated that it would include this in the plan but unfortunately failed to include this in the publication version of the plan in error.

### **Natural England**

The Council has worked closely with Natural England on the Habitat Regulation Assessment prepared to support the plan, which has been a continuation of work that was undertaken to support the Local Plan Strategy. NE has helped to confirm the scope and methodology of the assessment and concurred with RDC's conclusions that an Appropriate Assessment was required to support the sites document. NE have very helpfully contributed to the development of the assessment and RDC have taken advice on board in relation to in combination impacts and the influence of wider strategies. RDC has worked with NE to identify mitigation measures, including the need to secure on-site open space at the proposed site in Norton to mitigate recreational pressure at the River Derwent SAC.

The Organisation are aware of the sites that have been considered as part of the process and have provided information relating sites and the site selection/assessment process.

### **Homes England (formerly Homes and Communities Agency)**

The Council has regular 'KIT' (Keep in Touch meetings) with the organisation attended by housing and planning officers. The meetings have been used to ensure that the agency are aware of the site selection/appraisal process and are aware of the sites that are proposed – particularly the large site at Norton.

Homes England has shortlisted a bid for Accelerated Construction Programme funding, for support to facilitate the redevelopment of the Ryedale House site. This is progressing through HE's due diligence process.

HE attend a Chief Housing Officers Group which is attended by all of the Districts and used to discuss a range of issues including proposed future sites and any issues associated with the deliverability of sites and affordable housing. HE also regularly attend the quarterly meetings of the York, North Yorkshire and East Riding Strategic Housing Board and the LEP's Infrastructure and Joint Assets Programme Board.

### **Highways England**

The Council has worked with HE to identify the potential implications of the sites document on the A64 Trunk road. (The level of development established as part of the Local Plan Strategy was endorsed by the agency as that part of the development plan was agreed.)

Meetings with the HE have been used to identify any issues associated with potential development sites at those service villages which are located on the A64. The information has been used as part of the assessment of sites through the site selection methodology. Meetings have also been used to discuss the implications of the proposed development sites at Malton, Norton and Pickering on the capacity and operation of the A64 junctions at Malton and Norton. Unfortunately, at the point the plan was published, HE required further comfort of its impact on the junctions. This has led to further modelling work which has been sent to HE to demonstrate that the proposed level and distribution of sites is well within the design capacity of each of the junctions.

The Council, Local Economic Partnership and HE regularly discuss potential improvements to the A64, including the current Barton Hill crossroads improvement and the recent feasibility study for the Hopgrove roundabout at York.

### **Local Economic Partnership**

The District Council is part of the Local Economic Partnership and has a close working relationship with the officer team. The District Council's Economy and Partnerships lead officer is seconded to the LEP on a part time basis as the LEP's Housing and Planning Lead and sits on the LEP's Infrastructure and Joint Assets Programme Board. At an officer level, there is on-going discussion between the LEP and officers at the District Council with planning, economic development and housing roles. Specific meetings are arranged to consider emerging programmes, the allocation of funding and specific projects. There are also regular meetings between the Chief Executives of both organisations.

The LEP are involved in work with Highways England to identify and secure improvements to road infrastructure including improvements to the A64 and with Network Rail and the rail operators to improve rail services within the area, including the York-Scarborough line through Ryedale.

This relationship does mean that the LEP is very aware of the role that the Sites Document and the Ryedale Plan as a whole has in contributing to the LEP's

objectives of doubling housebuilding and supporting specific economic development projects that align with the Strategic Economic Plan. The District Council regularly provide housing completion and supply information to the LEP and the LEP is supportive of the Plan's housing strategy and of the range and quantum of sites committed and proposed in Ryedale. The support the plan provides in principle to the NAFIC site at Sand Hutton is directly aligned to the SEP objectives. The plan reflects the release of land at Malton for a Food Enterprise Zone which is a LEP supported project.

### **Primary Care Trust/ Clinical Commissioning Groups**

The Council actively engaged with the then PCTs as the Local Plan Strategy was prepared in order to understand requirements arising from planned levels of growth. This confirmed that there would be no need to expand existing facilities. Unfortunately however, as sites have been subsequently released and built, the Derwent and Pickering surgeries are experiencing some pressure. This has been discussed at a meeting with representatives of the Clinical Commissioning groups and with meetings with the surgeries themselves, which has indicated that relatively small scale expansion of the existing premises is required. The District Council has asked for further information to be provided around the potential costs of the work and the sources of funding available, and will consider revisions to the CIL Regulation 123 list to support improvements through the use of CIL.

### **Civil Aviation Authority**

The Council has contacted the CAA to engage the organisation in the plan making process and informs the organisation of stages in the process when consultation is undertaken. The CAA have not engaged in the process and as such it can be assumed that there are no strategic matters associated with the plan that have implications for the CAA.

### **Marine Management Organisation**

The Council has contacted the MMO to engage the organisation in the plan making process and informs the organisation of stages in the process when consultation is undertaken. The MMO have not engaged in the process and as such it can be assumed that there are no strategic matters associated with the plan that have implications for the marine area. Ryedale is not a body listed as overlapping with the UK marine area and the MMO has not sought to involve Ryedale in the preparation of the marine plan. The MMO has attended the local Development Plans Forum and delivered a presentation on their role and that of the marine plan.

The Council has considered the impact of the plan on the Humber Estuary and the Flamborough Head and Bempton Cliffs Special Protection Area as part of the Habitat Regulation Assessment.

### **Office of Rail Regulation**

The Office has confirmed that the Sites Document is not something that they need to be involved in. This confirms that there are no strategic matters associated with the plan that have implications for the organisation.

## **Appendix 1: Extracts from the Ryedale Local Development Scheme and Policies YH9 and Y1 of the Regional Spatial Strategy.**

### **Ryedale Local Development Scheme**

*“Local Plan Sites Document (LPSD) -is 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.”*

*“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.”*

### **York Green Belt Policies**

#### **POLICY YH9: Green belts**

C The detailed inner boundaries of the Green Belt around York should be defined in order to establish long term development limits that safeguard the special character and setting of the historic city.

#### **POLICY Y1: York sub area policy**

Plans, strategies, investment decisions and programmes for the York sub area should:

#### **C Environment**

1. In the City of York LDF, define the detailed boundaries of the outstanding sections of the outer boundary of the York Green Belt about 6 miles from York city centre and the inner boundary in line with policy YH9C.
2. Protect and enhance the nationally significant historical and environmental character of York, including its historic setting, views of the Minster and important open areas.

