



REPORT TO: Policy and Resources Committee

DATE: 12 February 2009

HEAD of SERVICE: Gary Housden, Head of Planning

REPORTING OFFICER: Jill Thompson, Forward Planning Manager

SUBJECT: Ryedale Local Development Scheme

WARDS AFFECTED: All

1.0 PURPOSE OF REPORT

To provide Members with an update on progress against the Local Development Scheme and to suggest measures to assist the production of the Core Strategy. The report also summarises comments on the Local Development Scheme which have been received from the Government Office and to agree this Council's response.

2.0 RECOMMENDATIONS

That Full Council be recommended to approve:

- (i) The broad scope and content of the June 2009 consultation document as outlined in Annex 1.
- (ii) That as and when required, Full Council be used as a decision making committee in matters concerning the LDF/Core Strategy
- (iii) The amendments to the Local Development Scheme (LDS) in accordance with paragraphs 5.12 , 5.13 and 5.14 and that the revised scheme is forwarded to the Government Office for Yorkshire and the Humber (GOYH) for approval.

3.0 REASONS SUPPORTING DECISIONS

- 3.1 To assist the production of the Core Strategy in line with LDS milestones and to ensure that in order to meet statutory requirements, local development documents are produced in accordance with a Local Development Scheme that has been agreed with the Government Office.

4.0 BACKGROUND

- 4.1 Members are aware that the Local Development Scheme (LDS) is the three-year project plan for the production of the Local Development Framework.
- 4.2 In October of last year, Members of this Committee agreed revisions to the LDS to take account of changes that were introduced by a revised Planning Policy Statement on Local Spatial Planning – PPS12. This also provided the opportunity to revise the project plan to take account of the additional resources that were agreed for the Local Development Framework at the meeting of this Committee in April 2008.
- 4.3 Members will recall that the revisions to the scheme were made to progress the production of three main Development Plan Documents (DPD's), as follows:

	Sustainability Appraisal Scoping Consultation	Publication	Submission	Adoption
Core Strategy	Undertaken previously	Nov/Dec 2009	May/June 2010	Nov/Dec 2010
Facilitating Development DPD	Feb/March 2009	April/May 2010	Nov/Dec 2010	May/June 2011
Helmsley DPD	Feb/March 2009	To be Confirmed	To be confirmed	To be confirmed

- 4.4 The document was subsequently forwarded to the Government Office for consideration. On 23rd December of last year, GOYH responded to the revised scheme outlining concerns over the scheduled production of the Facilitating Development document.
- 4.5 Additionally, in working within the programme over the last six months, officers have identified a limited number of measures which, it is considered, could assist progress with the delivery of the Core Strategy.

5.0 REPORT

Progress to Date

- 5.1 Members will recall that the production of the two main documents was brought into closer alignment in the LDS in reflection of the fact that as the system evolves it is apparent that the evidence base underpinning both is shared and no longer seen as discreet or specific to individual documents. The work programme behind the LDS looks to compile this shared evidence base – a combination of technical studies and on-going consultation before each individual document is drafted. A major consultation scheduled for June of this year will look to pull together consultation responses on key matters of policy and strategy as well as responses on all of the sites that have been put forward to be considered as new land allocations. This consultation is very much a ‘watershed’ from which the Council will move to preparing each document individually.
- 5.2 Most of the main technical studies / updates necessary to support the LDF have been commissioned and are underway. These include an update to the Employment Land Study, Retail Capacity Study, Strategic Housing Land Availability Assessment and Transport Modelling for Malton and Norton. An update to the Strategic Flood Risk Assessment will be commissioned now that the funding for the update has been agreed between partners. A Habitat Regulation Assessment and Affordable Housing Viability Study will be commissioned in February.
- 5.3 A further call for sites was undertaken at the end of last year in order to ensure that the Strategic Housing Land Availability Assessment in particular, is based on the most up to date information. Over 100 additional sites have been submitted. The Council has already undertaken several calls for sites over the last three years that had resulted in approximately 250 sites being put forward. Further submissions on this scale had not been expected.
- 5.3 Formal consultation on the content of the Core Strategy (required under the new legislation) has been completed and will be reported to this Committee in April. In addition, on- going consultation with Town and Parish Councils as well as other stakeholders has been undertaken or is scheduled. The focus of forthcoming consultation will be with service providers in relation to infrastructure provision.

The Core Strategy

- 5.4 Officers remain confident that the timetable for the production of the Core Strategy remains tight but realistic. In built flexibility into the commissioning of the technical studies should ensure that they will progress to completion in order to inform the June consultation and the draft of the document at the end of the year.
- 5.5 The main risk to the programme is associated with the technical nature of some of this work and the ability of service providers to engage and inform the process. By its very nature this work is complicated and often generates further work before it is complete and in advance of the work being

undertaken by service providers it is difficult to assess the possible extent and nature of the risk.

- 5.6 Against this, a challenging aspect of managing the process related to the Council's own decision making process and the lead in time that this demands as well as the period that is required for Council ratification.
- 5.7 In order to provide more flexibility and to improve response to the array of on-going supporting work it would assist the process if, as and when is required, Full Council could meet to take decisions on the LDF. It should be stressed that this suggestion is not intended to replace, as a matter of course, the current arrangement of special meetings of this committee but that an additional arrangement is in place to be used if necessary.
- 5.8 On a more specific note, Members of this Committee have always considered consultation material prior to its publication, although this is not standard practise in all Authorities. A consultation document will be prepared for the work that will be undertaken in June. This would need to be considered by Members at the April meeting of this Committee and therefore drafted in March. Whilst this is achievable it does not provide the opportunity or flexibility to incorporate the results of the on- going technical work and evidence gathering.
- 5.9 It is intended that the document will reiterate and build on previous consultation exercises and outline any key changes in the evidence base. Against this context, it is considered that a more flexible way forward would be for Members to agree the broad scope and content of the document (Annex 1) as oppose to its detailed content. An LDF briefing session would then be used to complement the production of the detailed document. This would also avoid the need to formally consider the document in the run up to the County Council and European elections.

Facilitating Development Document

- 5.10 The Government Office has commented that in their experience of working with other Authorities, the timetable for the publication of the Facilitating Development DPD is very tight. In particular, they have raised concerns about:
- undertaking the publication of this DPD whilst submitting the Core Strategy
 - publishing the DPD before the outcome of the Core Strategy is known
 - Underestimating the extent to which further sites will come forward and impact of this upon the timetable.
- 5.11 The milestones identified for the production of the Facilitating Development Document are ambitious although these were not considered as unrealistic when revisions to the Local Development Scheme were considered in

September/October of last year. The logistics of managing the publication of one document and the submission of another at the same time was not considered unrealistic in terms of resources.

- 5.12 However, it is considered that more recent issues do impact upon the Council's ability to deliver the document against the milestones identified in the LDS. Whilst the additional 100 sites that have been received following the latest call for sites can be incorporated in the work needed to progress the Core Strategy, they do represent a substantive additional volume of work associated with the second document. This includes the collation of site information and will inevitably will substantially increase consultation responses, all of which need to be fully considered before site specific decisions are made. The LDS risk assessment has always recognised that such events could lead to the need to revise the scheme.
- 5.13 It is important that the Local Development Scheme is realistic and that it is agreed by the Government Office. It is considered that revisions to the scheme are required in order to take account of the additional work that will be generated as a result of the unanticipated large volume of additional sites that have been put forward. Additionally it is considered appropriate that any revisions to the scheme build in a degree of flexibility to deal with any further sites which may come forward, particularly from June. The Government Office has made the point that a number of Authorities have experienced the submission of further sites once an initial site consultation has been undertaken. Therefore, in order to build in this necessary flexibility it is estimated that an additional nine months should be added to the production of the Facilitating Development DPD.
- 5.14 The Government Office has pointed out that under forthcoming legislation, the the LDS should no longer schedule the production of Supplementary Planning Documents (SPD). On this basis, it is considered that references to SPD should be removed from a revised document.

6.0 OPTIONS

- 6.1 Recommendations 1 and 2 are designed to introduce more flexibility to help progress the LDF against a challenging timetable. They are pragmatic and optional as oppose to necessary. The third recommendation is in response to concerns from the Government Office and the further call for sites. Against this, it is considered that revisions to the Local Development Scheme are necessary.

7.0 FINANCIAL IMPLICATIONS

- 7.1 No direct financial implications

8.0 LEGAL IMPLICATIONS

8.1 The production of the LDF must be in accordance with a Local Development Scheme which is agreed by the Government Office.

9.0 ENVIRONMENTAL IMPLICATIONS

9.1 No direct environmental implications

10.0 RISK ASSESSMENT

10.1 Embodied in the report and Local Development Scheme.

11.0 CONCLUSION

11.1 The recommendations are appropriate based on the issues outlined in this report.

OFFICER CONTACT: Please contact Jill Thompson if you require any further information on the contents of this report. The Officer can be contacted at Ryedale House on 01653 600666 ext 327 or at jill.thompson@ryedale.gov.uk

CORPORATE POLICY APPRAISAL FORM

Annex A

Policy Context	Impact Assessment	Impact +ve -ve Neutral
Community Plan Themes <i>(Identify any/all that apply)</i>		+ve
Corporate Objectives/Priorities <i>(Identify any/all that apply)</i>	Delivery of LDF/Affordable Housing/ Economic Development	+ve
Service Priorities	Delivery of LDF	+ve
Financial	No direct additional financial implications.	
Legal Implications	Addressed in the report.	
Procurement Policies	No implications.	
Asset Management Policies	No implications.	
LA21 & Environment Charter	No direct implications.	
Community Safety	No direct implications.	
Equalities	No direct Implications	
E-Government	No direct financial implications.	
Risk Assessment	No direct risks associated with the report.	
Estimated Timescale for achievement	A revised LDS to be agreed with Government Office in April.	

Broad scope and content of the June 2009 Consultation Document

Strategic Approach

- Broad options for the distribution of development across the District
- Settlement Hierarchy options
- Service Village identification
- Market Town growth options/scenarios
- Proportions of development

Specific Topics/ Policy Issues

- General Development Control issues
- Developer Contributions
- Housing Mix
- Affordable Housing targets
- Exception Site Policy Options
- Addressing the needs of Gypsies and Travellers
- Economy, inc tourism
- Transport and movement
- Historic and Natural Environment
- Community Facilities and retailing – provision and protection
- Green Infrastructure – identification/protection and enhancement
- VIUA 's
- Renewable Energy/Low Carbon targets

Site Selection Criteria/Methodology

Schedule of Sites

