



PART A: MATTERS DEALT WITH UNDER DELEGATED POWERS

REPORT TO: PLANNING COMMITTEE

DATE: 7 MAY 2014

**REPORT OF THE: HEAD OF PLANNING AND HOUSING
GARY HOUSDEN**

TITLE OF REPORT: THE RYEDALE LOCAL DEVELOPMENT SCHEME

WARDS AFFECTED: ALL

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

1.1 For Members to agree production milestones for the completion of the Ryedale Plan to be included in a revised Local Development Scheme.

2.0 RECOMMENDATION(S)

2.1 It is recommended that:

- (i) The Ryedale Local Development Scheme be updated to reflect the adoption of the Local Plan Strategy and revised to reflect the timetable for the production of remaining local development documents as outlined in paragraphs 6.5, 6.7, 6.9 and 6.10 of this report.

3.0 REASON FOR RECOMMENDATION

3.1 To progress the production of the Ryedale Plan and associated documents.

4.0 SIGNIFICANT RISKS

4.1 There are no significant risks associated with this report. Risks to the delivery of the Plan in accordance with the timetable included in the Local Development Scheme (LDS) are outlined in the LDS.

5.0 POLICY CONTEXT AND CONSULTATION

5.1 It is a statutory requirement for a Local Planning Authority to have in place an up to date Local Development Scheme. The LDS sets out the documents that a Local Planning Authority will produce as part of its development plan and establishes a timetable for doing so. It provides information on the adopted documents which

constitute the development plan and provides information on the status of other supporting documents.

- 5.2 One of the key legal compliance tests at an examination of a Development Plan Document is that the document is produced in accordance with the Local Development Scheme.

6.0 REPORT

- 6.1 The Council's existing LDS runs to 2014. The Council is now in a position to agree key elements of a new LDS now that the statutory challenge to the adoption of the Local Plan Strategy has been dropped. The challenge posed a significant risk to the Council's ability to move forward with certainty. The revised LDS will need to cover the period 2014-2017.

- 6.2 Members are aware that there are three documents that will be produced to complete the development plan for Ryedale and which will need to be retained in the LDS. These are - the Sites Development Plan Document, the Helmsley Plan and the new Policies/Proposals Map.

- 6.3 The current Local Development Scheme includes key milestones for the production of documents which reflect key formal statutory stages in the process. Whilst the process of producing these documents could be broken down further, it is considered appropriate to establish the timetable to reflect key formal milestones. This reduces the risk of the scheme being rendered unnecessarily out of date. It should be noted that the LDS is supported by regular web-site updates on the production of the plan which also serve to provide members of the public with the information needed to understand the process.

- 6.4 Members are aware that milestones for the production of the Helmsley Plan were agreed by Council on the 9 January 2014 when Council agreed the publication version of the Plan. These were as follows:

Publication: February 2014

Submission for examination: April 2014

Adoption: October 2014

- 6.5 The Helmsley Plan was published in accordance with the agreed milestone although the document will now be submitted in May 2014. This is due to the fact that the co-ordination of a joint response to the comments made at the publication stage has taken slightly longer than anticipated. This report provides the opportunity to amend the submission milestone to May 2014. It is considered that the October 2014 adoption milestone remains realistic at this stage.

- 6.6 Members will be aware that the production of the Sites Document is a priority for the authority and that this is a core area of work for the Forward Planning team over the course of the next year, alongside the impending examination of the Helmsley Plan and CIL charging schedule. The aim is to complete the site selection methodology and the technical work needed to inform its application, in the autumn of this year and to follow this with public consultation on preferred sites. It is anticipated that the Council will be in a position to agree the publication version of the plan (the version of the Plan it would wish to adopt) prior to the 2015 election with a view to formally publishing the plan after the election. Members should note that the Policies/

Proposals Map will be produced in tandem with the Sites Document.

- 6.7 The milestones for the production of the Sites Document and Proposals Map are proposed as follows:

Publication: May 2015

Submission for examination: October 2015

Adoption: October 2016

- 6.8 Clearly, if the Council is in a position to produce these documents in advance of these milestones then this would be a matter for a future report to this Committee.

- 6.9 Although the CIL Charging Schedule is not in itself a Development Plan Document, it is a significant document with implications for landowners and developers. For this reason, it is considered that the Local Development Scheme should include a timetable for the remaining formal stages in the process of introducing the CIL charge. These are proposed as follows:

Publication of Draft Charging Schedule: June 2014

Submission for examination: August 2014

Adoption: December 2014

- 6.10 The Local Development Scheme will also need to be revised to reflect the fact that the Local Plan Strategy is now adopted.

7.0 IMPLICATIONS

- 7.1 The following implications have been identified:

a) Financial

The costs of producing the Ryedale Plan and supporting documents are included in existing budgetary provisions

b) Legal

It is a legal requirement to produce a Local Development Scheme

c) Other (Equalities, Staffing, Planning, Health & Safety, Environmental, Crime & Disorder)

No other direct implications have been identified

8.0 NEXT STEPS

- 8.1 The Local Development Scheme will be revised and made available on the Council's web-site.

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Background Papers:

The Ryedale Local Development Scheme (January 2012)

Background Papers are available for inspection at:

www.ryedale.gov.uk

