



---

<b>PART A:</b>	<b>MATTERS DEALT WITH UNDER DELEGATED POWERS</b>
<b>REPORT TO:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>23 JUNE 2015</b>
<b>REPORT OF THE:</b>	<b>HEAD OF PLANNING AND HOUSING GARY HOUSDEN</b>
<b>TITLE OF REPORT:</b>	<b>THE RYEDALE LOCAL DEVELOPMENT SCHEME</b>
<b>WARDS AFFECTED:</b>	<b>ALL</b>

---

## **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 (LDS). This is to reflect the anticipated adoption of the Helmsley Plan in July 2015 and to revise the schedule for production of the Local Plan Sites Document and the Community Infrastructure Levy Charging Schedule.

### **2.0 RECOMMENDATION**

- 2.1 It is recommended that:

- (i) The Ryedale Local Development Scheme be updated to reflect the anticipated adoption of the Helmsley Plan and revised to reflect the timetable for the production of the remaining local development documents as outlined in paragraphs 6.3, 6.5 and 6.7 of this report.

### **3.0 REASON FOR RECOMMENDATION(S)**

- 3.1 To progress the production of the Ryedale Plan and associated documents, and ensure statutory consultation requirements are met.

### **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.

## **REPORT**

### **6.0 REPORT DETAILS**

- 6.1 Members are aware that there were three outstanding Development Plan Documents to be completed to make the Ryedale Plan. These are: the Local Plan Sites Document, the Policies Map and the Helmsley Plan.
- 6.2 The Council's existing LDS was revised in January 2015. This report seeks approval to update the LDS to reflect the following:

Helmsley Plan

- 6.3 The current LDS anticipated the adoption of the Helmsley Plan in September 2015. On reflection this was a cautious estimate as the Council will be in a position to consider the adoption of the plan at the meeting of Council on the 9 July 2015. An update of the LDS will allow the adoption of the document in accordance with the LDS.

Community Infrastructure Charging Schedule

- 6.4 The current LDS scheduled the submission of the Community Infrastructure Levy Charging Schedule for the spring. Following discussions with the Planning Inspectorate regarding the availability of examination dates, the submission of the document will be in June 2015. An update of the LDS will enable the submission to take place in accordance with the LDS.

- 6.5 The milestones for the production of the CIL charging schedule are:

Submission: June 2015

Approval (adoption): October 2015

Sites Document and Policies Map

- 6.6 The current LDS schedules the publication of these documents in May 2015 and with submission in October of this year. The publication milestone has not been achieved and this has consequential implications for the submission date. This is largely as a result of the fact that staff resources have had to continue to be aligned to the production of the CIL Charging Schedule and Helmsley Plan.

The CIL process has taken longer than anticipated as a result of some problems with the technical calculations in the consultant's modelling. The production of the Helmsley Plan was extended following the suspension of the examination process by the Inspector to allow further work on the deliverability of sites. Members will be aware that this led to the Council agreeing to Compulsory Purchase (CPO) land at the town. The CPO process has also resulted in significant demands on officer time. Consequently Officers have not been able to work solely on the preparation of the Sites Document and Policies Map which the production milestones in the current LDS had not anticipated.

6.8 The production of the Local Plan Sites Document is a priority for the authority and will be the core area of work for the Forward Planning Team over the next two years. The Policies Map will also be prepared in tandem with the LPSD. Pre-publication informal consultation on the sites will be undertaken in July for six weeks which will then be followed by consultation on site-specific protection policies.

6.7 Revised milestones for the production of the Local Plan Sites Document and Policies Map are proposed as follows:

Publication: February 2016

Submission for Examination: August 2016

Adoption: July 2017

## **7.0 IMPLICATIONS**

7.1 The following implications have been identified:

- a) Financial  
the costs producing the Ryedale Plan and supporting documents are included in existing budgetary provisions.
- b) Legal  
there is a legal requirement to keep an up to date 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 website.

**Gary Housden**  
**Head of Planning and Housing**

**Author:** Rachael Balmer, Forward Planning Officer  
**Telephone No:** 01653 600666 ext: 357  
**E-Mail Address:** rachael.balmer@ryedale.gov.uk

**Background Papers:**

The Ryedale Local Development Scheme January 2015

**Background Papers are available for inspection at:**

<http://www.ryedaleplan.org.uk/other-documents/local-development-scheme>