



PART A:	MATTERS DEALT WITH UNDER DELEGATED POWERS
REPORT TO:	POLICY AND RESOURCES
DATE:	11 NOVEMBER 2021
REPORT OF THE:	PLANNING SERVICES MANAGER JILL THOMPSON
TITLE OF REPORT:	RYEDALE LOCAL PLAN REVIEW- DISTRIBUTION OF DEVELOPMENT- OPTIONS CONSULTATION
WARDS AFFECTED:	ALL

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

To agree the scope and content of a consultation document to progress the Local Plan Review. The public consultation is designed to seek views on the options for the future distribution of new housing development in Ryedale.

2.0 RECOMMENDATION(S)

2.1 It is recommended that:

- (i) Members agree the appended consultation material for public consultation and delegate authority to the Programme Director for Place and Resources to agree any further minor changes, including presentational changes.

3.0 REASON FOR RECOMMENDATION

3.1 To progress the Local Plan Review and specifically, to confirm the scope of the two proposed distribution options to be consulted on, and the scope and content of the questions posed in the consultation material. This forms a key stage in the pre-publication consultation as part of the review of the Ryedale Plan. The distribution of development is the substantive component of the review of the Ryedale Plan, and will form the backbone of the framework for the assessment (and emerging sustainability appraisal) of site submissions to assess their potential suitability for allocations in the forthcoming review of the Ryedale Plan. Whilst it is not setting any policy in itself, it nevertheless is directing the scope of the review in relation to consultation on options around how much development is attributed to places.

4.0 SIGNIFICANT RISKS

4.1 There are no significant risks associated with the recommendation.

- 4.2 Members do need to be aware that on the basis of this being a partial review in its scope, the options chosen to be consulted on as part of this consultation are not departing in a significant way from the approach that was deemed sound in the Examination of the Ryedale Plan- Local Plan Strategy. The first option is to reflect the current operation of the Ryedale Plan, and a further option which seeks to offer a broadly similar spatial approach- but with a different emphasis on the levels of development attributed to settlements.
- 4.3 The consultation needs to be undertaken in accordance with our Statement of Community Involvement. This consultation is not specifically scheduled in our Local Development Scheme, because it is part of a suite of on-going pre-publication consultation. But it is important that this consultation is undertaken in a timely manner. This is so that Officers can assess its outcomes alongside technical evidence, and specific consultation with statutory consultees and infrastructure providers.

5.0 POLICY CONTEXT AND CONSULTATION

- 5.1 As a stage in the preparation of planning policy, consultation on the options for how the Council distributes new development is one of the most important early elements of the Local Plan review, which is a Council priority. It also therefore has a direct role to play in the delivery of the Council Plan.
- 5.2 This consultation on the distribution of development is an important early stage consultation process in the review of the Ryedale Plan. The consultation is extended to all: including the general public, the development industry and landowners, as well as statutory consultees, such as parish and town councils. It represents an important, but not formally prescribed, stage in the overall consultation process on the plan review as set out in the Local Development Scheme.
- 5.3 It will be hosted on the planning web pages, and we will write/email to all our consultees (as identified generally above) to this consultation with a link to the document. The consultation will need to be undertaken in accordance with our Statement of Community Involvement. It will be for a duration of a minimum of six weeks. Officers will liaise with the Communications Team to apply the corporate branding to the material produced. We will also be doing a press release and publicity on the Council's website and a notification through social media to raise awareness.
- 5.4 We will also begin, as soon as possible, an on-going, open consultation on the sites we have had submitted (as part of the call for sites) as a separate consultation exercise. As this is not defining an approach or policy direction, it is not subject to Member approval. It may however, assist in getting local communities thinking about matters around new development and what this could mean for their settlements. Undertaking the consultations at the same time is likely to result in more involvement of local communities in the review of the Ryedale Plan overall. The findings of this consultation, alongside technical appraisal, will inform the approach to the distribution strategy.

REPORT

6.0 REPORT

- 6.1 The Local Development Scheme has already identified that the Review of the Ryedale

Plan is a pragmatic and focused review which is to ensure that at the point of Local Government Reform being enacted, Ryedale District Council will have submitted the review of the Ryedale Plan for Examination by the Secretary of State. This is to give the best chance of extending the lifespan of the Ryedale Plan. Providing a commensurate land supply- to ensure that Ryedale's Development Plan continues to have full-weight in the decision making process concerning planning applications for housing development. Whilst it will be ultimately for the new unitary council to decide whether to proceed with the Examination, it is very likely to agree to resource this. This is given that such a plan review would be at a very much advanced stage. It will also be helpful to the new council with regards to the updated evidence base; ability to have an up-to-date Development Plan for the Ryedale area; and accordingly, a sustained land supply for housing delivery.

6.2 This consultation on the Distribution of Development Choices represents part of a series of pre-publication consultations that will be undertaken prior to the formal consultation stage of Publication- the point at which the District Council agree the form of the plan that they want to submit for Examination. It is an important early consultation stage, because the outcome of the consultation will significantly inform (alongside a number of technical evidence documents) where new development, particularly housing development, is to be sited.

6.3 It is important to understand that the consultation is focused from the perspective that we are reviewing the existing Local Plan as an updating exercise, and so not starting from scratch, as per our Local Development Scheme. The starting point is reflecting on the performance of the existing plan against national policy objectives and the future outcomes if that approach is sustained, and to consider 'reasonable alternatives' as options. It also factors in the existing land supply already present in the Ryedale Plan, as the Plan base date would be from 2023 (at Submission). The consultation sets out why we are not revisiting other broad strategic approaches that were discounted in the development of the Ryedale Plan. The reason being because they were not considered appropriate for Ryedale in sustainability terms. The consultation focuses on essentially two options which are both around focusing development at the market towns with some development to the villages:

Option 1

Continue the existing approach of the Ryedale Plan- a more explicit growth strategy which focussed on the towns and the Principal Town* in particular- concentrate new housing at the Market Towns and key 'Service Villages'* with meeting local needs elsewhere.

Option 2

A less concentrated, more dispersed approach to distributing growth - with development focussed at the Market Towns and specific villages, including existing 'Service Villages*' and selected additional villages.

*As defined in the Ryedale Plan- Local Plan Strategy

6.4 The consultation is to be undertaken in the format of a concise consultation document (attached), within which a series of questions is asked which can be completed electronically via an e-form, and if necessary in writing. It is worded to be relevant to all consultees, but particularly towards local communities and residents. The consultation crucially does not set out specific policy approaches, because it needs to be kept strategic in its focus in this consultation. But this can then make it more

challenging for people to make the connections between a high-level policy approach and what it could mean for their settlement. It therefore asks questions to gain information and perspectives about places and their capacity for development, and to not be too prescriptive.

- 6.5 To obtain more place-specific views we have a series of questions which will identify areas/settlements of opportunity and areas of restraint at the towns. It relates to Malton/Norton, Pickering and Kirkbymoorside. Helmsley is not included because a) most of it is in the national park b) the land outside the national park currently not allocated is subject to high flood risk and heritage designations c) we still have existing allocations to roll out at that settlement as part of the adopted Helmsley Plan.
- 6.6 We have extended these questions to the villages- looking at where there is support for more development- and where there is not, and obtaining views on village services and facilities to explore approaches to how we could categorise settlements.
- 6.7 Further questions relate to policy choices such as: whether to retain the Local Needs Occupancy Condition; looking at how we approach new housing tenures since the adoption of the Local Plan Strategy; and the Development Limits. This is because despite being specific policy choices, they have the capacity to influence the delivery of housing at a strategic level.
- 6.8 Finally, there is a section of highlighting some areas of policy which will be seeking to update to reflect national policy or respond to other matters identified through our sustainability appraisal. This is intended to not prescribe an approach specifically, but to offer a 'heads up' to the other areas of the plan review. We also ask a question about whether there are any other areas of review which should be explored.
- 6.9 The initial outcome of the consultation is that it will firstly identify the views of local communities, and those of general and statutory consultees on how new development, particularly housing, should be delivered across Ryedale (outside of the National Park). Allowing Officers and Members to gauge the strength of feeling for new development in particular places, especially the villages. Also to identify what particular forms of development are more supported. This is crucial concerning the ability to consider the relative roles of places, and also their capacity for new development.
- 6.10 Importantly, the findings of the consultation rest alongside the results of the technical evidence commissioned. They also rest with on-going consultation undertaken on the submitted sites (arising from the Call for Sites event) which is to commence in mid-October. Together with specific targeted consultation with statutory consultees, Duty to Cooperate Bodies and infrastructure providers, they will be key parts of the combined body of evidence by which the chosen spatial approach is identified in the later Key Decisions Paper next spring. At that stage, members will be requested to make decisions on the settlements which will accommodate future growth.
- 6.11 The outcome of this work will then inform the site specific choices that will need to be made in order for future land allocations to be agreed and subsequently consulted on.

7.0 IMPLICATIONS

- 7.1 The following implications have been identified:
 - a) Financial
The work is covered by existing budgetary provision.

b) Legal

The consultation will need to be undertaken in accordance with our Statement of Community Involvement as a statutory requirement.

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

Equalities considerations are considered through compliance with the Statement of Community Involvement, and our emerging Equalities Impact Assessment Framework. Staffing has been expanded to deliver this area of the plan review. The consultation on the Distribution of Development is an important early stage in reviewing planning policy. It will also assist in our objectives around health and safety considerations. Environmental impacts and Climate Change considerations are an integral part of the chosen policy approach. There are no crime and disorder implications identified.

8.0 NEXT STEPS

- 8.1 Officers will bring to Members of the Local Plan Working Party the consultation responses, where they will be discussed alongside emerging technical evidence. The outcome of this work will be the key decisions paper in spring 2022 where Members will be asked to make strategic decisions on the review of the Plan, particularly in relation to the distribution strategy and the Settlement Hierarchy, which will then inform further site-specific assessment.

Gary Housden
Head of Planning and Regulatory Services

Author: Rachael Balmer
Telephone No: 01653 600666 ext: 43357
E-Mail Address: rachael.balmer@ryedale.gov.uk

Background Papers:
Draft Distribution of Development Consultation Document

Background Papers are available for inspection at:

Statement of Community Involvement
<https://www.ryedale.gov.uk/resources/the-ryedale-statement-of-community-involvement/>

Local Development Scheme
<https://www.ryedale.gov.uk/information/planning/ryedale-plan-supporting-documents/local-development-scheme/>