

Implications of the National Planning Policy Framework for the Ryedale Plan (Local Plan Strategy)

Policy Implications

<p>Strategy and Policy SP1 : General Location of Development and Settlement Hierarchy</p>	<p>The strategy of the Plan and SP1 is considered to be a justified local approach which represents the most appropriate sustainable development strategy for Ryedale against reasonable alternatives and based on proportionate evidence.</p> <p>The NPPF provides a national policy framework to support local strategies. Within this context it is considered that the NPPF does not introduce a fundamental change in the direction of national policy which render the Ryedale Plan inconsistent with national policy.</p> <p>Prior to its formal Publication the plan was updated to reflect the Localism Act and Neighbourhood Planning provisions.</p>
<p>Policy SP2 : Delivery and Distribution of new housing</p>	<p>It is considered that the policy as drafted is consistent with the NPPF. The Publication version of the Plan embedded an objective assessment of housing requirements for Ryedale and included an approach for increased flexibility in housing supply.</p>
<p>Policy SP3: Affordable Housing</p>	<p>It is considered that the policy as drafted is consistent with the NPPF.</p>
<p>Policy SP4: Type and Mix of new housing</p>	<p>It is considered that the policy as drafted is consistent with the NPPF.</p>

Policy SP5: Sites for Gypsies and Travellers and Travelling Showpeople

The Government has released national planning policy for traveller sites. This is a separate document to the NPPF but should be read in conjunction with the NPPF. The national policy does introduce a number of explicit changes which have implications for the policy as drafted. Notably, these include;

- the need for local plans to identify a supply of deliverable sites to provide for five years worth of supply against locally set targets and to identify a supply of specific development and where possible, for years 11-15.
- That traveller sites in the Green Belt are inappropriate development in the Green Belt.
- Emphasis on cross authority working
- Clarity of terminology to include pitch and plot definitions

The policy as drafted, includes locally set targets for pitch provision, identifies how current pitch requirements are to be met and establishes criteria to guide land supply allocations. The policy as drafted is broadly but not explicitly compliant with the NPPF. The proposed extension to Tara Park will provide 7 additional pitches to take the site to what is considered to be its optimum size. The site therefore provides a deliverable pitch supply for the short and into the medium term.

Against the context it is considered that the policy could be recast to make this explicit..

An amended policy would read;

“ To address the identified needs of Gypsies and Travellers, Tara Park at Malton will be safeguarded as an existing authorised site. An extension to Tara Park will provide a deliverable supply of 7 pitches to address pitch requirements in the short term. A further site will be identified to address the remaining shortfall in identified requirements

	<p><i>and longer term future needs once these are assessed. The following criteria will be used to select an appropriate site:</i></p> <ul style="list-style-type: none"> • <i>Reasonable access to local services and community facilities</i> • <i>The size of the site is sufficient to enable good design and layout in order to provide:</i> <ul style="list-style-type: none"> ○ <i>Adequate space for safe parking, turning and servicing;</i> ○ <i>Pitch sizes that facilitate good quality living accommodation without overcrowding or conversely, unnecessary sprawl</i> ○ <i>Facilities , service and amenity space of an appropriate standard</i> • <i>The site is appropriate in scale to the nearest settled community and the impact on and from neighbouring land uses is considered acceptable</i> • <i>Safe vehicular access to the public highway can be provided</i> <p><i>Proposals for further subsequent provision will be considered against the above criteria and in relation to identified need and national policy.</i></p> <p><i>The limited requirement for 2 plots to address the identified needs of travelling show people will be provided for in an appropriate location and where the above criteria can be addressed”</i></p>
<p>Policy SP6: Delivery and Distribution of Employment land and premises</p>	<p>The Plan as a whole proactively supports economic development and and Policy SP6 reflects/ incorporates key policy requirements of the NPPF. It is considered that the policy as drafted is consistent with the NPPF.</p>

Policy SP7: Town Centres	SP7 reflects reflects/incorporates key policy requirements of the NPPF. It is considered that the policy as drafted is consistent with the NPPF.
Policy SP8: Tourism	It is considered that the policy as drafted is consistent with the NPPF and requirements to support sustainable tourism and leisure development.
Policy SP9: The Land Based and Rural Economy	It is considered that the policy as drafted is consistent with the NPPF.
Policy SP10: Physical Infrastructure	Infrastructure planning remains embedded in national policy. It is considered that the policy is consistent with the NPPF as drafted.
Policy SP11: Community Facilities and Services	It is considered that the policy is consistent with the NPPF as drafted.
Policy SP12: Heritage	<p>The Plan as a whole and SP12 establishes a positive strategy for the conservation and enjoyment of the historic environment. SP12 is consistent with the policy approach outlined in the NPPF.</p> <p>In respect of non-designated heritage assets, it is considered that the policy would benefit from the inclusion of an additional reference to the national policy approach. This would be addressed with the addition of :</p> <p>“ having regard to the scale and harm or loss and the significance of the heritage asset” to the penultimate sentence of SP12 to align with the NPPF, para 135.</p>

<p>Policy SP13: Landscapes</p>	<p>The NPPF continues to provide policy protection to nationally protected landscapes and it is considered that it does not have fundamental implications for this element of the policy as drafted. The NPPF refers to the scenic as well as natural beauty of National Parks and Areas of Outstanding Natural Beauty. It is considered that the policy could include reference to ‘scenic’ as well as natural beauty to ensure a better alignment with the NPPF, para 115.</p> <p>Policy SP13 identifies locally valued landscapes as distinct from nationally protected landscapes, which is consistent with the NPPF.</p> <p>In terms of landscape protection, it is considered that the NPPF does not introduce a national policy approach which is inconsistent with the policy as drafted.</p>
<p>Policy SP14: Biodiversity</p>	<p>The policy covers and reflects key elements/ requirements of national policy. It is considered that the NPPF does not have significant implications for the policy as drafted.</p>
<p>Policy SP 15: Green Infrastructure Networks</p>	<p>The NPPF contains few specific references to Green Infrastructure. Notwithstanding that the policy, as drafted is not inconsistent with key elements of the NPPF which look to promote healthy communities and conserving and protecting the natural environment.</p>
<p>Policy SP16: Design</p>	<p>The policy covers and reflects key elements of national policy. It is considered that the NPPF does not have significant implications for the policy as drafted.</p>
<p>Policy SP17: Managing Air Quality,</p>	<p>The Plan as a whole and detail within Policy SP17 is broadly consistent with key elements and principles of the NPPF. It is considered that the NPPF</p>

Land and Water Resources	does not have significant implications for the policy as drafted.
Policy SP18: Renewable and Low Carbon Energy	The policy covers and reflects key elements/ requirements of national policy. It is considered that the NPPF does not have significant implications for the policy as drafted.
Policy SP 19: Generic Development Management Issues	The policy covers and reflects key elements/ requirements of national policy. It is considered that the NPPF does not have significant implications for the policy as drafted.
Policy SP20: Occupancy Restrictions	The policy covers and reflects key elements/ requirements of national policy. It is considered that the NPPF does not have significant implications for the policy as drafted.
Policy SP21: Developer Contributions	The policy covers and reflects key elements/ requirements of national policy. It is considered that the NPPF does not have significant implications for the policy as drafted.

Procedural/ Plan-making Implications

NPPF	RDC Commentary
<p>Planning strategically across local boundaries</p> <p>The legal duty to co-operate on planning issues that cross administrative boundaries is embedded in the NPPF</p>	<p>The Ryedale Plan has been prepared in collaboration with a range of other bodies to ensure that cross boundary issues have been identified and considered in the plan-making process, ensuring that the Plan itself reflects cross boundary issues.</p> <p>A paper outlining the ways in which the Local Planning Authority has met this legal duty has been prepared for the forthcoming examination of the Plan.</p>
<p>Style of the Plan/ Policies</p> <p>Local Planning Authorities to produce a Local Plan for its area. Additional Development Plan Documents should only be used where clearly justified.</p> <p>Supplementary Planning Documents (SPD's) to be used where they can help</p>	<p>The District Council will produce its Local Plan in two parts – the Local Plan Strategy followed by a Local Plan Sites document. This position is supported by the NPPF and by advice from Government. The only other Development Plan Document which the Authority intends to produce is the Helmsley Plan. The Helmsley Plan will be produced jointly with the North York Moors National Park Authority to provide a co-ordinated and consistent approach to the future growth of the town and is justified on that basis. This is consistent with the NPPF and the emphasis placed on working collaboratively on strategic planning priorities.</p> <p>The Ryedale Plan includes a commitment to the preparation of some SPD's to support key elements of policy. It includes specific reference to SPD to</p>

applicants make successful applications or aid infrastructure delivery and should not be used to add unnecessarily to the financial burdens on development.

Plans to be aspirational but realistic. They should address the spatial implications of economic, social and environmental change. Only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan.

provide further information and guidance to interested parties on:

- The Conversion of Rural Buildings
- Village Design Statements
- Affordable Housing
- Design Guidance
- Development Management Issues
- Biodiversity and Nature Conservation
- Site Development Briefs
- Renewable and Low Carbon energy
- Scope and content of supporting technical assessments

It is considered that the scope and content of these documents will not add unnecessarily to financial burdens on development. Policy requirements which will impact upon the economics of development are included in this Plan and CIL charges will be taken forward through the formal process of establishing the charging schedule. Clearly, SPD such as design guidance may influence the cost of schemes. This is not interpreted as presenting an unnecessary financial burden.

The Plan is a spatial plan and policies have been compiled to directly inform the decision making process.

Examination

The NPPF introduces an additional soundness test as follows;

“Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.”

The Council did anticipate the inclusion of this additional soundness test following the release of the draft NPPF last year. The opportunity to provide representations in relation to the additional soundness test was included in the representation form. However, now that the additional soundness test has been formally introduced into national policy and can be considered in the context of the whole and completed NPPF, it is appropriate that the opportunity for further comments in relation to this issue is provided.