



# Ryedale District Council

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**REPORT TO:** Policy & Resources Committee

**DATE:** 28<sup>th</sup> June 2007

**REPORTING OFFICER:** Forward Planning & Economic Development  
Manager  
Julian Rudd

**SUBJECT:** Ryedale LDF Core Strategy Consultation

**WARDS AFFECTED:** All

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## 1.0 PURPOSE OF REPORT

1.1 For Members to consider and agree the attached Ryedale Local Development Framework document for consultation purposes.

## 2.0 RECOMMENDATIONS – that Members:

- a. Consider the consultation document.
- b. Agree the document for consultation purposes.

## 3.0 REASONS SUPPORTING THE DECISION

3.1 To progress production of the Local Development Framework (LDF).

## 4.0 BACKGROUND AND INTRODUCTION

4.1 At the April 2007 meeting of this Committee, Members agreed key revisions to the Local Development Scheme. This is the project plan for the production of the Local Development Framework. Central to this was the prioritisation of work to enable the resubmission of the Core Strategy, following the 'unsound' verdict in December 2006.

4.2 Planning legislation does not prescribe a way forward to deal with the situation where a document is found unsound in a limited number of areas. However, having taken legal advice and advice from the Government Office and the Planning Inspectorate, it was agreed that rather than starting the document from scratch, that it should be

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revised to address the concerns identified by the Inspector in his report.

4.3 The approach maintains the momentum established so far and builds on the extensive consultation that has already helped to shape the Core Strategy.

4.4 The attached consultation document (Appendix1) will mark the first step in preparing the revised Core Strategy.

## **5.0 POLICY CONTEXT**

5.1 The Core Strategy is one of the first documents that the Council must produce and adopt as part of its Local Development Framework. Its resubmission is prioritised for this reason.

## **6.0 REPORT**

6.1 Although there is no prescribed way forward to deal with the situation this District faces in terms of its Core Strategy, it is important that in revising the document that the spirit and purpose of the legislation is followed, particularly with regards to public consultation and involvement.

6.2 A number of concerns raised by the Inspector could simply be addressed through changes that clarify and qualify the existing document, and these could be subject to only one period of consultation prior to re-submission.

6.3 There are, however, a limited number of specific issues, notably the inclusion of affordable housing targets and thresholds and the establishment of the scale and proportion of development in different locations, that demand an 'options' based consultation, prior to the compilation of a revised version.

6.4 A key role of the attached document is to outline a series of options relating to these issues. Additionally it is the intention that the document also serves to:

- Inform and explain to stakeholders of some of the key policy choices that were in the earlier version, and to,
- Outline any changes that have occurred since the production of the Core Strategy and explain how these may influence the revised document.

6.5 All stakeholders will be sent a copy of the document or informed of its availability and comments will be invited. Alongside consultation on the document, officers will meet specifically with service providers such as

County Education, Highways and utility companies. The views of these bodies will help inform decisions relating to the scale/proportion of new development to different locations.

- 6.6 Once agreed, the document will be made available for consultation in July for a six week period. Responses will be reported back to this Committee. These will inform the preparation of a revised Core Strategy which itself will be subject to a further six-week consultation period in September, prior to re-submission in December.

## **7.0 OPTIONS**

- 7.1 The consultation is necessary to progress the Core Strategy.

## **8.0 FINANCIAL IMPLICATIONS**

- 8.1 The costs associated with the Local Development Framework are addressed through the Service Unit budget and Service Unit Delivery Plan. However, it should be noted that only £11,000 remains in the LDF budget and there will be a need to address this during the budget setting for 2008/09. It may be helpful for Members to be aware that the costs associated with the previous examination amounted to approximately £45,000 and that a further examination will be required in 2008.

## **9.0 LEGAL IMPLICATIONS**

- 9.1 The Core Strategy will only become the Development Plan once the Council is in a position to adopt it following an Examination. Without the proposed consultation the document is likely to be found unsound.

## **10.0 RISK ASSESSMENT**

- 10.1 Revising the Core Strategy without undertaking the proposed consultation would represent a very high risk of a revised document being found unsound at the next examination, for the reasons outlined in the report.

## **11.0 CONCLUSION**

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

**Background Papers:** Policy & Resources Committee 12<sup>th</sup> April 2007.

**OFFICER CONTACT:** Please contact Jill Thompson, Planning Policy Manager. If you require any further information on the contents of this report.

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**CORPORATE POLICY APPRAISAL FORM** *(One for each Option)*

**Annex A**

<b>Policy Context</b>	<b>Impact Assessment</b>	<b>Impact +ve -ve Neutral</b>
Community Plan Themes <i>(Identify any/all that apply)</i>	Progressing the Core Strategy would help to facilitate the delivery of many Community Plan objectives	+
Corporate Objectives/Priorities <i>(Identify any/all that apply)</i>	Progressing the Core Strategy would help to facilitate the delivery of many corporate policies	+
Service Priorities	Forward Planning and Economic Development	+
Financial	Accounted for in the service unit budget	
Legal Implications	No direct legal implications	
Procurement Policies	N/A	
Asset Management Policies	N/A	
LA21 & Environment Charter	No direct implications	
Community Safety	No direct implications	
Equalities	No direct implications	
E-Government	No direct implications	
Risk Assessment	Failure to undertake the consultation would lead to a high risk of the Core Strategy being found unsound	
Estimated Timescale for achievement	Consultation July/August 2007.	

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