



Ryedale District Council

REPORT TO: Policy and Resources Committee

DATE: 14th February 2008

REPORTING OFFICER: Forward Planning and Economic Development Manager, Julian Rudd

SUBJECT: North York Moors National Park Authority
Local Development Framework: Submission
Core Strategy and Development Policies.

WARDS AFFECTED: Wards within the North York Moors National Park, plus indirect impact on other Ryedale Wards.

1.0 PURPOSE OF REPORT

1.1 To summarise the key issues in the document and to agree this Council's response.

2.0 RECOMMENDATION

That Members agree this Council's response to the North York Moors submission Core Strategy document as set out in paragraphs 6.13, 6.14 and 6.15 of this Report.

3.0 REASONS SUPPORTING DECISION

3.1 The North York Moors National Park Authority (NYMNP) is the Local Planning Authority for that part of Ryedale within the National Park. Given the emphasis on spatial planning under the new planning system and the need to co-ordinate land-use and service provision, it is important that the LDF's for the National Park and District Council are consistent. Comments submitted at this stage will be those that are considered by a Planning Inspector when the document is examined later in the year. It is appropriate that this Council provides a response.

4.0 BACKGROUND

4.1 Initial consultation to inform the NYM Core Strategy was undertaken in the summer of 2005 and consultation on Preferred Options was undertaken in April 2006. These were followed by a further round of

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consultation in April 2007. This Council has provided, in general, a positive response at each stage to those issues that directly relate to this Council's role as an adjacent planning authority, LSP partner and housing authority for the area of the National Park within Ryedale.

5.0 POLICY CONTEXT

5.1 The document will be examined against the 'soundness tests' now enshrined in planning legislation. Conformity with Community Strategies and proper regard to other relevant plans, policies and strategies relating to the area or adjoining areas form part of these tests. It is important that this Council's response helps to inform consideration of these issues.

5.2 Unlike the development plans of local authorities, the policies in those covering National Parks are also required to reflect the specific statutory purposes of the National Park designation. Hence there will always be significant emphasis on the conservation and enhancement of natural beauty, wildlife and cultural heritage within National Parks.

6.0 REPORT

6.1 It is considered that the key policies in the document that are of particular relevance to this Authority are:

- The spatial strategy/settlement hierarchy
- Conversion of traditional rural buildings outside settlements
- Affordable Housing

Spatial Strategy/Settlement Hierarchy

6.2 In terms of this Council's role as an adjacent planning authority, the proposed settlement hierarchy is the most important aspect of the document. Differing policy approaches in settlements split by the National Park boundary has been a concern for many local residents for a number of years.

6.3 The document proposes a spatial strategy/settlement hierarchy as follows -

Local Service Centre – Helmsley

- Housing, including open market and affordable
- Employment development to support existing or provide new employment opportunities in the town and support and diversify the rural economy
- Improve existing and provide new facilities to serve local residents, strengthen its role as a Local Service Centre and support its role as a visitor destination

Service Villages – (including Ampleforth and Thornton-Le –Dale)

- Housing, including open market and affordable housing
- Employment development to support existing or provide new employment opportunities and support and diversify the rural
- Improve existing and provide new facilities to consolidate the Service Village role.

Local Service Villages (none defined within the Ryedale area)

- Housing to meet an identified need to live in the Parish and affordable housing
- Employment development to support existing or provide new employment opportunities
- Improve existing and provide new facilities to consolidate the role in service provision

Other Villages

- Housing to meet identified local need to live in the Parish
- Affordable housing where it will improve the sustainability of the settlements

Open Countryside

- Housing relating to an essential need to live in the countryside
- Conversion of buildings for economic use or residential letting
- Other essential social or community need
- Development to meet the essential needs of rural enterprises
- Replacement dwellings

- 6.4 The settlement hierarchy is similar to that proposed at the Preferred Options stage. The only significant change is that previously all service villages were included in one category, although this originally consisted of two tiers of settlements. The submission document clarifies this with the use of Service Village and Local Service Village categories.
- 6.5 The proposed settlement hierarchy reflects and is consistent with the emerging Regional Spatial Strategy and is generally consistent with the approach taken by this Council.
- 6.6 The identification of Helmsley as a Local Service Centre is entirely appropriate and reflects the role of the settlement as it has been identified/classified by this Council during the preparation of its own Core Strategy. Similarly, the classification of Service Villages is consistent with the approach taken by this Council. Importantly, this will ensure a consistency of approach within those settlements split by the National Park boundary, notably Ampleforth and Thornton-Le-Dale.
- 6.7 Below Service Villages, the document makes provision for a tier of Local Service Villages, which are distinguished from other smaller

villages by virtue of the fact that employment development and community facilities will be encouraged. This is not a category that is proposed in Ryedale's Core Strategy settlement hierarchy, although the approach taken in this Council's hierarchy to all smaller villages is more akin to the Park's Local Service Village category. Essentially, the definitions of Local Service Villages and other Villages represents a tighter approach to development in the rural area than is proposed by Ryedale's Core Strategy. However, given that there is consistency between the larger settlements that are split by the National Park boundary, it is considered that this will not result in an inconsistent approach. Additionally, as there are no settlements in Ryedale identified in the document within this category, it is considered that the hierarchy does not conflict with this Council's approach.

Conversion of traditional rural buildings outside settlements

- 6.8 Members may recall that in responding to earlier versions of the document, this Council, as housing authority, expressed support in principle for the Park's proposals to allow for the long-term residential letting of converted properties. This proposal is retained in the submission version.
- 6.9 In providing its previous response, this Council suggested that care would need to be taken in relation to properties where a combination of holiday and residential long-term letting may be sought, to ensure that tenants are given security of tenure provided by housing legislation. It is considered that this point should be reiterated as part of this Council's response.

Affordable Housing

- 6.10 The document proposes an affordable housing target of 50% on sites of 0.1 ha or 2 or more dwellings. It includes a policy for the provision of 100% affordable housing on exception sites, defined as
- Sites adjacent to the built up area of Helmsley and the Service Villages
 - Sites which could accommodate more than 1 unit in and adjacent to the main built up areas of the Local Service Centres
 - Sites which could accommodate more than 1 unit in and adjacent to the main built up areas of other villages where it can be demonstrated that the dwelling will contribute to the sustainability of the settlement
- 6.11 Members are aware that the current North York Moors Local Plan does not contain an affordable housing policy. Therefore the proposed approach is to be strongly welcomed. It very much seeks to maximise affordable housing provision within the context of the settlement hierarchy. Essentially the implications of the approach are that below Service Village level only affordable housing will be permitted on larger development plots.

- 6.12 At this stage, it is appropriate that the response made by this Council is strategic and, in view of the above, generally supportive of the proposals in the document. It is considered that the Council's response should read as follows -
- 6.13 "As a neighbouring planning authority, key LSP partner and housing authority for the area of Ryedale within the National Park, the District Council considers that the document has been compiled with proper regard to the existing and emerging plans and strategies of this Council and Imagine Ryedale, the Community Plan.
- 6.14 In particular, the proposed settlement hierarchy is consistent with the settlement hierarchy proposed in the Ryedale Core Strategy in relation to those settlements that are split by the National Park boundary.
- 6.15 As Housing Authority, the Council particularly welcomes the Affordable Housing proposals, which will help to address the acute need for affordable housing in Ryedale. The long-term residential letting of rural buildings is supported in principle. However, to reiterate earlier comments, the approach may facilitate applications for the residential letting of holiday accommodation out of season. Holiday accommodation is not subject to controls under housing legislation, aimed at protecting tenants and giving security of tenure. It should be made clear to applicants that once residential use is secured, rights under housing legislation will apply."

7.0 LEGAL IMPLICATIONS

- 7.1 After the Examination and once adopted, the Core Strategy and Development Policies Development Plan Document will form part of the Development Plan for the National Park, including that area of Ryedale within the Park.

8.0 CONCLUSION

- 8.1 The recommendation is appropriate on the basis of the issues raised in the report.

Background Papers: North York Moors Local Plan 2003; RDC Policy and Resources Committee : April 2007 and April 2006.

OFFICER CONTACT: Please contact Jill Thompson, Planning Policy Manager, if you require any further information on the contents of this report. The officer can be contacted at Ryedale House on (01653) 600666 ext 309 or via jill.thompson@ryedale.gov.uk.

CORPORATE POLICY APPRAISAL FORM

Annex A

Policy Context	Impact Assessment	Impact +ve -ve Neutral
Community Plan Themes <i>(Identify any/all that apply)</i>	All themes applicable to the report. 'Imagine Ryedale', covers that area of the District falling within the National Park boundary.	+ve
Corporate Objectives/Priorities <i>(Identify any/all that apply)</i>	Increased Affordable Housing within the area of the District in the National Park.	+ve
Service Priorities		
Financial		
Legal Implications		
Procurement Policies		
Asset Management Policies		
LA21 & Environment Charter		
Community Safety		
Equalities		
E-Government		
Risk Assessment	The document is generally consistent with this Council's emerging LDF.	
Estimated Timescale for achievement	As set out in the NYMNPAs Local Development Scheme.	