



# Ryedale District Council

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**REPORT TO:** Policy & Resources Committee  
**DATE:** 2<sup>nd</sup> October 2008  
**REPORTING OFFICER:** Head of Planning. Gary Housden  
**SUBJECT:** Ryedale Local Development Scheme  
**WARDS AFFECTED:** All

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## 1.0 PURPOSE OF REPORT

1.1 For Members to consider and agree amendments to the Local Development Scheme (LDS), the three-year project plan for the delivery of the Local Development Framework (LDF).

## 2.0 RECOMMENDATION

2.1 It is recommended that Members agree the revised Local Development Scheme.

## 3.0 REASONS SUPPORTING THE DECISION

3.1 The Government has recently issued a revised Planning Policy Statement on Local Spatial Planning (PPS12). The document introduces changes to the way in which Local Development Frameworks are produced.

3.2 Members are aware that it is a legal requirement that the Local Development Framework is produced in accordance with the Local Development Scheme. Consequently, the current Local Development Scheme needs to be revised in order to reflect the new changes introduced through PPS12. This also provides the opportunity to revise the project plan to take account of the additional resources for the Local Development Framework that were agreed in April of this year.

3.3 It should be noted that a revised Local Development Scheme will need to be agreed with the Government Office.

## 4.0 BACKGROUND AND INTRODUCTION

### 4.1 The current Local Development Scheme

The current Local Development Scheme was agreed by this Committee in December of last year and was subsequently agreed by the Government Office. In response to the complexities of the development plan system, the evolving role and content of different documents and significant increases in examination costs, it rationalised the

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number of documents to be produced. The commitments in the current LDS are summarised below:

Development Plan Documents (DPD's)	Preferred Options Consultation	Submission	Examination
Core Strategy DPD	April 2009	November 2009	July 2010
Facilitating Development DPD	November 2009	April 2011	November 2011
Helmsley DPD	To be confirmed	To be confirmed	To be confirmed

4.2 In considering the scheme, the Government Office agreed that milestones for the production of the joint Helmsley DPD could be established at a later date once the Council and the National Park Authority agree the joint working arrangements.

4.3 The current scheme provides for the production of one Supplementary Planning Document (SPD) within the 3 year period – the Developer Contributions for Strategic Infrastructure (Malton and Norton) SPD. It also lists those documents which will form the next round of documents to be produced. These include:

- Managing Development DPD
- Gypsy and Traveller DPD
- Affordable Housing Supplementary Planning Document
- Developer Contributions (Local Tariffs) Supplementary Planning Document.

4.4 The current Scheme also lists a range of potential Supplementary Planning Documents that could be prepared by other stakeholders. Village Design Statements, for example, are compiled by local communities and can be adopted by the Council as SPD if appropriate.

4.5 **New Planning Policy Statement 12**

A briefing note summarising the main changes introduced by the new PPS12 has been recently circulated to all members for information. However, for the purposes of this report, the new PPS12 has three major implications for the Local Development Scheme. It introduces:

- Changes in the stages of the production of documents
- A requirement for detailed infrastructure planning to underpin the Core Strategy
- A rationalisation of documents to be produced

4.6 **Stages of Production**

PPS12 or rather the revised regulations prepared to accompany it, remove the requirement for the formal Preferred Options Consultation stage and for comments on a document to be sought at Submission. Following on-going consultation and engagement, Local Planning Authorities are now required to seek comments on the document at one 'Publication' stage. These comments will be those that accompany the document when it is subsequently submitted for examination.

4.7 To reflect the new arrangements, the Local Development Scheme now needs to provide timings for the achievement of the following milestones:

Development Plan Documents (DPD's)

- Consulting the statutory bodies on the scope of the Sustainability Appraisal
- Publication of the DPD
- Submission of the DPD
- Adoption of the DPD

Supplementary Planning Documents (SPD)

- Publication of Draft SPD
- Adoption of SPD

**4.8 Infrastructure Planning**

The concept of spatial planning has evolved over the past four years and the new PPS12 includes specific recognition that detailed infrastructure planning is integral to the plan-making process. Clearly this demands a level of detail and method of working that has not been previously anticipated.

**4.9 Rationalisation of documents**

In contrast to its predecessor and undoubtedly as a reaction to the slow progress that has been made nationally, PPS12 encourages the production of a minimum number of documents as oppose to the 'suite' of documents that the system initially aimed to facilitate. The Core Strategy remains an essential element of the LDF, which Authorities are urged to prioritise.

**5.0 REPORT**

5.1 Revisions to the LDS provide an opportunity to reconsider and clarify the documents to be produced as well as to reschedule the timing of the production of documents within the context of the above and the additional resources committed to the LDF.

5.2 Clearly this Council has already taken steps to rationalise the number of documents it intends to produce and it is considered that the production of the main Development Plan Documents outlined in the current LDS remain the priority. However, practise continues to shape the role and content of individual documents. Indeed, it is considered that a further rationalisation of those documents earmarked for production in the longer term could be achieved. Key development control policies can be included in both the Core Strategy and Facilitating Development documents in order to negate the need for a further Managing Development document and, rather than a separate Gypsies and Travellers DPD, it is considered that the issues can now be incorporated between the two main documents.

5.3 However, it is considered that there would be merit in bringing forward the production of the Affordable Housing and Developer Contributions (Local Tariffs) SPD's to align with the production of the Core Strategy. Both documents are necessary to supplement the Core Strategy and the approach would ensure that all of the issues could be considered transparently and in the round.

5.4 Progress on the production of the interim Supplementary Planning Document covering developer contributions for A64 junction improvements had been delayed as a result of the need for further technical transport modelling. This is now complete and it is anticipated that a draft of the document could be produced for public consultation before the end of the year. However, there is currently some confusion as to whether, under the new PPS12, SPD can be prepared to supplement 'old' saved policies. Clarification of this is being sought from the Government Office.

- 5.5 The proposed timing of the production of the Core Strategy and Facilitating Development DPD's is outlined at Annex B. Reflecting the allocation of additional resources for the LDF, the proposed revisions to the Scheme provide for the submission for examination of both of these main documents in 2010. This is an improvement of one year for the production of the Facilitating Development DPD, The timing of the publication stage of the Core Strategy reflects the increasing detail and complexity of the work and working arrangements with third parties that is required to underpin the document. In summary, the proposed revisions propose:

Document	Publication	Submission/Examination
Core Strategy	November 2009	May 2010
Facilitating Development	April 2010	November 2010

- 5.6 The Local Development Scheme includes the key production milestones and these have been prepared in the context of a more detailed work programme – this will be outlined at the Member briefing on 29 September 2008.

To assist Members, progress against the more detailed work programme will be reported at further regular six- weekly LDF Member briefing sessions.

- 5.7 The North York Moors National Park Authority will be in a position to jointly establish milestones for the Helmsley document once it has received the Inspectors report into its Core Strategy. This is expected towards the end of October. However, in order to ensure consistency across Ryedale in terms of the selection and allocation of land for new uses, it is likely that the timescale for the production of the document will align closely with this Council's Facilitating Development document.

- 5.8 The full revised Local Development Scheme including the revisions is available in the Members Room.

## **6.0 OPTIONS**

- 6.1 It is necessary that the Local Development Scheme is revised.

## **7.0 FINANCIAL IMPLICATIONS**

- 7.1 There are no direct financial implications as a result of this report.

## **8.0 LEGAL IMPLICATIONS**

- 8.1 There are no direct legal implications as a result of this report.

## **9.0 RISK ASSESSMENT**

- 9.1 Without a revised and up to date Local Development Scheme, the Council would be unable to successfully progress the LDF.
- 9.2 The Development Plan system is continuing to evolve and best practice is continually shaped and established. As a result of the new PPS12, authorities find themselves in uncharted waters once again and even more reliant on other stakeholders to fully

engage in order to make timely progress. As has been demonstrated over the past three years, this can pose a significant risk to LDF milestones.

- 9.3 The review of the Regional Spatial Strategy (RSS) represents a significant risk to the proposed timetable. Although the RSS has only recently been issued, the Regional Assembly is undertaking a partial update to the document in order to increase and accelerate housing delivery in the region. It is anticipated that this will be produced for June 2009. Clearly, any significant increase in housing figures will have implications for local authorities who are each developing their LDF's against current RSS targets.

## **10.0 CONCLUSION**

- 10.1 The recommendation is appropriate based on the issues outlined in the report.

**Background Papers:** Policy & Resources Committee: December 2007; February 2008; April 2008.

**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, 01653 600666 ext 309 or at [jill.thompson@ryedale.gov.uk](mailto:jill.thompson@ryedale.gov.uk)

**CORPORATE POLICY APPRAISAL FORM**

**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>	The LDF would help to facilitate the delivery of many Community Plan objectives	+
Corporate Objectives/Priorities <i>(Identify any/all that apply)</i>	The LDF would help to facilitate the delivery of many corporate policies	+
Service Priorities	Planning	+
Financial	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 revise the LDS would result in a high risk that LDF documents would be found procedurally unsound. Failure to adopt a realistic timetable would risk the loss of Housing and Planning Delivery Grant RSS update and evolving system represent risks to delivery of LDS milestones.	
Estimated Timescale for achievement	LDS to be agreed with GOYH October 2008	