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<b>PART B:</b>	<b>RECOMMENDATIONS TO COUNCIL</b>
<b>REPORT TO:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>18 JUNE 2019</b>
<b>REPORT OF THE:</b>	<b>HEAD OF PLANNING AND REGULATORY SERVICES GARY HOUSDEN</b>
<b>TITLE OF REPORT:</b>	<b>THE RYEDALE PLAN. ADOPTION OF THE LOCAL PLAN SITES DOCUMENT AND POLICIES MAP</b>
<b>WARDS AFFECTED:</b>	<b>ALL</b>

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## **EXECUTIVE SUMMARY**

### **1.0 PURPOSE OF REPORT**

- 1.1 For Members to consider the recommendations of the Inspector appointed to examine the Local Plan Sites Document and to recommend that Council adopts the document and the Local Plan Policies Map as the Development Plan.

### **2.0 RECOMMENDATION**

- 2.1 That Council is recommended to:
- (i) Adopt the Local Plan Sites Document and Policies Map (appendix 3 and 4 of this report) as part of the development plan for Ryedale.

### **3.0 REASON FOR RECOMMENDATION**

- 3.1 To complete the production of the development plan for the period 2012-2027.

### **4.0 SIGNIFICANT RISKS**

- 4.1 Following the adoption of a development plan, there is a six week period in which the adoption can be challenged legally. However, it is considered that there are no specific risks associated with the adoption and use of the Plan. Indeed, it is considered that there are greater risks associated with not progressing the adoption and completion of the development plan.

### **5.0 POLICY CONTEXT AND CONSULTATION**

- 5.1 The Sites Document and Policies Map are key parts of the Ryedale Plan- the Development Plan for Ryedale District. The Sites Document contains site-specific development and protection policies which are aligned to the strategic policies in the

Local Plan Strategy. The Policies Map is designed to replace the 2002 Ryedale Local Plan Proposals Map. It is the purpose of the map to illustrate geographically the application of the policies in the development plan (the adopted policies in the Local Plan Strategy as well as the proposals in the Sites Document.)

- 5.2 The Ryedale Plan contributes to the delivery of a number of priorities in the Council Plan and Economic Action Plan. It also facilitates the delivery of the strategies of partners including, for example, the Local Economic Partnership.
- 5.3 The Local Plan Sites Document has now progressed through all of the stages of the plan making process which are necessary before the Council can consider its adoption. Once adopted the documents will form part of the Development Plan and have full weight in the decision making process relating to the determination of planning applications and other applications made under the Planning Acts.

## **6.0 REPORT**

- 6.1 On the 12 October 2017, Council agreed to submit the Local Plan Sites Document for Examination. The Examination is a formal stage in the plan-making process. It is conducted by an independent planning inspector with the remit of assessing that the document has been produced in accordance with legal requirements and that it is 'sound' and capable of adoption. A key part of the Inspector's role is to identify any modifications (known as Main Modifications) that are considered to be necessary to ensure the plan is sound.
- 6.2 A copy of the Inspector's Report is at Appendix 1 of this report and the list of Main Modifications to the document are at Appendix 2. The main modifications (together with a number of additional modifications covering typographical errors/points of clarification have been incorporated into the Sites Document at Appendix 3 and the Policies Map Appendix 4.
- 6.3 In essence, all of the key policy proposals in the Plan remain unchanged. This includes all of the proposed housing land allocations and proposed new Visually Important Undeveloped Areas.
- 6.4 The Housing Land Allocations are:
- Land to the east of Beverley Road, Norton
  - Land to the west of Old Maltongate (Ryedale House), Malton
  - Land to the east of Whitby Road, Pickering
  - Land to the west of Malton Road, Pickering
  - Land to the south of Swineherd Lane, Kirkbymoorside
  - Land to the north of Keld Head Close, Kirkbymoorside
  - Brickworks Site, to north of Swineherd Lane, Kirkbymoorside
  - Land to the south of Amotherby Primary School, Amotherby
  - Land to the south of Aspen Way, Slingsby

6.5 The new Visually Important Undeveloped Areas (VIUA's) are:

- Land at Folliot Ward Close, Middlecave Road, Malton
- Land to the north of Peasey Hills, Malton
- Land to west of the Church of St John, Welburn
- Land to north of Slingsby Castle and west of the Lawns, Slingsby
- Land between Amotherby and Swinton south of the B1257
- Land to the north of Worsley Arms and south east of the village hall, Hovingham
- Land at Knoll Hill, Ampleforth
- Land to the south and west of St Hilda's Church, and north of Millway, Ampleforth
- Land to the rear of Ludley House, Ampleforth
- Verges, Main Street, Ampleforth
- Land west of St Benedict's School, Ampleforth
- Mickle Hill, and land to the south of Mickle Hill, Pickering
- Land between Welham Road and Langton Road, Norton
- Land north of Westgate Lane, Old Malton

6.6 On adoption, the policies map it will replace the 2002 Local Plan Proposals Map. The Policies Map has been updated to reflect the modifications that have been identified as part of the examination process.

## 7.0 IMPLICATIONS

7.1 The following implications have been identified:

- a) Financial  
There are no financial implications associated with the recommendation
- b) Legal  
On adoption, the documents will become part of the Development Plan for the District.
- c) Other (Equalities, Staffing, Planning, Health & Safety, Environmental and Climate Change, Crime & Disorder)  
A range of assessments including Equalities Impact Assessment, Sustainability Appraisal and Strategic Environmental Assessment and Habitat Regulation Assessment have been undertaken to inform the preparation of the Ryedale Plan. No other implications have been identified.

## 8.0 NEXT STEPS

8.1 The Council must give notice of the adoption of the Ryedale Plan-Local Plan Sites Document. It is subject to a six-week period of legal challenge.

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## List of Appendices

- 1) Inspector's Report
- 2) Schedule of Main Modifications
- 3) Ryedale Plan Local Plan Sites Document
- 4) Policies Map at <https://www.ryedaleplan.org.uk/local-plan-sites/ryedale-plan-local-plan-sites-document-main-modifications-consultation> scroll down to **Local Plan Policies Map**

## Background Papers:

Ryedale Plan. Local Plan Sites Document. Examination Library

Background Papers are available for inspection at:

<https://www.ryedaleplan.org.uk/local-plan-sites/submission-and-forthcoming-examination>

<https://www.ryedaleplan.org.uk/local-plan-sites/ryedale-plan-local-plan-sites-document-main-modifications-consultation>

<https://www.ryedaleplan.org.uk/local-plan-sites/submission-and-forthcoming-examination>