



PART B:	RECOMMENDATIONS TO COUNCIL
REPORT TO:	POLICY AND RESOURCES
DATE:	18 MARCH 2021
REPORT OF THE:	HEAD OF PLANNING AND REGULATORY SERVICES GARY HOUSDEN
TITLE OF REPORT:	RYEDALE PLAN – LOCAL PLAN REVIEW - CALL FOR SITES CONSULTATION
WARDS AFFECTED:	ALL

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

- 1.1 To agree to recommend the Ryedale Plan- Local Plan Review- Call for Sites Consultation for inclusion on the agenda of the meeting of Council on the 15 April 2021.

2.0 RECOMMENDATION(S)

- 2.1 It is recommended to Council that:
(i) Members agree the appended Ryedale Plan- Local Plan Review- Call for Sites Consultation material.

3.0 REASON FOR RECOMMENDATION(S)

- 3.1 The consultation material (and the questions it asks of sites) will form a key part of the framework for the assessment (and sustainability appraisal) of site submissions to assess their potential suitability for allocations in the forthcoming review of the Ryedale Plan. Whilst it is not setting any policy in itself, it is setting part of the framework for assessing sites.

4.0 SIGNIFICANT RISKS

- 4.1 There are no significant risks that Members need to be aware of in making a recommendation of approval to this consultation document.
- 4.2 The consultation on the call for sites is a specific consultation which is targeting those with land interests. It forms part of a wider suite of evidence and information gathering undertaken prior to preparing a draft plan. It will provide the Officers and Members with information about their deliverability (i.e. the readiness of the site to come forward) and

their developability (i.e. the ability of the site to come forward and be built out).

5.0 POLICY CONTEXT AND CONSULTATION

- 5.1 As a key early consultation in the preparing of planning policy, the call for sites is an important element of the Local Plan Review, which is a Council priority. It also therefore has a direct role to play in the delivery of the Council Plan.
- 5.2 Much of this consultation has been informed by experience of the process and some of the work previously undertaken to assess sites in the Local Plan Sites Document (adopted 2019), in terms of the assessment framework. We will be consulting separately the prescribed consultation bodies of Natural England, The Environment Agency and Heritage England concerning the aspect of Sustainability Appraisal of the sites and the Sustainability Appraisal Scoping Framework.
- 5.3 Upon approval by Council, the consultation material will be published online, a notification posted/ emailed out to those landowners/developers/agents on our consultation list. Officers will liaise with the Communications Team to apply the corporate branding to the material produced to publicise for the consultation. We will also be doing a press release and publicity on the Council's website and a notification through social media to raise awareness.
- 5.4 This wider publicity is important: based on the timescale of the Local Plan Review we are only going to undertake one call for sites. Past experience has shown that if sites are continually submitted, it is more difficult to reach a firm resolution on site choices in a timely manner.

REPORT

6.0 REPORT DETAILS

- 6.1 The Call for Sites Consultation is by nature not a consultation which determines or seeks views on policy approaches, or to make strategic decisions about development sites. It is primarily an invitation to those with an interest in the development of land to make those interests known to the Local Planning Authority. It is undertaken at an early stage in the review of the Plan to identify the availability of land in the first instance. It does not pre-empt or prejudice any site, as the iterative process of evidence collation, discussion, Sustainability Appraisal (and Strategic Environmental Assessment) and consideration of strategic decisions has not been made.
- 6.2 This proposed call for sites is, however, different to the one undertaken for the Ryedale Plan in three significant ways.
- 6.3 Previous plan-making work developed the strategy first, with the sites following on from establishing these key spatial principles. In the review of the Ryedale Plan, there will be a iterative and mutual consideration of both sites and strategic policy choices and their capacity to influence each other;
- 6.4 The call for sites for the Ryedale Plan was ultimately undertaken over a period of 13 years (2004 until publication in late 2017) - which was very much a product of its time and plan-making circumstances. This call for sites will be a single event, running for at least two months. Whilst the Council would accept further site information after that time, it is not proposed that we will accept further sites into our assessment process.

The process becomes unmanageable if there is a commitment to accept further site submissions by the Council, as evidence needs to be perpetually updated particularly when it is of a cumulative/strategic nature. But the Council cannot at this stage halt any future site submissions, and so the onus will be on any late site submitter to demonstrate through their own evidence that their site performs better than those the Council has identified, in relation to the site's sustainability credentials. This will become increasingly difficult to demonstrate when sites are considered in a cumulative capacity, and in terms of demonstrating parity in the level of consultation undertaken on sites.

6.5 The third difference relates to the scale and detail of information we are now seeking in relation to site submissions. The Ryedale Plan call for sites merely sought a site plan with a covering letter identifying ownership and the proposed land use. Lots more information was provided later, or was derived from our own evidence collection. As now appended, the call for sites consultation seeks much more information about the sites being submitted to be provided up-front. It is for this reason we have sought a Council-level decision on this consultation concerning the level of information being sought, and the questions asked of those sites. It is important given the timescales of the Local Plan review that we have this information front-loaded and provided in a timely manner, to avoid slippage.

6.6 The key document is the Site Submission Form Template, which is appended to this report. It is structured so as to provide a clear context to the submission of sites, timescales and the general principles around the site assessment process. The Site Submission Form template is then broadly split into the following areas:

- General site information (location, size, landowner details, agent details);
- Whether a developer already has an interest in the site;
- Existing uses and implications of this such as (covenants/ ransom strips/ contamination/ surrounding uses)- and when the land would be available by;
- Proposed use
- Any density/yield (for housing);
- Whether the site can be delivered in stages or providing different types of development, or different tenures or built-types;
- Any 'Enabling Development' considerations;
- Whether the site is for solely affordable housing or whether it will be able to deliver affordable housing contributions as per the existing policy;
- Delivery of 5% bungalows on sites of 50 dwellings or more;
- Details around public transport accessibility;
- Details of any capability to connect to utilities
- Details and findings of any technical surveys on the site;
- Compliance with adopting the Energy Hierarchy of the Local Plan Strategy. In so far as: Minimising energy usage; Using on-site renewable energy
Using decentralised low carbon energy delivery on the site; What sustainable build standards will be achieved; and EV charging capacity;
- Whether the site delivers national space standards;
- Green and blue infrastructure delivery;
- Delivery of Biodiversity net gain;
- Public Rights of Way and public realm considerations
- Viability and vitality consideration of commercial proposals on the town centres
- Details of premises in relation to employment sites

- Delivery of s.106 requirements in relation to affordable housing provision as set out in the Ryedale Plan Local Plan Strategy;
- Delivery of the CIL charging requirements;

6.7 The questions ask initially about practical/legal sites considerations, they also refer to the ability to comply with existing policy requirements (such as CIL and affordable housing) as a standard/benchmark from which to consider viability in conjunction with other 'asks' and requirements placed on sites. These are established and tested policy requirements within the context of operation of the Ryedale Local Plan Strategy. Viability will remain an important consideration, as sites allocated for any land uses need to be deliverable, in order to ensure that a robust land supply can be sustained.

6.8 If technical reports have been produced to consider certain aspects of a site, then these will be considered within the context of any existing information we hold about sites, and would be considered by statutory consultees who have specific, technical knowledge on these aspects. The ability to secure these documents will be essentially a function of the size of the site and any known site constraints/context which may inform the need for further investigation. It is also acknowledged that, for example, ecological survey work will need to be carried out at the right time responding to species particular lifecycles.

6.9 Upon receipt of the information, the site will be entered into a site database and given a unique ID, this ID will be then referenced throughout the process in consultation material to provide a clear means of identifying how sites have been considered through the site assessment process, and to assist both those who have submitted the site, but also those wishing to comment on the sites. The planning policy pages will have a dedicated webpage which will have maps of the individual site submissions and also identified by settlement/parish maps so that local communities can see what land submissions have been made.

6.10 The information will be then form a database of sites features, which Officers will then use to populate the Strategic Housing Land Availability Assessment (SHLAA) and Employment Land Review ELR which are technical documents which evidence the availability of land for specific uses. The more detailed information will also populate a Site Selection Methodology Table (format to be determined), which will be part of the Sustainability Appraisal process of the sites and the policies of the plan. This will involve engagement with a range of stakeholders (including Town and Parish Councils) in the consideration of the sites' suitability for development in accordance with any emerging strategic policy approaches around the distribution of development across the District.

6.11 The publicity around these site submissions will need to be managed so that as the sites 'advance' through the assessment process, the greater publicity will be directed to these sites. Although the Council will still be expected to undertake consultation on the eventually discounted sites, and set out why these sites are discounted, but it will not involve on-site publicity. This is set out in the proposed Statement of Community Involvement (SCI)

7.0 IMPLICATIONS

7.1 The following implications have been identified:

- a) Financial

The work is covered by existing budgetary provision.

- b) Legal
The consultation will need to be undertaken in accordance with our SCI as a statutory requirement and the site assessment process will also need to meet all statutory requirements
- c) Other (Equalities, Staffing, Planning, Health & Safety, Environmental and Climate Change, Crime & Disorder)
Equalities considerations are considered through compliance with the Statement of Community Involvement. Staffing has been expanded to deliver this area of the plan review. The call for sites is an important early stage in reviewing planning policy and will also assist in our objectives around health and safety considerations. Environmental impacts and Climate Change considerations are an integral part of the site assessment process. There are no crime and disorder implications identified.

8.0 NEXT STEPS

- 8.1 Subject to Council approval, the call for sites consultation will commence as soon as practicable after the decision. This is to ensure that the consultation aligns with timetable as set out in recently approved Local Development Scheme.
- 8.2 Officers will liaise with the Communications Team to ensure also publicity and consultation material is ready for that consultation to commence.
- 8.3 The outcome of the call for sites will provide the Council with a selection of sites to be considered, in relation to their sustainability, to be identified as potential allocations in the review of the Ryedale Plan. Once the Council has agreed a selection of sites as option choices for potential allocation, further public consultation will be undertaken on the sites, including site notices. This is set out in the review of the Statement of Community Involvement. Site notices will, again, be used at the formal publication stage of the plan review, which will identify the proposed allocations.

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Background Papers:
Draft Call for Sites Consultation - Site Submission Template

Background Papers are available for inspection at: