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20 August 2007

Jill Thompson  
Planning Policy Manager  
Ryedale District Council  
Forward Planning and Economic Development  
Ryedale House  
Malton  
North Yorkshire  
YO17 7HH

Dear Jill

**Ryedale Local Development Framework  
Core Strategy Consultation: 'Accommodating Growth and Managing  
Change in Ryedale'**

The Yorkshire and Humber Assembly welcomes the opportunity to comment on the Ryedale Core Strategy: Accommodating Growth and Managing Change in Ryedale and to continue its involvement in the development of a coherent spatial planning framework for the region. The comments offered in this letter are intended to be within the spirit of continued and productive joint working.

At this stage, the Assembly's response to the consultation document is a set of officer comments. The aim is to highlight where issues related to general conformity with the Regional Spatial Strategy might arise. When the Core Strategy is submitted to the Secretary of State a formal Assembly view on its general conformity with the Regional Spatial Strategy will need to be given.

The following officer comments are made in relation to the existing Regional Spatial Strategy for Yorkshire & the Humber (based on the selective review of RPG12 issued in December 2004) and the Draft Regional Spatial Strategy – the

Yorkshire and Humber Plan (submitted to the Secretary of State in December 2005).

The comments place emphasis on the draft Regional Spatial Strategy (RSS), which reinforces and develops the general thrust of existing RSS. It is also more up to date and is gathering 'weight' as it passes through the preparation process. The Panel Report of the Examination in Public of the Yorkshire and Humber Plan has now been published (May 2007). This contains recommendations to Government that may or may not be reflected in the Proposed Changes to the Plan that are due to be published for consultation in the autumn. The Panel Report backs the Plan's overall approach and strategy. It also includes recommendations for changes or additions to policies. Any points from the Panel Report that are particularly relevant to this response are noted within the following paragraphs. The Yorkshire and Humber Plan should be published in early 2008.

### **General Conformity with the Regional Spatial Strategy**

As you know, the Planning and Compulsory Purchase Act 2004 introduced mechanisms to help ensure that Development Plan Documents (DPDs) drawn up by local authorities as part of the Local Development Framework (LDF) are in general conformity with the Regional Spatial Strategy (RSS). The intention is to ensure that DPDs are contributing to the delivery of the RSS and that the two strands of the Development Plan for an area (the RSS and DPDs) are mutually supportive and not in conflict.

We therefore find it useful that the RSS and the latest Panel Report figures are accurately reflected in the DPD. It will be important in the submitted Core Strategy to highlight the need for there to be 'general conformity' between the RSS and the Core Strategy to ensure that the two strands of the development plan are mutually supportive. We therefore think it would be helpful if this need for general conformity were expanded upon at the start of the document as this demonstrates the need for a strong link between the LDF and the RSS and will help to clarify the significance of the helpful references to the RSS that are made throughout the document.

### **Summary of comments**

Overall, the Core Strategy reflects the policy direction of current and draft RSS. In particular, the Assembly supports:

- The inclusion of accurate references to the RSS and the latest Panel Report position throughout the Core Strategy document
- The overall settlement hierarchy and approach to the location of new development

- The approach to employment land distribution and the use of an up to date evidence base to inform this approach

The Assembly would wish to see changes to the Core Strategy to ensure that:

- There is clarity about the different roles of centres and the classification of service villages
- The distribution of housing between settlements is focused on the Principal Service Centre of Malton/Norton in line with the draft RSS
- The location of housing within specific settlements follows the sequential approach set out in the draft RSS

These points are expanded on in Annex A.

I trust that these comments are helpful to you as you prepare the Core Strategy for submission to the Secretary of State. If you wish to discuss any of the points made here please do not hesitate to get in touch. We look forward to continuing to work with you on your Core Strategy.

Regards

A handwritten signature in blue ink, appearing to read 'J Poxon', written in a cursive style.

Jenny Poxon  
Head of Planning Delivery and Conformity

## **Annex A**

### **Key Question 1**

Do you agree with our analysis of issues about the overall levels of development? If not, how should the Core Strategy approach this matter?

The Assembly agrees with the analysis of issues about the overall levels of development in Ryedale. It is useful to see the RSS and the latest Panel Report position accurately reflected in this section in relation to new development in the district. The approach for basing employment land requirements on a recent needs assessment is welcomed by the Assembly but it is important that regular reviews are undertaken to ensure that employment land allocations are in line with the spatial strategy.

### **Key Question 2**

Is this generally the correct approach for the broad location of development? If not, why?

The Yorkshire and Humber Assembly supports the overall settlement hierarchy and the approach for the broad location of development. The draft RSS identifies Malton as a Principal Service Centre within the York sub-area and Policy Y1A of the draft RSS seeks to support this role. The Assembly therefore welcomes the Core Strategy's identification of Malton/Norton as the Principal Service Centre for Ryedale and the primary focus for new development.

### **Key Question 3**

Do you think this approach reflects the roles of different settlements in Ryedale? If not, why?

The Assembly is happy with the approach to the roles of different settlements in Ryedale. We welcome the references to the regional settlement study which informed the draft RSS, and we are pleased to see that the Core Strategy identifies Malton/Norton as a Principal Service Centre in line with this study and the draft RSS.

### **Key Questions 4, 5, 6 and 7**

As well as Malton/Norton, do you think any other settlements in Ryedale should be classed as a Principal Service Centre? Why? Is the classification of Pickering, Kirkbymoorside and Helmsley as local service centres appropriate, based on their size and role? Have village services changed? Are there any villages, which should be classed as service villages or no longer identified as service villages? Are there any other ways in which service villages should be defined?

The Yorkshire and Humber Assembly supports the approach to the service villages that was followed previously. The Assembly considers that the criteria for

identifying service villages remains appropriate and it is important that the Core Strategy is clear about the different roles of centres and the classification of service villages.

### **Key Questions 5, 6, 7, 8 and 9**

What is your view on housing distribution? Which approach is most appropriate for Ryedale? Can you think of any other ways in which we could distribute new housing? Which option do you think is most appropriate? Why? Is there another combination of proportions that you think is better? Why?

The Core Strategy should ensure that the majority (i.e. at least 50%) of new housing development is distributed to Malton/Norton in order to support and enhance its role as the Principal Service Centre for Ryedale, in line with the draft RSS. The Assembly recognises that directing a larger proportion (i.e. 60-70%) of new housing to Malton/Norton would require development on Greenfield land; therefore it is vital that the Core Strategy contains a clear approach to the phased release of Greenfield sites that relates to the approach to phasing set out in the draft RSS.

In order to deliver the core approach of the draft RSS and support the Principal and Local Service Centres in Ryedale, the proportion of development directed to the service villages should not increase to 15 or 20%. The Assembly would support a Core Strategy approach that directs up to 10% of the District's new housing development to the service villages.

### **Key Question 10**

Are there any other ways in which you think we should distribute employment land?

The Assembly welcomes the approach to the distribution of employment land set out in the Core Strategy consultation document. Policy E3 of the draft RSS states that the pattern and scale of provision of allocated employment land should be determined by local employment land reviews. The Assembly therefore supports the use of an up-to-date employment land study to inform the Core Strategy approach to employment land requirements in the District.

### **Key Question 11**

What are your views on the future roles of the market towns? Are there any specific things that you think should happen in your town?

The Assembly is happy with the visions given in the Core Strategy for each of the market towns.

### **Key Questions 12, 13 and 14**

How do you think each of the towns should grow? Which direction or broad location is more suitable in each town? Are there any areas where we should avoid putting new development? Why?

Draft RSS policy YH8A sets out the approach for the distribution of development across the region and focuses the majority of new development on the Regional and Sub Regional Centres. This is followed by a sufficient level of development in the Principal Service Centres to enable them to fulfil their service centre role and then by limited development in Local Service Centres with a focus on meeting local needs for affordable housing and economic diversification.

Policy YH8B sets out a sequential approach to the allocation of specific sites for development and in determining planning applications which gives first priority to the re-use of previously developed land and buildings and the more effective use of existing developed areas within these centres; second priority to other suitable infill opportunities within these centres; and third priority to planned growth areas on the periphery of or well related, in public transport route terms, to these centres.

Policy YH8C requires local planning authorities to adopt a transport-orientated approach to the identification of development sites to ensure that development makes the best use of existing transport infrastructure and capacity; is focused along existing or planned public transport corridors; maximises accessibility by public transport, walking and cycling; and maximises the use of rail and water for uses generating large freight movements.

The Core Approach of the RSS to the location of development, as set out in Policy YH8, should be the approach adopted by the Core Strategy in determining the type and location for growth and new development in Ryedale's Principal and Local Service Centres.