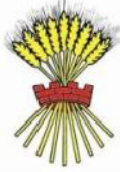


RYEDALE
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Sustainability Appraisal of Main Modifications

Helmsley Plan

March 2015

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1. Non-Technical Summary

Introduction

- 1.1 A Non Technical Summary of the Helmsley Plan Main Modifications Sustainability Appraisal Report has been prepared to provide an overview of the assessment, in line with the requirements of Annex 1 of the Strategic Environmental Assessment (SEA) Directive.
- 1.2 This Sustainability Appraisal of Main Modifications report provides a supplement to the Final Sustainability Appraisal Report submitted alongside the Helmsley Plan in May 2014.

Context and Legislation

- 1.3 The Sustainability Appraisal Report (January 2014) considers in detail the requirements of the SEA Directive as listed below, although they are also considered as an integral part of the assessment in this supplement:
- Collection and presentation of baseline information;
 - Prediction of significant environmental, social and economic effects of the plan and addressing them during its preparation;
 - Identifying reasonable plan options and their effects which fully consider sustainable development;
 - Involving the public and Authorities with social, environmental and economic responsibilities as part of the assessment process;
 - Monitoring the actual effects of the plan during its implementation.

Sustainability Objectives

- 1.4 The objectives used to assess the sustainability implications of the proposed Main Modifications are listed below. These were developed and refined as part of the Scoping Report (May 2013):

Social Objectives

- A1 To ensure that all groups of the population have access to health, education, leisure, green infrastructure and recreation services that are required
- A2 To provide the opportunity for all people to meet their housing needs
- A3 To improve overall levels of health and reduce the disparities between different groups and different areas.
- A4 To maintain and promote the distinctiveness of identifiable communities
- A5 To reduce crime and the fear of crime
- A6 To develop a more balanced population

Economic Objectives

- B1 To maintain and enhance employment opportunities
- B2 To maintain and enhance the vitality of the countryside, villages and town centres
- B3 To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors
- B4 To diversify the local economy

Environmental Objectives

- C1 To protect and enhance biodiversity and geo-diversity.
- C2 To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity
- C3 Reduce long distance commuting and congestion by reducing the need to travel.
- C4 To ensure future development is resilient to climate change such as development is not vulnerable to flooding, or will increase the risk of flooding elsewhere
- C5 To conserve and where appropriate enhance the historical and cultural environment
- C6 To reduce the emission of greenhouse gases
- C7 To encourage the use of renewable resources and the development of renewable energy sources within Ryedale
- C8 To make the most efficient use of land
- C9 To maintain a high quality environment in terms of air, soil and water quality
- C10 Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals
- C11 To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible
- C12 To promote high standards of design which enhance the built environment.

Conclusions

- 1.5 Overall, the proposed modifications have been found to have mainly positive effects on sustainability objectives arising from greater certainty in relation to the provision of net gains in bio diversity and green infrastructure as well as more robust policies on the provision on telecommunications infrastructure. These will have positive effects on objectives to protect the natural and built environment.
- 1.6 The only potential negative effect arises from the removal of the requirement for the provision of bungalows, however on balance Policy H1 is still considered to have a positive impact on the provision of local housing needs and balanced communities.

2. Introduction

- 2.1 Sustainability Appraisal and Strategic Environmental Assessment are required to be undertaken in conjunction with the preparation of Development Plan Documents to ensure that the environmental, social and economic issues are fully integrated into emerging policies and strategies prior to their formal adoption.
- 2.2 This Sustainability Appraisal of Main Modifications report has been produced following the Helmsley Plan Examination hearing session which took place on 3rd March 2015. This provides a supplement to the Final Sustainability Appraisal Report submitted alongside the Helmsley Plan in May 2014.
- 2.3 Main modifications have been proposed at three stages – at Submission Stage in response to address issues raised through the Publication consultation, before the hearing session in response to the Inspector’s Initial Appraisal and now following the hearing session. A further Sustainability Report is therefore needed to ensure that the potential social, environmental and economic effects of the proposed Main Modifications are fully assessed for any significant sustainability impacts and reported on as part of the Plan making process.

Sustainability Appraisal Background

- 2.4 This Sustainability Appraisal report assesses significant changes that have not been assessed previously through the Plan preparation process. The report should therefore be read in conjunction with the following documents:

Draft Sustainability Appraisal Scoping Report (January 2012)
Final Sustainability Appraisal Scoping Report (May 2013)
Helmsley Plan Publication Version Sustainability Appraisal Report (January 2014)

- 2.7 These sustainability reports have been prepared in accordance with Government guidance on Sustainability Appraisal and incorporate the requirements of the Strategic Environmental Assessment Directive 2001/42/EC. Appendix 1 of the Proposed Submission Sustainability Appraisal (November 2013) shows how the requirements of the SEA Directive have been met. Appendix 1 of this document updates this to show how the Sustainability Appraisal of the Main Modifications meet these requirements.
- 2.8 A Screening Assessment and Appropriate Assessment was prepared separately under the requirements of the Habitats Directive (92/43/EEC) and was submitted to the Inspector prior to the Examination. The effects of the proposed Main Modifications on this assessment is explained in a further report on the Habitats Regulations Assessment.

Consultation

- 2.9 Representations may be submitted in relation to the Sustainability Appraisal of the proposed Main Modifications, as well as on the modifications themselves.
- 2.10 The consultation is running for a period of 6 weeks from 18th March to 29th April 2015. This is a formal stage of consultation. Further details of how to respond to the consultation are available at:
<http://www.ryedaleplan.org.uk/helmsley-plan/helmsley-plan-examination>

3. Appraisal Methodology

- 3.1 The Sustainability Appraisal of the proposed Main Modifications has been undertaken in two stages.
- 3.2 Firstly, each of the Main Modifications has been assessed to determine whether the modification raises any sustainability issues and whether a further appraisal is required. Where it has been concluded that an additional appraisal is required, the appraisal has been undertaken using the methodology below:

Category	Effect of Policy
✓ Positive impact	Policy is consistent with meeting the objective, either by having no negative impact or by positively influencing change in accordance with the objective.
✗ Negative impact	The policy will hinder achievement of this objective.
= Neutral impact	The policy will have a neither a positive nor a negative impact upon this objective
U Uncertain Impact	The policy may hinder achievement of this objective, but may have no negative impact. This will depend upon implementation.
O No direct link	There is no direct link between the nature of the policy and the nature of the objective.

- 3.3 The assessment used the sustainability objectives developed and refined through the Scoping process and used in the Final Sustainability Appraisal Scoping Report (May 2013)

The objectives are:

Social Objectives

- A1 To ensure that all groups of the population have access to health, education, leisure, green infrastructure and recreation services that are required
- A2 To provide the opportunity for all people to meet their housing needs
- A3 To improve overall levels of health and reduce the disparities between different groups and different areas.
- A4 To maintain and promote the distinctiveness of identifiable communities
- A5 To reduce crime and the fear of crime
- A6 To develop a more balanced population

Economic Objectives

- B1 To maintain and enhance employment opportunities
- B2 To maintain and enhance the vitality of the countryside, villages and town centres
- B3 To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors
- B4 To diversify the local economy

Environmental Objectives

- C1 To protect and enhance biodiversity and geo-diversity.
- C2 To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity
- C3 Reduce long distance commuting and congestion by reducing the need to travel.
- C4 To ensure future development is resilient to climate change such as development is not vulnerable to flooding, or will increase the risk of flooding elsewhere
- C5 To conserve and where appropriate enhance the historical and cultural environment
- C6 To reduce the emission of greenhouse gases
- C7 To encourage the use of renewable resources and the development of renewable energy sources within Ryedale
- C8 To make the most efficient use of land
- C9 To maintain a high quality environment in terms of air, soil and water quality
- C10 Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals
- C11 To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible
- C12 To promote high standards of design which enhance the built environment.

Considering Alternative Options

- 3.4 Part 6 of the Publication Sustainability Appraisal explains the role the Sustainability Appraisal has had in assessing options as part of the production of the Helmsley Plan. The Proposed Main Modifications do not propose any new options.

4. Proposed Main Modifications

- 4.1 The authorities have finalised the schedule of Main Modifications following the hearing sessions prior to receipt of the Inspector's interim report. These modifications address issues raised by the Inspector through his initial appraisal in July 2014, together with further changes proposed by the authorities.
- 4.2 The sustainability implications of the proposed Main Modifications are set out in full in Appendix 2. The summary below takes account of the initial assessment of sustainability implications and signposts those modifications that require further sustainability appraisal as a result of this initial assessment. It also sets out why further sustainability is not required for certain proposed Main Modifications.

Modification Reference	Main modification	Additional SA required?
MM1	Insert timescale for Plan 2014 to 2027	No
MM2	Amend the concept drawing to denote the extent of the Grade I Historic Park and Garden at Duncombe Park.	No
MM3	Remove "The delivery of at least 150 new homes will be managed over the period 2014 to 2027. This will be achieved as follows:" and replace with "The delivery of at least 150 new homes will be provided over the period 2014 to 2027. The timescales for development are provided for indicative purposes only".	No
MM4	Remove site NYMH8 from proposed allocation to current commitments.	No
MM5	Change description of site 183 to read "Land to the East of Riccal Drive"	No
MM6	Change description of site 174 to "Land to the South of Riccal Drive"	No
MM7	Delete reference to requirement that "at least 5% of all new dwellings of more than 50 units must be bungalows"	Yes
MM8	Remove reference to "detailed planning permission will be supported where proposals fulfil the principles set out in the development briefs contained within this plan"	No
MM9	Amend Paragraphs 5.5 to 5.7 to read as follows:	No

Modification Reference	Main modification	Additional SA required?
	<p>5.5 Delivery of Sites</p> <p>5.6 Whilst none of the sites face major constraints in terms of delivery, the Authorities are aware that a number of the sites may require a greater lead in time to achieve development than others. The allocations are not phased as all sites are capable of coming forward from 2014 onwards. The release of sites in Helmsley also assists in ensuring allocated land supply is available for development as part of the Ryedale Local Plan Strategy.</p> <p>5.7 The delivery of housing will be monitored through the Monitoring Reports of each Authority and Ryedale District Council's annual Strategic Housing Availability Assessment (Part 1 Annual Update). The delivery of Housing through the Helmsley Plan will also be monitored in a Ryedale District context to ensure that the District Housing target in the Ryedale Plan is met and that sufficient supply is released to achieve the District housing requirement as a minimum throughout the plan period.</p>	
MM10	Delete paragraph.	No
MM11	After paragraph 5.12 add "further details on the requirements for each site are contained in the development briefs attached to appendix 1"	No
MM12	Add to criteria g the following text "These include the Grade I Historic Park and Garden at Duncombe Park, Howardian Hills AONB, the Area of High Landscape Value and the Visually Important Undeveloped Area (the last two being set out in the Ryedale Local Plan Strategy)".	No
MM13	Add further paragraph after 5.19 which says "Any proposals for new housing outside of the development limit identified on the Policies Map will need to meet the	No

Modification Reference	Main modification	Additional SA required?
	requirements of open countryside as set out in either the NYMNP Core Strategy or the Ryedale Local Plan Strategy. Definitions of essential needs are set out in point 3 of NYMNP Core Policy J and Policy SP2 of the Ryedale Local Plan Strategy”.	
MM14	Change the threshold in the first line from 5 or more units to 6 or more units. Remove second sentence which says “below the threshold of 5 dwellings or 0.2ha a pro-rated financial contribution will be sought from all residential development where this is viable”.	No
MM15	Change description of Site EMP1 to “Land to the West of Riccal Drive”	No
MM16	Change description of Site EMP2 to “Land to the South of Riccal Drive”	No
MM17	After “Site EMP2, land to the East of Riccal Drive – up to 0.6ha” insert “detailed planning permission will be supported where the proposal accords with the principles set out in the development briefs attached as Appendix 1 to this plan”.	No
MM18	Amend the fourth sentence of paragraph 6.2 in the plan to state “EMP1 and EMP2 allocated 1.9ha of land in Helmsley for employment purposes in the B1, B2 and B8 use classes, subject to amenity considerations set out in the development briefs in Appendix 1”	No
MM19	Amend wording of policy to say “Proposals which will result in the loss of retail floorspace on Primary Retail Frontages along Bridge Street, Borogate, Church Street and Market Place will only be permitted where it can be demonstrated that it is no longer suitable or viable for retail use”	No
MM20	Amend wording of policy to say “proposals which will result in the loss of community, cultural, leisure and recreational facilities (including Helmsley Town Hall,	No

Modification Reference	Main modification	Additional SA required?
	Helmsley Arts Centre and Recreational Facilities at Baxtons Lane) will only be permitted where:-“	
MM21	Change the title of the policy to “Renewable Energy and Sustainable Building”. Add to the beginning of the policy :- “Proposals for new residential development should demonstrate that they have been designed to reduce the need for energy consumption and that the buildings utilise energy more efficiently. Proposals that generate renewable energy and/or low carbon sources of energy will be supported where they do not harm the character of Helmsley”.	Yes
MM22	Add the following text to the supporting text - “Buildings have a long lifespan and contribute towards carbon dioxide emissions so it is important that new homes and buildings have as low an impact as possible. The code for sustainable homes is the national standard for the sustainable design and construction of new homes. It aims to reduce carbon emissions and promote higher standards of sustainable design above the current minimum standards set out by the building regulations. At present Building Regulations require that all new development must meet at least level 3 of the Code for Sustainable Homes. In March 2014 the Government set out its intention to replace the Code through new measures in the Building Regulations”.	No
MM23	Add another paragraph (9.4) which says “Applicants will need to consider the range of technologies available, their feasibility and the impact on the location in question. Careful attention must be made to the siting, colour and materials of the technology in order to ensure it does not harm the character of Helmsley. In the National Park area of the town reference should	No

Modification Reference	Main modification	Additional SA required?
	be made to the NYMNPA SPD on Renewable Energy. Applications in the Ryedale area of the town will be considered against the Energy Hierarchy set out in SP18 of the Ryedale Local Plan Strategy”.	
MM24	<p>Add the following text to the end of paragraph 10.1 “Green infrastructure can be a multi-functional resource such as providing recreational benefit, enhancing and protecting biodiversity, and where possible creating new habitats using indigenous planting. The Yorkshire and Humber Green Infrastructure Mapping Project set out a range of district, sub-regional and regional Green Corridors. Helmsley has a rich variety of contiguous and overlapping green infrastructure areas including:</p> <p>the River Rye (Sub-Regional Corridor)</p> <ul style="list-style-type: none"> • North York Moors Green Infrastructure Area • Howardian Hills Green Infrastructure Area • The District Corridor of the Cleveland way (Cleveland and Hambleton Hills). <p>“There are many specific features that contribute to these networks in Helmsley. These include:</p> <ul style="list-style-type: none"> • The corridors of Borough and Spital Becks • The former railway line, • The playing fields • Duncombe Park National Nature Reserve • Helmsley Castle and the adjoining Walled Gardens” 	No
MM25	<p>Insert further new paragraph following (paragraph 10.1) “it is important that new development opportunities seek to improve, integrate and enhance these existing features that contribute to these Green Infrastructure Networks to build in biodiversity resilience. This can include considering the effects of garden space, open space and landscape buffers with these various</p>	No

Modification Reference	Main modification	Additional SA required?
	networks”.	
MM26	Amend policy to say “All development proposals within the Plan area should require a net gain in biodiversity and for green infrastructure networks to be enhanced where possible. This will provide opportunities for activity and relaxation and should include the expansion and enhancement of green infrastructure assets. Where there is existing green infrastructure this should be protected”.	Yes
MM27	Add the following to the end of Policy H11: “The development briefs in Appendix 1 set out the opportunities of the allocated sites in linking with these green infrastructure networks. Development proposals on non-allocated ‘windfall sites’ should address opportunities to link with and enhance green infrastructure networks where possible and in proportion to the scheme. ‘Windfall’ development proposals will not be expected to provide Green Infrastructure where a meaningful contribution cannot be made due to the absence of available greenspace”.	Yes
MM28	Add text to paragraph 14.2 “where on site provision is not feasible contributions will be sought for improvements to the existing recreation facilities at Baxtons Lane”	No
MM29	Add “as installations can cause visual harm to the landscape and built environment”.	No
MM30	Amend policy to say:- Proposals for IT and telecommunications infrastructure will be permitted where: <ul style="list-style-type: none"> • There are no satisfactory alternatives following an assessment of erecting apparatus on existing buildings where appropriate, masts or other structures; and • The siting and appearance 	Yes

Modification Reference	Main modification	Additional SA required?
	<p>of the proposed apparatus and association structures will have no unacceptable adverse visual impact on the Conservation Area, the historic environment or the wider landscape particularly the National Park; and</p> <ul style="list-style-type: none"> • Provision is made for the removal of the equipment when it is redundant. 	
MM31	Rename as "Appendix 1 Development Briefs"	No
MM32	Delete "at least 5% of the total units should be bungalows to accommodate the ageing population of the town".	No
MM33	Identify area of replacement sports field on the map.	No
MM34	Remove reference to site NYHM8 as permission since been granted.	No
MM35	<p>Create new Appendix 5. Add title "List of Superseded Policies as a Result of the Adoption of the Helmsley Plan"</p> <p>Add the text: "Ryedale Local Plan (2002) Saved Policy EMP5 – Industrial/ business development allocation, Helmsley"</p>	No

Assessment Results

- 4.3 This section summarises the outcomes of the appraisal of those main modifications that were identified as requiring further assessment. The initial assessment in Appendix 2 and summarised in table 1 above determined which of the proposed main modifications were likely to have sustainability impacts and required further assessment. The full details of the assessment are shown in Appendix 3 and a summary of outcomes and potential effects is provided below.

MM7 Delete reference in Policy H1 to requirement that at least 5% of all new dwellings of more than 50 units must be bungalows

The proposed modification seeks to remove the requirement for the provision of bungalows on large sites. Although the removal of this requirement could have a negative impact on sustainability objectives which seek to meet a mix of housing needs and balanced communities, in practice the requirement would only apply to one site. On balance the whole of policy H1 will seek to provide a mix of housing to help sustain a mixed community and therefore is considered to still have positive impacts on objectives in terms of the overall Sustainability Appraisal.

MM26 and MM27 Amend Policy H11 to strengthen requirements in relation to net gains to biodiversity and green infrastructure.

The modifications relate to requirements for net gains in biodiversity and green infrastructure seeking to provide further clarification on how policy H11 will be applied through the Development Management Process. The change to the policy is considered to have positive impacts by seeking improvements to the provision of green infrastructure and biodiversity.

MM30 – amendments to the IT and telecommunications policy

The modifications will have positive impacts on sustainability objectives as it now addresses the wider landscape and historic environment rather than just the National Park so now has a positive impact on objectives C2 and C5. The modifications also seek the removal of redundant infrastructure, which again will have positive impacts on the Sustainability Objectives.

5. Conclusions

- 5.1 Overall, the proposed modifications have been found to have mainly positive effects on sustainability objectives arising from greater certainty in relation to the provision of net gains in bio diversity and green infrastructure as well as more robust policies on the provision on telecommunications infrastructure. These will have positive effects on objectives to protect the natural and built environment.
- 5.2 The only potential negative effect arises from the removal of the requirement for the provision of bungalows, however on balance Policy H1 is still considered to have a positive impact on the provision of local housing needs and balanced communities.

6. Monitoring

- 6.1 The Sustainability Appraisal Monitoring Framework is set out in Section 7 of the Sustainability Appraisal Report on the Helmsley Plan and will monitor the implementation of the Area Action Plan to identify any significant effects. No modifications are proposed to these indicators.

Appendix 1 – Summary of Requirements of SEA Directive

SEA Requirements	Reported in...
Where an environmental assessment is required an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is:	
a. An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes;	Scoping Report / Sustainability Reports
b. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	Scoping Report (summarised in Sustainability Reports)
c. The environmental characteristics of areas likely to be significantly affected;	Scoping Report (summarised in Sustainability Reports)
d. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Scoping Report (summarised in Sustainability Reports)
e. The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	Scoping Report (Summarised in Sustainability Reports)
f. The likely significant effects (1) on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	Sustainability Reports
g. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	Sustainability Reports
h. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Sustainability Reports
j. A description of the measures envisaged concerning monitoring in accordance with Article 10.	Sustainability Reports / Finalised in Sustainability Statement

k. A non-technical summary of the information provided under the above headings.	In relevant reports as above
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment.	

Consultation Requirements

- Authorities with specific environmental responsibilities; shall be consulted when deciding on the scope and level of detail of information which must be included in the environmental report (Article 5.4);
- Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and accompanying environmental report before adoption of the plan or programme or its submission to the legislative procedure. (Article 6.2)
- Other Member states, where implementation of the Plan is likely to have significant effects on the environment in another Member State (Article 7)

Provision of information on decision

When a plan or programme is adopted the Authorities with environmental responsibilities and the public are informed and the following items [shall be] made available to those so informed;

- a) The plan or programme as adopted;
- b) A statement summarising how environmental considerations have been integrated into the plan or programme... including reasons for choosing the plan or programme....or programme as adopted, in light of other reasonable alternatives dealt with...and
- c) The measures decided concerning monitoring (Article 9 (1)).

Monitoring the significant environmental effects of the plans implementation (Article 10).

Appendix 2 – Sustainability Implications of Proposed Main Modifications

Ref	Page in Submitted Plan	Policy/Paragraph	Main modification	Sustainability Appraisal Implications
MM1	Cover		Insert timescale for Plan 2014 to 2027	This is a procedural clarification that will have no effect on the policies of the Helmsley Plan. There is therefore no need to carry out Sustainability Appraisal on this modification.
MM2	8	Concept Drawing	Amend the concept drawing to denote the extent of the Grade I Historic Park and Garden at Duncombe Park.	This is a procedural clarification that will have no effect on the policies of the Helmsley Plan. There is therefore no need to carry out Sustainability Appraisal on this modification.
MM3	15	Policy H1	Remove “The delivery of at least 150 new homes will be managed over the period 2014 to 2027. This will be achieved as follows:” and replace with “The delivery of at least 150 new homes will be provided over the period 2014 to 2027. The timescales for development are provided for indicative purposes only”.	This modification provides clarification of the policy. There is therefore no need to carry out Sustainability Appraisal on this modification.
MM4	15	Policy H1	Remove site NYMH8 from proposed allocation to current commitments.	This modification removes reference to a site, which now has planning permission. There is therefore no need to carry out Sustainability Appraisal on this modification.
MM5	15	Policy H1	Change description of site 183 to read “Land to the East of Riccal Drive”	This is a clarification on detail that will have no effect on the policies of the Helmsley Plan. There is therefore no need to carry out Sustainability Appraisal on this modification.
MM6	15	Policy H1	Change description of site 174 to “Land to the South of Riccal Drive”	This is a clarification on detail that will have no effect on the policies of the Helmsley Plan. There is therefore no need to carry out Sustainability

Ref	Page in Submitted Plan	Policy/Paragraph	Main modification	Sustainability Appraisal Implications
				Appraisal on this modification.
MM7	15	Policy H1	Delete reference to requirement that “at least 5% of all new dwellings of more than 50 units must be bungalows”	This is a change to policy H1 and therefore requires Sustainability Appraisal.
MM8	15	Policy H1	Remove reference to “detailed planning permission will be supported where proposals fulfil the principles set out in the development briefs contained within this plan”	This is a recommendation from the Inspector and is a procedural clarification that will have no effect on the policies of the Helmsley Plan. There is therefore no need to carry out Sustainability Appraisal on this modification.
MM9	16	Paragraphs 5.5 to 5.7	<p>Amend Paragraphs 5.5 to 5.7 to read as follows:</p> <p>5.5 Delivery of Sites</p> <p>5.6 Whilst none of the sites face major constraints in terms of delivery, the Authorities are aware that a number of the sites may require a greater lead in time to achieve development than others. The allocations are not phased as all sites are capable of coming forward from 2014 onwards. The release of sites in Helmsley also assists in ensuring allocated land supply is available for development as part of the Ryedale Local Plan Strategy.</p> <p>5.7 The delivery of housing will be monitored through the Monitoring Reports of each Authority and Ryedale District Council’s annual Strategic Housing Availability Assessment (Part 1 Annual Update). The delivery of Housing through the Helmsley Plan will also be monitored in a Ryedale District context to ensure that the District</p>	This is a procedural clarification that will have no effect on the policies of the Helmsley Plan. There is therefore no need to carry out Sustainability Appraisal on this modification.

Ref	Page in Submitted Plan	Policy/Paragraph	Main modification	Sustainability Appraisal Implications
			Housing target in the Ryedale Plan is met and that sufficient supply is released to achieve the District housing requirement as a minimum throughout the plan period.	
MM10	17	Paragraph 5.11	Delete paragraph.	This is a procedural clarification that will have no effect on the policies of the Helmsley Plan. There is therefore no need to carry out Sustainability Appraisal on this modification.
MM11	17	New text	After paragraph 5.12 add “further details on the requirements for each site are contained in the development briefs attached to appendix 1”	This is a recommendation from the Inspector and is a procedural clarification that will have no effect on the policies of the Helmsley Plan. There is therefore no need to carry out Sustainability Appraisal on this modification.
MM12	18	Paragraph 5.17	Add to criteria g the following text “These include the Grade I Historic Park and Garden at Duncombe Park, Howardian Hills AONB, the Area of High Landscape Value and the Visually Important Undeveloped Area (the last two being set out in the Ryedale Local Plan Strategy)”.	This is a clarification on detail that will have no effect on the policies of the Helmsley Plan. There is therefore no need to carry out Sustainability Appraisal on this modification.
MM13	19	New text	Add further paragraph after 5.19 which says “Any proposals for new housing outside of the development limit identified on the Policies Map will need to meet the requirements of open countryside as set out in either the NYMNP Core Strategy or the Ryedale Local Plan Strategy. Definitions of essential needs are set out in point 3 of NYMNP Core Policy J and Policy SP2 of the Ryedale Local Plan Strategy”.	This modification increases the strength of the policy. There is therefore no need to carry out Sustainability Appraisal on this modification.
MM14	20	Policy H3	Change the threshold in the first line from 5 or	This is change required as a result of

Ref	Page in Submitted Plan	Policy/Paragraph	Main modification	Sustainability Appraisal Implications
			more units to 6 or more units. Remove second sentence which says “below the threshold of 5 dwellings or 0.2ha a pro-rated financial contribution will be sought from all residential development where this is viable”.	new National Planning Practice Guidance. There is therefore no need to carry out Sustainability Appraisal on this modification.
MM15	21	Policy H4	Change description of Site EMP1 to “Land to the West of Riccal Drive”	This is a clarification on detail that will have no effect on the policies of the Helmsley Plan. There is therefore no need to carry out Sustainability Appraisal on this modification.
MM16	21	Policy H4	Change description of Site EMP2 to “Land to the South of Riccal Drive”	This is a clarification on detail that will have no effect on the policies of the Helmsley Plan. There is therefore no need to carry out Sustainability Appraisal on this modification.
MM17	21	Policy H4	After “Site EMP2, land to the East of Riccal Drive – up to 0.6ha” insert “detailed planning permission will be supported where the proposal accords with the principles set out in the development briefs attached as Appendix 1 to this plan”.	This is a procedural clarification that will have no effect on the policies of the Helmsley Plan. There is therefore no need to carry out Sustainability Appraisal on this modification.
MM18	21	Policy H4	Amend the fourth sentence of paragraph 6.2 in the plan to state “EMP1 and EMP2 allocated 1.9ha of land in Helmsley for employment purposes in the B1, B2 and B8 use classes, subject to amenity considerations set out in the development briefs in Appendix 1”	This modification increases the strength of the policy. There is therefore no need to carry out Sustainability Appraisal on this modification.
MM19	24	Policy H6	Amend wording of policy to say “Proposals which will result in the loss of retail floorspace on Primary Retail Frontages along Bridge Street, Borogate, Church Street and Market Place will only be permitted where it can be demonstrated that it is no longer suitable or viable for retail use”	This modification increases the strength of the policy. There is therefore no need to carry out Sustainability Appraisal on this modification.

Ref	Page in Submitted Plan	Policy/Paragraph	Main modification	Sustainability Appraisal Implications
MM20	24	Policy H7	Amend wording of policy to say “proposals which will result in the loss of community, cultural, leisure and recreational facilities (including Helmsley Town Hall, Helmsley Arts Centre and Recreational Facilities at Baxtons Lane) will only be permitted where:-“	This modification increases the strength of the policy. There is therefore no need to carry out Sustainability Appraisal on this modification.
MM21	27	Policy H10	Change the title of the policy to “Renewable Energy and Sustainable Building”. Add to the beginning of the policy :- “Proposals for new residential development should demonstrate that they have been designed to reduce the need for energy consumption and that the buildings utilise energy more efficiently. Proposals that generate renewable energy and/or low carbon sources of energy will be supported where they do not harm the character of Helmsley”.	This is a change to the policy and therefore required Sustainability Appraisal.
MM22	27	Policy H10	Add the following text to the supporting text - “Buildings have a long lifespan and contribute towards carbon dioxide emissions so it is important that new homes and buildings have as low an impact as possible. The code for sustainable homes is the national standard for the sustainable design and construction of new homes. It aims to reduce carbon emissions and promote higher standards of sustainable design above the current minimum standards set out by the building regulations. At present Building Regulations require that all new development must meet at least level 3 of the Code for Sustainable Homes. In March 2014 the Government set out its intention to replace the Code through new measures in the Building Regulations”.	This modification increases the strength of the policy. There is therefore no need to carry out Sustainability Appraisal on this modification.

Ref	Page in Submitted Plan	Policy/Paragraph	Main modification	Sustainability Appraisal Implications
MM23	27	Renewable Energy	Add another paragraph (9.4) which says “Applicants will need to consider the range of technologies available, their feasibility and the impact on the location in question. Careful attention must be made to the siting, colour and materials of the technology in order to ensure it does not harm the character of Helmsley. In the National Park area of the town reference should be made to the NYMNP SPD on Renewable Energy. Applications in the Ryedale area of the town will be considered against the Energy Hierarchy set out in SP18 of the Ryedale Local Plan Strategy”.	This modification increases the strength of the policy. There is therefore no need to carry out Sustainability Appraisal on this modification.
MM24	28	Green Infrastructure	Add the following text to the end of paragraph 10.1 “Green infrastructure can be a multi-functional resource such as providing recreational benefit, enhancing and protecting biodiversity, and where possible creating new habitats using indigenous planting. The Yorkshire and Humber Green Infrastructure Mapping Project set out a range of district, sub-regional and regional Green Corridors. Helmsley has a rich variety of contiguous and overlapping green infrastructure areas including: the River Rye (Sub-Regional Corridor) • North York Moors Green Infrastructure Area • Howardian Hills Green Infrastructure Area • The District Corridor of the Cleveland way (Cleveland and Hambleton Hills). “There are many specific features that contribute to these networks in Helmsley.	This modification increases the strength of the policy. There is therefore no need to carry out Sustainability Appraisal on this modification.

Ref	Page in Submitted Plan	Policy/Paragraph	Main modification	Sustainability Appraisal Implications
			<p>These include:</p> <ul style="list-style-type: none"> • The corridors of Borough and Spital Becks • The former railway line, • The playing fields • Duncombe Park National Nature Reserve • Helmsley Castle and the adjoining Walled Gardens” 	
MM25	28	Green Infrastructure	<p>Insert further new paragraph following (paragraph 10.1) “it is important that new development opportunities seek to improve, integrate and enhance these existing features that contribute to these Green Infrastructure Networks to build in biodiversity resilience. This can include considering the effects of garden space, open space and landscape buffers with these various networks”.</p>	<p>This modification increases the strength of the policy. There is therefore no need to carry out Sustainability Appraisal on this modification.</p>
MM26	28	Policy H11	<p>Amend policy to say “All development proposals within the Plan area should require a net gain in biodiversity and for green infrastructure networks to be enhanced where possible. This will provide opportunities for activity and relaxation and should include the expansion and enhancement of green infrastructure assets. Where there is existing green infrastructure this should be protected”.</p>	<p>This is a change to the policy and therefore requires Sustainability Appraisal.</p>
MM27	28	Additional text	<p>Add the following to the end of Policy H11: “The development briefs in Appendix 1 set out the opportunities of the allocated sites in linking with these green infrastructure networks. Development proposals on non-allocated ‘windfall sites’ should address opportunities to link with and enhance green infrastructure networks where possible and in</p>	<p>This is a change to the policy and therefore requires Sustainability Appraisal.</p>

Ref	Page in Submitted Plan	Policy/Paragraph	Main modification	Sustainability Appraisal Implications
			proportion to the scheme. 'Windfall' development proposals will not be expected to provide Green Infrastructure where a meaningful contribution cannot be made due to the absence of available greenspace".	
MM28	30	Paragraph 14.2	Add text to paragraph 14.2 "where on site provision is not feasible contributions will be sought for improvements to the existing recreation facilities at Baxtons Lane"	This modification increases the strength of the policy. There is therefore no need to carry out Sustainability Appraisal on this modification.
MM29	31	Paragraph 15.1	Add "as installations can cause visual harm to the landscape and built environment".	This modification increases the strength of the policy. There is therefore no need to carry out Sustainability Appraisal on this modification.
MM30	31	Policy H14	Amend policy to say:- Proposals for IT and telecommunications infrastructure will be permitted where: <ul style="list-style-type: none"> • There are no satisfactory alternatives following an assessment of erecting apparatus on existing buildings where appropriate, masts or other structures; and • The siting and appearance of the proposed apparatus and association structures will have no unacceptable adverse visual impact on the Conservation Area, the historic environment or the wider landscape particularly the National Park; and • Provision is made for the removal of the equipment when it is redundant. 	This is a change to the policy and therefore requires Sustainability Appraisal.
MM31	35	Development Briefs	Rename as "Appendix 1 Development Briefs"	This is a recommendation from the Inspector and is a procedural clarification that will have no effect on

Ref	Page in Submitted Plan	Policy/Paragraph	Main modification	Sustainability Appraisal Implications
				the policies of the Helmsley Plan. There is therefore no need to carry out Sustainability Appraisal on this modification.
MM32	38	Housing Types and Affordable Housing Provision	Delete “at least 5% of the total units should be bungalows to accommodate the ageing population of the town”.	This refers to the policy, which has been appraised.
MM33	45	Map	Identify area of replacement sports field on the map.	This modification increases the strength of the policy. There is therefore no need to carry out Sustainability Appraisal on this modification.
MM34	46	Development Brief for Site NYMH8	Remove reference to site NYHM8 as permission since been granted.	This modification removes reference to a site, which now has planning permission. There is therefore no need to carry out Sustainability Appraisal on this modification.
MM35	New page at the end of the document	Additional Text	Create new Appendix 5. Add title “List of Superseded Policies as a Result of the Adoption of the Helmsley Plan” Add the text: “Ryedale Local Plan (2002) Saved Policy EMP5 – Industrial/ business development allocation, Helmsley”	This is a procedural clarification that will have no effect on the policies of the Helmsley Plan. There is therefore no need to carry out Sustainability Appraisal on this modification.

Appendix 3 – Appraisal of Proposed Main Modifications

- ✓ = positive impact on sustainability objective
- X = negative impact on sustainability objective
- = = neutral impact on sustainability objective
- U = uncertain impact on sustainability objective
- O = no link / not relevant on sustainability objective

Note that a ✓ or a X is not a 'yes' or 'no' to the question but the impact against the sustainability objective.

Sustainability Objectives	Assessment	Commentary/Proposed Mitigation
MM7 Delete reference in Policy H1 to requirement that at least 5% of all new dwellings of more than 50 units must be bungalows		
A1. To ensure that all groups of the population have access to health, education, leisure, green infrastructure and recreation services that are required	✓	The policy as a whole will have a positive impact on this objective by ensuring there is a steady flow of people to local facilities.
A2. To provide the opportunity for all people to meet their housing needs	✓	The requirement for at least 5% of new dwellings to be bungalows only applies to one site allocated in the Plan and therefore although the removal of this requirement in itself could be concluded to have a negative impact on this objective the Policy H1 read as a whole is still considered to have a positive impact on this objective.
A3. To improve overall levels of health and reduce the disparities between different groups and different areas.	✓	The requirement for at least 5% of new dwellings to be bungalows only applies to one site allocated in the Plan and therefore although the removal of this requirement in itself could be concluded to have a negative impact on this objective the Policy H1 read as a whole is still considered to have a positive impact

Sustainability Objectives	Assessment	Commentary/Proposed Mitigation
		on this objective.
A4. To maintain and promote the distinctiveness of identifiable communities	✓	The requirement for at least 5% of new dwellings to be bungalows only applies to one site allocated in the Plan and therefore although the removal of this requirement in itself could be concluded to have a negative impact on this objective the Policy H1 read as a whole is still considered to have a positive impact on this objective.
A5. To reduce crime and the fear of crime	✓	The development briefs for all sites still require the considerations for the implications of crime.
A6. To develop a more balanced population	✓	The requirement for at least 5% of new dwellings to be bungalows only applies to one site allocated in the Plan and therefore although the removal of this requirement in itself could be concluded to have a negative impact on this objective the Policy H1 read as a whole is still considered to have a positive impact on this objective.
B1. To maintain and enhance employment opportunities	○	The policy is not considered to have any impacts on employment opportunities.
B2. To maintain and enhance the vitality of the countryside, villages and town centres	✓	The overall requirements of the policy are to seek a mix of housing types which will have a positive impact on this objective.

Sustainability Objectives	Assessment	Commentary/Proposed Mitigation
B3. To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	✓	The requirement for at least 5% of new dwellings to be bungalows only applies to one site allocated in the Plan and therefore although the removal of this requirement in itself could be concluded to have a negative impact on this objective the Policy H1 read as a whole is still considered to have a positive impact on this objective.
B4. To diversify the local economy	✓	The requirement for at least 5% of new dwellings to be bungalows only applies to one site allocated in the Plan and therefore although the removal of this requirement in itself could be concluded to have a negative impact on this objective the Policy H1 read as a whole is still considered to have a positive impact on this objective.
C1. To protect and enhance biodiversity and geo-diversity.	○	The policy is not considered to have any impact on biodiversity and geodiversity
C2. To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity	○	The proposed modification is not considered to make any changes to the overall numbers which will be allocated in the Plan.
C3. Reduce long distance commuting and congestion by reducing the need to travel.	○	The proposed modification is not considered to have any links to this objective.
C4. To ensure future development is resilient to climate change such as development is not vulnerable to flooding, or will increase the risk of flooding elsewhere	○	It is not considered that this proposed modification will have any impact on this objective.
C5. To conserve and where appropriate enhance the historical and cultural environment	○	The proposed modification is not considered to have any impact on this objective.

Sustainability Objectives	Assessment	Commentary/Proposed Mitigation
C6. To reduce the emission of greenhouse gases	○	The proposed modification is not considered to have any impact on this objective.
C7. To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	○	The proposed modification is not considered to have any impact on this objective.
C8. To make the most efficient use of land	✓	It is likely that the construction of bungalows may have not made the most efficient use of land and therefore the proposed modification is considered to have a positive impact.
C9. To maintain a high quality environment in terms of air, soil and water quality	○	The proposed modification is not considered to have any impact on this objective.
C10. Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals	✓	It is likely that the construction of bungalows may have not made the most efficient use of land and therefore the proposed modification is considered to have a positive impact.
C11. To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible	○	The proposed modification is not considered to have any impact on this objective.
MM26 Amend Policy H11 to say “all development proposals within the Plan area should require a net gain in biodiversity and for green infrastructure networks to be enhanced where possible. This will provide opportunities for activity and relaxation and should include the expansion and enhancement of green infrastructure assets. Where there is existing green infrastructure this should be protected”		
A1. To ensure that all groups of the population have access to health, education, leisure, green infrastructure and recreation services that are required	✓	The policy seeks to increased green infrastructure provision and therefore has a positive impact on this objective.
A2. To provide the opportunity for all people to meet their housing needs	○	The proposed modification is not considered to have any impact on this objective.

Sustainability Objectives	Assessment	Commentary/Proposed Mitigation
A3. To improve overall levels of health and reduce the disparities between different groups and different areas.	✓	The provision of green infrastructure will have a positive impact on the health and well-being of local people.
A4. To maintain and promote the distinctiveness of identifiable communities	✓	The proposed modification will have a positive impact on the health and well-being of local people and will help to maintain the distinctive community.
A5. To reduce crime and the fear of crime	✓	The policy already sought to address the implications for crime and this remains unchanged.
A6. To develop a more balanced population	○	The proposed modification is not considered to have any impact on this objective.
B1. To maintain and enhance employment opportunities	○	The proposed modification is not considered to have any impact on this objective.
B2. To maintain and enhance the vitality of the countryside, villages and town centres	✓	The vitality of the town will be enhanced through the creation of additional green infrastructure.
B3. To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	✓	Green infrastructure is likely to make the town more attractive to investors.
B4. To diversify the local economy	○	The proposed modification is not considered to have any impact on this objective.
C1. To protect and enhance biodiversity and geo-diversity.	✓	This is the aim of the proposed modification.
C2. To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and	✓	The proposed modification will seek to encourage the use of green infrastructure

Sustainability Objectives	Assessment	Commentary/Proposed Mitigation
tranquillity		around the town which may have positive impacts for more rural areas.
C3. Reduce long distance commuting and congestion by reducing the need to travel.	✓	The provision of green infrastructure will improve connections with the town centre and will discourage people from driving to other areas for recreation.
C4. To ensure future development is resilient to climate change such as development is not vulnerable to flooding, or will increase the risk of flooding elsewhere	✓	Green infrastructure has the potential to provide methods of water storage and flood mitigation.
C5. To conserve and where appropriate enhance the historical and cultural environment	✓	Provision of green infrastructure is considered to enhance the historical and cultural environment.
C6. To reduce the emission of greenhouse gases	✓	More planting creates greater capacity for carbon storage.
C7. To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	○	The proposed modification is not considered to have any impact on this objective.
C8. To make the most efficient use of land	✓	Green infrastructure can be utilised to provide efficient use of the land.
C9. To maintain a high quality environment in terms of air, soil and water quality	✓	Local provision prevents the need to travel elsewhere.
C10. Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals	U	The provision of green infrastructure could result in damage to soils.
C11. To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible	○	The proposed modification is not considered to have any impact on this objective.
MM27 Add to the end of Policy H11 “the development briefs in Appendix 1 set out the opportunities of the allocated sites in linking		

Sustainability Objectives	Assessment	Commentary/Proposed Mitigation
with these green infrastructure networks. Development proposals on non-allocated ‘windfall sites’ should address opportunities to link with and enhance green infrastructure networks where possible and in proportion to the scheme. ‘Windfall’ development proposals will not be expected to provide Green Infrastructure where a meaningful contribution cannot be made due to the absence of available greenspace”.		
A1. To ensure that all groups of the population have access to health, education, leisure, green infrastructure and recreation services that are required	✓	The policy seeks to increased green infrastructure provision and therefore has a positive impact on this objective.
A2. To provide the opportunity for all people to meet their housing needs	○	The proposed modification is not considered to have any impact on this objective.
A3. To improve overall levels of health and reduce the disparities between different groups and different areas.	✓	The provision of green infrastructure will have a positive impact on the health and well-being of local people.
A4. To maintain and promote the distinctiveness of identifiable communities	✓	The proposed modification will have a positive impact on the health and well-being of local people and will help to maintain the distinctive community.
A5. To reduce crime and the fear of crime	✓	The policy already sought to address the implications for crime and this remains unchanged.
A6. To develop a more balanced population	○	The proposed modification is not considered to have any impact on this objective.
B1. To maintain and enhance employment opportunities	○	The proposed modification is not considered to have any impact on this objective.
B2. To maintain and enhance the vitality of the countryside, villages and town centres	✓	The vitality of the town will be enhanced through the creation of additional green infrastructure.

Sustainability Objectives	Assessment	Commentary/Proposed Mitigation
B3. To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	✓	Green infrastructure is likely to make the town more attractive to investors.
B4. To diversify the local economy	○	The proposed modification is not considered to have any impact on this objective.
C1. To protect and enhance biodiversity and geo-diversity.	✓	This is the aim of the proposed modification.
C2. To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity	✓	The proposed modification will seek to encourage the use of green infrastructure around the town which may have positive impacts for more rural areas.
C3. Reduce long distance commuting and congestion by reducing the need to travel.	✓	The provision of green infrastructure will improve connections with the town centre and will discourage people from driving to other areas for recreation.
C4. To ensure future development is resilient to climate change such as development is not vulnerable to flooding, or will increase the risk of flooding elsewhere	✓	Green infrastructure has the potential to provide methods of water storage and flood mitigation.
C5. To conserve and where appropriate enhance the historical and cultural environment	✓	Provision of green infrastructure is considered to enhance the historical and cultural environment.
C6. To reduce the emission of greenhouse gases	✓	More planting creates greater capacity for carbon storage.
C7. To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	○	The proposed modification is not considered to have any impact on this objective.
C8. To make the most efficient use of land	✓	Green infrastructure can be utilised to provide efficient use of the land.

Sustainability Objectives	Assessment	Commentary/Proposed Mitigation
C9. To maintain a high quality environment in terms of air, soil and water quality	✓	Local provision prevents the need to travel elsewhere.
C10. Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals	U	The provision of green infrastructure could result in damage to soils.
C11. To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible	O	The proposed modification is not considered to have any impact on this objective.
C11. To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible		
MM30 Amend policy H14 to say:- Proposals for IT and telecommunications infrastructure will be permitted where: <ul style="list-style-type: none"> • There are no satisfactory alternatives following an assessment of erecting apparatus on existing buildings where appropriate, masts or other structures; and • The siting and appearance of the proposed apparatus and association structures will have no unacceptable adverse visual impact on the Conservation Area, the historic environment or the wider landscape particularly the National Park; and • Provision is made for the removal of the equipment when it is redundant. 		
A1. To ensure that all groups of the population have access to health, education, leisure, green infrastructure and recreation services that are required	✓	The proposed changes still support telecommunications infrastructure and therefore will ensure that services supported by such infrastructure are facilitated, thus having a positive impact on this objective.
A2. To provide the opportunity for all people to meet their housing needs	O	The proposed modification is not considered to have any impact on this objective.
A3. To improve overall levels of health and reduce the disparities between different groups and different areas.	✓	The proposed change is still considered likely to reduce disparities between Helmsley and other areas related to telecommunications infrastructure and may therefore have a positive effect on this objective.

Sustainability Objectives	Assessment	Commentary/Proposed Mitigation
A4. To maintain and promote the distinctiveness of identifiable communities	○	The proposed modification is not considered to have any impact on this objective.
A5. To reduce crime and the fear of crime	○	The proposed modification is not considered to have any impact on this objective.
A6. To develop a more balanced population	○	The proposed modification is not considered to have any impact on this objective.
B1. To maintain and enhance employment opportunities	✓	The proposed modification may help to attract and support business and job opportunities although the effects may be in the longer term.
B2. To maintain and enhance the vitality of the countryside, villages and town centres	✓	The provision of telecommunications infrastructure may help to enhance the vitality of the town through supporting businesses.
B3. To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	✓	The provision of telecommunications infrastructure may help to create conditions which are conducive to wealth creation and boost attractiveness to investors.
B4. To diversify the local economy	✓	The proposed modification is considered to support the provision of new telecommunications infrastructure which should have a positive impact on the local economy.
C1. To protect and enhance biodiversity and geo-diversity.	○	The proposed modification is not considered to have any impact on this objective.
C2. To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity	✓	The proposed modification seeks to ensure there is no harm to the character of the wider landscape, particularly the National Park and for the removal of

Sustainability Objectives	Assessment	Commentary/Proposed Mitigation
		redundant equipment, which is considered to have a positive impact on this objective.
C3. Reduce long distance commuting and congestion by reducing the need to travel.	✓	There may be positive impacts through the provision of new telecommunications infrastructure which increases opportunities for working from home.
C4. To ensure future development is resilient to climate change such as development is not vulnerable to flooding, or will increase the risk of flooding elsewhere	○	The proposed modification is not considered to have any impact on this objective.
C5. To conserve and where appropriate enhance the historical and cultural environment	✓	The proposed modification seeks to ensure there is no harm to the character of the Conservation Area and historic environment, which is considered to have a positive impact on this objective.
C6. To reduce the emission of greenhouse gases	✓	There may be positive impacts through the provision of new telecommunications infrastructure which increases opportunities for working from home.
C7. To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	○	The proposed modification is not considered to have any impact on this objective.
C8. To make the most efficient use of land	○	The proposed modification is not considered to have any impact on this objective.
C9. To maintain a high quality environment in terms of air, soil and water quality	○	The proposed modification is not considered to have any impact on this objective.
C10. Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals	○	The proposed modification is not considered to have any impact on this objective.
C11. To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible	○	The proposed modification is not considered to have any impact on this

Sustainability Objectives	Assessment	Commentary/Proposed Mitigation
C11. To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible	O	objective. The proposed modification is not considered to have any impact on this objective.