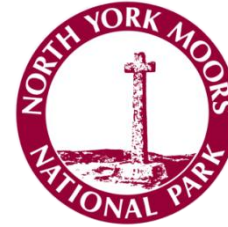


**RYEDALE
DISTRICT
COUNCIL**



Helmsley Plan – Publication version

Sustainability Appraisal

Annex 1

Detailed Assessment of Policies

January 2014

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This Annex should be read alongside the Helmsley Plan Publication Sustainability Appraisal Report (January 2014). The following scoring has been applied in the assessment of each of the policies:

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

Policy SD1 – Presumption in Favour of Sustainable Development

When considering development proposals the Local Planning Authorities will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in the Helmsley Plan will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application in either the Helmsley Plan or Local Plans of the North York Moors National Park or Ryedale District Council, or relevant policies are out of date at the time of making the decision then the Local Planning Authorities will grant permission unless material considerations indicate otherwise – taking into account whether:

- a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- b) Specific policies in that Framework indicate that development should be restricted such as where they are located in a National Park.

This policy is essentially a process policy which implies that where development proposals are consistent with the Plan they will be approved – it does not introduce any new policy considerations subject to the Plan remaining up to date.

In assessing this policy it has been assumed, in the absence of any indication to the contrary, that the NPPF will be in place until at least 2027 in its current form.

Sustainability Objective		Impact on Objective	Effects and Mitigation
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.	O	The policy will have no effect as the policies in the Plan set the framework for provision of these services as part of the development of housing and employment land in Helmsley.
A2	To provide the opportunity for all people to meet their housing needs.	O/√	The policy will have no effect in the short to medium term as it does not promote any different form of development other than that supported by the policies in the Plan. The Plan contains flexibility which would ensure that land allocated in later phases could come forward earlier if development is not taking place as planned, thus there would be no need to release land in addition to that allocated in the Plan. It is therefore also unlikely that the policies in the Plan could be considered to be out of date during the Plan period to 2027, but beyond this time longer term effects may become positive should the policy support higher levels of housing development than supported by the rest of the Plan.
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.	O	The policy will have no effect as the policies in the Plan as the policies in the Plan will meet this objective.
A4	To maintain and promote the distinctiveness of identifiable communities.	O/U	The policy will have no effect in the short to medium term as it does not promote any different form of development other than that supported by the policies in the Plan. The Plan contains flexibility which would ensure that land allocated in later phases could come forward earlier if development is not taking place as planned, thus there would be no need to release land in addition to that allocated in the Plan. It is therefore also unlikely that the policies in the Plan could be considered to be out of date during the Plan period to 2027, but beyond this time longer term effects may become uncertain.
A5	To reduce crime and the fear of crime.	O	The policy will have no effects on this objective as in the context of the Helmsley Plan this relates to the design of development and is addressed in the detail of the Plan.
A6	To develop a more balanced	O/U	The policy will have no effect in the short to medium term as it does not promote

Sustainability Objective		Impact on Objective	Effects and Mitigation
	population.		any different form of development other than that supported by the policies in the Plan. The Plan contains flexibility which would ensure that land allocated in later phases could come forward earlier if development is not taking place as planned, thus there would be no need to release land in addition to that allocated in the Plan. It is therefore also unlikely that the policies in the Plan could be considered to be out of date during the Plan period to 2027, but beyond this time longer term effects may become uncertain as it could lead to new market housing which does not reflect the needs of the town or, conversely, could lead to the provision of housing which does reflect the needs of the town.
Economic Objectives			
B1	To maintain and enhance employment opportunities.	O/✓	The policy will have no effect in the short to medium term as it does not promote any different form of development other than that supported by the policies in the Plan. It is unlikely that the policies in the Plan could be considered to be out of date during the Plan period to 2027, but beyond this time longer term effects may become positive should the policy support higher levels of employment development than supported by the rest of the Plan.
B2	To maintain and enhance the vitality of the countryside, villages and town centres	O	The policy will have no effect in the short to medium term as it does not promote any different form of development other than that supported by the policies in the Plan. In the longer term, should the Plan be considered to be out of date for example due to changes in national policy, it is unlikely that there would be effects as the NPPF itself contains policies which aim to protect the vitality of town centres.
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	O/✓	The policy will have no effect in the short to medium term as it does not promote any different form of development other than that supported by the policies in the Plan. It is unlikely that the policies in the Plan could be considered to be out of date during the Plan period to 2027, but beyond this time longer term effects may become positive should the policy support higher levels of employment development than supported by the rest of the Plan, thus potentially boosting attractiveness to investors.
B4	To diversify the local economy	O/✓	The policy will have no effect in the short to medium term as it does not promote any different form of development other than that supported by the policies in the Plan. It is unlikely that the policies in the Plan could be considered to be out of

Sustainability Objective		Impact on Objective	Effects and Mitigation
			date during the Plan period to 2027, but beyond this time longer term effects may become positive should the policy support higher levels of employment development than supported by the rest of the Plan, thus providing more opportunities for diversification.
Environmental Objectives			
C1	To protect and enhance biodiversity and geodiversity.	O/U	The policy will have no effect in the short to medium term as it does not promote any different form of development other than that supported by the policies in the Plan. It is unlikely that the policies in the Plan could be considered to be out of date during the Plan period to 2027, but beyond this time longer term effects may become uncertain should the policy provide support for development which would have an impact on biodiversity or geodiversity.
C2	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity.	O/U	The policy will have no effect in the short to medium term as it does not promote any different form of development other than that supported by the policies in the Plan. It is unlikely that the policies in the Plan could be considered to be out of date during the Plan period to 2027, but beyond this time longer term effects may become uncertain should the policy provide support for additional development which would be likely to have an impact on the landscape, especially if within the National Park side of Helmsley.
C3	Reduce long distance commuting and congestion by reducing the need to travel.	O	There are unlikely to be any effects on 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.	O	There are unlikely to be any effects on this objective as the NPPF includes considerations relating to flood risk.
C5	To conserve and where appropriate enhance the historical and cultural environment.	O/U	The policy will have no effect in the short to medium term as it does not promote any different form of development other than that supported by the policies in the Plan. It is unlikely that the policies in the Plan could be considered to be out of date during the Plan period to 2027, but beyond this time longer term effects may become uncertain should the policy provide support for additional development which would be likely to have an impact on the historic environment of Helmsley.

Sustainability Objective		Impact on Objective	Effects and Mitigation
C6	To reduce the emission of greenhouse gases.	O	There are unlikely to be any effects on this objective.
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	O/✓	The policy will have no effect in the short to medium term as it does not promote any different form of development other than that supported by the policies in the Plan. It is unlikely that the policies in the Plan could be considered to be out of date during the Plan period to 2027 but beyond this time longer term effects may become uncertain should the policy provide support for renewable energy developments.
C8	To make the most efficient use of land.	O	There are unlikely to be any effects on this objective.
C9	To maintain a high quality environment in terms of air, soil and water quality.	O	Effects against this objective are likely to depend upon the detailed design and location of new development and it is therefore unlikely that the policy will have an effect 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.	O	There are unlikely to be any effects on this objective.
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible.	O	There are unlikely to be any effects on this objective.

Policy H1 – New Residential Development

The delivery of at least 150 new hew homes will be managed over the period 2012 to 2027. This will be achieved as follows:

Site Reference	Location	Number of Units	Timescale
Current commitments			
	Land to the rear of Black Swan	14 units residential units	Find out from applicants
Proposed Allocations			
Site NYMH1	Land to the North of Swanland Road and East of Carlton Road	60 residential units	2014-2022
Site NYMH3	Land to the North of Elmslac Road	35 residential units 60 unit extra care facility	2014-2022
Site NYMH8	Land to the South of Swanland Road	18 residential units	2014-2022
Site 174	Land to the South of Riccal Drive	50 residential units	2014-2027
Site 183	Land to the East of Riccal Drive	45 residential units	2014-2017

At least 5% of all new dwellings on developments of more than 50 units must be bungalows. Detailed planning permission will be supported where proposals fulfil the principles set out in the development briefs contained within this plan. Extra care accommodation provided specifically to address the requirements of North Yorkshire County Council will not be deducted from the overall provision figure.

Note that the deliverability and distribution of new housing in Helmsley has been assessed through the Ryedale Local Plan Strategy and therefore only the remaining issues being assessed is the requirement for 5% of all new dwellings on sites greater than 50 units to be bungalows and the phasing of the developments. The sites put forward have been assessed through the site assessment methodology which is available in Annex 1.

Sustainability Objective		Impact on Objective	Effects and Mitigation
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.	✓	The approach potentially frees up existing family sized housing, which will in turn help support local facilities and services. The phasing of development sites will have a positive impact by ensuring that there is a steady flow of people to local facilities.
A2	To provide the opportunity for all people to meet their housing needs.	✓	The proposed policy will change the existing demography of the town by freeing up existing housing stock and providing the opportunity for new people to move into the area. The phasing of development will allow for a steady change to the demographics of the town.
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.	✓	The proposal will allow people to stay in their homes for longer and remain independent. The phasing of development will allow for movements in the property ladder.
A4	To maintain and promote the distinctiveness of identifiable communities.	✓	The provision of a greater mix of housing types will provide opportunities for a mixed population, which prevents dormitory towns and supports local services. Phasing allows the town to grow gradually which has less impact on the existing community.
A5	To reduce crime and the fear of crime.	✓	Any proposals will be required to consider the implications for crime as part of the site development briefs.
A6	To develop a more balanced population.	✓	A greater housing choice will cater for a wider population and lead to a more balanced community.
Economic Objectives			
B1	To maintain and enhance employment opportunities.	○	The policy is not considered to have any impacts to employment opportunities.
B2	To maintain and enhance the vitality of the countryside, villages and town centres	✓	The policy will ensure that a mix of housing types are provided for and this will maintain and enhance the vitality of Helmsley.

Sustainability Objective		Impact on Objective	Effects and Mitigation
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	✓	The provision of a range of housing choice and the fact that bungalows are lifetime homes will increase the attractiveness of Helmsley to investors.
B4	To diversify the local economy	✓	Encouraging a wider population will have a positive impact on the local economy in terms of spending.
Environmental Objectives			
C1	To protect and enhance biodiversity and geodiversity.	○	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 phasing of development will result in a gradual change to the landscape. This assessment has not considered the effects of the principle of 150 new houses in Helmsley as this has been considered as part of the production of the Ryedale Local Plan Strategy.
C3	Reduce long distance commuting and congestion by reducing the need to travel.	○	It is considered that there will be no impact on 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.	=	There will be a neutral impact on this objective.
C5	To conserve and where appropriate enhance the historical and cultural environment.	✓	The phasing of development will result in a gradual change which is considered to have a neutral impact on the historical and cultural environment.
C6	To reduce the emission of greenhouse gases..	○	It is considered that there will be no impact on this objective.
C7	To encourage the use of renewable resources and the	○	It is considered that there will be no impact on this objective.

Sustainability Objective		Impact on Objective	Effects and Mitigation
	development of renewable energy sources within Ryedale	O	
C8	To make the most efficient use of land.	U	The impacts are unknown as this will depend upon the design of the scheme.
C9	To maintain a high quality environment in terms of air, soil and water quality.	✓	The phasing of development will reduce impact on air quality resulting from construction.
C10	Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals.	X	Bungalows will take up a greater amount of land which is good quality agricultural land.
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible.	✓	Phasing will allow for construction waste to be accommodated more effectively.

Policy H2 – Windfall Development

Proposals for new residential development on sites located within the defined Development Limit will be supported where the site comprises a small infill gap and/or fulfils the relevant policy requirements set out in the Ryedale Local Plan Strategy or North York Moors Core Strategy and Development Policies Document. Particular regard will be had to the following features in the consideration of windfall residential schemes in Helmsley:

- Ensuring that proposals conserve those elements which contribute to the historic character of Helmsley, especially the burgage plots and other important open spaces within the town;
- the setting of the town’s built heritage including Duncombe Park and Helmsley Castle; and
- important open views to the countryside.

Residential development outside the defined Development Limit for Helmsley will be restricted to those of an essential or exceptional nature as set out in the relevant policies contained in the Ryedale Plan: Local Plan Strategy or North York Moors Core Strategy and Development Policies Document.

Sustainability Objective		Impact on Objective	Effects and Mitigation
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.	✓	The policy will encourage the development of new housing on infill sites which will have a positive impact on local services. Amendments made at Publication stage would result in greater positive effects as the policy now also includes a requirement to maintain important open spaces, which may provide recreation opportunities.
A2	To provide the opportunity for all people to meet their housing needs.	✓	Although the opportunity to develop on windfall sites will be limited it will provide for some people to meet their housing needs and is therefore considered to have a positive effect.
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.	✓	The policy will provide the opportunity for some individuals to meet their specific requirements which may be health related.

Sustainability Objective		Impact on Objective	Effects and Mitigation
A4	To maintain and promote the distinctiveness of identifiable communities	✓	The design of the new units should preserve the character and distinctiveness of the town.
A5	To reduce crime and the fear of crime.	○	It is considered that there will be no impact on this objective.
A6	To develop a more balanced population.	✓	Allowing small developments to meet local need will have a positive albeit limited effect on the balance of the population.
Economic Objectives			
B1	To maintain and enhance employment opportunities.	○	There is unlikely to be any significant impact due to the low numbers of new units involved.
B2	To maintain and enhance the vitality of the countryside, villages and town centres	✓	There is the opportunity to have a small positive impact by increasing the population.
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	✓	The provision of a range of housing choice will increase the attractiveness of Helmsley to investors.
B4	To diversify the local economy	○	It is considered that there will be no impact on this objective.
Environmental Objectives			
C1	To protect and enhance biodiversity and geodiversity.	✓	The restrictions of the windfall policy and the use of development limits will prevent encroachment into areas outside the main built up area which have biodiversity and geodiversity importance.
C2	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity.	✓	The restrictions of the windfall policy and the use of development limits will prevent encroachment into areas outside the main built up area of the town which would have greater impact on the quality and character of the landscape. Amendments made at Publication stage would result in greater positive effects as the policy now also includes a requirement to maintain important open spaces.
C3	Reduce long distance commuting and congestion by reducing the need to travel.	○	It is considered that there will be no impact on this objective.

Sustainability Objective		Impact on Objective	Effects and Mitigation
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.	O	It is considered that there will be no impact on this objective.
C5	To conserve and where appropriate enhance the historical and cultural environment.	✓	Proposals will need to be assessed in accordance to their impact on these features as outlined in the policy.
C6	To reduce the emission of greenhouse gases.	O	It is considered that there will be no impact on this objective.
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale.	O	It is considered that there will be no impact on this objective.
C8	To make the most efficient use of land.	✓	Focusing on brownfield or infill sites within the town is considered to be the most efficient use of land.
C9	To maintain a high quality environment in terms of air, soil and water quality.	✓	Limiting further housing development to within the development limit will maintain a high quality environment particular in terms of preventing construction on good quality agricultural land.
C10	Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals.	✓	Limiting further housing development to within the development limit will maintain a high quality environment particularly in terms of preventing the loss of productive soils and reducing travel.
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible.	O	It is considered that there will be no impact on this objective.

Policy H3 – Affordable Housing Provision

On sites allocated for housing development and any other sites coming forward on for 5 or more units or 0.2ha or more, an affordable housing target of 40% of all new housing will be sought where viable to meet the needs of local people. Where this target cannot be met, the applicant will need to submit an independent viability assessment justifying any lower provision of affordable housing. Where the number of affordable units to achieve 40% does not equal a whole unit, a pro-rated financial contribution will be sought for that part where viable.

Where proposals fall below this threshold a pro-rated financial contribution will be sought where viable. Where this contribution cannot be met, an independent viability assessment justifying any lower target will be required. The type of affordable housing must reflect the housing need set out in the latest Housing Market Assessment.

Sustainability Objective		Impact on Objective	Effects and Mitigation
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.	✓	The development of affordable housing in the town will ensure that all groups of the population have access to housing and all local services.
A2	To provide the opportunity for all people to meet their housing needs.	✓	The development of affordable housing in the town is directly aimed at providing the opportunity for all local people to meet their housing needs. The amendments made at Publication stage will provide additional positive effects against this objective as the policy will now require financial contributions in cases where the affordable element cannot be provided on site.
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.	✓	The provision of affordable housing will prevent over crowding and other health issues related to living in poor housing conditions which will improve the health and disparities between different groups and different areas.
A4	To maintain and promote the distinctiveness of identifiable communities.	=	There is no difference in terms of whether housing is affordable or open market in relations promoting the distinctiveness of identifiable communities.

Sustainability Objective		Impact on Objective	Effects and Mitigation
A5	To reduce crime and the fear of crime.	○	It is considered that there will be no impact on this objective.
A6	To develop a more balanced population.	✓	The provision of affordable housing will allow lower income families and individuals to stay in the town, which will help to develop a more balanced population.
Economic Objectives			
B1	To maintain and enhance employment opportunities.	✓	The provision of affordable housing will help employers to recruit and retain local people.
B2	To maintain and enhance the vitality of the countryside, villages and town centres	✓	The provision of affordable housing for local people will help to maintain the vitality of the town.
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	✓	The provision of affordable housing will help employers to retain staff, which in turn will increase revenue spent in the local area.
B4	To diversify the local economy	✓	The provision of affordable housing will help employers to retain staff, which in turn will increase revenue spent in the local area.
Environmental Objectives			
C1	To protect and enhance biodiversity and geodiversity.	○	It is considered that there will be no 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 policy is considered to have a neutral impact on this objective.
C3	Reduce long distance commuting and congestion by reducing the need to travel.	✓	The availability of affordable homes in the local area will mean that people employed in local business do not have to commute to other areas where accommodation is cheaper.
C4	To ensure future development is resilient to climate change such as development is not vulnerable	○	It is considered that there will be no impact on this objective.

Sustainability Objective		Impact on Objective	Effects and Mitigation
	to flooding, or will increase the risk of flooding elsewhere.		
C5	To conserve and where appropriate enhance the historical and cultural environment.	✓	The policy will help retain local people in Helmsley and therefore conserve the cultural environment.
C6	To reduce the emission of greenhouse gases.	○	It is considered that there will be no impact on this objective.
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	○	It is considered that there will be no impact on this objective.
C8	To make the most efficient use of land.	=	There is considered to be a neutral impact on this objective.
C9	To maintain a high quality environment in terms of air, soil and water quality.	○	It is considered that there will be no 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 considered that there will be no 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.	○	It is considered that there will be no impact on this objective.

Policy H4 – Employment Land Provision and Protection

Proposals for new employment facilities will be supported on the land which is identified for this use on the Helmsley Plan Proposals Map. This will provide a mixture of employment provision to assist the expansion and provision of local employment opportunities supporting the economy of the Town.

Employment opportunities on non-allocated sites; the expansion of existing employers; the conversion of existing buildings for employment uses; and the provision of live-work units will be supported in line with Policy SP6 of the Local Plan Strategy and Policy DP10 of the North York Moors Core Strategy and Development Policies Document.

Sites EMP1 and EMP2 and existing employment land and premises at Sawmill Lane will be protected as employment use and their change of use to non-employment uses resisted. The change of use of other land and building in current employment uses will also be resisted where they contribute to the sustainability of the local economy of Helmsley unless it can be satisfactorily demonstrated that those sites are no longer economically viable.

Note that this assessment only relates to the policy in the Plan itself, not the principle of additional employment land in Helmsley which has already been established through the Ryedale Local Plan Strategy. The sites put have been assessed through the site assessment methodology which is available in Annex 1.

Sustainability Objective		Impact on Objective	Effects and Mitigation
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.	✓	The provision of a range of employment opportunities for local people directly supports local facilities.
A2	To provide the opportunity for all people to meet their housing needs.	✓	The policy supports live-work units which will help to provide housing to meet all needs.
A3	To improve overall levels of health and reduce the disparities	✓	The provision of employment opportunities for local people will increase local incomes and reduce disparities between different groups.

Sustainability Objective		Impact on Objective	Effects and Mitigation
	between different groups and different areas.		
A4	To maintain and promote the distinctiveness of identifiable communities	✓	Allocating a specific area for future employment land development will have a positive impact on the distinctiveness of the community.
A5	To reduce crime and the fear of crime.	✓	Increased employment opportunities and subsequently wage levels may have a small beneficial impact on levels of crime in the town. The proposal will need to consider the implication of crime in developments.
A6	To develop a more balanced population.	✓	Increase employment opportunities will lead to increased income levels and thereby a more balanced population.
Economic Objectives			
B1	To maintain and enhance employment opportunities.	✓	The aim of the policy is to provide employment opportunities in the town. The amendments made at Publication stage have resulted in greater positive effects as the policy will now protect existing employment uses.
B2	To maintain and enhance the vitality of the countryside, villages and town centres	✓	New employment opportunities will have a positive impact on the vitality of the town as local people will have income to spend locally.
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	✓	A town with a wealth of employment land will be attractive to investors and wealth creation.
B4	To diversify the local economy	✓	The aim of the policy is to provide employment opportunities and to diversify the economy.
Environmental Objectives			
C1	To protect and enhance biodiversity and geodiversity.	✓	Focussing new employment development on the proposed allocations sites will prevent pressure to develop sites with biodiversity/geodiversity importance.
C2	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity.	✓	The allocation of land for employment uses will help to maintain the character of the town by preventing adhoc development.

Sustainability Objective		Impact on Objective	Effects and Mitigation
C3	Reduce long distance commuting and congestion by reducing the need to travel.	✓	The provision of employment opportunities within the town will help to reduce commuting to other areas for work. Developers have submitted traffic assessments which state that there will only be minimal increases in traffic.
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 considered that there will be no impact on this objective.
C5	To conserve and where appropriate enhance the historical and cultural environment.	✓	The allocation of employment land away from historic assets will help to conserve and enhance the historical and cultural environment. Although the development will need to be designed to respect the local vernacular.
C6	To reduce the emission of greenhouse gases.	U	Providing local employment opportunities may reduce car travel but the impact on the objective is unknown as the impact will largely depend on the nature of the employment. However, the requirement for Travel Plans is likely to help in mitigating these effects.
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	○	It is considered that there will be no impact on this objective.
C8	To make the most efficient use of land.	✓	The allocation of land adjacent to existing employment uses is considered to make the most efficient use of land in terms of infrastructure.
C9	To maintain a high quality environment in terms of air, soil and water quality.	✓	This will depend on the nature of the employment use. To mitigate these effects a sentence has been added in to state that all proposals for the employment sites will need to meet Environment Agency standards in relation to air quality and that the policies in the Ryedale Local Plan Strategy will also be relevant.
C10	Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals.	✓	Providing employment uses in Helmsley will enable people to work closer to where they live and therefore potentially reduce vehicle usage. However there may be some loss of productive soils but this would be the case wherever the provision is made and the principle for provision of employment land has already been established through Ryedale's Local Plan Strategy.

Sustainability Objective		Impact on Objective	Effects and Mitigation
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible.	O	It is considered that there will be no impact on this objective.

Policy H5 New Main Town Centre Uses including Retail

Retail and other town centre development will be focussed in Helmsley Town Centre (as defined by the commercial limits on the Proposals Map) which will be the focus for a mixture of appropriate town centre uses. The Authorities will support development proposals which enhance the viability and vitality of Helmsley Town Centre.

Developments involving main town centre uses (which include retail, leisure, commercial, office, cultural and community development) which are located outside of the commercial limits will only be permitted where they satisfy the retail sequential test as set out in national policy. Proposals which involve the intensification of existing town centre uses or are ancillary to an existing use will be supported where they are judged to enhance the viability and vitality of Helmsley town centre.

A local floorspace impact threshold will be applied for the assessment of proposals not in accordance with either this or the respective Authorities' development plans and outside of the defined commercial town centre limits. This will apply where a scheme involves:

- 500 sq m (gross) for comparison only schemes or
- 750sq m (gross) for convenience only schemes or;
- Where a proposal involves a combination of convenience and comparison retail floorspace, a threshold of 1000 sq m (gross) of the total retail floorspace

Where proposals trigger this threshold, the applicant will be expected to undertake an impact assessment in line with the requirements of national policy.

Sustainability Objective		Impact on Objective	Effects and Mitigation
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.	✓	The policy aims to provide new town centre uses outside the town centre where this can be justified robustly, which will have a positive impact on local services.
A2	To provide the opportunity for all people to meet their housing	○	It is considered that there will be no impact on this objective.

Sustainability Objective		Impact on Objective	Effects and Mitigation
	needs.		
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.	✓	Any new proposals will help reduce the disparities between different groups whether this is through access to new facilities or employment opportunities.
A4	To maintain and promote the distinctiveness of identifiable communities	✓	By ensuring that new development is focussed on the town centre there will be a positive impact on the distinctiveness of the community.
A5	To reduce crime and the fear of crime.	✓	Good quality design in relation to individual schemes is likely to be of great importance and will be addressed by the more site specific policies. However, increases in employment provision and therefore wage levels could have a small beneficial impact on the levels of crime.
A6	To develop a more balanced population.	○	It is considered that there will be no direct impact on this objective. However, by providing for an increased town centre, the policy should help to ensure that the town remains attractive and responsive to all sectors of the population.
Economic Objectives			
B1	To maintain and enhance employment opportunities.	✓	The policy supports the continued vitality of the town and employment opportunities.
B2	To maintain and enhance the vitality of the countryside, villages and town centres	✓	The policy directly supports the continued vitality of the town. Amendments made at Publication stage provide further support to maintaining the vitality of the town centre by requiring proposals to be considered in the context of the sequential approach which will prioritise locating retail uses in the town centre.
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	✓	Focusing development on the town centre but providing opportunities to expand retail use where necessary will be attractive to investors.
B4	To diversify the local economy	✓	Overall the policy is considered to have a positive effect, however these may equally stifle opportunities for retail development on the edges of Helmsley where

Sustainability Objective		Impact on Objective	Effects and Mitigation
			this is not in accordance with the respective development plan policies.
Environmental Objectives			
C1	To protect and enhance biodiversity and geodiversity.	○	It is considered that there will be no 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 strict criteria to prevent out of town development will maintain and enhance the character of the town and its landscape.
C3	Reduce long distance commuting and congestion by reducing the need to travel.	✓	This will ensure that facilities are retained where they are easily accessed by local people.
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 considered that there will be no impact on this objective.
C5	To conserve and where appropriate enhance the historical and cultural environment.	✓	The strict criteria to prevent out of town development will maintain and enhance the character of the town and its historical environment.
C6	To reduce the emission of greenhouse gases.	✓	By reducing the need to travel there may be a positive effect on CO2.
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	○	It is considered that there will be no impact on this objective.
C8	To make the most efficient use of land.	✓	Focusing development on the town centre will prevent development on the edges of the settlement and is considered to be the most efficient use of land.
C9	To maintain a high quality	✓	Focusing development in the town centre will reduce reliance on the car.

Sustainability Objective		Impact on Objective	Effects and Mitigation
	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.	✓	The focus on retail development in the town centre will reduce the pressure for the loss of high value agricultural land around the edge of the town.
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible.	✓	Following amendments made at Publication stage the supporting text now includes a requirement for provision to be made for recycling facilities alongside any new retail use where practical.

Policy H6 – Protection of Retail Uses

Proposals which will result in the loss of retail floorspace on Primary Retail Frontages along Bridge Street, Borogate, Church Street and Market Place will be resisted unless it can be demonstrated that it is no longer suitable or viable for the current use.

Sustainability Objective		Impact on Objective	Effects and Mitigation
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.	✓	The proposal aims to protect existing retail uses, which ensures that the local population have access to them.
A2	To provide the opportunity for all people to meet their housing needs.	✓	There may be the opportunities for new housing to be provided through the conversion of space above shops to flats.
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.	✓	The protection of town centre uses will ensure that local people still have access to facilities which will have a positive impact.
A4	To maintain and promote the distinctiveness of identifiable communities	✓	The policy aims to retain an active retail area, which will in turn promote the distinctiveness of Helmsley as a market town.
A5	To reduce crime and the fear of crime.	✓	Ensuring that the town centre is occupied by people reduces the risk of crime.
A6	To develop a more balanced population.	○	It is considered that there will be no direct impact on this objective. However, by maintaining the town centre, the policy should help to ensure that the town remains attractive and responsive to all sectors of the population.
Economic Objectives			
B1	To maintain and enhance employment opportunities.	✓	Retaining retail in the town will support existing employment opportunities in the town.

Sustainability Objective		Impact on Objective	Effects and Mitigation
B2	To maintain and enhance the vitality of the countryside, villages and town centres	✓	The aim of this policy is to ensure that town centre uses are focused on the town centre and this will have a positive impact on the vitality of the town and the wider countryside.
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	✓	The existence of a thriving town centre will increase attractiveness to investors.
B4	To diversify the local economy	✓	Although the policy is largely positive it is acknowledged that the policy may preclude some new forms of economic opportunities.
Environmental Objectives			
C1	To protect and enhance biodiversity and geodiversity.	○	It is considered that there will be no 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 strict criteria for development of retail uses outside the town centre will maintain the character of the landscape.
C3	Reduce long distance commuting and congestion by reducing the need to travel.	✓	The retention of retail in the town will help reduce commuting.
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 considered that there will be no impact on this objective.
C5	To conserve and where appropriate enhance the historical and cultural environment.	✓	The retention of retail in the town will help to preserve Helmsley's character as a market town.
C6	To reduce the emission of greenhouse gases.	✓	The retention of retail in the town will help reduce commuting and thereby CO2 emissions.

Sustainability Objective		Impact on Objective	Effects and Mitigation
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	O	It is considered that there will be no impact on this objective.
C8	To make the most efficient use of land.	✓	Focusing retail development in the town centre will ensure brownfield sites are developed first.
C9	To maintain a high quality environment in terms of air, soil and water quality.	✓	By reducing the need to travel there may be a positive effect on CO2.
C10	Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals.	✓	The protection of existing uses will reduce the pressure for new development on high value agricultural land.
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible.	O	It is considered that there will be no impact on this objective, although there is an opportunity to require small scale recycling facilities alongside new retail uses where suitable to the use and where space allows and this should be incorporated into the Plan.

Policy H7 – Loss of Community Facilities

Proposals which will result in the loss of community, cultural, leisure and recreational facilities (including Helmsley Town Hall, Helmsley Arts Centre and Helmsley Swimming Baths) will be resisted unless it can be demonstrated that:

- i) it is no longer suitable or viable for the current use; or
- ii) suitable alternative replacement facilities are provided

Sustainability Objective		Impact on Objective	Effects and Mitigation
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.	✓	The policy is directly aimed at protecting local facilities.
A2	To provide the opportunity for all people to meet their housing needs.	○	It is considered that there will be no impact on this objective.
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.	✓	The loss of community facilities would increase disparities between different groups.
A4	To maintain and promote the distinctiveness of identifiable communities	✓	The policy aims to ensure the retention of important community facilities including the Town Hall, which is a distinctive element of town.
A5	To reduce crime and the fear of crime.	✓	The retention of community facilities will have a positive impact on the reduction of crime and the fear of crime.
A6	To develop a more balanced population.	○	It is considered that there will be no impact on this objective. Although it is recognised that the provision of accessible community facilities and services will be attractive to all sectors of the community and should help to retain a balanced population structure.

Sustainability Objective		Impact on Objective	Effects and Mitigation
Economic Objectives			
B1	To maintain and enhance employment opportunities.	✓	The policy aims to prevent the loss of community facilities, many of which will offer a degree of employment opportunity. Following amendments made at Publication stage, employment uses are now protected through Policy H4.
B2	To maintain and enhance the vitality of the countryside, villages and town centres	✓	The retention of community facilities and employment uses in the town will have a positive impact on its continued vitality.
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	✓	The availability of a range of community facilities and employment opportunities will attract people to the town.
B4	To diversify the local economy	✓	The policy will retain employment uses but the uses could be diversified.
Environmental Objectives			
C1	To protect and enhance biodiversity and geodiversity.	U	Effects may arise through the requirement to consider alternative replacement facilities which may involve new build with the potential for impacts on biodiversity. To mitigate these effects it is recommended that an addition be made to the supporting text to state that any replacement facilities would need to be considered against the policies in the Helmsley Plan and any other relevant adopted policies. Should this measure be incorporated a 'O' should be recorded.
C2	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity.	U	Effects may arise through the requirement to consider alternative replacement facilities which may involve new build with the potential for impacts on landscape. To mitigate these effects it is recommended that an addition be made to the supporting text to state that any replacement facilities would need to be considered against the policies in the Helmsley Plan and any other relevant adopted policies. Should this measure be incorporated a 'O' should be recorded.
C3	Reduce long distance commuting and congestion by reducing the need to travel.	✓	The retention of community facilities and employment uses reduces the need for local people to travel elsewhere to meet their needs.
C4	To ensure future development is	U	Effects may arise through the requirement to consider alternative replacement

Sustainability Objective		Impact on Objective	Effects and Mitigation
	resilient to climate change such as development is not vulnerable to flooding, or will increase the risk of flooding elsewhere.		facilities which may involve new build with the potential for impacts on flooding through the creation of additional areas of hard surfacing.. To mitigate these effects it is recommended that an addition be made to the supporting text to state that any replacement facilities would need to be considered against the policies in the Helmsley Plan and any other relevant adopted policies. Should this measure be incorporated a 'O' should be recorded.
C5	To conserve and where appropriate enhance the historical and cultural environment.	✓/U	The policy makes specific reference to the retention of the Town Hall which will enhance the historic environment. Effects may arise through the requirement to consider alternative replacement facilities which may involve new build with the potential for impacts on the historic environment. To mitigate these effects it is recommended that an addition be made to the supporting text to state that any replacement facilities would need to be considered against the policies in the Helmsley Plan and any other relevant adopted policies. Should this measure be incorporated a '✓/O' should be recorded.
C6	To reduce the emission of greenhouse gases.	✓	As people will not need to travel elsewhere for community facilities there may be a positive effect on CO ₂ emissions.
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	O	It is considered that there will be no impact on this objective.
C8	To make the most efficient use of land.	✓	The retention if existing facilities will reduce the pressure for development elsewhere.
C9	To maintain a high quality environment in terms of air, soil and water quality.	✓/U	The retention if existing facilities will reduce the pressure for development elsewhere. Effects may arise through the requirement to consider alternative replacement facilities which may involve new build with the potential for impacts on soil, air and water resources. To mitigate these effects it is recommended that an addition be made to the supporting text to state that any replacement facilities would need to be considered against the policies in the Helmsley Plan and any other relevant adopted policies. Should this measure be incorporated a '✓/O'

Sustainability Objective		Impact on Objective	Effects and Mitigation
			should be recorded.
C10	Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals.	✓	The retention of existing facilities will reduce the pressure for development elsewhere.
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible.	○	It is considered that there will be no impact on this objective.

H8 - Important Open Views

All proposals should maintain the existing important open views to both the open countryside and to the historic built environment, in particular the setting of Duncombe Park and Helmsley Castle, All Saints Church, the Town Hall and the remaining burgage plots to the west of Church Street / Castlegate and the long distance views of the town which play an important role in the character of the town and the setting of the North York Moors National Park.

Sustainability Objective		Impact on Objective	Effects and Mitigation
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.	○	However it is acknowledged that views of the open areas may encourage people to walk in them etc.
A2	To provide the opportunity for all people to meet their housing needs.	○	It is considered that there will be no impact on this objective.
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.	○	It is considered that there will be no impact on this objective.
A4	To maintain and promote the distinctiveness of identifiable communities	✓	Maintaining the open views will promote the distinctiveness of the town.
A5	To reduce crime and the fear of crime.	○	It is considered that there will be no impact on this objective.
A6	To develop a more balanced population.	○	It is considered that there will be no impact on this objective.
Economic Objectives			
B1	To maintain and enhance employment opportunities.	○	It is considered that there will be no impact on this objective.

Sustainability Objective		Impact on Objective	Effects and Mitigation
B2	To maintain and enhance the vitality of the countryside, villages and town centres	○	It is considered that there will be no impact on this objective.
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	✓	The open views add to the character of the town and this will ensure its attractiveness to investors.
B4	To diversify the local economy	○	It is considered that there will be no impact on this objective.
Environmental Objectives			
C1	To protect and enhance biodiversity and geodiversity.	○	It is considered that there will be no 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 policy aims to maintain the character of the landscape. Following amendments made at Publication stage the positive effects will be greater as the policy now also requires the long distance views of the town to be protected.
C3	Reduce long distance commuting and congestion by reducing the need to travel.	○	It is considered that there will be no impact on 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 considered that there will be no impact on this objective.
C5	To conserve and where appropriate enhance the historical and cultural environment.	✓	The policy will conserve the existing historical and cultural environment by protecting the long distance views from/to historic buildings and the burgage plots which are a distinctive character of the town.
C6	To reduce the emission of greenhouse gases..	○	It is considered that there will be no impact on this objective.

Sustainability Objective		Impact on Objective	Effects and Mitigation
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	O	It is considered that there will be no impact on this objective.
C8	To make the most efficient use of land.	O	It is considered that there will be no impact on this objective.
C9	To maintain a high quality environment in terms of air, soil and water quality.	O	It is considered that there will be no 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.	O	It is considered that there will be no 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.	O	It is considered that there will be no impact on this objective.

Policy H9 - Design

All new development should respect the existing settlement character, patterns and layouts and the principles of traditional building design to ensure that the character and local distinctiveness of the built environment is maintained and the landscape of the National Park is conserved and enhanced. Opportunities within the Conservation Area which enhances its significance will be supported.

Sustainability Objective		Impact on Objective	Effects and Mitigation
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.	O	It is considered that there will be no impact on this objective.
A2	To provide the opportunity for all people to meet their housing needs.	O	It is considered that there will be no impact on this objective.
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.	✓	Good design may have minor positive effects on health and wellbeing through creating pleasant environments.
A4	To maintain and promote the distinctiveness of identifiable communities	✓	Promoting good design will help to maintain the distinctiveness and identity of Helmsley.
A5	To reduce crime and the fear of crime.	U	The requirements of the policy do not require any consideration to be made to the implications of the design on the potential for crime or instigating fear of crime. It is recommended that an addition be made to the supporting text which requires consideration to be given to implications for crime and the fear of crime in designing proposals. Should this measure be incorporated a '✓' should be recorded.

Sustainability Objective		Impact on Objective	Effects and Mitigation
A6	To develop a more balanced population.	O	It is considered that there will be no impact on this objective.
Economic Objectives			
B1	To maintain and enhance employment opportunities.	O	It is considered that there will be no impact on this objective.
B2	To maintain and enhance the vitality of the countryside, villages and town centres	✓	Promoting good design will help to maintain the vitality of Helmsley.
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	✓	Good design will help to attract investors by maintaining an attractive environment in which they can operate.
B4	To diversify the local economy	O	It is considered that there will be no impact on this objective.
Environmental Objectives			
C1	To protect and enhance biodiversity and geodiversity.	O	It is considered that there will be no 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 policy will have a direct long term positive effect on this objective by ensuring that new development respects the settlement character of Helmsley.
C3	Reduce long distance commuting and congestion by reducing the need to travel.	✓	There may be a minor positive against this objective through maintaining the existing settlement character which encourages travel within in the town by means other than by car.
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.	O	It is considered that there will be no impact on this objective.

Sustainability Objective		Impact on Objective	Effects and Mitigation
C5	To conserve and where appropriate enhance the historical and cultural environment.	✓	The policy will have a direct long term positive effect on this objective by ensuring that new development respects patterns, layouts and principles of traditional building design.
C6	To reduce the emission of greenhouse gases.	✓	There may be a minor positive against this objective through maintaining the existing settlement character which encourages travel within in the town by means other than by car.
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	○	It is considered that there will be no impact on this objective.
C8	To make the most efficient use of land.	○	It is considered that there will be no impact on this objective.
C9	To maintain a high quality environment in terms of air, soil and water quality.	○	It is considered that there will be no 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 considered that there will be no 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.	U	The design requirements may result in lack of support for the inclusion of areas for storage of bins for recycling. It is recommended that within the supporting text consideration of well-designed space for recycling facilities is included. Should this measure be incorporated a '✓' should be recorded.

Policy H10 – Renewable Energy

All proposals for new build residential development must demonstrate that it meets the highest 'Code for Sustainable Homes' standard (or its successor) that is feasible and viable on the site.

All proposals for non-residential development above 1000sq metres must demonstrate that it meets the highest BREEAM standard (or its successor) that is feasible and viable for that type of development on the site proposed.

In meeting these requirements and for proposals that generate renewable and/or low carbon sources of energy will be supported providing they do not harm the visual character of the town, the historic buildings or the special qualities of the North York Moors National Park.

Sustainability Objective		Impact on Objective	Effects and Mitigation
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.	O	It is considered that there will be no impact on this objective.
A2	To provide the opportunity for all people to meet their housing needs.	O	It is considered that there will be no impact on this objective.
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.	✓	The emphasis on renewable energy will help the alleviate fuel poverty.
A4	To maintain and promote the distinctiveness of identifiable communities	✓	Following mitigation identified at the Draft Plan stage the policy now requires that measures taken in meeting BREEAM and Code for Sustainable Homes standards proposals should not harm the visual qualities of the town which is likely to result in positive effects on this objective.
A5	To reduce crime and the fear of crime.	O	It is considered that there will be no impact on this objective.

Sustainability Objective		Impact on Objective	Effects and Mitigation
A6	To develop a more balanced population.	O	It is considered that there will be no impact on this objective.
Economic Objectives			
B1	To maintain and enhance employment opportunities.	O	It is considered that there will be no impact on this objective.
B2	To maintain and enhance the vitality of the countryside, villages and town centres	✓	The policy seeks to deliver renewable / low carbon sources of energy provided that they do not have an adverse impact on nature conservation, the local community, the economy or historical interests. In this way, the vitality of the countryside, villages and towns should be maintained and enhanced. New development will incorporate on-site renewable energy and sustainable building materials will be more attractive to investors which in turn will help to maintain and enhance the vitality of the countryside, villages and town centres. Following mitigation identified at the Draft Plan stage the policy now requires that measures taken in meeting BREEAM and Code for Sustainable Homes standards proposals should not harm the visual qualities of the town which is likely to result in positive effects on this objective.
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	✓	The policy aims to create good buildings with low energy bills, which will be attractive to investors.
B4	To diversify the local economy	O	It is considered that there will be no impact on this objective.
Environmental Objectives			
C1	To protect and enhance biodiversity and geodiversity.	U	The policy encourages renewable energy / low carbon developments provided they do not have an adverse impact on the environment. However, certain renewable energy schemes (wind turbines) may have adverse impacts upon certain species eg birds and bats and impacts must be acceptably mitigated. The impact will depend upon the type of scheme and the biodiversity potentially affected. It is recommended that impacts on biodiversity be included within the final part of the policy. Should this measure be incorporated a '✓' should be recorded.

Sustainability Objective		Impact on Objective	Effects and Mitigation
C2	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity.	✓	The policy supports renewable and low carbon energy schemes providing that the impacts of the scheme can be assimilated into the landscape Renewable energy schemes may have more of an adverse impact than others depending upon the location and the scheme proposed. Following mitigation identified at the Draft Plan stage the policy now requires that measures taken in meeting BREEAM and Code for Sustainable Homes standards proposals should not harm the visual qualities of the town or the special qualities of the National Park.
C3	Reduce long distance commuting and congestion by reducing the need to travel.	○	It is considered that there will be no impact on 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 considered that there will be no impact on this objective.
C5	To conserve and where appropriate enhance the historical and cultural environment.	✓	The policy supports renewable and low carbon energy schemes providing that the impacts of the scheme can be assimilated into the landscape Renewable energy schemes may have more of an adverse impact than others depending upon the location and the scheme proposed. Following mitigation identified at the Draft Plan stage the policy now requires that measures taken in meeting BREEAM and Code for Sustainable Homes standards proposals should not harm the visual qualities of the town or the special qualities of the National Park.
C6	To reduce the emission of greenhouse gases.	✓	The aim of the policy is to reduce the emission of greenhouse gases.
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	✓	The aim of the policy us encourage the use of renewable sources.

Sustainability Objective		Impact on Objective	Effects and Mitigation
C8	To make the most efficient use of land.	O	It is considered that there will be no impact on this objective.
C9	To maintain a high quality environment in terms of air, soil and water quality.	✓	Although there may be a negative impact on the wider environment.
C10	Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals.	✓	The aim of the policy is to reduce water and fossil fuel consumption.
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible.	✓	The aim of the policy is to increase recycling.

Policy H11 – Green Infrastructure

All development proposals within the Plan area must demonstrate a net gain in green infrastructure to support biodiversity and environment systems and to provide opportunities for activity and relaxation, commensurate with the scale of the development. This should include expansion and enhancement of green infrastructure assets. Where there is existing green infrastructure this should be protected.

Sustainability Objective		Impact on Objective	Effects and Mitigation
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.	✓	The aim of the policy is to have a positive impact on leisure and green infrastructure.
A2	To provide the opportunity for all people to meet their housing needs.	○	It is considered that there will be no impact on this objective.
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.	✓	The policy 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 policy 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.	✓	Following mitigation recommended at Draft Plan stage the supporting text now requires consideration to given to implications for crime.
A6	To develop a more balanced population.	○	It is considered that there will be no impact on this objective.
Economic Objectives			
B1	To maintain and enhance employment opportunities.	○	It is considered that there will be no impact on this objective.
B2	To maintain and enhance the	✓	The vitality of the town will be enhanced by the availability of green infrastructure.

Sustainability Objective		Impact on Objective	Effects and Mitigation
	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	✓	Green infrastructure will make the town more attractive to investors.
B4	To diversify the local economy	○	It is considered that there will be no impact on this objective.
Environmental Objectives			
C1	To protect and enhance biodiversity and geodiversity.	✓	This is the aim of the policy.
C2	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity.	✓	The aim of the policy is to encourage use of the green infrastructure around the town which may reduce the potential impact on more remote areas outside the town.
C3	Reduce long distance commuting and congestion by reducing the need to travel.	✓	If green infrastructure is available locally it will prevent the need to travel elsewhere.
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 could provide methods for water storage and flood mitigation.
C5	To conserve and where appropriate enhance the historical and cultural environment.	✓	The aim of green infrastructure provision to enhance the historical and cultural environment.
C6	To reduce the emission of greenhouse gases.	✓	More planting will create more capacity for carbon storage.

Sustainability Objective		Impact on Objective	Effects and Mitigation
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	O	It is considered that there will be no impact on this objective.
C8	To make the most efficient use of land.	✓	Green infrastructure can be utilised in a variety of ways providing efficient use of the land.
C9	To maintain a high quality environment in terms of air, soil and water quality.	✓	If green infrastructure is available locally it will prevent 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	There is potential for soils to be damaged.
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible.	O	It is considered that there will be no impact on this objective.

Policy H12 – Developer Contributions

In order to address the necessary improvements to social, physical or utility infrastructure which are required as a result of new development contributions will be sought through either a S106 agreement or through a Community Infrastructure Levy Charging Schedule (CIL) if adopted by Ryedale District Council and the National Park Authority.

Planning Obligations will be sought to regulate development, to address onsite mitigation measures to address its impact or to compensate for the loss or damage of a facility, feature or resource of acknowledged importance.

Developer contributions and CIL funds will be used to address a range of requirements. This includes those set out in Table 2 (Improvements to Community Facilities and Physical/ Environmental Infrastructure) and will be set out in the Regulation 123 Infrastructure Lists of each authority's CIL Charging Schedule when adopted.

Once the Authorities have adopted a Community Infrastructure Levy (CIL) Charging Schedule and Infrastructure List, developer contributions through S106 Agreements will be limited to site/development specific contributions (including highway works; affordable housing; open space and other contributions) which are necessary as a result of the scheme and which are essential to allow the granting of planning permission.

Sustainability Objective		Impact on Objective	Effects and Mitigation
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.	✓	The developer contributions will be utilised to provide local services and infrastructure.
A2	To provide the opportunity for all people to meet their housing needs.	✓	A S106 will be required to secure affordable housing.
A3	To improve overall levels of health and reduce the disparities between different groups and	✓	The provision of funds to develop more sports/playground facilities and to improve the swimming pool and sports provision in the town will have a positive impact on the health of local people.

Sustainability Objective		Impact on Objective	Effects and Mitigation
	different areas.		
A4	To maintain and promote the distinctiveness of identifiable communities	○	It is considered that there will be no impact on this objective.
A5	To reduce crime and the fear of crime.	✓	Improvements could be made to the public realm and education, which could reduce crime in the long term.
A6	To develop a more balanced population.	✓	The provision of funds for new community facilities will help provide for those who may not be able to afford private provision.
Economic Objectives			
B1	To maintain and enhance employment opportunities.	✓	The contributions to infrastructure will help attract new employment opportunities to the town.
B2	To maintain and enhance the vitality of the countryside, villages and town centres	✓	A range of community facilities will have a positive impact the vitality of the town.
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	✓	A wide range of community facilities will increase the vitality and appeal of the town and thereby increase attractiveness to investors.
B4	To diversify the local economy	○	It is considered that there will be no impact on this objective.
Environmental Objectives			
C1	To protect and enhance biodiversity and geodiversity.	✓	Contributions may also be sought to make improvements to green infrastructure provision.
C2	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity.	○	It is considered that there will be no impact on this objective.
C3	Reduce long distance commuting and congestion by reducing the need to travel.	○	It is considered that there will be no impact on this objective.

Sustainability Objective		Impact on Objective	Effects and Mitigation
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.	✓	If necessary contributions could be sought for improvements for mitigation against flood risk.
C5	To conserve and where appropriate enhance the historical and cultural environment.	✓	Contributions towards improving the public realm will positively affect the historical and cultural environment.
C6	To reduce the emission of greenhouse gases.	○	It is considered that there will be no impact on this objective.
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	○	It is considered that there will be no impact on this objective.
C8	To make the most efficient use of land.	○	It is considered that there will be no impact on this objective.
C9	To maintain a high quality environment in terms of air, soil and water quality.	○	It is considered that there will be no 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 considered that there will be no 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.	✓	Contributions from developers will be sought for the provisions of bins etc.

Policy H13 – Open Space Requirements

The provision of open space will be sought from all new residential development for open space provision on the basis set out below.

	Quantity Standard	Developer Contribution/ Provision based on
Provision for Children and Young People	0.85 facilities per 1000 population	tbc
Outdoor Sports Facilities	2.05 ha per 1000 population	tbc
Indoor Sports Facilities	Sports Halls: 0.27 courts per 1000 population Swimming pools: 11.33m ² per 1000 population Village Halls: 1 hall per 535 people	tbc
Allotments	0.51 ha per 1000 population	tbc

* the financial contributions expressed in £ will be set out in an annually updated Guidance Note

Sustainability Objective		Impact on Objective	Effects and Mitigation
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.	✓	The policy will ensure that an appropriate level of open space is provided in association with this objective and will therefore have a direct permanent positive effect against the objective.
A2	To provide the opportunity for all people to meet their housing needs.	○	There could be potential for negative effects against this objective should the financial requirements render development unviable. However, the supporting text requires consideration to be given to the scheme's viability, thus ensuring that the policy would not restrict the development of housing.
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.	✓	The policy will ensure that an appropriate level of open space is provided in association with this objective and will therefore have a direct permanent positive effect against the objective by ensuring that there are areas for sport and leisure which support health and wellbeing.
A4	To maintain and promote the distinctiveness of identifiable communities	○	It is considered that there will be no impact on this objective.
A5	To reduce crime and the fear of crime.	○	It is considered that there will be no impact on this objective.
A6	To develop a more balanced population.	○	It is considered that there will be no impact on this objective.
Economic Objectives			
B1	To maintain and enhance employment opportunities.	○	It is considered that there will be no impact on this objective.
B2	To maintain and enhance the vitality of the countryside, villages and town centres	○	It is considered that there will be no impact on this objective. Although it is recognised that vitality could be maintained by the provision of outdoor playspace, allotments, indoor sports / swimming pools etc

Sustainability Objective		Impact on Objective	Effects and Mitigation
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	O	It is considered that there will be no impact on this objective. Although it is recognised that attractiveness to investors could be retained and enhanced by the provision of outdoor playspace, allotments etc
B4	To diversify the local economy	O	It is considered that there will be no impact on this objective.
Environmental Objectives			
C1	To protect and enhance biodiversity and geodiversity.	✓ / U	The provision of open space may have positive effects for biodiversity. However the provision of the built elements may have negative effects through the loss of habitat depending upon the location of the new development.
C2	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity.	✓ / U	The provision of open space as part of new development will help to ensure that the impact of the new development on the landscape is 'softened'. However the provision of new build development may have a harmful impact on the landscape around Helmsley. It is recommended that this be mitigated through the inclusion of a sentence in the supporting text which states that the open space or facility to be provided should be designed in accordance with other relevant adopted policies of the relevant authority. Should this measure be incorporated a '✓' should be recorded.
C3	Reduce long distance commuting and congestion by reducing the need to travel.	✓	Providing open space as part of new development may help to reduce the potential for residents to drive elsewhere 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.	U	If open space provision results in additional hard surfacing being created this may have negative impacts on flooding by increasing run-off from the site. It is recommended that this be mitigated through the inclusion of a sentence in the supporting text which states that the open space or facility to be provided should be designed in accordance with other relevant adopted policies of the relevant authority. Should this measure be incorporated a 'O' should be recorded.
C5	To conserve and where appropriate enhance the historical and cultural environment.	U	The provision of new build development may have a harmful impact on the historic environment of Helmsley. It is recommended that this be mitigated through the inclusion of a sentence in the supporting text which states that the open space or facility to be provided should be designed in accordance with other relevant

Sustainability Objective		Impact on Objective	Effects and Mitigation
			adopted policies of the relevant authority. Should this measure be incorporated a 'O' should be recorded.
C6	To reduce the emission of greenhouse gases.	✓	Providing open space as part of new development may help to reduce the potential for residents to drive elsewhere for recreation, thus also reducing potential greenhouse gas emissions.
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	O	It is considered that there will be no impact on this objective.
C8	To make the most efficient use of land.	O	It is considered that there will be no impact on this objective.
C9	To maintain a high quality environment in terms of air, soil and water quality.	U	The provision of new built development may have result in loss or damage to soil, water and air quality. It is recommended that this be mitigated through the inclusion of a sentence in the supporting text which states that the open space or facility to be provided should be designed in accordance with other relevant adopted policies of the relevant authority. Should this measure be incorporated a 'O' should be recorded.
C10	Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals.	O	It is considered that there will be no 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.	O	It is considered that there will be no impact on this objective.

Policy H14 Telecommunications Installations

Proposals for IT and telecommunications infrastructure will be permitted where:

- There is an operational requirement for the equipment
- There are no satisfactory alternatives following an assessment of erecting apparatus on existing buildings where appropriate, masts or other structures.
- The siting and appearance of the proposed apparatus and associated structures will not have an adverse impact on the character and appearance of the Conservation Area or the landscape of the National Park.

Sustainability Objective		Impact on Objective	Effects and Mitigation
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.	✓	The policy supports telecommunications infrastructure and will therefore 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.	○	It is considered that there will be no impact on this objective.
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.	✓	The policy may help to reduce any disparities between Helmsley and other areas related to telecommunications infrastructure and may therefore have a positive effect on this objective.
A4	To maintain and promote the distinctiveness of identifiable communities	○	It is considered that there will be no impact on this objective.
A5	To reduce crime and the fear of crime.	○	It is considered that there will be no impact on this objective.
A6	To develop a more balanced	○	It is considered that there will be no impact on this objective.

Sustainability Objective		Impact on Objective	Effects and Mitigation
	population.		
Economic Objectives			
B1	To maintain and enhance employment opportunities.	✓	The provision of telecommunications infrastructure may help to attract and support businesses to Helmsley thus creating and supporting jobs. Effects are likely to be long 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 by supporting businesses. Effects are likely to be long term.
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. Effects are likely to be long term.
B4	To diversify the local economy	✓	The provision of telecommunications infrastructure may help businesses to diversify. Effects are likely to be long term.
Environmental Objectives			
C1	To protect and enhance biodiversity and geodiversity.	○	It is considered that there will be no impact on this objective.
C2	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity.	U	The policy requires any installations to not have an adverse impact on the landscape of the National Park but implies that it may be acceptable for there to be an adverse impact on the landscape outside the National Park. By their nature, telecommunications mast can have a negative effect on the landscape. To mitigate these effects it is recommended that the final part instead states that effects on the landscape should be minimised and that in particular effects on the landscape of the National Park and its setting should be avoided. Should this measure be incorporated a '✓' should be recorded.
C3	Reduce long distance commuting and congestion by reducing the need to travel.	✓	There may be positive effects through increasing opportunities for people to work from home through improved telecommunications.
C4	To ensure future development is resilient to climate change such as development is not vulnerable	○	It is considered that there will be no impact on this objective.

Sustainability Objective		Impact on Objective	Effects and Mitigation
	to flooding, or will increase the risk of flooding elsewhere.		
C5	To conserve and where appropriate enhance the historical and cultural environment.	U	Although the policy requires installations to not have a negative effect on the Conservation Area, there may still be effects on other aspects of the historic environment of Helmsley such as Listed Buildings and the undesignated townscape. To mitigate these effects it is recommended that the final part instead state that impacts on the historic environment be minimised and that in particular effects on the Conservation Area be avoided. Should this measure be incorporated a '✓' should be recorded.
C6	To reduce the emission of greenhouse gases.	✓	There may be positive effects through increasing opportunities for people to work from home through improved telecommunications.
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	O	It is considered that there will be no impact on this objective.
C8	To make the most efficient use of land.	O	It is considered that there will be no impact on this objective.
C9	To maintain a high quality environment in terms of air, soil and water quality.	O	It is considered that there will be no 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.	O	It is considered that there will be no 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.	O	It is considered that there will be no impact on this objective.