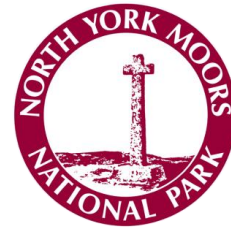


RYEDALE  
DISTRICT  
COUNCIL



# **Draft Helmsley Plan**

## **Sustainability Appraisal Report**

**June 2013**

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Helmsley Plan  
Sustainability Appraisal Report

# 1. Non-Technical Summary

## ***Introduction***

1.1 Sustainability Appraisal of plans is a requirement of the planning system set out in the Planning and Compulsory Purchase Act 2004. Strategic Environmental Assessment is also required under the Environmental Assessment of Plans and Programmes Regulations 2004. Government guidance suggests that Sustainability Appraisal and Strategic Environmental Assessment can be carried out jointly and this is the approach the Authority has taken to appraising the Helmsley Plan.

1.2 The Helmsley Plan is being produced jointly by the North York Moors National Park Authority and Ryedale District Council. The purpose of the Plan is to set a planning framework for the future of the town, in particular to identify land to meet future housing and employment requirements.

## ***Scoping Stage***

1.3 The Scoping Report, which sets out the methodology for Sustainability Appraisal, was published for consultation in January 2012 and set out the context for the Sustainability Appraisal. Through an analysis of data and trends (the baseline) and the objectives of other relevant plans and programmes, the following sustainability issues were identified:

- Ensuring that the natural environment and landscape is conserved and enhanced;
- Ensuring that the built and historic environment is conserved and enhanced;
- There is a need to reduce the causes of climate change and to ensure measures are in place to adapt to its effects;
- The use of resources (particularly non-renewable resources) should be minimised;
- The production of waste should be minimised, and waste should be re-used or recycled;
- Opportunities for reducing use of the private car should be taken;
- Housing which is affordable and to meet local needs should be provided;
- People should be able to access services and facilities, including health, education and recreation facilities;
- Measures should be in place to support the growth of the local economy;
- Employment opportunities should match local needs for employment.

1.4 The Scoping Report put forward an appraisal framework, comprising of Sustainability Objectives, to be used to 'test' the sustainability of the Helmsley Plan. The framework agreed through consultation contains 21 sustainability objectives grouped according to their social, environmental or economic influence as follows:

### **Social Objectives**

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

### **Economic Objectives**

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

### **Environmental Objectives**

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

#### ***Assessment of Draft Helmsley Plan***

- 1.5 This Sustainability Report relates to the draft Helmsley Plan including site allocations. **It must be noted that the Sustainability Appraisal does not consider the principle of 150 new houses and new employment development in Helmsley as this has already been considered through the Sustainability Appraisal of the Ryedale Local Plan Strategy.** The Sustainability Appraisal considers how the Plan takes forward the requirement to provide 150 houses and land for employment development in Helmsley. The key significant effects of the draft Plan are:

- Positive effects on sustainability objectives which aim to support the economy;
- Positive effects on sustainability objectives which aim to meet housing needs;
- Possible negative visual effects on the built environment and landscape from policies which promote renewable energy;
- Positive effects on the community through the protection of community and retail uses;
- Uncertain effects from new development on the design of the built environment;

***Implementation and Monitoring***

- 1.6 The Strategic Environmental Assessment Directive requires significant environmental effects of implementing the Plan to be monitored to allow for unforeseen effects to be identified at an early stage and mitigation measures to be implemented.
- 1.7 The Helmsley Plan identifies indicators relating to the delivery of the Plan itself. The potential significant effects relate to effects on the landscape and built environment of Helmsley which are difficult to quantify and monitor. It is considered that such effects will be managed through careful design taking into account the requirements of the Development Brief alongside the design policies contained in the North York Moors Core Strategy and Development Policies and Ryedale Local Plan Strategy.

## 2. Background

### ***What is Sustainability Appraisal & Strategic Environmental Assessment?***

- 2.1 Sustainability Appraisal is a process of appraising the social, environmental and economic implications of all emerging strategies, policies and plans to ensure that decisions are made in accordance with the principle of sustainable development. In addition the requirements of European Union Directive 2001/42/EC must be complied with. This Directive requires a formal Strategic Environmental Assessment of all plans and programmes which are likely to have a significant effect on the environment.
- 2.2 Sustainability Appraisal and Strategic Environmental Assessment are required to be undertaken in conjunction with the preparation of Development Plan Documents to ensure that the environmental, social and economic issues are fully integrated into emerging policies and strategies prior to their formal adoption.

### ***Compliance with the Strategic Environmental Assessment Directive / Regulations***

- 2.3 Government guidance on carrying out Sustainability Appraisals indicates that the report must show how the Strategic Environmental Assessment Directive's requirements have been met. This should be done by indicating where the information required by the Directive is provided in the report. Appendix 1 summarises the Directive's requirements and shows where these have been dealt with in this report or at other stages of the Sustainability Appraisal process.

### ***Helmsley Plan***

- 2.4 The Ryedale Local Plan Strategy which was submitted to the Secretary of State in 2012 establishes a level of house building across the district of 200 units per annum in order to deliver at least 3,000 (net) new homes over the period 2012 to 2027. The Ryedale Local Plan Strategy proposes that 5% of the total new dwellings in Ryedale should be located in Helmsley which amounts to 150 units over a 15 year period.
- 2.5 Although there is no housing requirement for the North York Moors National Park it was considered to be a logical approach to look at the town as a whole for the purposes of allocating housing and employment land to meet Ryedale's requirements as set out above. A commitment to produce a joint Plan for Helmsley has been established via the Ryedale Local Plan Strategy and via the North York Moors Core Strategy and Development Policies.
- 2.6 The Helmsley Plan is proposing to allocate land which can provide more than 150 dwellings in order to ensure that the required level is delivered.

### 3. Appraisal Methodology

#### 3. Appraisal Methodology

3.1 Whilst the requirements to undertake Strategic Environmental Assessment and Sustainability Appraisal are distinct there is a level of compatibility, and it is therefore possible to satisfy both through a single appraisal process. Therefore a combined Sustainability Appraisal/Strategic Environmental Assessment framework has been developed. In doing so it is intended that this will optimise and use collated information to satisfy all appraisal requirements, ensure consistency between objectives, maximise synergies through integrated assessment, facilitate transparency in decision making through analysis techniques that generate comparable findings, and assert a consistent level of rigour throughout the appraisal process. The key requirements of the combined appraisal framework are;

- Collection and presentation of baseline information;
- Prediction of significant environmental, social and economic effects of the plan and addressing them during its preparation;
- Identifying reasonable plan options and their effects which fully consider sustainable development;
- Involving the public and Authorities with social, environmental and economic responsibilities as part of the assessment process;
- Monitoring the actual effects of the plan during its implementation.

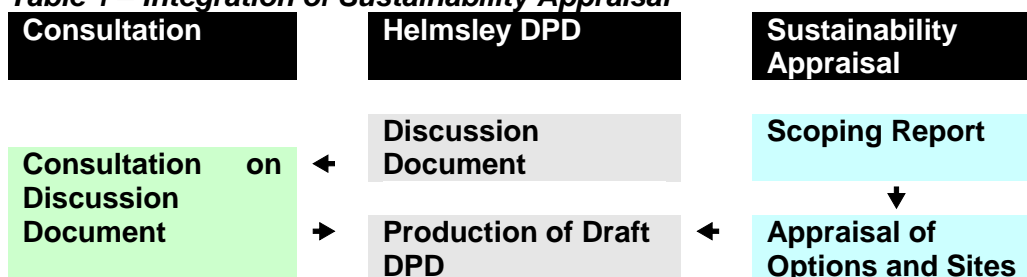
3.2 Appendix 1 gives a fuller summary of the requirements of the SEA Directive. The following guidance has been referred to in carrying out the Sustainability Appraisal:

- A Practical Guide to the Strategic Environmental Assessment Directive (ODPM 2005)
- Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (ODPM 2005) – informed production of Scoping Report but has now been superseded by the PAS guidance.
- Sustainability Appraisal Advice Note (Planning Advisory Service 2010)
- Local Development Frameworks Guidance on Options Generation and Appraisal (Planning Advisory Service 2009)

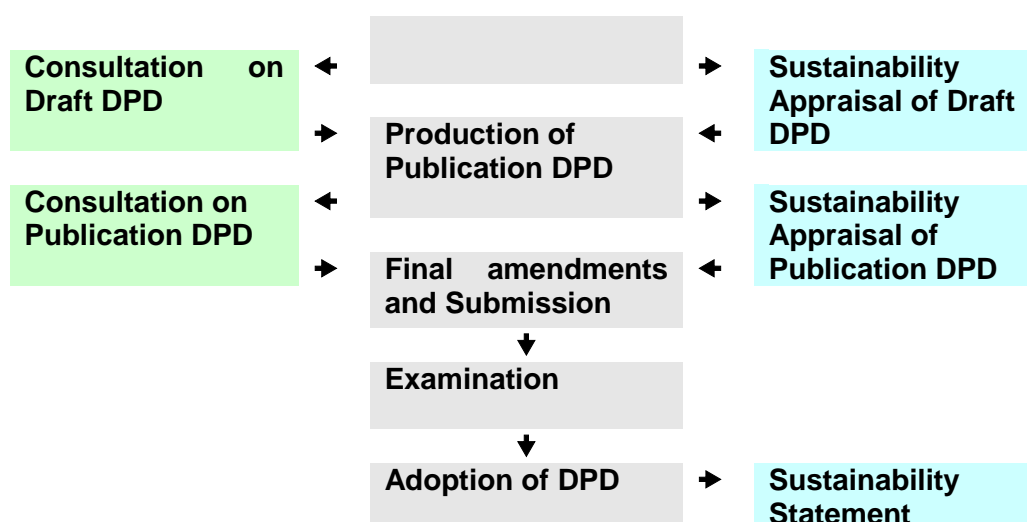
#### ***When the Sustainability Appraisal was carried out***

3.3 The development of the Sustainability Appraisal was initiated from the outset of the work on the production of the Helmsley Plan, and has been undertaken as an integral element of the production of the document. Table 1 shows how Sustainability Appraisal is informing production of the Plan. Sustainability Appraisal has been undertaken by officers of both the North York Moors National Park Authority and Ryedale District Council.

**Table 1 – Integration of Sustainability Appraisal**







### **Scoping**

- 3.4 The scoping stage is detailed in sections 4 and 5 of this report. The primary phase of work set out to establish an appraisal framework. This involved setting the context and objectives, establishing the baseline and deciding on the scope and approach the Sustainability Appraisal would take. The Scoping Report proposed using the sustainability objectives established as part of the Sustainability Appraisal on Ryedale's Core Strategy to enable the detailed criteria that Ryedale will use for other site specific assessments to also be used for appraising the Helmsley DPD. These were reviewed against the North York Moors National Park's Sustainability Objectives and found to be broadly compatible subject to a few minor amendments.
- 3.5 A Scoping Report was published for consultation in January 2012. The purpose of this report was to inform people of the progression of the appraisal framework and enable consultees the opportunity to inform the process early on. This enabled the Sustainability Appraisal framework to be developed with input from key stakeholders. The representations received have informed the final version of the Scoping Report which is available at [www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk).

### **Draft Helmsley Plan**

- 3.6 This Sustainability Report is also subject to consultation as part of the Draft Helmsley Plan consultation. The documents have been made available to those organisations and people whom the Authorities consider may have an interest or are able to have relevant input. All relevant consultees on the Authorities' mailing lists have been informed of the availability of the document and the report and associated documentation are available to the public via the National Park Authority's website at [www.moors.uk.net](http://www.moors.uk.net) and Scarborough Borough Council's website [www.ryedale.gov.uk](http://www.ryedale.gov.uk). The documents are available to view at the North York Moors National Park Authority headquarters in Helmsley, at Ryedale District Council's offices in Malton, and also at Helmsley library and via the Town Council.

### **Publication Helmsley Plan**

- 3.7 Following this consultation stage, the consultation responses and the recommendations of this Sustainability Report will be taken into account in producing a Publication version.. This will provide the opportunity for further input prior to the Helmsley Plan being Submitted to the Secretary of State for

independent examination. A revised Sustainability Report will be published alongside the Publication version of the Helmsley Plan..

## 4. Identifying Sustainability Issues

### ***Links to other Strategies, Plans and Programmes and Sustainability Objectives***

- 4.1 In fulfilling the requirements of the Strategic Environmental Assessment Directive it is necessary to identify the relationship of the Helmsley Plan to other relevant plans and programmes. The Scoping Report provides a comprehensive listing of relevant plans and programmes so far identified although it remains under development and review, and has continued to evolve in light of the consultation feedback and as the Sustainability Appraisal process progresses.

### ***Establishing the Baseline and Providing a Context***

- 4.2 One of the key requirements of the Sustainability Appraisal is to predict and monitor the effects of implementing a plan. In order to do this effectively it is necessary to have an understanding of the baseline position. This forms an important starting point for ascertaining the current and likely future state of the plan area as well as helping to identify the sustainability issues that the Helmsley Plan will try to address.

- 4.3 The collection of baseline data has been closely linked with the development of the appraisal framework. The baseline information used to inform the context for the Sustainability Appraisal is included in the Scoping Report. Much of the baseline information available relates to Ryedale District as a whole, including the part within the North York Moors National Park. As much of the data relating to Ryedale District includes the part within the North York Moors National Park it was considered logical to use this data.

### ***Summary of Key Social, Environmental and Economic Issues Arising from Baseline Information***

- 4.4 The review of other relevant plans and programmes and the assessment of baseline information revealed the following key sustainability issues, which to varying degrees could be addressed via the Helmsley Plan:
- Ensuring that the natural environment and landscape is conserved and enhanced;
  - Ensuring that the built and historic environment is conserved and enhanced;
  - There is a need to reduce the causes of climate change and to ensure measures are in place to adapt to its effects;
  - The use of resources (particularly non-renewable resources) should be minimised;
  - The production of waste should be minimised, and waste should be re-used or recycled;
  - Opportunities for reducing use of the private car should be taken;
  - Housing which is affordable and to meet local needs should be provided;
  - People should be able to access services and facilities, including health, education and recreation facilities;

- Measures should be in place to support the growth of the local economy;
- Employment opportunities should match local needs for employment.

***How social, environmental and economic problems were considered in developing the Plan***

- 4.5 The development of the baseline undertaken early in the appraisal process was integral to understanding, as well as in many cases re-affirming understanding, of the issues relevant for the future of Helmsley.

## 5. Sustainability Appraisal Framework

### ***Establishing the Sustainability Appraisal Framework***

- 5.1 Central to the Sustainability Appraisal process, is the development of the appraisal framework. This provides the template for describing, analysing and comparing the sustainability implications of the Plan.
- 5.2 Set out below are the proposed sustainability objectives for the appraisal framework. Sustainability objectives were agreed as part of the Sustainability Appraisal of the North York Moors Core Strategy and Development Policies and the Ryedale Core Strategy. As Ryedale District Council will be further developing their sustainability objectives to provide more detailed criteria for assessing potential housing and employment allocations it is considered appropriate to use Ryedale's objectives. These objectives have been reviewed against those agreed under the North York Moors Sustainability Appraisal and it is considered that they are compatible, in particular it is considered that the indicators provide adequate compatibility with National Park purposes. A few minor amendments have been made to ensure that indicators reflect the fact that part of Helmsley is within the National Park.

### ***Sustainability Objectives***

- 5.3 The sustainability objectives are designed purely for the purposes of the Sustainability Appraisal and are sufficiently distinct from the objectives of the Plan. The objectives were initially put forward as part of the Scoping Report and were subsequently revised to take account of the comments received. They are broadly segregated across the three facets (social, economic, environmental) of the appraisal criteria.

#### **Social Objectives**

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

#### **Economic Objectives**

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

#### **Environmental Objectives**

- C1 To protect and enhance biodiversity and geo-diversity.
- C2 To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity
- C3 Reduce long distance commuting and congestion by reducing the need to travel.

- C4 To ensure future development is resilient to climate change such as development is not vulnerable to flooding, or will increase the risk of flooding elsewhere
- C5 To conserve and where appropriate enhance the historical and cultural environment
- C6 To reduce the emission of greenhouse gases
- C7 To encourage the use of renewable resources and the development of renewable energy sources within Ryedale
- C8 To make the most efficient use of land
- C9 To maintain a high quality environment in terms of air, soil and water quality
- C10 Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals
- C11 To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible

## 6. Assessment

6.1 This chapter details the continual process of Sustainability Appraisal from the outset of the production of the Helmsley Plan, as shown in Figure 2 in Section 3.

### ***Previous Sustainability Appraisals***

6.2 Policy documents previously produced by the two Authorities have been subject to Sustainability Appraisal throughout their development and the conclusions of these in relation to Helmsley are summarised below. Full details of past Sustainability Appraisals relevant to the North York Moors Core Strategy are contained in Appendix 2 whilst the Sustainability Appraisal of the Ryedale Local Plan Strategy is available at [http://extranet.ryedale.gov.uk/default.aspx?page=7158#Submission\\_Documents\\_and\\_Representations\\_Received](http://extranet.ryedale.gov.uk/default.aspx?page=7158#Submission_Documents_and_Representations_Received).

### *North York Moors Core Strategy and Development Policies*

6.3 The relevant policies of the North York Moors Core Strategy and Development Policies are Core Policy B, Core Policy H, Development Policy 10 and Core Policy J. These identify Helmsley as the only Local Service Centre in the Park and as the location where the widest range of development would take place. The Sustainability Appraisal of the Submission Core Strategy and Development Policies concluded that the approach taken towards Helmsley would be broadly in line with sustainability objectives provided that development does not have an adverse impact upon the historic environment.

### *Ryedale Core Strategy*

6.4 Sustainability Appraisal of Provision of Housing policy of the Ryedale Local Plan Strategy revealed that the proportion of housing allocated to Helmsley was the most sustainable in the fact that it best reflected the current roles of settlements in the District, would provide the most economic benefits and have least impact on the environment. However the SA did reveal potential negative effects in relation to the approach not being able to meet affordable housing needs in the Service Villages and uncertainties around flooding.

6.5 In relation to distribution of employment land, the SA revealed that option 2 (the selected option) would be more sustainable overall although uncertainties and possible negative impacts were identified in relation to impacts on biodiversity, flooding, conservation of the historic environment, impacts on air, soil and water quality and loss of good quality soils.

### ***Assessment of Options***

6.6 Strategic options in relation to development in both Ryedale District and in the North York Moors National Park have been assessed as part of the production of the Ryedale Core Strategy and the North York Moors Core Strategy and Development Policies. The commitment to provide for 150 houses in Helmsley and Approx 1.85-2.25ha of employment land in Helmsley and Kirkbymoorside has already been established via the Ryedale Core Strategy. It is therefore not appropriate to assess strategic options in relation to the level of new development in Helmsley.

6.7 Assessment of options in relation to the delivery of this level of development in Helmsley has therefore focused on assessment of different potential site allocations.

**Assessment of potential sites**

- 6.8 In 2009 Ryedale District Council asked developers to submit sites for development for new housing and employment as part of the Ryedale Local Plan Strategy. The call for sites led to 12 sites being submitted which were located in Helmsley. All these sites have been assessed using Ryedale's Draft Site Selection Methodology. The assessment involved 3 separate stages of consideration:-
- Stage 1 – an initial sift of sites which includes criteria in terms of size and significant constraints
  - Stage 2 – this involves three levels of assessment, considering factors such as accessibility, social, economic and environmental considerations as well as the deliverability of the scheme.
  - Stage 3 – represents the outcome of stages 1 and 2 to enable choices to be made on the results of the detailed assessment.
- 6.9 From the submitted sites, five fell below 0.3 ha in size, which meant that they did not progress further than the initial sift of the Site Selection Methodology. Two of the submitted sites were subsequently divided to provide a split between residential and employment provision and were assessed through the Site Methodology on this basis. A further site has now been built on
- 6.10 A total of 9 sites have been assessed using the detailed criteria established in the Site Selection Methodology. The purpose of this assessment is to inform the selection of sites for inclusion in the Plan and determine which should not be included for allocation. Site NYMH1 has been split into two sites as there is clear evidence of medieval strip patterns to the north of the site and as the landscape is different separate assessments were considered necessary.
- 6.11 The assessment of sites was undertaken on a qualitative basis, and was undertaken by officers from both Ryedale District Council and the North York Moors National Park Authority. A summary of the assessment is contained in Appendix 3 and details of the assessment can be found in Annex 1 to this report. The Site Selection Methodology, which has been developed by Ryedale District Council, relates to the Sustainability Objectives. It covers some areas which extend beyond the scope of the Sustainability Appraisal, such as the delivery of sites.
- 6.12 The assessment concluded that with appropriate mitigation measures that two of the sites were considered appropriate in principle for development. The assessment concluded that site NYMH2 would have an adverse impact on the Conservation Area, in particular the longer distance views of Helmsley Castle and All Saints Church from the north of the town. Development of this site would also harm the landscape setting of the North York Moors National Park. While the wider area of Site NYMH1 would result in the loss of the last remaining strip patterns around Helmsley and therefore is not considered suitable for development.
- 6.13 Following the conclusions of the site assessment, and based upon the need for 150 houses in Helmsley and Approx 1.85-2.25ha of employment land in Helmsley and Kirkbymoorside, the draft Plan proposes the following sites for allocation:



Housing sites:

- Part of Site NYMH1
- Site NYMH3
- Site NYMH8
- Site 174
- Site 183

Employment sites:

- EMP1
- EMP2

**Assessment of the Draft Plan**

6.14 Following the assessments undertaken upon potential areas of land for allocation, the Helmsley Plan was drafted. Sustainability Appraisal has been undertaken on the draft Plan. This includes an assessment of the objectives and policies as contained in the draft Helmsley Plan. The results of these assessments are contained in Appendices 6 and 7 and are summarised below.

6.15 The effects of have been assessed as:

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

6.16 As part of the assessment consideration was given to whether the effects on the objectives would be:

- Direct or indirect;
- Long term, short term, temporary or permanent;
- Local or wider in geographical extent.

It has not been possible to ascertain this in every circumstance. In particular it has been difficult to establish whether effects that wouldn't be permanent are likely to be long or short term as this will depend upon the exact nature of the development.

*Objectives*

6.17 The objectives of the Draft Helmsley Plan have been developed through consultation on the Discussion Document. It is first necessary to appraise the objectives against the Sustainability Objectives to ensure that the Plan is broadly in line with sustainability objectives from the outset. The assessments of the Helmsley Plan objectives against Sustainability Objectives is contained in Appendix 4. This revealed:

- Uncertainties between plan objectives which seek to protect the environment of Helmsley and sustainability objectives which support the provision of housing and employment uses;
- Uncertainty between plan objectives which aim to provide additional housing and employment opportunities and sustainability objectives which aim to protect the natural environment, biodiversity, historic assets and landscape;
- Positive relationship between plan and sustainability objectives both supporting the provision of housing and employment opportunities;
- Positive relationship between plan and sustainability objectives which aim to protect the heritage and setting of Helmsley;
- Uncertain effects over the plan objective of increasing development in the town against the sustainability objective which aims to reduce the risk of flooding.

It is not recommended that the objectives be amended to reflect the results of the assessment as, when taken as a whole, it is considered that they are broadly consistent with the sustainability objectives. The uncertainties that arise are the same as the uncertainties which arise when the sustainability objectives are considered against each other (see Scoping Report) which suggests that the Plan objectives are along similar lines to the sustainability objectives.

#### *Policies*

- 6.18 Each draft policy in the Draft Helmsley Plan has been appraised against the Sustainability Objectives in order to identify potential impacts and highlight any significant effects and ensure that mitigation measures are incorporated where there are potential adverse impacts.
- 6.19 The results of the assessment of policies are contained in Appendix 5. Separate detailed appraisal tables have been prepared for each policy and these are available as a separate Annex to this Sustainability Report.
- 6.20 It is important to note whilst reading the table that the Sustainability Appraisal assesses each policy individually whilst planning applications will be considered against the Helmsley Plan as a whole, and also alongside other Local Plans produced by the two Authorities. For example a policy that on its own may lead to adverse affects would not be the only consideration in determining a planning application, and in this respect mitigation may be seen as through the consideration of other policies. In this respect, whilst impacts are dealt with at the policy and/or Helmsley Plan level where possible, it is not the aim of the Sustainability Appraisal to ensure that every policy scores positively against every Sustainability Objective, but to highlight impacts in order that mitigation can be identified. These mitigation measures may be through other policies or other documents.
- 6.21 It is also important to note that this Sustainability Appraisal only assesses the effects of the Helmsley Plan. Decisions which have been taken through the Ryedale Local Plan Strategy, namely the amount of housing and employment development to be provided in the town, are not being assessed again.
- 6.22 The assessment of the policies does not include assessment of the sites themselves. This has been undertaken separately using the Site Selection Methodology, which links with the sustainability objectives, and is discussed in later in this report.

6.23 The sustainability impacts of the assessment of the policies can be summarised as:

- Positive effects on sustainability objectives which aim to support the economy;
- Positive effects on sustainability objectives which aim to meet housing needs;
- Possible negative visual effects on the built environment and landscape from policies which promote renewable energy;
- Positive effects on the community through the protection of community and retail uses

**Cumulative Impacts of the Draft Plan**

6.24 A more detailed assessment of the cumulative impacts is necessary to identify where the main adverse effects could arise to enable these to be addressed and monitored. This is provided in Table 1 below and focuses upon the overall effects upon each of the objectives as reported in Appendix 5 and Annex 2 (assessment of policies and assessment of sites). For the purposes of this table the term cumulative effects also includes any synergistic effects (effects where the overall effect is greater than the sum of the individual effects).

**Table 1 – Cumulative effects**

<b>Sustainability Objective</b>	<b>Cumulative Effects</b>
A1. To ensure that all groups of the population have access to health, education, leisure, green infrastructure and recreation services that are required	The policies in the Plan will cumulatively have positive effects on this objective
A2. To provide the opportunity for all people to meet their housing needs	The policies in the Plan will cumulatively have positive effects on this objective
A3. To improve overall levels of health and reduce the disparities between different groups and different areas.	The policies in the Plan will cumulatively have positive effects on this objective
A4. To maintain and promote the distinctiveness of identifiable communities	The policies in the Plan will cumulatively have positive effects on this objective
A5. To reduce crime and the fear of crime	The policies in the Plan will cumulatively have positive effects on this objective
A6. To develop a more balanced population	The policies in the Plan will cumulatively have positive effects on this objective
B1. To maintain and enhance employment opportunities	The policies in the Plan will cumulatively have positive effects on this objective
B2. To maintain and enhance the vitality of the countryside, villages and town centres	The policies in the Plan will cumulatively have positive effects on this objective
B3. To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to	The policies in the Plan will cumulatively have positive effects on this objective

investors	
B4. To diversify the local economy	The policies in the Plan will cumulatively have positive effects on this objective
C1. To protect and enhance biodiversity and geo-diversity.	The policies in the Plan will cumulatively have no negative effects on this objective
C2. To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity	The Plan as a whole may have effects on the landscape.
C3. Reduce long distance commuting and congestion by reducing the need to travel.	The policies in the Plan will cumulatively have no negative 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	The Plan will largely have no negative effects on this objective, and positive effects may result from Green Infrastructure and Developer Contributions
C5. To conserve and where appropriate enhance the historical and cultural environment	The policies in the Plan will cumulatively have no negative effects on this objective
C6. To reduce the emission of greenhouse gases	The policies in the Plan will cumulatively have positive effects on this objective
C7. To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	The policies in the Plan will cumulatively have positive effects on this objective
C8. To make the most efficient use of land	The Plan will not have positive effects on this objective, but there are no suitable brownfield sites on which to meet the housing requirement
C9. To maintain a high quality environment in terms of air, soil and water quality	The policies in the Plan will have uncertain effects on this objective
C10. Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals	The Plan will not have positive effects on this objective, but there are no suitable brownfield sites on which to meet the housing requirement
C11. To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible	The policies in the Plan will cumulatively have positive effects on this objective

### **Significant Effects**

6.25 As well as the identification of the likely effects, the assessment must also identify the *significant* effects. Each effect has been assessed qualitatively on

an individual basis, for example the fact that an effect is permanent will not always mean it is significant.

- 6.26 The following potential effects have been judged to be significant:
- Positive effects on sustainability objectives which aim to support the economy;
  - Positive effects on sustainability objectives which aim to meet housing needs;
  - Positive effects on the community through the protection of community and retail uses;
  - Possible negative visual effects on the built environment and landscape from development of housing and employment uses;
  - Possible negative visual effects on the built environment and landscape from policies which promote renewable energy;
  - Uncertain effects from new development on the design of the built environment.

**Proposed Mitigation Measures**

- 6.27 The SA must examine possible mitigation measures to address the potential significant effects. Mitigation in this sense can also mean avoidance of these adverse effects. Mitigation measures can also relate to the consideration which will be made of other Plan of the Authorities in implementing the Helmsley Plan. In relation to the policies, the detailed assessment tables for each policy contain more information on mitigation measures for each identified adverse effect. The proposed mitigation measures are set out in Table 2 below.

**Table 2 – Proposed Mitigation Measures**

Sustainability Objective	Significant Effect	Proposed Mitigation
C2, C5	Visual impact of new development on the built environment and landscape	The Development Briefs for each site set out design principles specific to each site. In conjunction with this, it should be made clear in the Plan that relevant policies of the North York Moors Core Strategy and the Ryedale Local Plan Strategy will also be considered in relation to planning applications. This will include policies relating to design of new development.
C2, C5	Visual impact of renewable energy on the landscape and built environment	<p>Add to Policy H9 that in meeting BREEAM and Code for Sustainable Homes requirements consideration should be given to impact upon landscape and townscape.</p> <p>Include an explanation in the Plan that relevant policies of the North York Moors Core Strategy and Development Policies and Ryedale Local Plan Strategy will still form part of the Development Plan and be relevant when</p>

		determining applications for development in Helmsley.
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*Other recommendations*

6.28 Whilst the recommendations above relate to mitigating the potential significant effects, other recommendations relating to less significant issues or to opportunities have arisen through the assessment:

- It is recommended that an addition is made to the supporting text to Policy H6 which requires the provision of small scale recycling facilities alongside new retail uses where suitable to the use and where space allows.
- It was identified that, whilst the delivery of Green Infrastructure will have a range of positive effects, this will need to be carefully designed to ensure it does not result in crime-related problems. It is recommended that an addition is made to the supporting text of Policy H10 which requires Secured by Design principles to be followed in designing Green Infrastructure.
- It was identified that effect on air quality may arise from the development of employment uses. The Development Briefs could usefully include reference to the need for employment proposals to consider impacts on air quality and amenity of surrounding uses. The relevant policies of the Ryedale Local Plan Strategy will still form part of the Development Plan and be relevant when determining applications for development in Helmsley, including policies on effects on air quality. This should be explained in the Plan.

## **7. Implementation and Monitoring**

- 7.1 The SEA Directive requires significant environmental effects of implementing the Plan to be monitored in order to identify unforeseen adverse effects and be able to undertake remedial action. The potential significant effects relate to effects on the landscape and built environment of Helmsley which are difficult to quantify and monitor. It is considered that such effects will be managed through careful design taking into account the requirements of the Development Brief alongside the design policies contained in the North York Moors Core Strategy and Development Policies and Ryedale Local Plan Strategy.
- 7.2 Indicators which have been developed during the development of the North York Moors Core Strategy and Development Policies and the Ryedale Local Plan Strategy measure performance against sustainability objectives more generally. It should be recognised that in many cases the data available cannot be attributed to action as a direct result of the Plan but represents the best information available and will show overall progress against sustainability objectives.

## Appendix 1 – Summary of Requirements of SEA Directive

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



decision making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment.	
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### **Consultation Requirements**

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

### **Provision of information on decision**

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

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

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

## Appendix 2 – Information from Previous Sustainability Appraisals

### Ryedale Local Plan Strategy

The full Sustainability Appraisal reports relating to the Ryedale Local Plan Strategy are available at

[http://extranet.ryedale.gov.uk/default.aspx?page=7158#Submission\\_Documents\\_and\\_Representations\\_Received](http://extranet.ryedale.gov.uk/default.aspx?page=7158#Submission_Documents_and_Representations_Received). Appendices 2 and 3 to the full reports, also available at the same web address, contains the full assessment – the extract below is the commentary resulting from that assessment.

### Extract from Local Plan Strategy Sustainability Appraisal Report (May 2012)

#### Assessment of the Spatial Options

7.6 The appraisal of these four options is provided in Appendix 2. It sets out how the options were scored against each of the sustainability objectives and the justification for the scores. Each option has been appraised on the basis of whether it would have a positive, neutral or negative effect on the sustainability objectives. For the revised Sustainability Appraisal for the revised Core Strategy / Strategic Policy document, the summary scores for the four Options are as set out below in Figure 11:

**Figure 11: Sustainability Appraisal Assessment Scores for the Four Spatial Options**

	++	+	=	-	--	U	O
<b>Option 1:</b> Dispersed Development across all settlements in Ryedale	0	1	0	14	4	1	1
<b>Option 2:</b> Concentrate new housing at the Market Towns and provide for local housing needs in the villages	9	8	0	1	0	2	1
<b>Option 3:</b> Concentrate new housing at the Market Towns and Key “Service Villages”	4	14	0	1	0	1	1
<b>Option 4:</b> As Option 3 but with “Rural Ryedale Community Housing Sites” being delivered in Local Service Villages	4	12	1	1	0	2	1

7.7 The results of the SA appraisal show that Option 1 scores significantly worse than the other three options with respect to all of the sustainability objectives particularly the **environmental and economic objectives** where it mainly scores negatively. For objectives A5 and C4 all options have No direct link and Uncertain effects respectively. The only positive effect of this option is for the **social objectives** (objective A4) with respect to maintaining and promoting the distinctiveness of identifiable communities as this option may help to ensure that the character of any particular settlement does not change significantly due to the spread of housing delivery, but this will depend upon the quantity of housing to be delivered. The incremental development of all settlements may help to maintain the distinctiveness of more local communities because growth will be spread across the district, but it will also continue to support in-migration of the elderly into the smaller villages. With respect to the **economic objectives**, this option may not deliver sufficient development opportunities to support local services and maintain the vitality of

- villages. This option is particularly weak in relation to its impact on the **environmental objectives** of curbing emissions of greenhouse gases and maintaining and enhancing employment levels and would have a negative impact on the district's landscape.
- 7.8 Options 2, 3 and 4 score very similar in the sustainability assessment and will all have a more positive impact on the district than option 1. However Option 2 appears to perform better in the appraisal, as it would have more strongly positive impacts (++) . Closer examination of the appraisal tables in Appendix 2 highlights a number of key differences between the three options.
- 7.9 Options 3 and 4 for example, score less well in relation to the objectives that seek to reduce long distance commuting and use land efficiently. Whilst Option 2 is considered to be weaker in other areas, for example in the support it provides for maintaining the distinctiveness of identifiable communities, option 2 appears to be the most sustainable overall as it would make the best use of land and minimise greenhouse gas emissions.
- 7.10 However, whilst Option 2 scores well in relation to the SA appraisal, this approach would constrain significantly where development could take place in the District. A weakness of Option 2 is that it would be reliant on landowners to bring forward suitable sites outside the market towns to meet the housing needs of the rural parts of the district. There is considerable uncertainty over whether these sites would be forthcoming. Option 3 would ensure that some housing including affordable housing would take place in the most sustainable rural villages. Whilst Option 4 would ensure that an even better supply of affordable housing would take place throughout the district, it is considered that this option may result in a more dispersed housing pattern closer to the current situation and similar to option 1. Therefore on balance, it is considered that Option 3 provides a much greater opportunity for spreading the benefits of development across a number of settlement types whilst still promoting sustainable development patterns. In particular, Option 3 enables the key service villages to receive some new affordable housing units to serve the wider rural area, which is one of the District's priorities.
- 7.11 Therefore, despite the scores being roughly the same for options 3 and 4, (18 positive effects for option 3, and sixteen for option 4, against 1 uncertain effect for option 3 and 2 for option 4) it is considered that on balance Option 3 does appear to be the most sustainable. It would make better use of land, minimise greenhouse gas emissions and also would be likely to generate the greatest levels of developer contributions for transport infrastructure improvements and renewable energy projects. Affordable housing would be delivered to a greater extent under option 4, but would also deliver market housing in less sustainable locations. As option 2, it would be reliant on landowners to bring forward suitable sites outside the market towns to meet the housing needs of the rural parts of the district. There is considerable uncertainty over whether these sites would be forthcoming given the reduction of income generated from such sites. It is also considered that this option could have a negative impact on the district by dispersing development along the lines of option 1, albeit to a lesser extent.
- 7.12 Bearing these factors in mind, Members of the Council agreed that option 3 should be the Council's favoured option and it was agreed that this option should form the basis of the Spatial Policy in the revised Core Strategy / Spatial Policy document. This is the same outcome as the initial Core Strategy (2007).

## **Appraisal of Strategic Policy - Strategic Approaches to Development Options**

7.13 The following strategic approaches to development options were set out in the consultation undertaken for the development of the revised Core Strategy during the summer of 2009. The full assessment of these options is set out in Appendix 3, together with any particular comments on the assessment. A summary of the results for each approach is provided in the commentary below (figures 12-27) and a summary of the significant sustainability effects is provided at the end of this section.

7.14 The Strategic Policy needs to indicate where development should be located. The specific sites and details are not considered in this assessment. It is the type of development in principle. The detail will be considered as the Sites DPD is prepared.

### Development in the Principal Town

7.15 The Strategic Policy guides where development should be located in the principal town. There are two options for the location of development:

- Option 1 – identify strategic sites
- Option 2 – rely on a number of smaller sites

<b>Figure 12</b>	++	+	=	-	--	U	O
<b>Option 1</b> Identify strategic sites	2	10	0	4	0	4	1
<b>Option 2</b> Rely on a number of smaller sites	2	11	0	1	0	6	1

7.16 The assessment presents a revised account in light of further technical and background information since the draft SA was published in 2010. Additional information is presented and in some instances the sustainability score has been amended to reflect the new information. The changes to the scores are:

<b>Sustainability Objective</b>	<b>Option</b>	<b>Change from / to</b>	<b>Why Change Made</b>
C8	1	- to U	Both approaches will require the use of Greenfield land. There are not substantial strategic differences in terms of the likelihood that previously developed land will be maximised although in detail this will depend on choice of sites.
C8	2	+ to U	

7.17 Sustainability Assessment does not look at particular individual sites, rather just the principle of identifying strategic sites or smaller sites in the principle town. A more detailed appraisal of potential sites will be undertaken as part of the Sites DPD.

7.18 In terms of performance against the **social sustainability objectives**, option 1 could lead to significant changes to the character of Malton / Norton, albeit that the scale of development reflects with the strategic role of the settlement in Ryedale. However, it could provide opportunities for provision of open space, green infrastructure and recreation facilities as part of new development. Both options would provide housing for people to meet their needs, although Option 1 would possibly provide more benefits through economies of scale eg the provision of new facilities and services and if deliverable, opportunities to provide for a full range of social infrastructure.

- 7.19 Performance against the **economic objectives** for both options is potentially positive although it is not dependent upon site specific factors but upon the level of development in the settlement which would remain the same under both options.
- 7.20 Performance against the **environmental objectives** is more uncertain, especially for option 2 which might result in more localised impacts upon the historic environment, or alternatively might provide opportunities to enhance the historic environment for example through the use of brownfield sites. The maintenance of a high quality environment in terms of air, soil and water quality would depend upon the sites selected, although the selection of fewer but larger strategic sites might have more impacts if these are greenfield. Again, there is potential for Option 2 to have fewer impacts as it is more flexible to deal with potential impacts on the Internationally protected River Derwent SAC and appropriate development in the floodplain. There is potential for more renewable energy to be provided through Option 1 provided that sufficient infrastructure can be supported by the economics of the development. Although, the provision of development on a number of smaller sites could incorporate renewable energy but this may not be as viable as that provided through a strategic site.
- 7.21 Whilst Option 1 has the potential for more negative environmental impacts it could deliver more benefits in terms of new facilities, infrastructure and renewable energy schemes. However, in terms of performance overall against the sustainability objectives, Option 2 scores higher. This option formed the basis for the development of the policy approach for the Strategic Policy.

### Amount of Development

- 7.22 The Strategic Policy needs to set out the amount of development to be completed each year in the district. Two options for the amount of development were set out in the consultation undertaken during summer 2009. The results of this assessment are set out in Appendix 3.
- Option 1 – 200 homes per year
  - Option 2 – 350 homes per year

<b>Figure 13</b>	++	+	=	-	--	U	O
<b>Option 1</b> 200 homes per year	1	8	1	5	0	6	0
<b>Option 2</b> 350 homes per year	2	4	1	7	2	5	0

- 7.23 The assessment presents a revised account in light of further technical and background information since the draft SA was published in 2010. Additional information is presented and in some instances the sustainability score has been amended to reflect the new information. The changes to the scores are:

<b>Sustainability Objective</b>	<b>Option</b>	<b>Change from / to</b>	<b>Why Change Made</b>
A6	2	++ to -	Further technical work using 2008 based population statistics (published end 2010) has amended this assessment. Population projections note that the greatest housing demand is from older in-migrants. The District already has a population structure that is skewed towards an aging society.
B2	2	+ to U	The assessment has been revised in light of

			<p>further technical consideration including the impact of the current economic situation.</p> <p>It is considered that whilst relatively more development may enhance the vitality of settlements lower down the settlement hierarchy this will only be achieved through accompanying infrastructure and service provision, and it is considered that for much of the plan period, the ability of house builders to achieve this e.g. new schools, transport etc will be constrained.</p>
C3	2	U to -	<p>The assessment has been revised in light of further technical consideration including the impact of the current economic situation.</p> <p>Current national economic performance and absence of public funding are restricting the ability of developers to deliver housing alongside wider community benefits. It is likely that housing delivered in greater numbers towards the lower end of the settlement hierarchy will not be able to provide sufficient public transport infrastructure to positively meet this objective.</p>
C6	2	U to -	<p>The assessment has been amended in light of further technical consideration including the Regional Renewable and Low Carbon Potential Study.</p> <p>Ryedale's per capita emissions are higher than the averages for North Yorkshire and Yorkshire and the Humber. Greater amounts of housing are therefore likely to result in greater emissions even when taking into account the potential for low carbon technologies such as combined heat and power to support the larger sites.</p>
C11	1 and 2	+ to U	<p>The assessment has been amended in light of further consideration of the potential effects.</p>

7.24 In terms of performance against the sustainability objectives, in the revised assessment Option 1 scores much better overall with more positive effects and fewer negative effects than Option 2.

7.25 In terms of performance against the **social sustainability objectives**, the scale and rate of development under option 1 could support and sustain the existing role of settlements and their distinctiveness, including the provision of services, helping to support existing communities. However, with the higher amount of housing per year under option 2, there will be more pressure to disperse development to the less sustainable locations lower down the settlement hierarchy, potentially leading to more isolation from such services.

7.26 In terms of performance against the **economic objectives**, both options are roughly equal. However, a housing level such as at option 2 may cause smaller settlements to become less attractive through the potential lack of accompanying services and facilities, and as a result, lose some vitality.

7.27 In terms of **environmental objectives**, both options are similar, although option 2 has more potential for extreme negative effects, whilst those for option 1 are more uncertain. The exact nature of the adverse impact (s) will be dependent on the scale and location of the development, especially in relation to impacts upon the natural environment. The adverse impacts can be more readily mitigated against when the scale of development is influenced by the settlement hierarchy. It is also doubtful that at option 2 levels of development at the principal town could accommodate 50% of the annual housing levels without considerably more investment in infrastructure. More homes would be built in less accessible places. Increased development could exacerbate commuting trends by car (though other modes may be possible)

7.28 However, the overall outcome of the revised assessment is the same where Option 1 forms the basis for the development of the policy approach for the Strategic Policy document.

7.29 During the progression of the Ryedale Plan new household projections have been released. The most recent of these was at the end of 2010 and provided 2008 based housing forecasts. As part of an objective assessment of housing requirements various levels of housing have been appraised against the sustainability objectives. The objective assessment did not conclude a housing requirement option requiring further consultation. Details of the objective assessment using the SA objectives are included for completeness and can be found in Appendix 6.

### Proportion of Housing

7.37 The Strategic Policy document needs to set out the specific proportion of housing to each of the locations set out in the settlement hierarchy. From previous consultation undertaken in 2007, the proportion for Malton / Norton was determined to be at least 50% of development in this location as a strategy led approach. Specific proportions will be consulted upon further. However, the proportions set out below are those from the summer 2009 consultation.

- Option 1 – Malton / Norton 50%, Pickering 25%, Kirkbymoorside / Helmsley 15%, service villages 10%
- Option 2 – Malton / Norton 50%, Pickering 20%, Kirkbymoorside / Helmsley 15%, service villages 15%
- Option 3 – Malton / Norton 50%, Pickering 25%, Kirkbymoorside / Helmsley 10%, service villages 15%
- Option 4 – Malton / Norton 50%, Pickering 20%, Kirkbymoorside / Helmsley 10%, service villages 20%

<b>Figure 15</b>	<b>++</b>	<b>+</b>	<b>=</b>	<b>-</b>	<b>--</b>	<b>U</b>	<b>O</b>
<b>Option 1</b> M/N 50%, P 25%, K/H 15%, SVs 10%	10	5	0	2	0	1	3
<b>Option 2</b> M/N 50%, P 20%, K/H 15%, SVs 15%	0	15	0	2	0	1	3
<b>Option 3</b> M/N 50%, P 25%, K/H 10%, SVs 15%	0	15	0	2	0	1	3
<b>Option 4</b> M/N 50%, P 20%, K/H 10%, SVs 20%	0	8	0	9	0	1	3

7.38 Option 1 scores the best for strongly positive impacts with few negative impacts, although there are some 'grey' areas where the sustainability implications are not clear, as highlighted in the Comments column in appendix 3. The assessment has been amended by the addition of comments for clarification of the assumptions made, although the overall result is the same and there are no changes made to the assessment.

7.39 In terms of performance against the **social sustainability objectives**, these options are all relatively similar. However Option 1 reflects best the current roles of the settlements and therefore, enables people to access services and facilities that are required and will help to reinforce the roles of the settlements. Option 4 best reflects the housing needs of the population, although the proportion of new housing in the Service Villages is still less than the need.

7.40 In terms of performance against the **economic objectives** all options will have a positive effect but option 1 is the strongest. By focussing development primarily in the Principal Town and Local Service Centres will help to support the services and facilities of these settlements supporting the local economy and pro, whilst allowing for some development in the service villages to support the more limited range of services in these areas. Focusing development in the towns will help to preserve the countryside. It is recognised that the quality of the landscapes in Ryedale are themselves a key economic driver to investment.

7.41 In terms of impacts upon the **environmental objectives**, option 1 performs the best for directing development away from the rural areas, for the protection of natural resources including soils and minerals, biodiversity, for protecting the remoteness and tranquillity of the district, for reducing the need to travel and for preserving the roles and character of the settlements. Option 4 performs least well with negative impacts upon the environment. However, in terms of resilience to climate change and reducing the risk of flooding the effects are uncertain but option 4 may have the least impact.

7.42 Therefore, considering the above, option 1 formed the basis for the development of the policy approach for the Strategic Policy.

### Location of Employment Land

7.43 The Employment Land Review sets out that a mixture of employment land types is required which addresses the current deficiencies, satisfies demand and promotes economic diversification. Where these should be located can be determined by a choice of the following two options:

- Option 1 – new employment land to be provided in the principle town and local service centres only
- Option 2 –new employment land to be provided in the principle town and local service centres and limited dispersal to service villages

<b>Figure 16</b>	<b>++</b>	<b>+</b>	<b>=</b>	<b>-</b>	<b>--</b>	<b>U</b>	<b>O</b>
<b>Option 1</b> New employment land to be provided in the Principal Town and Local Service Centres only	5	10	0	2	0	3	1
<b>Option 2</b> New employment land to be	4	11	0	2	0	3	1



provided in the Principal Town and Local Service Centres and limited dispersal to Service Villages							
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- 7.44 The assessment has been amended by the addition of comments for clarification of the assumptions made, although the overall result is the same and there are no changes made to the assessment scores.
- 7.45 In terms of performance against the **social sustainability objectives**, these options are the same. The scale of economic development is commensurate with the existing role of these settlements and as such will provide employment land and opportunities for job creation, help to reduce the potential for crime and may help to bring forward green infrastructure via developer contributions. The only difference is that providing employment in a range of settlements under option 2 will potentially attract a workforce to these settlements thus creating a more balanced population across a wider range of settlements than with option 1.
- 7.46 In terms of performance against the **economic objectives** all options will have a positive effect but option 1 is the strongest. By focussing development primarily in the Principal Town and Local Service Centres will help to support the services and facilities of these settlements supporting the local economy and pro, whilst allowing for some development in the service villages to support the more limited range of services in these areas. Focusing development in the towns will help to preserve the countryside. There is the potential to help retain those residents who commute out of the district for employment and also to increase opportunities for attracting a workforce and investors from neighbouring authorities, the UK and beyond.
- 7.48 In terms of impacts upon the **environmental objectives**, both options direct economic development away from the rural areas, protect the remoteness and tranquillity of the district, reducing the need to travel and preserve the roles and character of the settlements. Focusing employment in Malton / Norton and other market towns under option 1 could bring forward larger sites with more potential for renewable energy development to be incorporated than if smaller sites were used in the service villages under option 2. For those objectives where the assessment is uncertain, for both options the exact nature of any adverse impact (s) on the historic and cultural environment, biodiversity and soils will be dependent on the design, scale and location of the development. There may be more opportunities to provide green infrastructure and mitigate against adverse impacts on larger employment sites. However, more development may also encourage and enable the redevelopment and reuse of the historic environment.
- 7.49 In terms of performance against the sustainability objectives the result is very balanced. However, Option 2 particularly scores better in terms of reducing travel by providing employment opportunities in a wider range of settlements and also in terms of maintaining the vitality of a wider range of settlements. Therefore Option 2 formed the basis for the development of the policy approach for the Strategic Policy.

## North York Moors Core Strategy and Development Policies

The assessments presented below are those which were undertaken on the Submission version of the North York Moors Core Strategy and Development Policies. The Core Strategy and Development Policies was subsequently adopted in November 2008. The full Sustainability Appraisal can be made available upon request.

### Extract from Submission Core Strategy and Development Policies January 2008

#### Core Policy B – Spatial Strategy


The overarching strategy to meet the needs of people in the National Park is based upon improving the sustainability of local communities by supporting, improving and consolidating existing services and facilities, providing additional housing and employment opportunities within settlements and enabling alternative modes of travel to the private car in accordance with the following settlement hierarchy:

1. Local Service Centre - Helmsley
  - a) Housing including open market and affordable housing.
  - b) Employment development to support existing or provide new employment opportunities in the town and support and diversify the rural economy.
  - c) Improve existing and provide new facilities to serve local residents, strengthen its role as a Local Service Centre and support its role as a visitor destination.

.....

Sustainability Objective		Impact on Objective	Effects and Mitigation
<b>Environmental</b>			
1	<b>Maintain and enhance the special landscape, local distinctiveness and settlement character</b>	<b>U</b>	The policy will have an indirect positive impact upon maintaining and enhancing the landscape by directing development towards existing settlements. Yet in doing so may have an indirect negative impact upon settlement character. Effects can be mitigated via Development Policy 3 – Design and via the Design Guide Supplementary Planning Document.
2	<b>Minimise pollution releases to levels that do not damage natural systems, human health and quality of life</b>	<b>○</b>	No clear link
3	<b>Reduce the causes and manage the effects of climate change</b>	<b>✓</b>	The policy will have an indirect positive impact upon this objective as development is to be focussed upon those settlements that have a good range of services and good public transport links thus reducing the need to use the private car.
4	<b>Reduce the risk of flooding ensuring development and land use changes are not vulnerable to flooding, or increases the risk of flooding elsewhere in a catchment / coastal zone</b>	<b>○</b>	No clear link

Sustainability Objective		Impact on Objective	Effects and Mitigation
5	<b>Avoid damage to designated sites and protected species. Maintain and enhance where appropriate conditions for biodiversity and avoid irreversible losses</b>	✓	By directing development towards settlements and away from the open countryside and land designated for nature conservation purposes the policy will have a direct positive impact upon this objective.
6	<b>Encourage consumers to meet their needs with less energy input and through the use of renewable energy technologies</b>	✓	The policy will have an indirect positive impact upon this objective as development is to be focussed upon those settlements that have a good range of services and good public transport links thus reducing the need to use the private car.
7	<b>Preserve and enhance the archaeological and historic environment</b>	U	By directing development towards the main settlements there may be impacts upon the historic character and features of these settlements however this will depend upon where development is located and how it is designed.
8	<b>Promote concepts of design, orientation and aspects of development that improve energy efficiency and apply sustainability principles to resource use</b>	○	No clear link
9	<b>Encourage waste reduction, reuse, recovery and recycling</b>	○	No clear link
<b>Social</b>			
10	<b>Protect and enhance human health</b>	○	No clear link
11	<b>Protect and enhance access to key community facilities and services, leisure and recreation services and access to the countryside, by means which minimise environmental impacts on the Park and its communities.</b>	✓	The policy will have a direct positive impact upon this objective by supporting services and facilities in settlements.
12	<b>Ensure that local needs are met locally wherever possible.</b>	✓	The policy will have a direct positive impact upon this objective by supporting new development in settlements to meet the needs of local people.
<b>Economic</b>			
13	<b>Quality employment opportunities available to all that create a vibrant local economy.</b>	✓	The policy will have a direct positive impact upon this objective by supporting employment developments.
14	<b>Maintain and enhance the viability and vitality of local communities</b>	✓	The policy will have a direct positive impact upon this objective by supporting the needs of existing communities.
15	<b>Develop a tourism product that provides sustainable benefits to the local community and its economy</b>	✓	The policy will have a direct positive impact upon this objective by supporting tourism developments.

<b>Sustainability Objective</b>		<b>Impact on Objective</b>	<b>Effects and Mitigation</b>
<b>16</b>	<b>Manage natural resources in a way, which sustains their environmental qualities as well as their productive (or economic) potential</b>		No clear link

## North York Moors Core Strategy and Development Policies – Submission Consultation

### Core Policy H – Rural Economy

The rural economy will be strengthened and supported by providing local communities with a range of opportunities for entrepreneurship, education and training. This will be achieved through:

1. New employment development in the Local Service Centre of Helmsley, Whitby Business Park, Service Villages and Local Service Villages.
2. Training and education opportunities in the Local Service Centre of Helmsley, Service Villages and Local Service Villages.
3. Supporting the agricultural sector and opportunities for diversification.
4. Sustainable tourism based on recreation activities and tourism development related to the understanding and enjoyment of the Park.

Sustainability Objective		Impact on Objective	Effects and Mitigation
<b>Environmental</b>			
1	<b>Maintain and enhance the special landscape, local distinctiveness and settlement character</b>	<b>U</b>	The policy will have an indirect positive impact upon this objective through directing development towards settlements and away from the open landscape. However, in doing so it may have an adverse impact upon settlement character, although this can be mitigated against through Development Policy 3 – Design and the Design Guide Supplementary Planning Document.
2	<b>Minimise pollution releases to levels that do not damage natural systems, human health and quality of life</b>	<b>○</b>	No clear link
3	<b>Reduce the causes and manage the effects of climate change</b>	<b>✓</b>	The policy will have an indirect positive effect upon this objective as directing economic development towards centres of population should reduce the need to travel.
4	<b>Reduce the risk of flooding ensuring development and land use changes are not vulnerable to flooding, or increases the risk of flooding elsewhere in a catchment / coastal zone</b>	<b>○</b>	No clear link

Sustainability Objective		Impact on Objective	Effects and Mitigation
5	<b>Avoid damage to designated sites and protected species. Maintain and enhance where appropriate conditions for biodiversity and avoid irreversible losses</b>	U	As the policy supports agricultural diversification and tourism across the National Park this may have the potential to have a direct negative impact on local habitats through increased activity. The impacts could be temporary or permanent. Potential impacts upon the Natura 2000 sites have been mitigated against through the Habitats Regulations Assessment, however as biodiversity impacts may be wider than just Natura 2000 sites and although the supporting text highlights potential impacts upon the natural environment, it is considered worth flagging this up as an uncertainty.
6	<b>Encourage consumers to meet their needs with less energy input and through the use of renewable energy technologies</b>	✓	The policy will have an indirect positive effect upon this objective as directing economic development towards centres of population should reduce the need to travel.
7	<b>Preserve and enhance the archaeological and historic environment</b>	U	Directing development towards the main settlements may have an adverse impact upon the historic environment of those settlements. However this can be mitigated through Development Policy 3 – Design and the Design Guide Supplementary Planning Document.
8	<b>Promote concepts of design, orientation and aspects of development that improve energy efficiency and apply sustainability principles to resource use</b>	○	No clear link
9	<b>Encourage waste reduction, reuse, recovery and recycling</b>	○	No clear link
<b>Social</b>			
10	<b>Protect and enhance human health</b>	○	No clear link
11	<b>Protect and enhance access to key community facilities and services, leisure and recreation services and access to the countryside, by means which minimise environmental impacts on the Park and its communities.</b>	✓	By locating economic developments in the main settlements the policy will have an indirect positive impact upon this objective by providing further support for existing services and facilities.
12	<b>Ensure that local needs are met locally wherever possible.</b>	✓	By directing economic development towards the main settlements will ensure that local employment and business needs can be met locally and will therefore have an indirect positive impact upon this policy.
<b>Economic</b>			
13	<b>Quality employment opportunities available to all that create a vibrant local</b>	✓	The policy will have a direct positive impact upon this objective by providing for economic developments in centres of population.

Sustainability Objective		Impact on Objective	Effects and Mitigation
	<b>economy.</b>		
14	<b>Maintain and enhance the viability and vitality of local communities</b>	✓	Providing a strong economy will help to maintain the viability and vitality of local communities thus having a direct positive impact on this objective.
15	<b>Develop a tourism product that provides sustainable benefits to the local community and its economy</b>	✓	The policy aims to provide for tourism which is based upon understanding and enjoyment of the Park and will therefore have direct positive impacts upon this objective.
16	<b>Manage natural resources in a way which sustains their environmental qualities as well as their productive (or economic) potential</b>	○	No clear link

## North York Moors Core Strategy and Development Policies – Submission Consultation

### Development Policy 10 – New Employment and Training Development

A. Within or adjacent to the main built up area of the Local Service Centre of Helmsley, the Service Villages and Local Service Villages the following types of development for employment and training purposes will be appropriate:

1. The re-use of existing buildings where the building has sufficient land and storage space attached for the functional needs of the proposed use and it does not adversely affect the character of the area.
2. The expansion of an existing facility or business.
3. New buildings where there is no other suitable accommodation available in the locality.

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Sustainability Objective		Impact on Objective	Effects and Mitigation
<b>Environmental</b>			
1	<b>Maintain and enhance the special landscape, local distinctiveness and settlement character</b>	<b>U</b>	The policy will have an indirect positive impact upon this objective through directing development towards settlements and away from the open landscape. However, in doing so it may have an adverse impact upon settlement character, although this can be mitigated against through Development Policy 3 – Design and the Design Guide Supplementary Planning Document.
2	<b>Minimise pollution releases to levels that do not damage natural systems, human health and quality of life</b>	<b>○</b>	No clear link
3	<b>Reduce the causes and manage the effects of climate change</b>	<b>✓</b>	The policy will have an indirect positive effect upon this objective as directing employment development towards centres of population should reduce the need to travel.
4	<b>Reduce the risk of flooding ensuring development and land use changes are not vulnerable to flooding, or increases the risk of flooding elsewhere in a catchment / coastal zone</b>	<b>○</b>	No clear link
5	<b>Avoid damage to designated sites and protected species. Maintain and enhance where appropriate conditions for biodiversity and avoid irreversible losses</b>	<b>U</b>	As the policy supports re-use of existing buildings in the countryside for employment purposes this may have the potential to have a direct negative impact on local habitats through increased activity. The impacts could be temporary or permanent. Potential impacts upon the Natura 2000 sites have been mitigated against through the Habitats Regulations Assessment, however as biodiversity impacts may be wider than just Natura 2000 sites and although the supporting text highlights potential impacts upon the natural environment, it is considered worth flagging this up as an uncertainty.



Sustainability Objective		Impact on Objective	Effects and Mitigation
6	Encourage consumers to meet their needs with less energy input and through the use of renewable energy technologies	✓	The policy will have an indirect positive effect upon this objective as directing employment development towards centres of population should reduce the need to travel.
7	Preserve and enhance the archaeological and historic environment	U	Directing development towards the main settlements may have an adverse impact upon the historic environment of those settlements. However this can be mitigated through Development Policy 3 – Design and the Design Guide Supplementary Planning Document.
8	Promote concepts of design, orientation and aspects of development that improve energy efficiency and apply sustainability principles to resource use	○	No clear link
9	Encourage waste reduction, reuse, recovery and recycling	○	No clear link
<b>Social</b>			
10	Protect and enhance human health	○	No clear link
11	Protect and enhance access to key community facilities and services, leisure and recreation services and access to the countryside, by means which minimise environmental impacts on the Park and its communities.	✓	By locating employment developments in the main settlements the policy will have an indirect positive impact upon this objective by providing further support for existing services and facilities.
12	Ensure that local needs are met locally wherever possible.	✓	By directing employment development towards the main settlements will ensure that local employment and business needs can be met locally and will therefore have an indirect positive impact upon this policy.
<b>Economic</b>			
13	Quality employment opportunities available to all that create a vibrant local economy.	✓	The policy will have a direct positive impact upon this objective by providing for economic developments in centres of population.
14	Maintain and enhance the viability and vitality of local communities	✓	Providing a strong economy will help to maintain the viability and vitality of local communities thus having a direct positive impact on this objective.
15	Develop a tourism product that provides sustainable benefits to the local community and its economy	✓	The policy aims to provide employment uses which will help to retain businesses which provide tourist facilities therefore having an indirect positive impact on this objective.
16	Manage natural resources in a way, which sustains their environmental qualities as well as their productive (or economic) potential	○	No clear link

## North York Moors Core Strategy and Development Policies – Submission Consultation

### Core Policy J – Housing

A mix of housing types and tenures will be sought to maintain the vitality of local communities, consolidate support for services and facilities and support the delivery of more affordable housing. This will be delivered through:

Locating all open market housing, including new build and converted units, in the main built up area of the Local Service Centre of Helmsley and the Service Villages. On larger sites of more than 0.1 hectares or where 2 or more residential units are proposed, at least 50% of the resulting units must be affordable including conversion schemes. Sites of less than 0.1 hectare must meet the definition of a small infill gap.

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Sustainability Objective		Impact on Objective	Effects and Mitigation
<b>Environmental</b>			
1	<b>Maintain and enhance the special landscape, local distinctiveness and settlement character</b>	<b>U</b>	The policy is aiming to direct housing development away from the wider countryside, thus maintaining the wider landscape. However, this may have detrimental effects on preserving the character of these settlements, and it is therefore concluded that the effects on this objective are uncertain. Any impacts would be direct and long term but potentially reversible. Mitigation can be achieved through Development Policy 3 – Design, Development Policy 4 – Conservation Areas and the Design Guide Supplementary Planning Document.
2	<b>Minimise pollution releases to levels that do not damage natural systems, human health and quality of life</b>	<b>○</b>	No clear link
3	<b>Reduce the causes and manage the effects of climate change</b>	<b>✓</b>	The policy will have an indirect positive impact upon this objective by locating development in places where there are services and facilities and good public transport links thus reducing the need to travel.
4	<b>Reduce the risk of flooding ensuring development and land use changes are not vulnerable to flooding, or increases the risk of flooding elsewhere in a catchment / coastal zone</b>	<b>○</b>	No clear link
5	<b>Avoid damage to designated sites and protected species. Maintain and enhance where appropriate conditions for biodiversity and avoid irreversible losses</b>	<b>✓</b>	The policy will have an indirect positive impact upon this objective by locating development in places where there are services and facilities and good public transport links thus reducing the need to travel.
6	<b>Encourage consumers to meet their needs with less energy input and through the use of renewable energy technologies</b>	<b>○</b>	No clear link

Sustainability Objective		Impact on Objective	Effects and Mitigation
7	Preserve and enhance the archaeological and historic environment	U	Providing new housing within these settlements could potentially have detrimental effects on preserving the historic character of these settlements. The impacts would be direct and long term but potentially reversible. Mitigation can be achieved through Development Policy 3 - Design, Development Policy 4 - Conservation Areas and through the Design Guide Supplementary Planning Document.
8	Promote concepts of design, orientation and aspects of development that improve energy efficiency and apply sustainability principles to resource use	○	No clear link
9	Encourage waste reduction, reuse, recovery and recycling	○	No clear link
<b>Social</b>			
10	Protect and enhance human health	✓	The policy will have an indirect positive impact upon this objective as enabling housing to meet local needs can contribute to good health.
11	Protect and enhance access to key community facilities and services, leisure and recreation services and access to the countryside, by means which minimise environmental impacts on the Park and its communities.	✓	The policy will have an indirect positive benefit as housing development is to be directed towards those settlements which have These settlements have been identified as having a certain level of service provision and locating further housing in these will therefore help to support these services, thus the policy has an indirect positive impact on the objective.
12	Ensure that local needs are met locally wherever possible.	✓	The policy will have a direct positive impact upon this objective by providing for housing to meet local needs.
<b>Economic</b>			
13	Quality employment opportunities available to all that create a vibrant local economy.	○	No clear link
14	Maintain and enhance the viability and vitality of local communities	✓	Locating further housing development in the main settlements will help to retain a workforce and thus retain businesses thus retaining the viability and vitality of the community, and the policy will therefore have an indirect positive impact upon this objective.
15	Develop a tourism product that provides sustainable benefits to the local community and its economy	○	No clear link
16	Manage natural resources in a way, which sustains their environmental qualities as well as their productive (or economic) potential	○	No clear link

### Appendix 3 – Summary of Assessment of Potential Sites

Sustainability Objective	Assessment Criteria	Site NYMH1	Wider NYMH1	Site NYMH2	Site NYMH3	Site 174	Site 183	Site NYMH8	Site EMP1	Site EMP2
<b>Social Objectives</b>										
<b>A1</b>	To ensure that all groups of the population have access to health, education, leisure, green infrastructure and recreation services that are required.	++	++	+	+	+	+	++	+	+
	SSM Q 6. Would the development provide opportunities for the provision of green infrastructure, including linking in with existing green infrastructure corridors?	++	++	++	++	++	++	++	++	++
	SSMQ49. Would the development on its own, have an impact on an existing community facility and has mitigation of this impact been proposed as part of the development?	++	++	++	+	++	++	++	++	++

Sustainability Objective		Assessment Criteria	Site NYMH1	Wider NYMH1	Site NYMH2	Site NYMH3	Site 174	Site 183	Site NYMH8	Site EMP1	Site EMP2
<b>A2</b>	To provide the opportunity for all people to meet their housing needs.	SSMQ40. Does the type and mix of development proposed meet the needs identified in the SHMA/ELR?	+	+	U	+	+	U	+	U	+
		SSMQ41. What level and type of affordable housing is provided on site?	++	++	U	++	++	U	++	U	++
		SSMQ42. What provision has been made for Ryedale's elderly population?	++	++	U	++	++	U	++	O	O
		SSMQ39 Will the proposed development attract a balanced living and/or working population, reducing inequality of opportunity?	++	++	U	++	+	U	+	U	+
<b>A3</b>	To improve overall levels of health and reduce the disparities between different groups and different areas.	SSMQ38A. Does the design of the development encourage people to walk and cycle, rather than travel by car?	++	++	U	++	+	U	++	U	+
<b>A4</b>	To maintain and promote overall levels of health and reduce the distinctiveness of	SSMQ11. Will the site lead to the coalescence of settlements which will impact on their character and setting?	+	+	+	+	+	+	+	+	+

Sustainability Objective		Assessment Criteria	Site NYMH1	Wider NYMH1	Site NYMH2	Site NYMH3	Site 174	Site 183	Site NYMH8	Site EMP1	Site EMP2
	identified communities.	SSMQ37. Would the development of the site lead to the loss of an existing use which contributes to the social character and distinctiveness of the settlement?	++	++	++	+	++	++	++	++	++
		SSMQ47. Does the proposal involve new public realm or enhancements to the existing public realm as part of its development?	+	+	U	+	+	U	+	U	+
A5	To reduce crime and the fear of crime.	SSMQ38. Can the site potentially incorporate the principles of Secure By Design?	++	++	U	+	++	U	++	U	++
A6	To develop a more balanced population.	SSMQ39. Will the proposed development attract a balanced living and/or working population, reducing inequality of opportunity?	+	+	U	+	+	U	+	U	+
Economic Objectives											
B1	To maintain and enhance employment opportunities.	SSMQ52. How does the site perform against the ELR/SHLAA in terms of its ability to come forward	++	+	+	++	++	--	++	++	++

Sustainability Objective		Assessment Criteria	Site NYMH1	Wider NYMH1	Site NYMH2	Site NYMH3	Site 174	Site 183	Site NYMH8	Site EMP1	Site EMP2
		and its suitability for development?									
<b>B2</b>	To maintain and enhance the vitality of the countryside, villages and town centres	SSMQ50. Will the site promote the viability and vitality of Helmsley?	++	++	++	++	++	++	++	++	++
<b>B3</b>	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	SSMQ51. Does the proposal involve the creation of additional jobs in Ryedale?	O	O	O	+	O	O	O	++	+
		SSMQ54. Will the development provide appropriate levels of developer contributions?	++	++	U	+	++	++	++	++	++
		SSMQ55. Can the development support developer contributions of £5k, £10k and £15k per dwelling as set out in the Affordable Housing Viability Study?	++	++	U	U	++	U	++	U	++
<b>B4</b>	To diversify the local economy	SSMQ50. Will the mix of employment uses proposed by the development assist in diversifying the Ryedale economy as set out in the ELR?	O	O	O	++	O	O	O	++	++

Sustainability Objective		Assessment Criteria	Site NYMH1	Wider NYMH1	Site NYMH2	Site NYMH3	Site 174	Site 183	Site NYMH8	Site EMP1	Site EMP2
<b>Environmental Objectives</b>											
<b>C1</b>	To protect and enhance biodiversity and geodiversity.	SSMQ5. Would the development affect a regional or local site of biodiversity (including SINC, LNRs and RIGs) or affect UK or Ryedale Biodiversity Plan protected species?	+	+	+	+	+	+	+	+	+
		SSMQ7. Would the development impact on protected and unprotected trees, hedgerows and ancient woodland?	+	+	+	+	+	+	+	+	+
		SSMQ6. Would the development provide opportunities for the provision of green infrastructure, including linking in with existing green infrastructure?	++	++	++	++	++	++	++	++	++
<b>C2</b>	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity.	SSM Q8. What is the capacity of the landscape to accommodate the site according to the Landscape Character Assessments and Special Qualities study?	++	--	--	++	++	++	++	++	++
		SSMQ10. Is the site capable of utilising existing landscape features or providing	+	--	--	+	++	++	+	++	++



Sustainability Objective		Assessment Criteria	Site NYMH1	Wider NYMH1	Site NYMH2	Site NYMH3	Site 174	Site 183	Site NYMH8	Site EMP1	Site EMP2
		adequate landscape mitigation measures?									
		SSM Q9A. What impact would the site have on the Howardian Hills AONB?	++	++	++	++	++	++	++	++	++
		What impact would the site have on the North York Moors National Park?	+	--	--	+	++	++	+	++	++
C3	Reduce long distance commuting and congestion by reducing the need to travel.	SSMQ4. What are the conclusions of the Highways Authority's initial highways assessment?	+	+	+	+	-	-	+	-	-
		SSMQ44. Is mitigation required as part of the development?	+	+	+	+	+	+	+	+	+
		SSM38A. Would the site help to promote forms of travel other than the private car?	++	+	U	+	+	U	+	U	+
		SSMQ38B. Has a travel plan been produced which assesses these options?	U	U	U	U	U	U	U	U	U
		SSMQ45. Can the site accommodate adequate parking and servicing facilities?	U	U	U	++	++	U	++	U	++

Sustainability Objective		Assessment Criteria	Site NYMH1	Wider NYMH1	Site NYMH2	Site NYMH3	Site 174	Site 183	Site NYMH8	Site EMP1	Site EMP2	
		SSMQ46. Will the proposal provide, enable or improve access to public rights of way?	++	++	U	++	++	U	++	U	++	
<b>C4</b>	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.	SSM Q2. How does the site perform against the flooding sequential test as set out in PPS25 in terms of what flood zone the site falls in?	++	++	++	++	+	+	+	+	+	
		SSM Q3. What level of vulnerability is the site based on its proposed use?	More vul	More vul	More vul	More vul.	More vul	More vul	More vul	Less vul	Less vul	
		SSMQ32. Is the site potentially affected by groundwater?										
		SSMQ33. Is the site potentially affected by surface water flooding and is this site considered to be within a critical drainage area?										
		SSMQ34. Is the site potentially affected by sewer flooding?		U	U			U		U	U	
		SSMQ35. Have Sustainable Drainage Systems been proposed?	+	+	U	+	+	U	+	U	U	
		SSMQ36. What other measures have been considered which ensure the development is	++	++	U	++	++	U	++	U	++	

Sustainability Objective		Assessment Criteria	Site NYMH1	Wider NYMH1	Site NYMH2	Site NYMH3	Site 174	Site 183	Site NYMH8	Site EMP1	Site EMP2
		resilient to climate change?									
		SSMQ31. Has a flood risk assessment been undertaken?									
C5	To conserve and where appropriate enhance the historical and cultural environment.	SSMQ12. Will the site affect a designated heritage asset, either directly or indirectly through its setting?	+	+	--	+	+	+	+	+	+
		SSMQ13. Will the proposal affect a non-designated heritage asset which the Council identifies as having a degree of significance that is worthy of consideration?	+	+	+	+	+	+	+	+	+
C6	To reduce the emission of greenhouse gases.	SSMQ14. Is the site capable of utilising on-site renewable energy or other low carbon energy sources?			U			U		U	
		SSMQ17. Can the site accommodate higher sustainable building standards?	-	-	U	-	-	U	-	U	-
C7	To encourage the use of renewable resources and the development of renewable energy	SSMQ15. Is the site capable of linking in or supporting off site renewable energy schemes?	=	=	=	=	=	=	=	=	=

Sustainability Objective		Assessment Criteria	Site NYMH1	Wider NYMH1	Site NYMH2	Site NYMH3	Site 174	Site 183	Site NYMH8	Site EMP1	Site EMP2
	sources within Ryedale	SSMQ16. Can the site link in to existing heat or power sources available in the District?	=	=	=	=	=	=	=	=	=
C8	To make the most efficient use of land.	SSMQ20. Is the site or any part of the site considered previously developed land?	No	No	No	No	No	No	No	No	No
		SSMQ21. Can the site achieve appropriate density to achieve the most efficient use of the land?	++	++	U	++	++	U	++	U	++
C9	To maintain a high quality environment in terms of air, soil and water quality.	SSMQ25. Would the development have an adverse impact on a Groundwater Source Protection Zone?	++	++	++	++	++	++	++	++	++
		SSMQ29. Is the development in an area where noise, light or dust is likely to cause nuisance to new users or is the development likely to generate noise, light or dust which will affect existing users?	+	+	+	+	-	-	+	-	-
		SSMQ30. Is the development in an area where other factors are likely to cause nuisance to new users or is the development likely to	++	++	++	++	++	++	++	++	++

Sustainability Objective		Assessment Criteria	Site NYMH1	Wider NYMH1	Site NYMH2	Site NYMH3	Site 174	Site 183	Site NYMH8	Site EMP1	Site EMP2
		generate forms of nuisance which may affect the amenity of existing users?									
		SSMQ22. Would the development of the site lead to remediation of contaminated land?	0	0	0	0	0	0	0	0	0
		SMMQ27. Is any part of the development on suspected unstable land?	0	-	0	0	0	0	0	0	0
C10	Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals.	SSMQ23. What agricultural land classification is the site? Would development of this site involve the loss of the best and most versatile agricultural land?	-	-	-	-	-	-	-	-	-
		SSMQ28. Will the site impact on major hazard sites and pipelines?	0	0	0	0	0	0	0	0	0
		SSMQ24. Would the development lead to the sterilisation of mineral resources?	-	-	-	-	-	-	-	-	-
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally	SSMQ18. Does the development contain proposals for waste reduction in both its construction and when in operation?	++	++	U	++	++	U	++	U	++

Sustainability Objective		Assessment Criteria	Site NYMH1	Wider NYMH1	Site NYMH2	Site NYMH3	Site 174	Site 183	Site NYMH8	Site EMP1	Site EMP2
	as possible.	SSMQ19. Does the development contain individual/communal recycling facilities/infrastructure?	+	+	U	+	+	U	+	U	+

## Appendix 4 – Appraisal of Plan Objectives against Sustainability Objectives

✓ = positive impact X = negative impact = = neutral impact U = uncertain impact O = no link / not relevant		Sustainability Objectives																				
		A1	A2	A3	A4	A5	A6	B1	B2	B3	B4	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11
Plan Objectives	1	✓	✓	✓	U	✓	✓	✓	✓	✓	✓	U	U	✓	U	U	✓	O	U	U	U	O
	2	✓	✓	✓	U	✓	✓	✓	✓	✓	✓	U	U	✓	U	U	✓	O	U	U	U	O
	3	✓	U	✓	✓	✓	✓	✓	✓	✓	U	✓	✓	O	O	✓	O	U	O	✓	O	O
	4	✓	U	✓	✓	O	U	O	O	✓	U	O	✓	O	O	✓	O	U	O	✓	O	O

1. To provide sufficient land to provide a mix of housing which meets the future needs of the existing population, providing opportunities for managed growth of the town over the next 15 years whilst safeguarding and enhancing the landscape of the National Park.
2. To support the existing economy by ensuring there is further land available for the expansion of local businesses and to provide a range of employment opportunities for local people.
3. To conserve and enhance the special qualities of the town so that it remains a popular destination for visitors and maintains the role of Helmsley as a market town serving a wide hinterland of rural communities including those within the National Park.
4. Retain the historic character of the town including the setting of the Duncombe Park Estate, Helmsley Castle and the North York Moors National Park.

## Appendix 5 – Assessment of Policies in Draft Plan

Detailed assessment forms for each policy are available separately in Annex 2.

✓ = positive impact X = negative impact = = neutral impact U = uncertain impact O = no link / not relevant		Sustainability Objectives																				
		A1	A2	A3	A4	A5	A6	B1	B2	B3	B4	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11
Plan Policies	H1 – New Residential Development <sup>1</sup>	✓	✓	✓	✓	✓	✓	O	✓	✓	✓	O	✓	O	=	✓	O	O	U	✓	X	✓
	H2 – Windfall Development	✓	✓	✓	✓	O	✓	O	✓	✓	O	✓	✓	O	O	✓	O	O	✓	✓	✓	✓
	H3 – Affordable Housing Provision	✓	✓	✓	=	O	✓	✓	✓	✓	✓	O	=	✓	O	✓	O	O	=	O	O	O
	H4 – Employment Land <sup>2</sup>	✓	O	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	O	✓	U	O	✓	U	✓	O
	H5 – New Town Centre Uses including Retail	✓	O	✓	✓	✓	O	✓	✓	✓	✓	O	✓	✓	O	✓	✓	O	✓	✓	✓	O
	H6 – Protection of Retail Uses	✓	✓	✓	✓	✓	O	✓	✓	✓	✓	O	✓	✓	O	✓	✓	O	✓	✓	✓	O
	H7 – Loss of Community Facilities and Employment Uses	✓	O	✓	✓	✓	O	✓	✓	✓	✓	O	O	✓	O	✓	✓	O	✓	✓	✓	O
	H8 – Important Open Views	O	O	O	✓	O	O	O	O	✓	O	O	✓	O	O	✓	O	O	O	O	O	O
	H9 – Renewable Energy	O	O	✓	U	O	O	O	U	✓	O	U	X	O	O	X	✓	✓	O	✓	✓	✓

<sup>1</sup> Note that this assessment only relates to the part of the policy that requires 5% of developments of more than 50 units to be bungalows as the development of 150 houses in Helmsley has been assessed through the Ryedale Local Plan Strategy and the sites have been assessed through the site assessment process.

<sup>2</sup> 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.



✓ = positive impact X = negative impact = = neutral impact U = uncertain impact O = no link / not relevant	Sustainability Objectives																					
	A1	A2	A3	A4	A5	A6	B1	B2	B3	B4	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	
H10 – Green Infrastructure	✓	O	✓	✓	U	O	O	✓	✓	O	✓	✓	✓	✓	✓	✓	O	✓	✓	U	O	
H11 – Developer Contributions	✓	✓	✓	O	✓	✓	✓	✓	✓	O	✓	O	O	✓	✓	O	O	O	O	O	O	✓