



RYEDALE  
DISTRICT  
COUNCIL



# **Sustainability Statement**

## **Helmsley Plan**

**July 2015**



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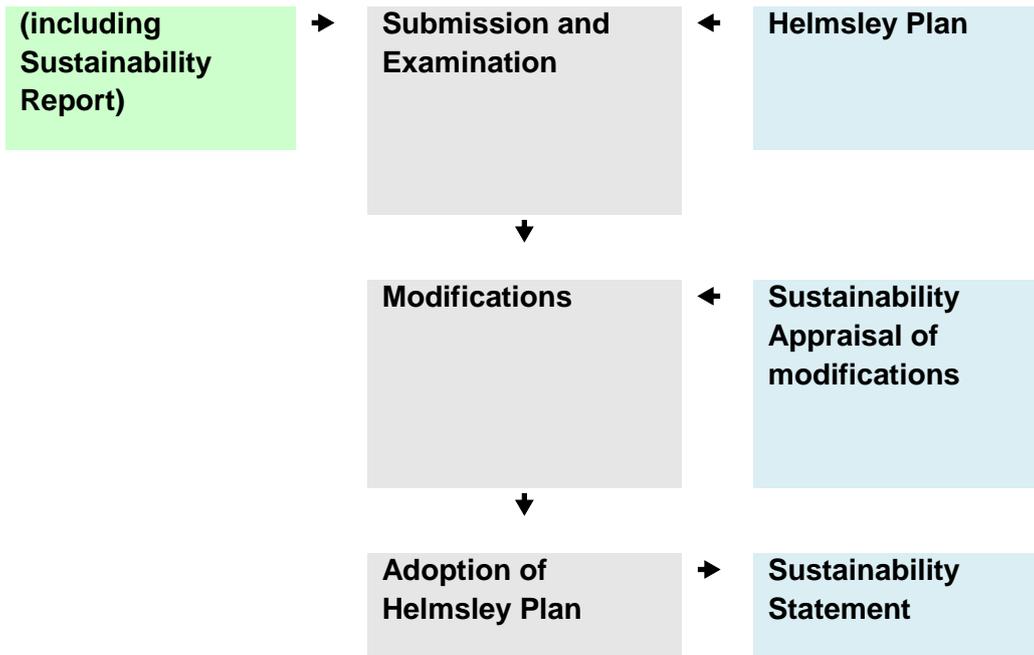
# 1. Introduction

- 1.1 Under the Planning and Compulsory Purchase Act 2004, Sustainability Appraisal is required as part of the production of any Development Plan Document. In addition to undertaking Sustainability Appraisal there is also a European requirement to undertake Strategic Environmental Assessment<sup>1</sup>. Throughout the production of the Helmsley Plan both processes have been undertaken together and the term Sustainability Appraisal throughout the rest of this Statement refers to both Sustainability Appraisal and Strategic Environmental Assessment. Appendix 1 shows how the requirements for Strategic Environmental Assessment have been integrated into the Sustainability Appraisal process.
- 1.2 Regulation 16 of the Environmental Assessment of Plans and Programmes Regulations 2004 requires authorities to publish a statement, upon adoption of a plan, which outlines how environmental considerations have been integrated into the plan, how consultation responses have been taken into account, the reasons for choosing the plan as adopted and the measures to be taken to monitor any significant environmental effects of the plan.
- 1.3 Figure 1 below shows how Sustainability Appraisal has been incorporated into the production of the Helmsley Plan.

*Figure 1: Integration of Sustainability Appraisal*



<sup>1</sup> Directive 2001/42/EC, translated in UK law via Environmental Assessment of Plans and Programmes Regulations 2004



## 2. Scoping

- 2.1 Production of the Plan began with the consultation on the Discussion Paper and the Scoping Report which was carried out between 16<sup>th</sup> January and 2<sup>nd</sup> March 2012. The Scoping Report identified the sustainability issues, based on a review of baseline information and other relevant plans and programmes, which inform the identification of sustainability objectives, which have been used to assess the Plan at various stages of production as set out in the sections below.
- 2.2 A total of three responses were received in relation to the Scoping Report, and a summary of these and how they were addressed is set out in Table 1 below.

*Table 1: Summary of responses received on Scoping Report*

<b>Consultee</b>	<b>Summary of response</b>	<b>How this has been addressed</b>
Natural England	An objective relating to green infrastructure should be added	Reference to green infrastructure was incorporated into objective A1.
	An objective should be added to encourage use of public transport, cycling and walking as alternatives to the private car.	It is considered that this is covered by objective C6 which seeks to reduce greenhouse gas emissions, including from transport.
	An objective promoting high standards of sustainable design and construction should be added.	The prompts relating to objectives A4 and C5 ensure that high standards of sustainable design are considered
English Heritage	The economy section should contain a greater emphasis on the contribution of the town to the tourism economy of the District (e.g. number of visitors, number of tourism businesses etc).	Although it is acknowledged that this would be desirable, data relating specifically to Helmsley is not available.
	It would be helpful to provide some figures on the historic assets.	The number of Listed Buildings in Helmsley was added to the baseline
Environment Agency	The use of SUDS, rainwater harvesting, green roofs and water efficient fixtures and fittings should be incorporated into new development.	This is covered by sustainability objectives C4, C9 and C10.
	The Local Authority should liaise with the local water undertaker to ensure there is adequate capacity.	This is covered by sustainability objectives C9 and C10.
	Information provided on the status of waterbodies in Helmsley in relation to the Water Framework Directive.	This information was added to the baseline.

- 2.3 A revised Scoping Report was produced in May 2013, taking on board these consultation responses, to guide the Sustainability Appraisal of the draft Helmsley Plan, and was also updated in other respects. The Final Scoping Report is available on the Helmsley Plan webpages<sup>2</sup>. The consultation responses received in relation to the Discussion Paper which related to the Helmsley Plan more generally, are detailed in the Statement of Consultation<sup>3</sup>, including details of how these were addressed in drafting the Plan.
- 2.4 The Sustainability Objectives, set out in the Scoping Report, which have been used in carrying out the Sustainability Appraisal are:

### **Social Objectives**

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

### **Economic Objectives**

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

### **Environmental Objectives**

- To protect and enhance biodiversity and geo-diversity.
- To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity
- Reduce long distance commuting and congestion by reducing the need to travel.
- 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
- To conserve and where appropriate enhance the historical and cultural environment
- To reduce the emission of greenhouse gases
- To encourage the use of renewable resources and the development of renewable energy sources within Ryedale
- To make the most efficient use of land

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<sup>2</sup> [www.ryedaleplan.org.uk/helmsley-plan/supporting-evidence/237-supporting-evidence](http://www.ryedaleplan.org.uk/helmsley-plan/supporting-evidence/237-supporting-evidence)

<sup>3</sup> Consultation Statement and Appendices available at [www.ryedaleplan.org.uk/helmsley-plan/helmsley-plan-examination/255-submission-documents](http://www.ryedaleplan.org.uk/helmsley-plan/helmsley-plan-examination/255-submission-documents)

- To maintain a high quality environment in terms of air, soil and water quality
- Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals
- To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible

### **3. Sustainability Appraisal of Options**

- 3.1 Strategic options in relation to development in both Ryedale District and in the North York Moors National Park were assessed as part of the production of the Ryedale Local Plan Strategy<sup>4</sup> and the North York Moors Core Strategy and Development Policies<sup>5</sup>. The commitment to provide for 150 houses in Helmsley and approximately 1.85-2.25ha of employment land in Helmsley and Kirkbymoorside has already been established via the Ryedale Local Plan Strategy. It is therefore not appropriate to assess strategic options in relation to the level of new development in Helmsley.
- 3.2 Assessment of options in relation to the delivery of this level of development in Helmsley therefore focused on assessment of different potential site allocations, as discussed in sections below.

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<sup>4</sup> Ryedale Local Plan Strategy (Ryedale District Council, 2013)

<sup>5</sup> North York Moors Core Strategy and Development Policies (North York Moors National Park Authority, 2008)

## 4. Assessment of Draft Helmsley Plan

- 4.1 The Sustainability Appraisal of the objectives, policies and sites was initially undertaken in relation to the Draft Helmsley Plan. A Sustainability Report containing the detailed assessments was published as part of the consultation. The conclusions of this assessment are set out below.

### **Site Assessment**

- 4.2 One of the first stages of drafting the Helmsley Plan involved assessing all potential sites in order that 'preferred' sites could be included in the draft plan. 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 were assessed using Ryedale's 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 involved 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.
- 4.3 From the submitted sites, five fell below 0.3ha 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 Selection Methodology on this basis. A further site has now been built on.
- 4.4 A total of 9 sites were therefore assessed using the detailed criteria established in the Site Selection Methodology. Much of the Site Selection Methodology relates to the Sustainability Objectives, however it should be noted that the Site Selection Methodology also relates to consideration of issues outside of the scope of the Sustainability Appraisal such as deliverability of sites. 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. Site NYMH1 was 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.
- 4.5 As the Plan only considers the allocation of sites in Helmsley, which is constrained geographically by the River Rye to the south and is a relatively small town, there are limited opportunities for locating new development. As the sites are also all located around the edges of Helmsley, they scored the same in relation to a number of questions. A number of the criteria in the Site Selection Methodology relate to issues which cannot easily be assessed at the site allocation stage and some assumptions had to be made in relation to the detailed design of the developments. Whilst parts of some of the sites are within flood risk areas, it is considered that as the extent of the flood risk covers only a small portion of the sites any risk can be avoided through the design process and is not of sufficient concern to warrant not allocating the sites.

- 4.6 The assessment concluded that two of the sites were considered less 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. The wider (more northern) area of Site NYMH1 would result in the loss of the last remaining strip patterns around Helmsley.
- 4.7 A number of the potential negative or uncertain effects identified for the sites which were selected for allocation helped in the identification of appropriate mitigation provided for in the Development Briefs, such as inclusion of the need for Sustainable Drainage Systems, the need for a buffer zone between employment and residential development and the need to retain important landscape features.
- 4.8 Following the conclusions of the site assessment, and based upon the need for 150 houses in Helmsley and approximately 1.85-2.25ha of employment land in Helmsley and Kirkbymoorside, the Draft Plan identified 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***

- 4.9 Following the assessments undertaken upon potential areas of land for allocation, the Helmsley Plan was drafted. Sustainability Appraisal was undertaken on the Draft Plan and was published as part of the consultation in summer 2013. This Sustainability Appraisal included an assessment of the objectives and policies as contained in the Draft Helmsley Plan. The results of these assessments are detailed in the Draft Helmsley Plan Sustainability Appraisal Report<sup>6</sup> and are summarised below.

*Objectives*

- 4.10 The objectives of the Draft Helmsley Plan were developed through consultation on the Discussion Document. It was 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 detailed in the Draft Helmsley Plan Sustainability Appraisal Report. 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;

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<sup>6</sup> Draft Helmsley Plan – Sustainability Appraisal Report (Ryedale District Council and North York Moors National Park Authority, 2013) [www.ryedaleplan.org.uk/attachments/article/237/hd4.pdf](http://www.ryedaleplan.org.uk/attachments/article/237/hd4.pdf)

- 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 was not recommended that the objectives be amended to reflect the results of the assessment as, when taken as a whole, it was 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*

- 4.11 Each draft policy in the Draft Helmsley Plan was 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. The results of the assessment of policies is detailed in the Draft Helmsley Plan Sustainability Appraisal Report. Separate detailed appraisal tables were prepared for each policy and these are available as a separate Annex to the Draft Helmsley Plan Sustainability Appraisal Report.
- 4.12 The sustainability impacts of the assessment of the policies in the Draft Helmsley Plan could 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***

- 4.13 A more detailed assessment of the cumulative impacts was necessary to identify where the main adverse effects could arise to enable these to be addressed and monitored. The cumulative effects identified at Draft Plan stage are shown in Table 2 below. This focuses on the overall effects upon each of the objectives as reported in the Draft Plan Sustainability Appraisal Report and accompanying Annexes. 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 2 – Cumulative effects at Draft Plan stage***

<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	The policies in the Plan will cumulatively have positive effects on this objective

are required	
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 investors	The policies in the Plan will cumulatively have positive effects on this objective
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	The policies in the Plan will cumulatively have

renewable resources and the development of renewable energy sources within Ryedale	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**

- 4.14 As well as the identification of the likely effects, the assessment must also identify the *significant* effects. Each effect was assessed qualitatively on an individual basis, for example the fact that an effect is permanent will not always mean it is significant.
- 4.15 The following potential effects of the Draft Helmsley Plan were 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**

- 4.16 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 other plans which will be taken into account when determining planning applications in Helmsley. The mitigation measures proposed by the Sustainability Appraisal of the Draft Helmsley Plan are set out in Table 3 below.

**Table 3 – Proposed Mitigation Measures of Draft Helmsley Plan**

<b>Sustainability Objective</b>	<b>Significant Effect</b>	<b>Proposed Mitigation</b>
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 determining applications for development in Helmsley.</p>

#### ***Other recommendations***

4.17 Whilst the recommendations above related to mitigating the potential significant effects, other recommendations relating to less significant issues or to opportunities were also identified 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.

#### ***Consultation on the Draft Helmsley Plan***

4.18 Consultation on the Draft Helmsley Plan and Sustainability Appraisal Report (summarised in the paragraphs above) took place between 22<sup>nd</sup> June and 2<sup>nd</sup> August 2013. A total of 40 responses were received, raising 241 individual comments, of which

a number were specifically relevant to the Sustainability Appraisal (these are discussed in section 5 overleaf below). Details of each of the comments received in relation to the Draft Plan and how these specifically have been addressed is contained in the Statement of Consultation<sup>7</sup>.

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<sup>7</sup> Consultation Statement and Appendices available at [www.ryedaleplan.org.uk/helmsley-plan/helmsley-plan-examination/255-submission-documents](http://www.ryedaleplan.org.uk/helmsley-plan/helmsley-plan-examination/255-submission-documents)

## 5. Assessment of Publication Draft Helmsley Plan

### *Amendments to the Publication Draft Helmsley Plan*

- 5.1 Following consultation on the Draft Plan a number of changes were made to the Plan. The mitigation measures proposed by the Sustainability Appraisal of the Draft Helmsley Plan were all incorporated (see Table 3 above). Where necessary Sustainability Appraisal was undertaken on the above amendments (see Publication Helmsley Plan Sustainability Appraisal Report for details)<sup>8</sup>. This assessment identified a range of 'new' effects and a number of further mitigation measures were identified in relation to these. Table 4 below summarises the Sustainability Appraisal of the amendments undertaken between Draft and Publication stage.

*Table 4: Amendments to Helmsley Plan following consultation on Draft Plan*

<b>Amendment</b>	<b>Implications for SA</b>	<b>Conclusions of Assessment (incl. significant effects)</b>	<b>Recommended Mitigation</b>
Addition of reference to the fact that decisions taken on proposals in Helmsley will need to accord with other relevant adopted policies, namely those in the North York Moors Core Strategy and Development Policies and the Ryedale Local Plan Strategy.	Recommended mitigation measure in SA of Draft Plan.	Provides additional protection (through clarification) over and above that provided in the Helmsley Plan. Positive effects have been recorded particularly in relation to Policy H10 Renewable Energy.	No further mitigation necessary
Inclusion of Policy SD1 – Presumption in Favour of Sustainable Development	Policy must be subject to SA	Assessment shows no likely effects in the short to medium term but possible uncertain effects in the longer term.	No mitigation measures are proposed as inclusion of the presumption in favour of sustainable development is a requirement of national policy. Without the policy it is unlikely that the Plan would be found 'sound'.
Amendments to Policy H1 New Residential Development relating to phasing of housing development	Possible relevance to the SA and site assessments. Considered against SA framework and	n/a	n/a

<sup>8</sup> Publication Helmsley Plan Sustainability Appraisal Report (North York Moors National Park Authority and Ryedale District Council, 2013). Report and Annexes are available to view at [www.ryedaleplan.org.uk/helmsley-plan/helmsley-plan-examination/255-submission-documents](http://www.ryedaleplan.org.uk/helmsley-plan/helmsley-plan-examination/255-submission-documents)

<b>Amendment</b>	<b>Implications for SA</b>	<b>Conclusions of Assessment (incl. significant effects)</b>	<b>Recommended Mitigation</b>
	Site Selection Methodology but no implications for the conclusions of these assessments.		
Updated supporting text to Policy H1	Contextual only – no significance for SA	n/a	n/a
Amendments to Policy H2 Windfall Development to include reference to the need for development to preserve other important open spaces.	Amendments must be subject to SA	Revised assessment reveals stronger positive effects against sustainability objectives A1 and C2.	n/a
Amendment to Policy H3 Affordable Housing Provision to include requirement for financial contribution.	Amendments must be subject to SA	Revised assessment reveals stronger positive effects against sustainability objective A2.	n/a
Updates to supporting text to H3 to reflect amendment above	Contextual only – no significance for SA	n/a	n/a
Amendment to Policy H4 Employment Land to protect existing employment uses and support live work units.	Amendments must be subject to SA	Revised assessment reveals positive effects against sustainability objectives A2 and B1.	n/a
Updates to supporting text to H4 to reflect amendment above	Contextual only – no significance for SA	n/a	n/a
Amendments to Policy H5 Retail to provide tighter policy on directing retail uses to the town centre.	Amendments must be subject to SA	Revised assessment reveals positive effects in relation to sustainability objective B2.	n/a
Amendment to supporting text to H5 to require facilities for recycling where	Recommended mitigation measure in SA of Draft Plan.	Revised assessment reveals positive effects in relation to sustainability objective	No further mitigation necessary.

<b>Amendment</b>	<b>Implications for SA</b>	<b>Conclusions of Assessment (incl. significant effects)</b>	<b>Recommended Mitigation</b>
possible		C11.	
Addition of supporting text to Policy H6	Contextual and procedural only – no significance for SA	n/a	n/a
Amendment to Policy H7 to include potential for alternative replacement facilities to be provided	Amendments must be subject to SA	Revised assessment reveals uncertain effects through the development of replacement facilities. Effects could be significant, depending on the nature, scale and location of any replacement facilities.	Mitigation recommended to state that any replacement facilities would need to accord with policies in the Helmsley Plan and in other relevant adopted Plans.
Amendment to Policy H8 to require consideration to be given to the long distance views of the town	Amendments must be subject to SA	Revised assessment reveals greater positive effects under sustainability objective C2.	n/a
Amendments to the supporting text of Policy H8	Contextual only – no significance for SA	n/a	n/a
Addition of new Policy H9 Design and accompanying supporting text	New policy must be subject to SA	Assessment reveals that positive effects are likely against sustainability objectives A3, B3, C2 and C5, although uncertain effects against A5 and C11. Effects could become significant cumulatively, for example if every new development had insufficient storage space for bins or created large areas which were conducive to crime.	Mitigation recommended to include a requirement, in the supporting text, for adequate provision for refuse and recycling receptacles and a requirement to consider the implications of the design of any new scheme in relation to crime.
Amendment to Policy H10 to require any sustainable building standards to be applied in a way which does not harm the visual character or historic buildings	Recommended mitigation measure in SA of Draft Plan.	Revised assessment reveals positive effects in relation to sustainability objectives C2 and C5.	No further mitigation necessary.

<b>Amendment</b>	<b>Implications for SA</b>	<b>Conclusions of Assessment (incl. significant effects)</b>	<b>Recommended Mitigation</b>
of Helmsley or the special qualities of the National Park.			
Amendment to Policy H10 to include policy against which proposals for renewable energy would be assessed.	Amendments must be subject to SA	Assessment reveals positive effects against most sustainability objectives with the exception of C1 due to potential impacts on biodiversity from renewable energy developments.	It is recommended that a requirement for development under this policy to also ensure no harm to biodiversity.
Addition of reference in the supporting text to H11 Green Infrastructure to the need to ensure consideration is given to implications for crime.	Recommended mitigation measure in SA of Draft Plan. (Note – mitigation measure suggested Secured by Design be referred to but it is considered these standards may not always be appropriate in sensitive locations such as the National Park).	Revised assessment reveals a positive effect against sustainability objective A5.	No further mitigation necessary.
More details of infrastructure needed included in Policy H12 Developer Contributions and more detail on Community Infrastructure Levy included.	Amendments must be subject to SA	Whilst no changes have been made to the conclusions of the assessment, it is considered that the Plan should acknowledge that some of the infrastructure listed would need planning permission and would need to be considered against adopted policies.	It is recommended that a sentence be included in the supporting text to H12 which states that some of the infrastructure listed will require planning permission and would be considered against the relevant adopted policies.
Addition of new Policy H13 Open Space Requirements	New policy must be subject to SA	The assessment revealed uncertainties relating to sustainability objectives C1, C2, C5 and C9 in terms of the visual and environmental impact of	It is recommended that this be mitigated through the inclusion of a sentence in the supporting text which states that the open space or facility to be

<b>Amendment</b>	<b>Implications for SA</b>	<b>Conclusions of Assessment (incl. significant effects)</b>	<b>Recommended Mitigation</b>
		sports and community facilities. In addition, effects were revealed under objective C4 due to the potential for areas of hard surfacing to be created which may exacerbate run-off in times of heavy rainfall.	provided should be designed in accordance with other relevant adopted policies of the relevant authority.
Addition of Policy H14 Telecommunications Installations	New policy must be subject to SA	The assessment has revealed a number of positive effects however negative effects have been identified in relation to the impact on landscapes other than the National Park and on the historic environment other than the Conservation Area.	It is recommended that the final part instead states that effects on the landscape should be minimised and that in particular effects on the landscape of the National Park and its setting should be avoided and that impacts on the historic environment, and in particular the Conservation Area, should be minimised.
Development Brief for Site NYMH1 – Inclusion of requirement to retain the remnants of the orchard and inclusion of ‘buffer’ area in the eastern part of the site.	Amendments to be assessed against Site Selection Methodology.	Reference to these has been included but does not alter the scoring.	No mitigation necessary
Development Brief for Site NYMH3 – Inclusion of reference to the need to retain the vista north of Elmslac Road.	Amendments to be assessed against Site Selection Methodology.	Whilst there would potentially be impacts in relation to the proposed extension to Helmsley Conservation Area the developers have mitigated these through the design of the scheme.	No mitigation necessary
Development Brief for Site 183 – Inclusion of reference to three round barrows (Scheduled Monuments) 130m east of the site and	This was previously identified in the site assessment therefore no revision needed	n/a	n/a

<b>Amendment</b>	<b>Implications for SA</b>	<b>Conclusions of Assessment (incl. significant effects)</b>	<b>Recommended Mitigation</b>
requirement for development to not harm these or their setting.			
Site EMP1 – Area expanded to include an additional 0.2ha to the north and north west plus inclusion of a buffer zone between EMP1 and site 183.	Amendments to be assessed against Site Selection Methodology.	The inclusion of the buffer between EMP1 and 183 and the EMP1 and the existing Storey Close to the north will have positive effects in relation to ensuring the development does not cause nuisance to neighbours.	No further mitigation necessary.
Development Brief for Sites EMP 1 and EMP2 – Addition of reference for the need for all proposals to meet Environment Agency emissions requirements	Recommended mitigation measure in SA of Draft Plan.	Following the amendments it is considered that effects have been mitigated as far as is possible in the Plan.	No further mitigation necessary.
All sites – addition of requirements to use Sustainable Drainage Systems (requirement for Habitats Regulations Assessment to be undertaken where this is not possible)	Amendments to be assessed against Site Selection Methodology.	Reference to the requirement has been recorded but this does not alter the scoring.	n/a

5.2 Comments relating specifically to the Sustainability Appraisal Report of the Draft Helmsley Plan are set out in Table 5 below. No changes to the assessments or Sustainability Appraisal Report were required as a result of these comments.

*Table 5: Comments on the Draft Helmsley Plan Sustainability Appraisal Report*

<b>Respondent</b>	<b>Comment</b>	<b>Authorities' Response</b>
English Heritage	Concur with the assessment of the likely significant effects in relation to the Historic Environment of Helmsley.	Comments noted
Natural England	Consider that the SA is compliant with the SEA Directive and 2004 Regulations.	Comments noted

5.3 As the Publication Draft Helmsley Plan is intended to be the Plan which the Authorities consider to be sound the mitigation measures were applied to the

Publication Draft Helmsley Plan. Having applied these mitigation measures the Sustainability Appraisal Report of the Publication Draft Helmsley Plan concluded that no significant effects remained that could realistically be addressed at the Plan level.

- 5.4 Between the Draft and Publication stages site EMP1 was extended and the assessment of sites was therefore also revisited at this stage to reflect this. This revealed no significant changes to the results of the assessment with the exception of the possibility of an increase in effects on the residential area to the north which the extended area adjoins, however the inclusion of a requirement for a buffer in the Design Brief for the site will help to mitigate any potential effects.
- 5.5 A further change since the initial site assessment was carried out was the extension of Helmsley Conservation Area to include Elmslac Road (to the south of site NYMH3). In recognition of this a sentence was added to the Development Brief for site NYMH3 which states 'The effect of the existing vista view into the open countryside along Elmslac Road should be retained through the design of the development.' This was taken into account in revisiting the assessment of sites and it is considered that this measure will mitigate any possible effects.

***Consultation on the Publication Draft Helmsley Plan***

- 5.6 Consultation on the Publication Draft Helmsley Plan and the Sustainability Appraisal Report took place between 24<sup>th</sup> January and 7<sup>th</sup> March 2014. A total of 20 organisations and individuals submitted 165 comments in relation to the consultation, including comments on the Sustainability Appraisal all of which were in agreement with its conclusions.

## 6. Submission and Examination

6.1 The Helmsley Plan was submitted on 16<sup>th</sup> May 2014 and a hearing session was held on 3<sup>rd</sup> March 2015. The Sustainability Report was not discussed by the Inspector.

### Proposed Modifications

6.2 Following the hearing session, the Inspector requested that the Authorities consult on their proposed modifications to the Submitted Plan, which were required in order to address the concerns raised during consultation on the Publication Draft Plan and in light of changes to National Planning Policy. The main modifications can be summarised as:-

- Amendments to the housing policies which removes information on phasing and the provision of bungalows;
- Amendments to the requirement for affordable housing obligations to bring into line with recent changes to Government Policy;
- Amendment to the policy on employment to clarify appropriate use classes;
- Amendments to the policies on community facilities, retail and green infrastructure to provide further clarification;
- Amendments to the policy on renewable energy to reflect changes to government policy guidance;
- Amendments to the policy on telecommunications to provide further clarification; and
- Removal of the design briefs from the main document to an appendix.

6.3 These modifications have been subject to Sustainability Appraisal (Sustainability Appraisal of Main Modifications report).

6.4 The consultation on the proposed modifications took place between 18<sup>th</sup> March and 3<sup>rd</sup> April 2015. A total of 14 letters were received in response to the consultation on the proposed modifications, from these 10 letters were either supportive of the changes or did not wish to comment. One of the responses raised concerns about the impact of a proposed change to policy H14 and the impact this would have on the Sustainability Appraisal. The wording of this proposed modification has been amended in accordance with the suggested wording of the consultee and will have a positive impact of the relevant Sustainability Appraisal objectives.

6.5 The Inspector considered the responses received to the consultation on the proposed modifications and produced the final report on 28<sup>th</sup> May 2015. The report concludes that with the recommended main modifications put forward by the Authorities that the Helmsley Plan local plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Policy Framework. The Inspectors Report concludes that the Sustainability Appraisal has been carried out and is adequate.

## 7. Monitoring

7.1 The SEA Directive requires monitoring of the ‘significant environmental effects of implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action.’ Whilst no residual significant effects remain, indicators for monitoring the performance of the Plan against the sustainability objectives as well as indicators for monitoring implementation of the Plan more generally, have been developed throughout the process of producing the Plan. Specifically, the Publication Helmsley Plan Sustainability Appraisal Report identified the two indicators below as the conclusions of the Sustainability Appraisal are largely dependent upon implementation of these parts of the Plan:

- Number of new developments in Helmsley undertaken in line with the requirements of the Development Brief (target of 100%);
- Number of new developments in Helmsley incorporating Sustainable Drainage Systems (target of 100%)

The monitoring framework is set out in Table 6 below.

*Table 6: Helmsley Plan Monitoring Framework*

Site Reference	Indicator	Target
NYMH1, NYMH3, NYMH8, 183 and 174	Number of residential units completed	150 units completed a) By 2022 – at least 100 completed b) By 2027 – at least 150 completed
NYMH1, NYMH3, NYMH8, 183 and 174	Percentage of total units completed which are affordable as defined in NPPF	40% of all completions are affordable
EMP1 and EMP2	Area of employment land completed	Up to 1.9 ha of land has been allocated for employment use in the town
All sites	Number of new developments undertaken in line with the requirements of the Development Briefs	100%
All sites	Number of new development incorporating Sustainable Drainage Systems	100%

## Appendix 1

### Summary of Requirements of SEA Directive

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

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