

North York Moors National Park Authority – Local Plan Viability Policy Review

March 2018

North York Moors National Park Authority – Local Plan – Preferred Options – July 2018	Impact on Viability *	Implications for Local Plan Viability Assessment
Strategic Policy A - Achieving National Park Purposes and Sustainable Development	Indirect	<p>Within the North York Moors National Park there will be a presumption in favour of sustainable development which is consistent with National Park statutory purposes:</p> <ol style="list-style-type: none"> 1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; 2. To promote opportunities for the understanding and enjoyment of the special qualities of the Park by the public. <p>Where there is an irreconcilable conflict between the statutory purposes the Sandford Principle will be applied and greater weight will be attached to the first purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park.</p> <p>Sustainable development means development which:</p> <ol style="list-style-type: none"> 1. Is of a high quality design which respects and reinforces the character of the local landscape and built and historic environment; 2. Supports the function and vitality of communities by providing appropriate and accessible development to help meet local need for housing or services, facilities, energy or employment opportunities; 3. Protects or enhances ecosystem services and natural capital; 4. Maintains and enhances geodiversity biodiversity through the provision and protection of priority habitats and species; 5. Builds resilience to climate change through adaptation to and mitigate of its effects; 6. Makes sustainable use of land, including using previously developed land wherever possible;

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		<p>7. Does not reduce the quality of soil, air and water in and around the National Park.</p> <p>The presumption in favour of sustainable development (consistent with the National Park objectives) will guide all planning application decisions; which will impact on the nature of developments that secure planning permission; impacting indirectly on the property market through the price mechanism.</p> <p>We have used current values (and costs) within our appraisals.</p>
Strategic Policy B - The Spatial Strategy	Indirect	<p>New development will be guided in accordance with the following settlement hierarchy:</p> <p>Local Service Centre – Helmsley</p> <p>Development should strengthen the role and function of the Local Service Centre by providing additional housing including open market, local needs and affordable housing, employment uses, community facilities and facilities to support its role as a visitor destination.</p> <p>Larger and Smaller Villages</p> <p>Development should contribute to meeting local housing and employment needs or provide new facilities and services to support the local community.</p> <p>The Open Countryside</p> <p>The parts of the National Park outside Helmsley and the Villages are classified as open countryside. Development will only be permitted in these areas in the following cases:</p> <ol style="list-style-type: none"> 1. Where development re-uses a traditional building in a way that supports an economic use or meets the demand for local needs housing, and which contributes positively to the character of the local landscape; 2. Where there is an essential need for development to meet the needs of farming, forestry and other rural enterprise or land management activities;

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		<ol style="list-style-type: none"> 3. Where it is essential to meet social or community needs, where it can be demonstrated that there are no other suitable and available locations within Helmsley and the Villages; 4. Where development would result in the conversion of a building for an employment or training use. 5. Where development proposals are part of a Whole Estate Plan that has been endorsed by the National Park Authority; <p>This strategy will impact upon the nature of developments that secure planning permission and the spatial distribution of development which would indirectly influence land values through the price mechanism. The vitality of the service centres impacts indirectly on the desirability of that location as a place to live; and hence residential values.</p> <p>We understand that open market housing is allocated on sites at Helmsley. Outside of Helmsley, sites within the National Park are to meet local housing and employment needs. In the context of housing this mean Local Occupancy and/or Principal Residency units – the value of these units is estimated by reference to market housing. We have used current values (and costs) within our appraisals. The vitality of the settlements should continue to be monitored as this will impact future values.</p>
Strategic Policy C - Quality and Design of New Development	Direct	<p>To maintain and enhance the distinctive character of the National Park, development will be permitted where:</p> <ol style="list-style-type: none"> 1. The proposal is of a high quality design that will make a positive contribution to the local environment in accordance with the principles set out in the North York Moors National Park Authority Design Guide; 2. The proposal incorporates good quality construction materials and design details that reflect or complement the local vernacular; 3. The siting, orientation, layout and density of the proposal complement existing buildings and the form of the settlement, preserving or enhancing views into and out of the site and

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		<p>creating spaces about and between buildings which contribute to the character and quality of the locality;</p> <ol style="list-style-type: none"> 4. The scale, height, massing and form of the proposal are compatible with surrounding buildings and will not have an adverse impact upon the amenities of adjoining occupiers; 5. Sustainable design and construction techniques are incorporated in the proposal including measures to minimise waste and energy use and where appropriate use energy from renewable sources; 6. A good quality landscaping and planting scheme which reinforces local landscape character and makes use of appropriate native species forms an integral part of the proposal; 7. Opportunities are taken to enhance local wildlife and biodiversity, for example through the inclusion of nesting boxes and bat roosts; 8. Provision is made for adequate storage for domestic items kept outdoors and waste management facilities; 9. The proposal ensures the creation of an accessible, safe and secure environment for all potential users with appropriate car parking provision and without compromising local highway safety or public rights of way. <p>We have used appropriate local construction costs as advised by analysis from Turner & Townsend quantity surveyors. This is based on benchmarks which take into consideration the high quality environment that persists across the District. The NYMNP Design Guide SPD was adopted in 2008, therefore high quality development costs are embedded in local construction cost indices. Note also that high quality environments are reflected in the value of real estate. We have used current values within our appraisals.</p>

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Strategic Policy D - Major Development	Indirect	<p>Proposals for major development will be refused except in exceptional circumstances and where it can be demonstrated that they are in the public interest. Demonstration of exceptional circumstances and public interest will require justification of:</p> <ol style="list-style-type: none"> 1. The need for the development including a national need and the contribution of the development to the national economy; 2. The impact of permitting it, or refusing it upon the local economy of the National Park; 3. Whether in terms of cost and scope the proposal can be viably and technically located elsewhere outside the National Park in a place that would avoid conflict with the National Park's statutory purposes or that the need can be met in some other way 4. There is no detrimental impact arising that would undermine National Park statutory purposes; including any cumulative impacts when considered with other major developments; 5. All possible measures are capable of being taken to minimise adverse impacts on the environment, the landscape and recreational opportunities. Where detrimental impacts cannot be avoided harm should be minimised through appropriate mitigation measures. Appropriate and practicable compensation will be required for any adverse effects which cannot be mitigated. <p>When the activity for which the major development is required ceases the land will be appropriately restored or enhanced.</p> <p>These are major developments in the public interest and exceptional. This therefore has no impact on the Plan viability.</p>
Strategic Policy E - The Natural Environment	Direct	The quality, quantity and diversity of the natural environment of the North York Moors National Park will be conserved and enhanced. Development proposals which have an adverse impact on the

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		<p>natural environment, the wildlife it supports and the environmental benefits they provide will not be permitted. All Proposals should:</p> <ol style="list-style-type: none"> 1. Ensure that natural resources are used in efficient and sustainable ways; 2. Demonstrate, where appropriate, how they make a positive contribute to the natural environment and its ability to provide environmental goods and services. <p>This policy will impact the nature of developments that secure planning permission which would indirectly influence land values through the price mechanism. We have used current values (and costs) within our appraisals. Ensuring the natural environment is conserved and enhanced and that natural resources are used in efficient and sustainable ways will have associated costs. We have used appropriate local construction cost benchmarks in our appraisal (from Turner & Townsend).</p>
Strategic Policy F - Climate Change Mitigation and Adaption	Direct	<p>New development in the National Park will address the need to adapt to and mitigate the effects of climate change. This will be achieved by:</p> <ol style="list-style-type: none"> 1. Permitting development that reduces the need for and makes efficient use of energy; 2. Encouraging the use of low carbon and renewable energy; 3. Encouraging the use of sustainable design and construction; 4. Supporting measures that facilitate carbon sequestration and storage in uplands and woodlands; 5. Facilitating necessary coastal and flood protection works including natural flood management techniques to ensure resilient catchments and reduction works and avoiding development in areas of flood risk; 6. Supporting development which is compatible with the appropriate Shoreline Management Plan;

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		<p>This strategy will impact upon the nature of developments that secure planning permission and there will be an impact on the costs of development to comply.</p> <p>We have reviewed the cost of providing renewable energy for small scale development within our appraisal of Policy ENV8 (see below). By careful design, the other climate mitigation measures should be deliverable within the normal building cost budget benchmarks. We have used current costs within our appraisals as advised by Turner & Townsend.</p>
Strategic Policy G - Landscape	Direct	<p>The high quality, diverse and distinctive landscapes and seascapes of the North York Moors will be conserved and enhanced.</p> <p>Great weight will be given to landscape considerations in planning decisions and development proposals will only be permitted where the location, scale and detailed design of the scheme respect and enhance the local landscape.</p> <p>All relevant proposals will be assessed in terms of their impact on landscape character and sensitivity as set out in the North York Moors Landscape Character and Sensitivity Assessment.</p> <p>Development proposals which would have an unacceptable adverse impact on the natural beauty, character and special qualities of the areas of moorland, woodland, coast and foreshore as defined by the Section 3 Conservation Map will not be permitted.</p> <p>This policy will impact the nature of developments that secure planning permission which would indirectly influence land values through the price mechanism. We have used current values within our appraisals. We have also used appropriate local construction cost benchmarks which take into consideration landscape character. We have also incorporated appropriate professional fees for landscape architects as part of the professional team.</p>

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Strategic Policy H - Habitats, Wildlife, Biodiversity and Geodiversity	Direct	<p>The conservation and enhancement of wildlife and habitats in the North York Moor National Park will be given great weight in decision making.</p> <p>All developments and activities will:</p> <ol style="list-style-type: none"> 1. Maintain and where appropriate enhance features of ecological value; and recognised geodiversity assets; 2. Maximise opportunities to strengthen the integrity, resilience and connectivity of the network of habitats within the National Park, providing a net gain in biodiversity where possible; including those for which the National Park supports a significant proportion of the regional or national populations and those found at the edge of their range. Examples include; nightjar, honey buzzard, goshawk and turtle dove. 3. Mitigate against any unavoidable adverse ecological impacts through appropriate habitat enhancement, restoration or creation on site or elsewhere. <p>Development proposals that are likely to have an adverse impact on protected sites and species will only be permitted in exceptional circumstances where it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. There are no alternative options that would avoid or reduce the harm to the protected interest; 2. Suitable mitigation measures to avoid or reduce the anticipated harm have been incorporated into the proposals and will be maintained in order to retain their biodiversity or geodiversity benefits; Any residual harmful impacts are offset through appropriate habit enhancement, restoration or creation on site or elsewhere. 3. The wider sustainability benefits of the development outweigh the harm to the protected interest

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		<p>Costs associated with these requirements are included within our use of appropriate local construction cost benchmarks and external works cost benchmarks which will take into consideration biodiversity requirements (which developers have been delivering).</p>
<p>Policy ENV1 - Trees, Woodland, Traditional Orchards and Hedgerows</p>	<p>Indirect</p>	<p>There will be a presumption in favour of the retention and enhancement of exiting trees, woodland, traditional orchards and hedgerows of value on all proposed developments.</p> <p>Where a development would result in the unavoidable loss of an existing tree, orchard or hedgerow but the wider sustainability benefits of the development significantly outweigh the loss, proposals will be expected to minimise harm and provide a net biodiversity and amenity gain, with appropriate replacement of lost trees or hedgerows.</p> <p>Development will not be permitted that would lead to loss of or damage to ancient woodland and aged or veteran trees found outside ancient woodland.</p> <p>We assume that any additional costs associated with Trees, Woodland, Hedgerows and Traditional Orchards on sites should be considered to be an abnormal cost and deducted from the values of the land.</p>
<p>Policy ENV2 - Tranquillity</p>	<p>Indirect</p>	<p>Tranquillity in the National Park will be maintained and enhanced. Development proposals will be permitted only where there will not be an unacceptable adverse impact on the tranquillity of the surrounding area.</p> <p>All proposals will be considered in relation to:</p> <ol style="list-style-type: none"> 1. Visual intrusion; 2. Noise and activity levels; 3. Traffic generation; 4. Presence of natural habitats and environments;

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		<p>5. Presence of historic assets.</p> <p>This strategy will impact upon the nature of developments that secure planning permission and the spatial distribution of development which would indirectly influence land values through the price mechanism. We have used current values within our appraisals.</p>
Policy ENV3 – A Strong Sense of Remoteness	Indirect	<p>Development will only be permitted in Remote Areas where it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. It is essential for environmental conservation, agricultural or forestry management purposes; 2. No alternative locations outside Remote Areas are suitable; 3. Appropriate mitigation measures have been taken to minimise any harmful impact on tranquillity. <p>This strategy will impact upon the nature of developments that secure planning permission and the spatial distribution of development which would indirectly influence land values through the price mechanism. We have used current values within our appraisals.</p>
Policy ENV4 - Dark Skies at Night	Indirect	<p>The darkness of the night skies above the National Park will be maintained and where possible enhanced. All development proposals will be expected to minimise light spillage through good design and lighting management and the following lighting principles will be applied:</p> <ol style="list-style-type: none"> 1. No external lighting will be permitted in remote areas. 2. In open countryside proposals that involve external lighting will only be permitted where it can be demonstrated that the lighting is essential for safety or security reasons and the lighting details meet or exceed those set out in any lighting guidelines adopted by the Authority; 3. Within settlements proposals that involve external lighting will be permitted where it can be demonstrated that the lighting is essential for safety, security or community reasons

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		<p>and the lighting details meet or exceed those set out in any lighting guidelines adopted by the Authority;</p> <p>4. Where proposals involve works to an existing building, applicants will be encouraged to bring all existing external lighting up to the standards set out in in any lighting guidelines adopted by the Authority;</p> <p>The costs associated with this policy can be incorporated within normal construction costs.</p>
Policy ENV5 - Flood Risk	Direct	<p>New development will only be permitted where:</p> <ol style="list-style-type: none"> 1. It meets the sequential approach to development in areas of flood risk; 2. It does not increase the risk of flooding elsewhere; 3. A Sustainable Urban Drainage System to manage surface water run-off is incorporated in new development (SuDS) above a certain scale. <p>Parts 1 and 2 of this policy will have an indirect on Plan viability through the spatial distribution of development and the price mechanism for housing and land.</p> <p>Part 3 of this policy will have a direct impact on construction costs to comply. However, by careful design SuDs should be deliverable within the normal building cost budget benchmarks. Where this is not possible, abnormal costs should be deducted from the land value. We have taken this into consideration within our typologies matrix and development appraisals.</p>
Policy ENV6 - Land Instability	Indirect	<p>Development proposals in areas likely to be affected by land instability must be supported by an evaluation of the risks and must incorporate measures to address those risks.</p> <p>Planning permission will be refused where the level of stability required for the development cannot be achieved or where measures to overcome land instability have unacceptable environmental or landscape impacts.</p>

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		<p>Development close to cliff edges which may be subject to instability and are not protected from erosion will only be permitted where it is compatible with the latest Shoreline Management Plan unless it is essential infrastructure or sea defences which clearly require such a location.</p> <p>In coastal areas and as an exception to other policies in this plan, the relocation of an existing dwelling, community facility may be permitted where:</p> <ol style="list-style-type: none"> 1. There is a clear and demonstrable short term threat of coastal erosion leading to the loss of a building or structure in permanent use; 2. The alternative location is in a suitable position within or at the edge of a nearby settlement and makes a positive contribution to the character and form of the settlement; 3. The original building or structure is removed. <p>This is not relevant for Plan viability where the allocated sites are not close to cliff edges.</p>
Policy ENV7 - Environmental Protection	Indirect	<p>In order to protect the natural environment, development proposals will only be permitted where:</p> <ol style="list-style-type: none"> 1. They do not risk harm to water quality, including groundwater, rivers, streams and coastal and bathing waters; 2. They do not compromise surface and groundwater and its abstraction. Development will not be permitted within Groundwater Source Protection Zones 1 and 2 unless it can be demonstrated that adequate safeguards will be put in place to prevent contamination of the water supply; 3. They do not have an unacceptable adverse impact on soil quality; 4. They are not located on significant areas of the best and most versatile agricultural land (designated as Grades 1, 2 or 3a under the Agricultural Land Classification System); 5. They do not have an unacceptable adverse impact on air quality;

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		<p>6. They do not generate unacceptable levels of noise, vibration or odour;</p> <p>7. There will be no unacceptable adverse effects arising from sources of pollution which would impact on the health, safety and amenity of the public and users of the development.</p> <p>Where necessary, remediation work should be undertaken to remove any contamination and pollutants to ensure safe development.</p> <p>By careful design environmental protection measures should be deliverable within the normal building cost budget benchmarks. We have used current costs within our appraisals as advised by Turner & Townsend.</p>
Policy ENV8 - Renewable Energy	Direct	<p>Development proposals for small scale schemes for the generation of renewable energy will be permitted where they:</p> <ol style="list-style-type: none"> 1. Are of a scale and design appropriate to their locality and contribute to meeting energy needs within the National Park; 2. Respect and complement the sensitivity of the existing seascape and landscape character type as defined in the North York Moors Landscape Assessment; 3. Do not result in an unacceptable adverse impact on the special qualities of the National Park, either on their own, or in combination with other schemes; 4. Provide environmental enhancement or community benefits wherever possible; 5. Make provision for the removal of the facilities and reinstatement of the site, should it cease to be operational. <p>New development in the National Park will be required to address the causes of climate change by:</p>

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		<ol style="list-style-type: none"> 1. Generating energy from renewable sources where these are of a size, location and design appropriate to the locality and which contribute towards meeting domestic, community, or business energy needs within the National Park; 2. Requiring dwellings of five houses or more and other uses of 200 sqm. or more to generate energy from on-site renewable sources to displace at least 10% of predicted CO₂ emissions. <p>Turner & Townsend has specifically reviewed this policy in order to examine the impact of the 10% on-site renewables requirement. In this respect we have added a premium (£ per unit) to the baseline construction cost in order to explicitly account for this policy requirement within the viability appraisals (see Turner & Townsend recommendations).</p>
Strategic Policy I - The Historic Environment	Indirect	<p>All development proposals affecting the historic environment should make a positive contribution to the cultural heritage and the local distinctiveness of the North York Moors by ensuring new development and changes of use do not individually or cumulatively erode the rural character and Special Qualities of the North York Moors or the special interest, integrity and significance of any heritage asset and/or its setting, whether designated or non-designated, including:</p> <ol style="list-style-type: none"> 1. Features that contribute to the historic landscape character of the North York Moors National Park (Policy ENV9); 2. Archaeological sites and monuments, comprising both upstanding and below-ground assets including, Scheduled Monuments and regionally or locally important non-designated monuments (Policy ENV10); 3. The historic built environment including Conservation Areas, Listed Buildings and regionally or locally important non-designated structures and buildings (Policy ENV11). <p>All such proposals should be accompanied by a proportionate assessment of the significance of the assets and features which would be directly or indirectly affected by the proposal etcetera</p>

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		<p>See comments below under policies ENV9-11. There is a cost implication associated with development in the historic environment. We have used current costs of construction as advised by Turner & Townsend for ‘typical’ development across the National Park. We acknowledge that construction costs are likely to be higher within heritage environments, but values are also likely to be higher. Furthermore, developments involving heritage assets are likely to require a bespoke approach to viability e.g. enabling development and/or grants.</p>
Policy ENV9 - Historic Landscape Assets	Indirect	<p>Development proposals affecting the historic landscape assets of the North York Moors will be required to conserve and enhance its landscape quality and character, and the public’s experience of it, including:</p> <ol style="list-style-type: none"> 1. Registered Parks and Gardens; 2. Other designed landscapes of regional or local significance; 3. Battlefields; 4. Medieval street patterns and garths; 5. The layout of traditional farmsteads and their relationship with the surrounding agricultural landscapes; 6. Ridge and furrow and other evidence of past field systems and farming practices (including isolated features such as sheepfolds and limekilns); 7. Other landscape features such as mature or veteran trees, hedges and historic boundaries and enclosures and other important character elements; 8. The open, unenclosed character of Common Land; 9. Evidence of historic mining and other historic industries; 10. Features of the Heritage Coast such as harbours, harbour walls, slipways.

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		<p>This strategy will impact upon the nature of developments that secure planning permission and the spatial distribution of development which would indirectly influence land values through the price mechanism. We have used current values (and costs) within our appraisals. Note that the allocated sites are selected on the basis that there is no impact on historic landscapes.</p>
Policy ENV10 - Archaeological Heritage	Indirect	<p>There will be a presumption in favour of preservation in-situ for Scheduled Monuments and non-designated archaeological heritage assets of national, regional and local significance etc.</p> <p>This policy sets out the requirements for the preservation of archaeological heritage. The allocated sites are selected on the basis that there is no impact on archaeological heritage and therefore there is no direct impact on Plan viability.</p>
Policy ENV11 - Built Heritage	Indirect	<p>Development proposals affecting the built heritage of the North York Moors, which includes Conservation Areas, Listed Buildings and also non-designated heritage assets such as buildings with architectural and historic significance, should reinforce the distinctive historic character of the North York Moors by fostering a positive and respectful relationship with traditional local architecture, materials and construction. High standards of design and construction will be promoted to preserve and enhance the built heritage, settlement layouts and distinctive historic, cultural and architectural features.</p> <p>Development proposals should:</p> <ol style="list-style-type: none"> 1. Preserve the significance and heritage values of assets affected; 2. Look for opportunities to better reveal or enhance significance;

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		<p>3. Preserve the setting of assets affected, including key views, approaches and qualities of the immediate and wider environment that contribute to its value and significance;</p> <p>4. Preserve and enhance the character of settlements including buildings, open spaces, trees and other important features that contribute to visual, historical or architectural character;</p> <p>5. Reinforce the distinctive qualities of settlements through the consideration of scale, height, massing, alignment; design detailing, materials and finishes;</p> <p>6. Respect the integrity of the morphology of historic settlements including boundary and street patterns and spaces between buildings;</p> <p>7. In the case of new uses, ensure the new use represents the optimal viable use of the asset compatible with its conservation, and which meet the requirements of policies in this plan relating to the conversion and change of use of buildings.</p> <p>8. In the case of adapting assets for climate change mitigation, be based on a proper understanding of the asset and its material properties and performance, and of the applicability and effectiveness of the proposal. Proposals should not harm the heritage values of any assets affected.</p> <p>We have used current construction costs provided by Turner & Townsend of ‘typical’ development across the Park which take into consideration the general National Park historic environment and the National Park policies and design guidance etc. We acknowledge that construction costs are likely to be higher within specific heritage environments (e.g. designated heritage assets (Listed Buildings)), but values are also likely to be higher. Furthermore, developments involving heritage assets are likely to require a bespoke approach to viability e.g. enabling development and/or grants. For example the allocated site at West Ayton will require specific survey and cost estimates to restore and reuse the Listed station house.</p>
Policy ENV12 - Helping to Reuse Designated Heritage Assets ‘At Risk’	Indirect	Where development would secure the long-term future of a designated heritage asset on the At Risk Register and is otherwise in conflict with the Development Plan and meets the tests outlined in National Guidance (referred to as an enabling development), the Authority will assess whether the public

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		<p>benefits of securing the conservation and reuse of the asset significantly outweigh and disadvantages associated with departing from other policies within this Plan etc.</p> <p>This policy is in respect of enabling development which requires a bespoke approach to funding and viability. There is no direct impact on Plan viability.</p>
Policy ENV13 – Visually Important Spaces	Indirect	<p>Within areas designated on the Policies Map as an “Important Undeveloped Space”, there will be a presumption against development unless a proposal can demonstrate that the development will not result in the loss of, or significantly harm, its qualities or functions for which the space has been identified.</p> <p>This strategy will impact upon the spatial distribution of development which would indirectly influence land values through the price mechanism. We have used current values (and costs) within our appraisals.</p>
Policy ENV14 – Environmental Enhancement Sites	Indirect	<p>In order to deliver significant environmental enhancement, proposals for the re-development of the following sites will be permitted in accordance with a planning brief agreed by the Authority:</p> <ol style="list-style-type: none"> 1. Former wood yard at Clack Lane, Osmotherley; 2. Land at Low Farm, Sneaton.
Strategic Policy I – Sustainable Tourism and Recreation Development	Indirect	<p>The quality of tourism and recreation facilities in the National Park will be maintained and improved through adopting the principles of sustainable tourism. Proposals for tourism and recreation business development will be permitted where:</p> <ol style="list-style-type: none"> 1. They conserve and enhance the natural beauty, wildlife and cultural heritage of the North York Moors National Park;

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		<p>2. Proposals provide and protect opportunities for people to increase their awareness, understanding and enjoyment of the special qualities of the National Park in a manner that will not undermine the enjoyment of those qualities by other visitors or the quality of life of residents;</p> <p>3. Development is of a quality, scale and design that takes into account and reflects the sensitivity of the local landscape character type;</p> <p>5. In the case of permanent accommodation and facilities they can be safely accessed by the existing road network;</p> <p>6. They do not lead to unacceptable harm in terms of noise and activity on the immediate neighbourhood;</p> <p>Where proposals are for new permanent buildings and facilities in settlements applicants will be expected to demonstrate that the facility cannot be accommodated within an existing building and any new buildings or extensions should be of a small scale reflecting the character of the locality.</p> <p>There are no direct impacts on Plan viability. The more sustainable the rural economy (including tourism and recreation), the more incomes will be able to support housing choices for local people.</p>
Policy UE1 - Camping and Glamping	Indirect	<p>This policy sets out requirements for camping accommodation (including tents, pods, yurts, teepees, shepherd huts etc.).</p> <p>There is no direct impact on Plan viability.</p>
Policy UE2 - Caravan and Motorhome Sites	Indirect	<p>This policy is for new touring caravan and motorhome sites, or extension to existing sites within and outside the settlements named in Policy SP4. Note that they are not to be used for permanent residence and do not require permanent accommodation for management purposes.</p> <p>Again, there is no direct impact on Plan viability.</p>

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Policy UE3 - Loss of Existing Tourism and Recreation Facilities	Indirect	<p>Proposals that would lead to a loss of an existing tourism or recreation facility will not be permitted unless it can be demonstrated to the satisfaction of the Authority that the business is no longer viable. or where the new use would result in a significant improvement to the environment or to access and highway arrangements which outweighs the loss of the tourism use.</p> <p>There is no direct impact on Plan viability.</p>
Policy UE4 - New Holiday Accommodation Within Residential Curtilages	Indirect	<p>Proposals for a change of use of land or an existing building to holiday accommodation within a residential curtilage will only be permitted where:</p> <ol style="list-style-type: none"> 1. The building is worthy of retention in that it makes a positive contribution to the character of the surrounding area; 2. It would not detract from the character or appearance of the locality 3. There is no unacceptable harm in terms of noise and activity on the immediate neighbourhood. <p>When granting permission under this policy the Authority will remove existing permitted development rights where appropriate where they apply to the residential curtilage.</p> <p>The reallocation of land or buildings for holiday accommodation (rather than residential accommodation) will reduce the supply of residential sites which will impact indirectly on the property market through the price mechanism. We have used current values (and costs) within our appraisals.</p>
Strategic Policy K - The Rural Economy	Indirect	<p>Development proposals that foster the economic and social wellbeing of local communities within the National Park will be permitted where they meet one or more of the following criteria:</p> <ol style="list-style-type: none"> 1. They promote and protect existing businesses by providing flexibility for established rural businesses to diversify

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		<ol style="list-style-type: none"> 2. They help maintain or increase job opportunities in the agricultural, forestry and tourism sectors which help maintain the land based economy and cultural heritage of the National Park or contribute to National Park purposes; 3. They provide for and support small and micro businesses through the provision of small, flexible, start-up businesses or incubator uses; 4. They provide additional opportunities to diversify and better equip the National Park's workforce, including through the development of new communications technologies, (particularly superfast broadband) and home working; 5. They provide additional facilities, or better use of existing facilities for educational and training uses, including those which provide further opportunities to understand and enjoy the special qualities of the National Park. <p>Strategic Policy J is intended to encourage the development of rural based businesses which can benefit from the environmental, economic and social resources offered by the National Park in a way that contributes to the economic and social wellbeing of communities whilst not depleting or compromising those resources.</p> <p>Access to a range of high quality and long term employment opportunities is a key factor in encouraging young people to stay in the area and help maintain sustainable rural communities. In order to develop the relevant skills required for employment it is essential that local people have access to a range of training and opportunities so that they can develop the relevant skills for employment. The Authority has a duty to foster the economic and social wellbeing of local communities and therefore will encourage and promote opportunities for new employment, training and enterprise in the Park as well as supporting the continued viability of the agriculture and tourism sectors.</p> <p>The local economy impacts indirectly on the desirability of that location as a place to live; and hence residential values. We have used current values in our appraisals.</p>

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Policy BL1 – Employment Land	Indirect	<p>Development for employment and training purposes will be permitted in accordance with the hierarchy listed below and in Strategic Policy B:</p> <p>A. Within the main built up areas of Helmsley and the Larger Villages new employment development will be permitted:</p> <ol style="list-style-type: none"> 1) Where it re-uses existing buildings and where the building has sufficient land and storage space attached for the functional needs of the proposed use; 2) Where it involves the expansion of an existing facility or business; 3) For new buildings where there is no other suitable accommodation available in the locality. <p>B. Within the main built up area of Smaller Villages development of small scale employment and training purposes will be permitted:</p> <ol style="list-style-type: none"> 1) Where a site in Helmsley or a Larger Village would not meet the requirements of the proposed enterprise and there is no existing suitable accommodation in the immediate area; 2) Where the proposal relates to the expansion of an existing facility or business; 3) Where the proposal relates to re-use of an existing permanent building which is served by sufficient land and storage space to meet the functional needs of the proposed use. <p>C. Within the Open Countryside:</p> <ol style="list-style-type: none"> 1) The re-use of an existing building for employment provision will be permitted where it is small scale and results from the reuse or extension of existing buildings which are of a permanent and substantial construction and which can be re-used without significant rebuilding. The development of new business premises will not be permitted, unless proposals are compliant with Policy BL3. <p>All employment development proposals for employment and training development will be expected to demonstrate that:</p>

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		<ol style="list-style-type: none"> 1) Of a scale and location of the proposal would be individually or cumulatively detrimental to the character and appearance of the local and wider landscape; 2) The site can be safely accessed by the existing road network; 3) There is sufficient land and storage space attached for the functional needs of the proposed use, including parking space and space for manoeuvring vehicles; 4) Do not lead to unacceptable harm in terms of noise, activity or traffic generation on the immediate neighbourhood, either individually or cumulatively with other development. <p>Proposals for development where the open storage of materials or products will be the sole or principal use will not be permitted. Proposals for storage to support other business uses will be permitted where they accord with this policy.</p> <p>The allocation/use of land for employment uses impacts indirectly on the supply of land for residential use (i.e. if a site is allocated/used for employment use, then it cannot also be allocated/used for residential use). Additionally, the availability of employment impacts indirectly on the desirability of that location as a place to live; and hence residential values. We have used current values in our appraisals.</p>
Policy BL2 – Re –Use of Existing and Training Facilities	Indirect	<p>Proposals that would lead to the loss of existing employment sites or premises will only be permitted where the site or premises are incapable of beneficial re-use for economic purposes or where the use would result in a significant improvement to the environment or to access and highway arrangements, which outweighs the loss of employment land.</p> <p>As above - The allocation of land for employment uses impacts indirectly on the supply of land for residential use and therefore the property market through the price mechanism. We have used current values (and costs) within our appraisals.</p>

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Policy BL3 - Rural Diversification	Indirect	<p>Proposals for the diversification of existing agricultural and forestry businesses will be permitted where:</p> <ol style="list-style-type: none"> 1. The scheme will make use of an existing building and complies with Policy CO12 and CO13. New buildings will only be permitted if the diversified use cannot be suitably accommodated through the conversion or alteration of an existing building; 2. The proposed use is compatible with and subsidiary to the existing farming or forestry activity in terms of physical scale, activity and function. 3. The proposal is of a quality, scale and design that takes into account and reflects the sensitivity of the local landscape 4. Existing access arrangements are appropriate for the proposed use and the site can be safely accessed by the existing road network;. 5. There are satisfactory arrangements for storage, parking and the manoeuvring of vehicles. <p>Proposals will be expected to demonstrate that they are intended to supplement the core business and not supplant it, and that they can integrate into the local landscape in a way that does not result in any unacceptable adverse impact on its character and appearance.</p> <p>There is limited criteria for development for rural diversification, but as above land and buildings which are for commercial uses cannot therefore be used for residential purposes. There is no direct impact on Plan viability.</p>
Policy BL4 - Managers and Staff Accommodation	Indirect	<p>This policy sets out the requirements for staff accommodation to meet the needs of an existing hotel, guesthouse, public house, hostel or permanent tourist facility. This is for small scale extensions to form a self-contained annexe, or a non-permanent, small scale and unobtrusive lodge, chalet or log cabin within the curtilage of the existing business or facility subject to various criteria.</p> <p>A condition will be placed on any permission to ensure that the accommodation cannot be sold off separately or occupied by persons not employed by the business.</p>

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		<p>For non-permanent accommodation there will also be a condition requiring its removal after use ceases. In the event that permanent accommodation is no longer required, a change of use to a local needs dwelling, holiday let or additional guest accommodation will be permitted.</p> <p>Hence there is no direct impact on the local housing market and there is no impact on Plan viability.</p>
Policy BL5 - Agricultural Development	Indirect	<p>Proposals for new agricultural buildings and structures or extensions to existing buildings will be permitted subject to certain criterion.</p> <p>The Authority will impose a condition on appropriate planning permissions requiring the removal of the building or structure if it is no longer needed for agricultural or forestry purposes – hence the development cannot be used for (say) residential subsequently.</p> <p>There are no direct impacts on Plan viability.</p>
Policy BL6 - Tracks	Indirect	<p>This policy relates to the installation, alteration or extension of tracks.</p> <p>There is no direct impact on Plan viability.</p>
Policy BL7 - Relocation of Agricultural Businesses	Indirect	<p>The relocation of agricultural enterprises will be rarely permitted and only in certain circumstances.</p> <p>One assumes that the vacated buildings would be redundant which would leave a brownfield site for development. However the circumstances of any such relocation are strictly limited to where:</p> <ol style="list-style-type: none"> 1. It is not possible to viably operate the same form of agricultural activity in the current location, and continuing the same activity in the current location would cause severe economic disadvantage

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		<p>2. Relocation would not detract from the special qualities of the National Park, and in particular its diversity of landscape, variety of wildlife habitats and the character, traditions and cultural identity of the village</p> <p>There are no direct impacts on Plan viability.</p>
Policy BL8 – Retail Development	Indirect	<p>Proposals for new retail development, professional and financial services will be permitted:</p> <ol style="list-style-type: none"> 1. Within the defined commercial area of Helmsley unless the proposal is primarily for and of benefit to the local community. 2. Within the main built up area of Larger and Smaller Villages 3. Where new proposals are ancillary to an existing enterprise provided that the proposal does not result in a cumulative increase in activity which would have an unacceptable impact on the character of the area, the amenity of local residents, or the wider vitality and viability of villages. <p>The vitality of the service centres impacts indirectly on the desirability of that location as a place to live; and hence residential values. We have used current values (and costs) within our appraisals.</p>
Policy BL9 – Advertising and Signposting	Indirect	<p>This policy relates to planning permission for advertisements and signposts.</p> <p>There is no direct impact on Plan viability.</p>
Policy BL10- Communications Infrastructure	Indirect	<p>The provision of infrastructure for radio, broadband and other telecommunications and information technology will be supported where it is of a scale and design appropriate to the National Park and helps meet the needs of local communities. Proposals for the erection of telecommunications masts and equipment and any associated development will be permitted only in certain defined circumstances.</p>

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		<p>Where there would be unacceptable impact which cannot be mitigated by alternative siting's or design, consent will not be granted. Proposals will have to demonstrate how they represent the least environmentally harmful option available and that they form part of a long term strategy for the provision of telecommunications which ensures that communities in the National Park have access to telecommunications technology.</p> <p>Access to communications infrastructure impacts on the marketability of units, and therefore the value of property. We have used current values within our appraisals.</p>
Policy BL11 – Commercial Horse Related Development	Indirect	<p>This policy relates to commercial equestrian centres and liveries.</p> <p>There is no direct impact on Plan viability from this policy</p>
Policy BL12 – Temporary Rural Workers' dwellings	Indirect	<p>Temporary dwellings for rural workers engaged in farming, forestry or other essential land management activities will be permitted where the accommodation is essential to support a new enterprise or activity, whether on a newly created or an established unit.</p> <p>In all cases it must be demonstrated that:</p> <ol style="list-style-type: none"> 1. There is a clear functional need for the dwelling; 2. The need cannot not be met by using another existing dwelling or property on the unit or any other existing accommodation in the area; 3. There is clear evidence that the proposed enterprise has been planned on a sound financial basis; 4. There is a firm intention and ability to develop the enterprise concerned; 5. The proposed location is well related to existing buildings; 6. The proposed temporary dwelling can be easily dismantled and removed and the site restored to its existing condition.

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Strategic Policy L - Community Facilities	Indirect	<p>Proposals that would result in the loss of or unacceptable adverse impact on a community facility will not be permitted, unless it can be demonstrated that the facility is no longer suitable or viable in that location or that it is no longer needed.</p> <p>The provision of new health, sport, education and other community facilities will be permitted:</p> <ol style="list-style-type: none"> 1. Within the main built up area of the Local Service Centre of Helmsley or Larger or Smaller Villages; 2. Within the main built up area of one of the Smaller Villages where the facility is intended to serve the immediate locality only; 3. In other locations, as an exception to Strategic Policy B, where there are no suitable sites in Helmsley or a Larger or Smaller Village. <p>Provision of community facilities impacts the vitality of settlements and therefore impacts indirectly on the desirability of that location as a place to live; and hence residential values. We have had regard to current residential values as part of our viability appraisals.</p>
Policy CO1 – Supporting New Development	Direct	<p>Development proposals will only be permitted where adequate infrastructure is in place or can be provided to support that development.</p> <p>Developer contributions will be required where they are considered reasonable, necessary and appropriate to:</p> <ol style="list-style-type: none"> 1. Ensure the provision of any necessary improvements to physical and social infrastructure resulting from additional demand created by the proposal; 2. Provide for affordable housing in line with the policy objectives of building housing to meet local needs;

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		<p>3. Ensure that development can be made acceptable in the context of conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park and ensuring the continued understanding and enjoyment of its special qualities.</p> <p>Proposals for new, improved or supporting infrastructure will be permitted where:</p> <ul style="list-style-type: none"> a) They represent the least harmful option reasonably available having regard to any operational requirements and technical limitations that are applicable; b) The design minimises impact on visual amenity, including the character and appearance of the locality and the wider landscape; c) It will not result in harmful impacts upon features of ecological, archaeological, architectural or historic interest. <p>This policy is intended to ensure that the development of any new infrastructure is sensitive to its location within a National Park setting, and that adequate infrastructure is or can be made available to support new development. It also states that contributions from developers may be sought to eliminate or mitigate the impact of any new development. Contributions will only be sought where they are necessary to make any development acceptable in planning terms and where they are fairly and reasonably related in scale and kind to the development.</p> <p>Our scheme typologies matrix and viability appraisals are specifically designed to test the viability of the affordable housing in the context of the cumulative impact of all of the new policies herein. The drafting of this policy is an iterative process having regard to the results of the viability appraisals and specifically the sensitivity appraisals.</p> <p>Note that any S106 contributions from developers would need to satisfy the tests that ‘they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind’ – i.e. ‘site specific’. These tests are set out as statutory tests in the Community Infrastructure Levy Regulations 2010 and as policy tests in the National Planning Policy Framework.</p>

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Policy CO2 – Transport	Indirect	<p>New development will only be permitted where:</p> <ol style="list-style-type: none"> 1. It is of a scale which the adjacent road network has the capacity to serve without detriment to highway safety; 2. The external design and layout and associated surfacing works take into account, as appropriate, the needs of all users including cyclists, walkers, horse riders and users of mobility aids; 3. Highway detailing, road improvements and street furniture are sensitive to the character, heritage, built form and materials of the area and are the minimum required to achieve safe access. <p>New roads and significant road widening schemes are not considered appropriate in the National Park and will not be permitted unless it can be robustly demonstrated that they will meet a compelling need which cannot be met in any other way and are acceptable in terms of landscape and other impacts.</p> <p>This policy impacts on the spatial distribution of development as the development is restricted to sites where supporting transport infrastructure is in place or can be provided to support that development. This would indirectly influence land values through the price mechanism. We have used current values within our appraisal.</p>
Policy CO3 – Car Parks	Indirect	<p>This policy sets out specific requirements for new parking facilities to help support the enjoyment of the National Park’s special qualities.</p> <p>There is no direct impact on Plan viability.</p>
Policy CO4 – Public Rights of Way and Linear Routes	Indirect	<p>Development proposals should protect existing Public Rights of Way, linear routes and other access routes used by pedestrians, cyclists and horse riders.</p>

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		<p>Development proposals which would have an unacceptable harmful impact or which would prejudice the future recreational use or a return to the former use of linear routes such as disused railway lines indicated on the Policy Map will not be permitted.</p> <p>There is no direct impact on Plan viability.</p>
Policy CO5 - Community Spaces	Indirect	<p>Development proposals which would lead to the loss of or significant harm to the qualities or functions of a designated Community Space will not be permitted unless it can be demonstrated that the space is no longer needed or a suitably located replacement of at least equivalent standard is secured.</p> <p>This part of the policy impacts the spatial pattern of development if land is safeguarded for community uses rather than development. This is factored into our appraisal through the price mechanism and the use of current values evidence.</p> <p>There is no direct impact on viability as a result of this policy.</p>
Strategic Policy M - Housing	Indirect	<p>To help meet the needs of local communities, a minimum of 551 new homes (29 per year) will be completed over the period of this plan.</p> <p>New housing will be permitted:</p> <ol style="list-style-type: none"> 1. In Helmsley, where it is on a site allocated in the Helmsley Plan or a proposal put forward under Policy H3 of the Helmsley Plan, where it comprises conversion of an existing building or where it is on small infill plot within the main built up area; 2. Within the main built up area of Larger Villages where it comprises conversion of an existing building or a small infill development providing principal residence or affordable housing; 3. Within the main built up area of Smaller Villages where it comprises conversion of an existing building or a small infill development providing local needs or affordable housing;

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		<p>4. In Open Countryside, where it adheres to the requirements of Policy CO10 or CO13;</p> <p>5. Where it is in accordance with an Estate Plan adopted as a Supplementary Planning Document by the National Park Authority.</p> <p>All new housing should contribute to the provision of a range of tenures, types and sizes of dwellings within the National Park, including accommodation for older people and those needing special facilities, care or support at home. Applications should include information on how the proposal meets the needs identified in the North York Moors Strategic Housing Market Assessment or other local surveys.</p> <p>All proposals should be of a high quality design and construction to ensure that the character and distinctiveness of the built environment and local landscape are maintained.</p> <p>The supply of sites and new development will impact indirectly on the property market through the price mechanism. We have used current values (and costs) within our appraisals.</p> <p>Our scheme typologies matrix and viability appraisals are designed to test the viability of the cumulative impact of all of the new policies and allocations herein. We have adopted tenures, types and sizes of dwellings in line with the SHMA, RP requirements and discussions with the Authority.</p>
Policy CO6 - Housing in Helmsley	Indirect	<p>In order to deliver the objectives of the Helmsley Plan, the following types of housing development will be permitted:</p> <ol style="list-style-type: none"> 1. Development of open market and affordable housing on sites allocated under Policy H1 of the Helmsley Plan, New Residential Development. 2. Development of open market housing on small infill sites brought forward under Policy H2 of the Helmsley Plan, Windfall Development. Individual dwellings should have an internal floor area of no more than 93 square metres. 3. Conversion of an existing building within the main built up area to open market housing where the proposal complies with the requirements of Policy CO13.

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		<p>This policy complements the Helmsley Plan which identifies the sites and circumstances for open market housing in Helmsley. Development in accordance with the Helmsley Plan will have an indirect impact on market values in Helmsley as the new stock is absorbed into the market.</p> <p>There is therefore no direct impact on Plan viability and we have used current values within our appraisals.</p>
Policy CO7 - Housing in Larger Villages	Direct	<p>In order to support the wider service function of Larger Villages, the following types of housing development will be permitted:</p> <ol style="list-style-type: none"> 1. Principal residence or affordable housing on suitable infill sites within the main built up area of the village. Individual dwellings should have an internal floor area of no more than 93 square metres unless, in the case of an affordable dwelling, a specific need for a larger unit has been identified. 2. Conversion of an existing building within the main built up area of the village to principal residence or affordable housing where the proposal complies with the requirements of Policy CO13. <p>Policy CO8 aims to support services and maintain the economic vitality of Larger Villages within the National Park by permitting the development of principal residence or affordable housing on small infill sites or by conversions of existing buildings. Larger sites within these villages would only be considered for housing development as an exception to policy and proposals would be assessed under Policy CO12 below.</p> <p>Restricting the housing tenure (principle residence and affordable housing) and size will limit the values which developments can achieve. Our scheme typologies matrix and viability appraisals are specifically designed to test the viability of this policy in the context of the cumulative impact of all of the new policies herein. We have taken these requirements (tenure and size) into account within our typologies matrix and assumptions.</p>

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Policy CO8 - Housing in Smaller Villages	Direct	<p>In order to maintain the tranquil rural character of Smaller Villages whilst also meeting the needs of the local community, the following types of housing development will be permitted:</p> <ol style="list-style-type: none"> 1. Local needs or affordable housing on suitable infill sites within the main built up area of the village. Individual dwellings should have an internal floor area of no more than 93 square metres unless, in the case of an affordable dwelling, a specific need for a larger unit has been identified; 2. Conversion of an existing building within the main built up area to affordable or local needs housing where the proposal complies with the requirements of Policy CO13. <p>Restricting the housing tenure (local occupancy and affordable housing) and size will limit the values which developments can achieve. See CO7 above.</p>
Policy CO9 - Botton Village	Indirect	<p>Proposals for development which is necessary to meet the needs of the supported community at Botton will be permitted in accordance with the following principles:</p> <ol style="list-style-type: none"> 1. New community facilities should be located in the Village Centre or Falcon neighbourhoods, reinforcing their position at the centre of the community. It must be demonstrated that the need for the new development cannot be met through the re-use, extension or alteration of an existing appropriate building or facility; 2. Works to improve existing buildings used for living accommodation, including their conversion to create new self-contained dwellings for supported residents, will be permitted within any of the eight neighbourhoods (Village Centre, Falcon, Botton Farm, High Farm, Stormy Hall, Lodge, Nook and Honey Bee Nest); 3. Proposals for the conversion and/or change of use of existing buildings within Village Centre or Falcon should comply with requirements 1 to 6 of Policy CO13, Conversion and Change of Use of Buildings Within Settlements;

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		<p>4. Proposals for the conversion and/or change of use of existing buildings within any of the other neighbourhoods should comply with requirements 1 to 6 of Policy CO14, Conversion and Change of Use of Buildings in Open Countryside;</p> <p>5. New agricultural buildings or structures or extensions to existing agricultural buildings should comply with the requirements of Policy BL5, Agricultural Development;</p> <p>6. Works to improve or extend private roads or tracks to meet an agricultural, forestry or community need should comply with the principles set out in Policy BL6, Tracks;</p> <p>7. All development proposals should respect the existing character of the neighbourhood and its landscape setting as set out in the Botton Village Character Appraisal.</p> <p>This policy will impact upon the nature of developments that secure planning permission and the spatial distribution of development which would indirectly influence land values through the price mechanism. Note that this is a specialist community and relatively isolated in the National Park.</p> <p>There is no impact on Plan viability.</p>
Policy CO10 – Housing in the Open Countryside	Direct	<p>In order to maintain the quality of the National Park landscape, housing development in Open Countryside will only be permitted in the following circumstances:</p> <p>1. Where there is an essential need for a dwelling in the proposed location to support established farming, forestry or other essential land management activities. It must also be demonstrated that:</p> <ul style="list-style-type: none"> a) The need for the accommodation cannot be met through the re-use or alteration of an existing suitable building; b) The proposed accommodation is essential to the functioning of a financially sound enterprise which has been established for at least three years; c) The dwelling will be used only in connection with that enterprise; d) The size and specification of the dwelling is commensurate with the functional need for accommodation.

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		<p>Occupancy will be restricted to agricultural, forestry or other essential land management workers as appropriate.</p> <ol style="list-style-type: none"> 2. Where an existing dwelling is to be replaced in accordance with Policy CO16, Replacement Dwellings; 3. Where a rural building which is important in the landscape is to be converted in accordance with Policy CO14, Conversion and Change of Use of Buildings in Open Countryside; <p>Dwellings which are not of a high quality or which have a harmful impact on the landscape will not be permitted.</p> <p>This policy will impact upon the nature of developments that secure planning permission and the spatial distribution of development which would indirectly influence land values through the price mechanism. Restricting the housing tenure, use (farming, forestry etc) and size will limit the values which developments can achieve. Our scheme typologies matrix and viability appraisals are specifically designed to test the viability of this policy in the context of the cumulative impact of all of the new policies herein. We have taken these requirements into account within our typologies matrix.</p>
Policy CO11 – Affordable Housing on Rural Exception Sites	Direct	<p>In order to meet specifically identified local affordable housing needs, the development of 100% affordable dwellings will be permitted as an exception to policy on appropriate sites:</p> <ol style="list-style-type: none"> 1. Adjacent to the main built up area of Helmsley or the Larger Villages; 2. Within the main built up area of the Larger Villages; 3. Within or adjacent to the main built up area of the Smaller Villages, provided a Sustainability Assessment demonstrates that the homes will contribute to the environmental, social and economic sustainability of the settlement. <p>Proposals will only be permitted where:</p>

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		<p>a) The need for the proposed number, type, size and tenure of affordable dwellings is supported by an up-to-date local housing needs survey and the proposed rent and/or mortgage costs are genuinely affordable for local people;</p> <p>b) The number, design, materials and proposed layout of the dwellings are appropriate to the size, form and character of the settlement;</p> <p>c) There is no conflict with identified important undeveloped spaces within the settlement or important views into or out of the settlement;</p> <p>d) Robust arrangements are put in place to ensure that the dwellings remain affordable to the community in perpetuity;</p> <p>e) Effective community engagement has been undertaken.</p> <p>The occupancy of all affordable dwellings will be restricted to those in need of affordable housing who also have a local connection in accordance with that set out in this Plan.</p> <p>Where a scheme is proposed within the main built up area of a Larger Village and there are exceptional circumstances which demonstrate that it is not financially viable for all the dwellings to be affordable, the Authority will consider a mix of principal residence and affordable housing, provided that at least 50% of the dwellings are affordable in perpetuity.</p> <p>Our scheme typologies matrix and viability appraisals are specifically designed to test the viability of this policy in the context of the cumulative impact of all of the new policies herein. The drafting of this policy is an iterative process having regard to the results of the viability appraisals and specifically the sensitivity appraisals.</p> <p>It is important to note that, “exceptionally”, a lower requirement for affordable housing will be acceptable where there is clear, independently verified evidence that it would make the development unviable.</p> <p>Furthermore, our appraisals are to test the viability of this policy so we have appraised various hypothetical RES schemes. This policy has a direct impact on viability given it requires 100% of units</p>

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		to be affordable, and therefore the purpose of our appraisal is to establish the quantum of any subsidy required for 100% affordable housing scheme (either by grant or by local occupancy / principal residency 'market' housing).
Policy CO12 – Conversion and Change of Use of Buildings Within Settlements	Indirect	<p>Conversion of an existing building within the main built up area of one of the settlements listed under Strategic Policy B be permitted where:</p> <ol style="list-style-type: none"> 1) The building makes a positive contribution to the character of the settlement; 2) The building is structurally sound and capable of conversion without substantial rebuilding, as demonstrated by a qualified structural engineer's report; 3) The building is of sufficient size for the proposed use and services and other functional requirements can be provided without harm to the fabric of the building or its surroundings; 4) The proposal is of a high quality design and construction, reflecting the form and character of the building and the surrounding area; 5) The proposed use does not lead to changes in the building's curtilage or the creation of any new vehicular access or parking area that would adversely affect the character and appearance of the building or its surroundings; 6) In the case of a listed building or a building with architectural and historic significance the requirements of Policy ENV11 Built Heritage are also met. 7) A building within the immediate curtilage of an existing dwelling is to be converted for purposes incidental to the residential use of the dwelling including residential annexes, in which case the requirements of Policy CO19 must also be met. <p>The loss of existing community, retail or business uses will be resisted and proposals which would change these uses should meet the requirements of Strategic Policies K, and Policies BL1, or BL6 as appropriate. Where it is demonstrated that the existing use cannot be retained, new uses that may be permitted are:</p>

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		<p>a) Retail, employment, education or training use; b) Tourism or recreation facilities or accommodation; c) Housing.</p> <p>The proposed new use must be compatible in nature, scale and level of activity with the surrounding locality and any neighbouring buildings.</p> <p>The following types of housing proposal will be considered:</p> <ul style="list-style-type: none"> I. Helmsley: Open market housing II. Larger Villages: Principal residence housing in the case of conversions that would result in up to five new dwellings, subject to viability; III. Smaller Villages: Local needs housing in the case of conversions in Smaller Villages that would result in up to five new dwellings, subject to viability;. IV. Residential annexes where the building is within the immediate curtilage of an existing dwelling, in which case the requirements of Policy CO21 must also be met. <p>This policy is in respect of conversion rather than new development. There is no direct impact on Plan viability.</p>
Policy CO13 – Conversion and Change of Use of Buildings in Open Countryside	Indirect	<p>Proposals for conversion and/or change of use of buildings in Open Countryside will be permitted where:</p> <ul style="list-style-type: none"> 1. The building is of architectural or historic importance and makes a positive contribution to the landscape and special qualities of the National Park; 2. The building is structurally sound and capable of conversion without substantial rebuilding, as demonstrated by a qualified structural engineer’s report;

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		<ol style="list-style-type: none"> 3. The building is of sufficient size to accommodate the proposed use without the need for significant alterations, extensions or other new buildings; 4. The proposal is of a high quality design which retains existing external features which contribute significantly to the character of the building including original openings and roofing materials. The design should reflect the traditional form and character of the building and provide for essential services and other functional requirements without harm to the fabric of the building or its setting; 5. The proposed use does not lead to changes in the building’s curtilage or the creation of any new vehicular access or parking area that would adversely affect the character and appearance of the building or the surrounding landscape; 6. The requirements of Policy ENV11 Built Heritage are also met. <p>The proposed new use must be compatible in nature, scale and level of activity with the surrounding locality and any neighbouring buildings. Acceptable new uses for rural buildings that may be permitted under this policy are:</p> <ol style="list-style-type: none"> a) Employment, education or training use; b) Holiday accommodation or tourism facilities; c) Local needs housing, provided the building is located within an existing group of buildings that have a close physical and visual relationship to each other and include an existing residential unit within the group; d) Residential annexes where the building is within the immediate curtilage of an existing dwelling, in which case the requirements of Policy CO21 must also be met. <p>Again, this policy is in respect of conversion rather than new development. There is no direct impact on Plan viability.</p>

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Policy CO14 – Local Connection Criteria for Local Needs Housing	Direct	<p>All permissions for local needs dwellings will be subject to a planning condition which requires occupants to meet at least one of the following local connection criteria:</p> <ol style="list-style-type: none"> 1. Currently resident in the National Park, having been resident in the Park for at least the previous 3 years; 2. Currently in employment in the National Park; 3. Having an essential requirement for substantial support from relatives who are currently living in the National Park and have resided in the Park for at least the previous 3 years; 4. Having an essential requirement for substantial support from relatives who are currently living in the National Park and resided in the Park for at least the previous 3 years; 5. Former resident whose case for needing to return to the National Park is accepted by the Authority. <p>Limiting occupation to local people will impact on property values. We have used current values and adjusted them accordingly in consultation with Registered Providers.</p>
Policy CO15 – Replacement Dwellings	Indirect	<p>The replacement of an existing dwelling outside the main built-up area of Helmsley or any of the Larger or Smaller Villages listed in the settlement hierarchy will only be permitted where:</p> <ol style="list-style-type: none"> 1) Residential use has not been abandoned; 2) The dwelling is in an unsatisfactory state of repair or lacks basic amenities and is not of architectural or historic importance; 3) It is demonstrated that it is not feasible to repair or improve the existing dwelling or, if repairs are feasible but the existing building is incongruous in the landscape, it is demonstrated that the replacement dwelling would make a significantly improved contribution to the local landscape character;

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		<p>4) The replacement dwelling is in the same position as the existing unless it can be demonstrated that an alternative position is more acceptable in landscape terms and that the original dwelling will be removed beforehand;</p> <p>5) The replacement dwelling is of an appropriate design and has a similar floor area, volume, scale and curtilage to the existing dwelling.</p> <p>This policy is in respect of replacing dwellings on a like for like basis. There is no impact on Plan viability.</p>
Policy CO16 - Gypsy, Roma and Traveller Accommodation	Indirect	<p>Proposals for permanent sites within the National Park to meet the identified accommodation needs of Gypsies, Roma and Travellers will be permitted if it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. There is a proven permanent need as evidenced by a Gypsies, Roma and Traveller Accommodation Assessment; 2. There are no alternative suitable sites outside the National Park boundary to meet that need; 3. It can be demonstrated that National Park purposes will not be compromised; 4. The proposed site is for no more than two units and is in close proximity to the highway network in a position that is appropriate to the locality with existing screening; 5. Essential infrastructure and services can be provided at the site without there being a harmful impact on the surrounding area; 6. The site is reasonably accessible to local services, including schools and has sufficient space for vehicle parking and manoeuvring. <p>This is not a large sector of the property market and therefore the supply of these sites will have limited, if any impact, on viability. Cost and value assumptions and land supply / price should be monitored for future reviews.</p>

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Policy CO17 - Removal of Agricultural Occupancy Conditions	Indirect	The removal of occupancy conditions relating to agriculture, forestry or other essential land management activity will only be permitted where it can be demonstrated that there is no longer a need for the accommodation on the holding or from persons meeting the conditions in the locality. Where this has been successfully demonstrated the condition will be substituted with a condition limiting the dwelling to local needs in accordance with Policy CO1. This policy reflects the restrictive occupancy requirements in the National Park which is reflected in the values assumptions herein. There is no impact on Plan viability.
Policy CO18 - Householder Development	Indirect	This policy sets out the detailed requirements for householder development (i) within the domestic curtilage of dwellings, (ii) extensions and alterations, and (iii) existing outbuildings and the development of new outbuildings. This policy together with the planning rights and restrictions will impact the second hand market. There is no direct impact on Plan viability for new build housing.
Policy CO19 - Residential Annexes	Indirect	This policy place additional requirements over and above Policy CO20 - Householder Development for residential annexes. This policy will impact the second hand market. There is no impact on Plan viability.
Policy CO20 - Extensions to Domestic Curtilages	Indirect	Proposals for the extension of existing domestic curtilages will be permitted only where: <ol style="list-style-type: none"> 1. The change to domestic use will not have an adverse impact on the local landscape character; 2. The land does not form part of an important amenity or open space or a valuable local habitat or heritage asset;

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		<p>3. The change to domestic use will not cause unacceptable harm to the amenities of neighbouring occupiers by reason of noise, disturbance or other adverse impact.</p> <p>4. The proposal will incorporate an environmental enhancement</p> <p>This policy will impact the second hand market if curtilages expand. There is no impact on Plan viability for new build plots.</p>
Policy CO21 - Equestrian Development for Private Use	Indirect	<p>This policy sets out requirements for horse related development for private use, including stables, outdoor exercise areas and permanent field shelters.</p> <p>Where permission is granted, planning conditions will be imposed to control the equestrian use and ensure that the facility is for private use only.</p> <p>There is no direct impact on Plan viability from this policy that supports private equestrian related proposals.</p>

* Those policies with a direct impact on viability include policies such as affordable housing, minimum housing standards etc. that have a measurable impact on viability. These have been explicitly factored into our economic viability appraisals.

Those policies with an indirect impact have been incorporated into the viability study indirectly through the property market cost and value assumptions adopted e.g. market values and BICS costs.

It is important to note that all the policies have an indirect impact on viability. The Council's Local Plan sets the 'framework' for the property market to operate within. All the policies have an indirect impact on viability through the operation of the property market (price mechanism) and via site allocations which shapes land supply over time.

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