

**HELMSLEY PLAN**  
**SITE SELECTION METHODOLOGY ASSESSMENT**

## INTRODUCTION

The Site Selection Methodology (SSM) is intended to objectively screen and then assess sites taking into account a wide range of factors to guide choices over site allocations in the Sites Development Plan Document (DPD) and the Helmsley Plan. The approach has also been supported by the National Park Authority for the assessment of sites in Helmsley and is set out in detail below. The content and staging of the SSM was consulted on in both 2009 and 2010 by Ryedale District Council.

Proposers of sites are now required to produce a greater amount of detail and this process cannot be a surprise. Indeed it is essential to positively engage the development industry for them to have confidence in the process, and ultimately for the right development to take place in the right places. All the Stages of the SSM involve the gathering of further information to enable assessment to take place. This SSM effectively 'signposts' developers to the likely site specific requirements needed to progress their site. However this is not only to be done by developers –it also involves information gathering by statutory and non-statutory bodies who provide some of this information, including Ryedale District Council, the North York Moors National Park Authority and North Yorkshire County Council. It is essential therefore that this process begins now, so that proposers of the site are aware of the likely information requirements from them.

The SSM is split into 3 stages:

**Stage 1** - is an initial sift of sites which do not fit with the approach of the North York Moors National Park Core Strategy or the Ryedale Local Plan Strategy or have significant constraints which effectively prevent the site coming forward for development.

**Stage 2** – is made up of three assessment levels to allow comparisons between the various factors and to take into account the weighting of those factors. These are:

- *Assessment 1* - considers key strategic considerations – accessibility, highways and flood risk - that should be given due weight through this methodology and which were supported at consultation as having more significant weight.
- *Assessment 2* - considers groups of detailed thematic considerations which influence and inform relative merits of each site.
- *Assessment 3* - considers the deliverability of the site in terms of physical, commercial, legal and other factors. It also assesses the likely contributions that can be secured from the development of the site to necessary infrastructure to deliver the objectives of the plan. This will be an ongoing discussion and negotiation with the development industry.

**Stage 3** – represents the outcome of Stages 1 and 2 to enable Officers to make informed choices based on the results of the detailed assessment undertaken.

### What uses included?

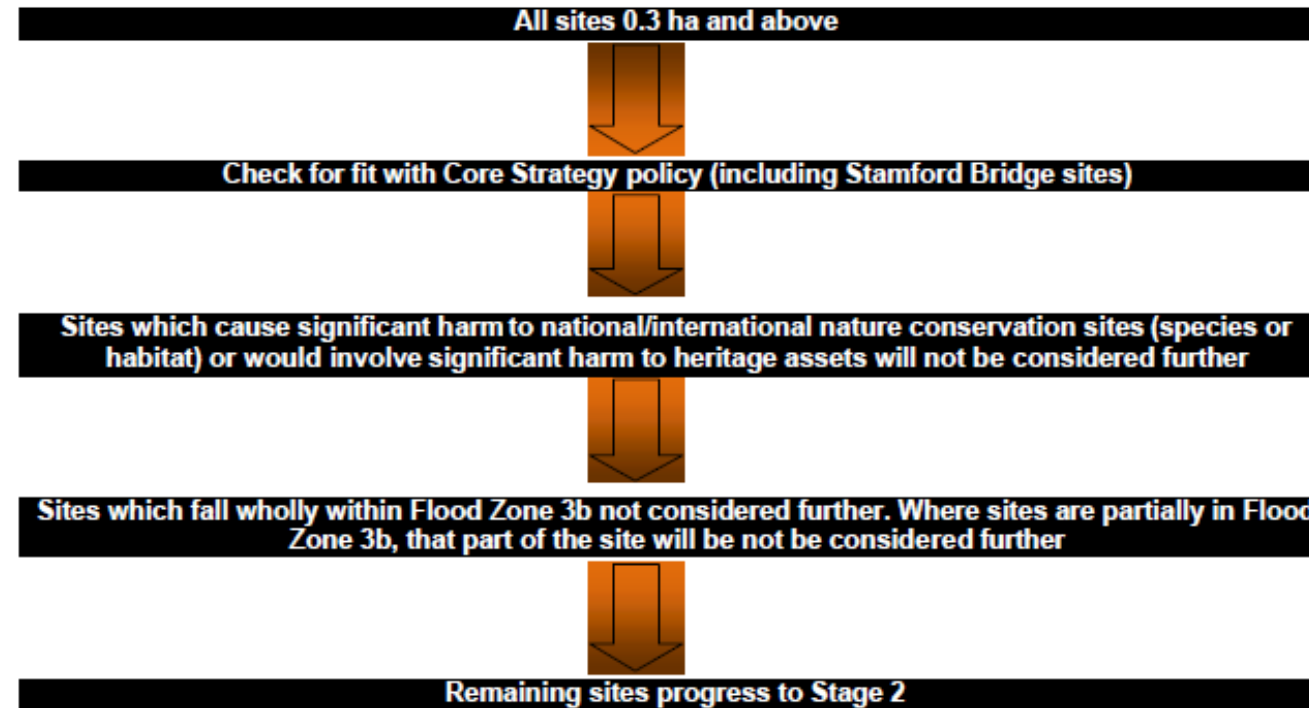
The SSM applies the approach of the Ryedale Local Plan Strategy for the key land uses which are housing, employment and retail. Mixed-use sites are also included where they involve elements of the key land uses.

Uses to be considered through SSM:

- Housing (including use classes C2 and C3)
- Employment (including use classes B1, B2 and B8)
- Retail (including use classes A1, A2 and A3)
- Mixed Use sites (which include elements of the above)
- Uses not considered individually through the SSM unless part of mixed use proposal set out above:
- Leisure or tourism
- Open space
- Transport
- Community uses

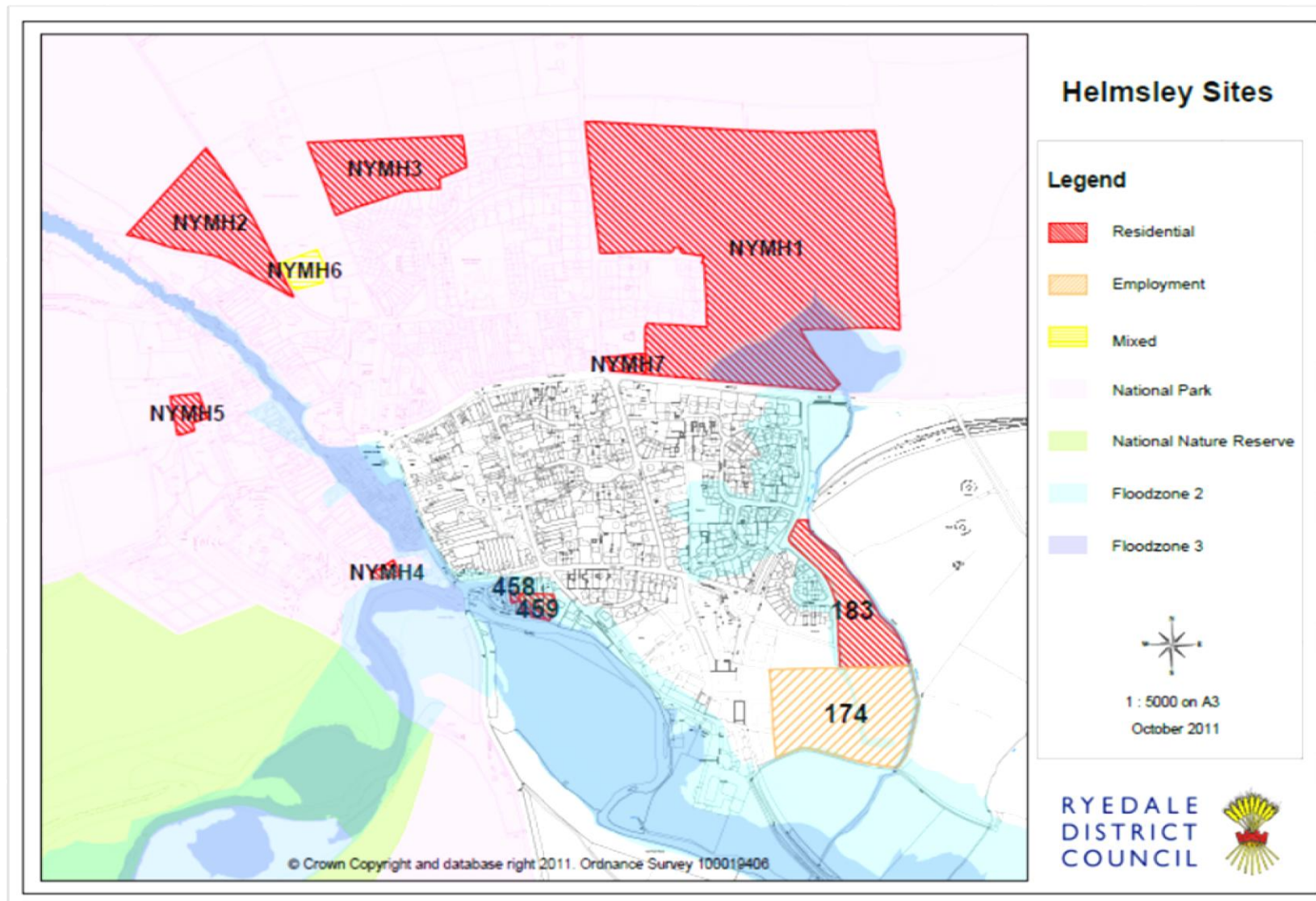
### Stage 1 - Sift

This is the only stage where sites are ruled out of consideration when the considerations are applied. The latter two stages are concerned with comparison of the relative merits of sites remaining after this first stage 'sieve' has been undertaken. In particular this stage applies the approach of the North York Moors National Park Core Strategy and Ryedale Local Plan Strategy in guiding allocations through the Sites and Helmsley DPDs. It also dismisses sites which are affected by constraints of a significance which effectively preclude them coming forward for development. These constraints are national and international level nature conservation sites and Flood Zone 3b (functional floodplain). The threshold for sites being capable of allocation is 0.3ha and above. Below this level sites will not be taken further.



**STAGE 1 – SIFT**

This initial sift was carried out on the sites originally put forward by developers as part of the call for sites by Ryedale District Council for their 2009 consultation on the Core Strategy and in response to the Helmsley Plan Discussion Paper consultation paper which took place in 2012.



### Stage 1 Site Assessment

<b>Site No</b>	<b>NYMH1</b>
<b>Site</b>	Land to the North of Swanland Road and East of Carlton Road
<b>Size of Site</b>	2.3
<b>Possible capacity</b>	69
<b>Site Description</b>	
<p>The site is located to the north of Swanland Road, where access has been created into the site by the original development. The land falls gently from north east to south west and is bounded on its northern edge by much steeper slopes rising towards Ashdale Plantation, Cliff Hill and Monk Holme Wood. The development site is broadly level.</p>	

### Stage 1 Sift

Is the site above 0.3 ha?	Yes
Core Strategy/Local Plan Strategy?	Yes
Does the site cause harm to national/international nature conservation sites?	No
Is the site within Flood Zones 3b?	No
<b>Progress to Stage 2 Sift?</b>	<b>Yes</b>

### Stage 1 Site Assessment

<b>Site No</b>	<b>NYMH2</b>
<b>Site</b>	Land to the North of Beckdale Road
<b>Size of Site</b>	2.39ha
<b>Possible capacity</b>	71
<b>Site Description</b>	
<p>This broad location is a triangular shaped area, tapering to the south, and being situated on the north-western edge of Helmsley. To the east of the area is the unclassified no through road.</p>	

### Stage 1 Sift

Is the site above 0.3 ha?	Yes
Core Strategy/Local Plan Strategy?	Yes
Does the site cause harm to national/international nature conservation sites?	No
Is the site within Flood Zones 3b?	No
<b>Progress to Stage 2 Sift?</b>	<b>Yes</b>

### Stage 1 Site Assessment

Site No	<b>NYMH3</b>
Site	Land to the North of Elmslac Road
Size of Site	2.10ha
Possible capacity	63
Site Description	<p>The land concerning this broad location is to the north of Helmsley, and despite being to the north, the land is flat within this area, before it begins to rise again.</p>

### Stage1 Sift

Is the site above 0.3 ha?	Yes
Core Strategy/Local Plan Strategy?	Yes
Does the site cause harm to national/international nature conservation sites?	No
Is the site within Flood Zones 3b	No
<b>Progress to Stage 2 Sift?</b>	Yes

### Stage 1 Site Assessment

Site No	<b>NYM4</b>
Site	Land West of 4 Buckingham Square
Size of site	0.08ha
Possible capacity	2 units
Site Description	<p>This site is a small area located adjacent to two listed buildings within close proximity to the entrance to Duncombe Park and within the Conservation Area. The development of this site would need to consider the potential impact on both the Conservation Area and the adjacent listed buildings.</p>

### Stage 1 Sift

Is the site above 0.3 ha?	No
Core Strategy/Local Plan Strategy?	Yes
Does the site cause harm to national/international nature conservation sites?	No
Is the site within Flood Zones 3b	Yes
<b>Progress to Stage 2 Sift?</b>	No

### Stage 1 Site Assessment

Site No	<b>NYMH5</b>
Site	Land West of Castle Court
Size of Site	0.26ha
Possible capacity	8
Site Description	<p>This a small site of 0.26ha which is adjacent to the modern development of Castle Court. The site is relatively flat and currently accommodates a number of stone sheds. The site is adjacent to the curtilage of Knipes Hall a Grade II Listed Building. The site is identified in the Conservation Area Appraisal as being an important open space which offers important views into/out of the Conservation Area.</p>

### Stage 1 Sift

Is the site above 0.3 ha?	No
Core Strategy/Local Plan Strategy?	Yes
Does the site cause harm to national/international nature conservation sites?	No
Is the site within Flood Zones 3b	No
<b>Progress to Stage 2 Sift?</b>	<b>No</b>

### Stage 1 Site Assessment

Site No	<b>NYM7</b>
Site	Land North of Linkfoot Lane and East of Carlton Road
Size of Site	0.17ha
Possible capacity	5
Site Description	<p>The site is a relatively flat piece of land currently used for sheep grazing.</p>

### Stage 1 Sift

Is the site above 0.3 ha?	No
Core Strategy/Local Plan Strategy?	No
Does the site cause harm to national/international nature conservation sites?	No
Is the site within Flood Zones 3b	No
<b>Progress to Stage 2 Sift?</b>	<b>No</b>

### Stage 1 Site Assessment

Site No	<b>174/ EMP2</b>
Site	Land South of Riccal Drive
Size of Site	3.27ha
Possible capacity	98
Site Description	
<p>The site is a Greenfield site on the edge of Helmsley and allocated employment land in the Local Plan. Access to this site would need to be gained from Sawmill Lane or the development of adjacent land. Site is adjacent to existing B1/B2/B8 uses and could provide additional land for the expansion of the industrial estate.</p>	

### Stage 1 Sift

Is the site above 0.3 ha?	Yes
Core Strategy/Local Plan Strategy?	Yes
Does the site cause harm to national/international nature conservation sites?	No
Is the site within Flood Zones 3b	No
<b>Progress to Stage 2 Sift?</b>	<b>Yes</b>

### Stage 1 Site Assessment

Site No	<b>183/EMP1</b>
Site	Land East of Riccal Drive
Size	1.54ha
Possible capacity	46
Site Description	
<p>This broad location is on the flatter, southeastern side of the town. Spittle Beck borders it to the east, and the River Rye to the South. From the southern and eastern A170 approaches, there would be no views of the site. There could be potential views from the B1257 northwestern approach, the unclassified northwestern approach and from Carlton Lane when viewing from an elevated position. This site conforms to the development of the town, and abuts existing twentieth century development. When viewed from east of the town, looking west close to the Round Barrow Sites, the land falls away to Spittle Beck, and is well screened by trees;</p>	

### Stage 1 Sift

Is the site above 0.3 ha?	Yes
Core Strategy/Local Plan Strategy?	Yes
Does the site cause harm to national/international nature conservation sites?	No
Is the site within Flood Zones 3b	No
<b>Progress to Stage 2 Sift?</b>	<b>Yes</b>



### Stage 1 Site Assessment

Site No	<b>458</b>
Site	Land South of 9-10 Ryegate
Size of site	0.02ha
Possible capacity	1
Site Description	
<p>A very small site located on backland in close proximity to the river. The site is located within Flood Zones 2 and 3 and have been affected by flash flooding and the Environment Agency strongly recommends that development is steered away from this site.</p>	

### Stage 1 Sift

Is the site above 0.3 ha?	No
Core Strategy/Local Plan Strategy?	
Does the site cause harm to national/international nature conservation sites?	No
Is the site within Flood Zones 3b	Yes
<b>Progress to Stage 2 Sift?</b>	<b>No</b>

### Stage 1 Site Assessment

Site No	<b>459</b>
Site	Land South of 12-22 Ryegate
Size of site	0.19ha
Possible capacity	5
Site Description	
<p>The land comprises a range of outbuildings located in the rear gardens of properties located on Ryegate.</p>	

### Stage 1 Sift

Is the site above 0.3 ha?	No
Core Strategy/Local Plan Strategy?	Yes
Does the site cause harm to national/international nature conservation sites?	No
Is the site within Flood Zones 3b	Yes
<b>Progress to Stage 2 Sift?</b>	<b>No</b>

### Conclusions to the Stage 1 Sift

Following the initial sift the following sites have been eliminated as they are below 0.3ha in size:-

NYMH4 – Land west of 4 Buckingham Square  
NYMH5 – Land West of Castle Court  
NYMH7 – Land north of Linkfoot Lane and East of Carlton Road  
458 – Land South of 9-10 Ryegate  
459 – Land South of 12-22 Ryegate

It should be noted that with the exception of NYMH7, these sites are located within the development boundary identified on the Policies Map. The principle of residential development in general terms is supported where they are located within the development boundary shown on the Policies Map. However this is subject to all other matters being acceptable. Any proposal which came forward would be considered against Policy H2 (Infill Development) of the Publication version of the Helmsley Plan.

Site NYMH6 (Land north of the cemetery) has been built on so is no longer available for development as it forms the site of the new vicarage.

The following sites were taken forward for further assessment at Stage 2:-

NYMH1 – Land north of Swanland Road  
NYMH2 – Land North of Beckdale Road  
NYMH3 – Land North of Elmslac Road  
183 – Land East of Riccal Drive  
174 – Land South of Riccal Drive

Following the consultation on the Discussion Paper the developers for site NYMH1 submitted a site, which was greatly reduced in size to the original submitted, however this resulted in the creation of two separate sites, NYMH1 and NYMH8. After conducting site visits it became clear that the nature of the revised site NYMH1 warranted two separate assessments through the site selection methodology as one area was different in character to the other. Following discussions with developers site 174 and 183 has been assessed separately for residential allocation and employment allocation rather than as a mixed development as originally proposed.

## **STAGE 2 – SITE ASSESSMENTS**

### **Stage 2 – Site Assessments**

This stage is made up of three assessment levels. Assessment 1 considers the key factors which allow comparisons between the various factors and to take into account the weighting of those factors. Assessment 1 considers key strategic considerations (those supported at consultation) – accessibility, highways and flood risk - that should be given due weight through this methodology as having more significant weight.

Assessment 2 considers groups of detailed social, environmental and economic thematic considerations which influence and inform the relative merits of each site.

Assessment 3 considers the deliverability of the site in terms of physical, commercial, legal and other factors. It also assesses the likely contributions that can be secured from the development of the site to necessary infrastructure to deliver the objectives of the plan. This will be an ongoing discussion and negotiation with the development industry.

#### **Assessment 1- Key Site Considerations**

Sites from Stage 1 will be assessed on a Settlement basis in accordance with the Settlement Hierarchy of the Ryedale Local Plan Strategy. There are a number of constraints which are critical to the ability or appropriateness of a site coming forward. After an analysis of all the various elements set out in Table 2 above, the following elements are considered to have that weight or importance:

- **Accessibility**– Using local standards and those developed for the Yorkshire and Humber Regional Spatial Strategy
- **Flood Risk** – Assessing the main flooding factors including Flood Zone and Vulnerability of Use
- **Highway assessment** – Applying initial highway advice from the Highway Authority

These factors have are given additional weight in the decision making process as they are fundamental principles about the acceptability of a site, before more detailed factors can be assessed in Stage 2. Results from Assessment 1 in Stage 2 will be analysed in detail and then compared to the results from Assessments 2 and 3 to arrive at a balanced view of the suitability of the site. Results will be presented in a clear visual way to enable comparisons between the relative merits of each site.

## Site Selection Methodology Stage 2 Assessment

The Stage 2 assessment is made up of three assessment levels to allow comparisons between the various factors and to take into account the weighting of those factors, These are:

Assessment 1 – considers key strategic considerations – accessibility, highways and flood risk – that should be given due weight through this methodology and which were supported at consultation as having more significant weight.

Assessment 2 – considers groups of detailed thematic considerations which influence and inform relative merits of each site.

Assessment 3 – considers the deliverability of the site in terms of physical, commercial, legal and other factors. It also assesses the likely contributions that can be secured from the development of the site to necessary infrastructure to deliver the objectives of the plan. This will be an ongoing discussion and negotiation with the development industry.

### Key to table

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	-
	Unknown

			NYMH1 - Land north of Swanland Road and East of Carlton Road	Wider Site of NYMH1	NYMH2 – Land north of Beckdale Road	NYMH3 – Land North of Elmslac Road	174 – Land South of Riccal Drive	183 – land East of Riccal Drive	NYMH8 – Land to the South of Swanland Road	EMP1 land East of Riccal Drive	EMP2 Land to the South of Swanland Road	
Q1A How accessible is the site to key services and facilities	Bus stop	Up to 5 minutes walking time ++										
		Up to 10 minutes walking time +										
		Up to 15 minutes walking time –										
		Over 20 minutes walking time --										
	Nearest commercial limit	Up to 5 minutes walking time ++										
		Up to 10 minutes walking time +										
Up to 15 minutes walking time –												



			NYMH1 - Land north of Swanland Road and East of Carlton Road	Wider Site of NYMH1	NYMH2 – Land north of Beckdale Road	NYMH3 – Land North of Elmslac Road	174 – Land South of Riccal Drive	183 – land East of Riccal Drive	NYMH8 – Land to the South of Swanland Road	EMP1 land East of Riccal Drive	EMP2 Land to the South of Swanland Road
		walking time – Over 20 minutes walking time --									
	Nearest Doctors Surgery	Up to 5 minutes walking time ++ Up to 10 minutes walking time + Up to 15 minutes walking time – Over 20 minutes walking time --									
Overall accessibility rating	Site has excellent accessibility ++ Site has good accessibility + Site has variable accessibility – Site has poor accessibility --	Site has good overall accessibility to local services as is within 5 minutes walking time of key services and facilities	Site has good overall accessibility to local services as is within 5 minutes walking time of key services and facilities	Site has good accessibility as it is within 10 minutes walking time of key services and facilities	Site has good accessibility as it is within 5 minutes walking time of key services and facilities	Site has good accessibility as it is within 10 minutes walking time of key services and facilities	Site has good accessibility as it is within 10 minutes walking time of key services and facilities	Site has good accessibility as it is within 10 minutes walking time of key services and facilities	Site has good overall accessibility to local services as is within 5 minutes walking time of key services and facilities	Site has good accessibility as it is within 10 minutes walking time of key services and facilities	Site has good accessibility as it is within 10 minutes walking time of key services and facilities
<b>Flood Risk</b>											
Q2 How does the site perform against the flooding sequential test as set out in the NPPF in terms of what flood zone the site falls in?	Flood Zones 1, 2 or 3a	The site is within Flood Zone 1 and is therefore not at risk from flooding, as shown on maps provided by the Environment Agency in 2012.	The site is within Flood Zone 1 and is therefore not at risk from flooding, as shown on maps provided by the Environment Agency in 2012.	The site is within Flood Zone 1 and is therefore not at risk from flooding, as shown on maps provided by the Environment Agency in 2012.	The site is within Flood Zone 1 and is therefore not at risk from flooding, as shown on maps provided by the Environment Agency in March 2012	Part of the site (along the road) is in Flood Zone 2 along road and part of the site (along the beck) is in Flood Zone 3, as shown in maps supplied by the Environment Agency in March 2012. As this is only relates to a small part of the	Part of the site (along the road) is in Flood Zone 2 along road and part of the site (along the beck) is in Flood Zone 3, as shown in maps supplied by the Environment Agency in March 2012.	A small area in south east corner of the site is located within Flood Zone 2 as shown on maps provided by the Environment Agency in March 2012.	Part of the site (along the road) is in Flood Zone 2 along road and part of the site (along the beck) is in Flood Zone 3, as shown in maps supplied by the Environment Agency in March 2012. As this is only relates to a small part of the site it is	Part of the site (along the road) is in Flood Zone 2 along road and part of the site (along the beck) is in Flood Zone 3, as shown in maps supplied by the Environment Agency in March 2012. As this is only relates to a small part of the site it is considered that	



		NYMH1 - Land north of Swanland Road and East of Carlton Road	Wider Site of NYMH1	NYMH2 – Land north of Beckdale Road	NYMH3 – Land North of Elmslac Road	174 – Land South of Riccal Drive	183 – land East of Riccal Drive	NYMH8 – Land to the South of Swanland Road	EMP1 land East of Riccal Drive	EMP2 Land to the South of Swanland Road
regional or local site of biodiversity (including SINC, LNRs or RIGs) or affect UK, NYMNP or Ryedale Biodiversity Plan protected species	feature/species possible – mitigation not required ++	SINC, LNR, RIGs or other regional or local nature conservation designations in or close to the site. Nesting birds surveys have been carried out as part of the Habitats Regulations Assessment which found no evidence of the use of the site by Golden Plover. Site comprises semi-improved and improved grassland used for sheep grazing. Open ditches and watercourses running through the site should be retained.	SINC, LNR, RIGs or other regional or local nature conservation designations in or close to the site. Nesting birds surveys have been carried out as part of the Habitats Regulations Assessment which found no evidence of the use of the site by Golden Plover. Site comprises semi-improved and improved grassland used for sheep grazing. Open ditches and watercourses running through the site should be retained.	SINC, LNR, RIGs or other regional or local nature conservation designations in or close to the site. Nesting birds surveys have been carried out as part of the Habitats Regulations Assessment which found no evidence of the use of the site by Golden Plover.	SINC, LNR, RIGs or other regional or local nature conservation designations in or close to the site. Nesting birds surveys have been carried out as part of the Habitats Regulations Assessment which found no evidence of the use of the site by Golden Plover.	SINC, LNR, RIGs or other regional or local nature conservation designations in or close to the site. It is possible that great crested newts may exist on the site however it the opinion of the authority's ecologist that if they do exist mitigation measures could be put in place.	SINC, LNR, RIGs or other regional or local nature conservation designations in or close to the site. It is possible that great crested newts may exist on the site however it the opinion of the authority's ecologist that if they do exist mitigation measures could be put in place.	SINC, LNR, RIGs or other regional or local nature conservation designations in or close to the site. Nesting birds surveys have been carried out as part of the Habitats Regulations Assessment which found no evidence of the use of the site by Golden Plover. Site comprises semi-improved and improved grassland used for sheep grazing.	SINC, LNR, RIGs or other regional or local nature conservation designations in or close to the site. It is possible that great crested newts may exist on the site however it the opinion of the authority's ecologist that if they do exist mitigation measures could be put in place.	SINC, LNR, RIGs or other regional or local nature conservation designations in or close to the site. It is possible that great crested newts may exist on the site however it the opinion of the authority's ecologist that if they do exist mitigation measures could be put in place.
	Neutral impact – no effect or effect can be fully mitigated +									
	Adverse impact but mitigation possible –									
	Serious impact with limited means of mitigation --									
Q6 Would the development provide opportunities for the provision of green infrastructure, including linking in with existing green infrastructure/ corridors	Excellent opportunities demonstrated to incorporate green infrastructure into the scheme and/or link to existing infrastructure/corridors ++	There are good opportunities to link with existing Rights of Way network.	There are good opportunities to link with existing Rights of Way network.	There are good opportunities for linking with existing Rights of Way network.	There are good opportunities for linking in with the existing Rights of Way network	There are good opportunities for linking in with the Rye Green Infrastructure corridor and existing Rights of Way network	There are good opportunities for linking in with the Rye Green Infrastructure corridor and existing Rights of Way network.	A public footpath lies to the north of the site. There are good opportunities to create new footpaths to link up footpaths along Spittle Beck south of the A170 with this footpath.	There are good opportunities for linking in with the Rye Green Infrastructure corridor and existing Rights of Way network	There are good opportunities for linking in with the Rye Green Infrastructure corridor and existing Rights of Way network
	Some opportunities demonstrated to incorporate green infrastructure into the scheme and/or link to existing infrastructure/corridors +									
	No opportunities demonstrated to incorporate green infrastructure into the scheme and/or link to									









		NYMH1 - Land north of Swanland Road and East of Carlton Road	Wider Site of NYMH1	NYMH2 – Land north of Beckdale Road	NYMH3 – Land North of Elmslac Road	174 – Land South of Riccal Drive	183 – land East of Riccal Drive	NYMH8 – Land to the South of Swanland Road	EMP1 land East of Riccal Drive	EMP2 Land to the South of Swanland Road
	<p>being developed and some existing landscape features can be retained. Site is unlikely to detract from landscape character +</p> <p>Site has medium landscape sensitivity to being developed and may affect landscape features, however mitigation is possible. Site may detract from landscape character unless satisfactory mitigation can be achieved –</p> <p>Site has high landscape sensitivity to being developed and will affect landscape features with limited/no means of mitigation. Site will detract from landscape character unless satisfactory mitigation can be achieved --</p>					developed nature of this area and the fact that the site is within a dip that is not easily visible in views towards and from the AONB.	fact that the site is within a dip that is not easily visible in views towards and from the AONB.		that the site is within a dip that is not easily visible in views towards and from the AONB.	developed nature of this area and the fact that the site is within a dip that is not easily visible in views towards and from the AONB.
Q10 Is the site capable of utilising existing landscape features to minimise its impact or provide adequate landscape mitigation measures?	<p>Site is capable of retaining and enhancing existing landscape features ++</p> <p>Site is capable of retaining some existing landscape features and limited or no landscape mitigation is required +</p> <p>Site will not retain most existing landscape features, however landscape mitigation is possible –</p> <p>Site will not retain any existing landscape features and limited or no landscape mitigation is possible/proposed –</p>	There are some landscape features on the site including, remnant orchard and a number of mature trees, however there is scope to retain these features in the detailed design of the scheme. The allocation also includes a swathe of landscaped area in the eastern part of the site.	The site has the last remnants of medieval field patterns around Helmsley and the development of the site would result in the loss of this important landscape feature and adversely impact the character of this part of the National Park.	Development of the site would disrupt the relationship between the historic market town and the National Park landscape.	There are few landscape features of note on this site.	It is possible to develop the site and retain the existing landscape features which are located on boundary of site.	It is possible to develop the site and retain the existing landscape features which are located on boundary of site.	The site is currently well contained visually. Retention of the existing trees and hedgerow will reduce the impact of any development.	It is possible to develop the site and retain the existing landscape features which are located on boundary of site.	It is possible to develop the site and retain the existing landscape features which are located on boundary of site.

		NYMH1 - Land north of Swanland Road and East of Carlton Road	Wider Site of NYMH1	NYMH2 – Land north of Beckdale Road	NYMH3 – Land North of Elmslac Road	174 – Land South of Riccal Drive	183 – land East of Riccal Drive	NYMH8 – Land to the South of Swanland Road	EMP1 land East of Riccal Drive	EMP2 Land to the South of Swanland Road
Q11 Will the site lead to the coalescence of settlements which will impact on their character and setting?	Development within the built form of the settlement ++	Although site is on the edge of the settlement development of site will not lead to coalescence of settlements.	Although site is on the edge of the settlement development of site will not lead to coalescence of settlements.	Although site is on the edge of the settlement development of site will not lead to coalescence of settlements.	Although site is on the edge of the settlement development of site will not lead to coalescence of settlements.	Although site is on the edge of the settlement development of site will not lead to coalescence of settlements.	Although site is on the edge of the settlement development of site will not lead to coalescence of settlements.	Although site is on the edge of the settlement development of site will not lead to coalescence of settlements.	Although site is on the edge of the settlement development of site will not lead to coalescence of settlements.	Although site is on the edge of the settlement development of site will not lead to coalescence of settlements.
	Development is on the edge of a settlement which is not affected by coalescence with another settlement +									
	Development is on the edge of the settlement and will lead to coalescence with another settlement however mitigation possible –									
	Development is on the edge of the settlement and will lead to significant coalescence with another settlement and limited/no mitigation possible –									
Overall Rating for 'Special Qualities, Landscape and Setting'	Positive impact – the proposal will retain and enhance the special qualities, landscape and setting of the settlement ++	Although the site is located within the National Park it is well contained within the setting of the built up part of the town and therefore development would not impact on special qualities. And landscape setting	There are some significant landscape implications of development of this site.	The site provides an important contribution to the setting of the National Park. Development of this site would significantly harm this important open view and the setting of the National Park and wider landscape	Although the site is located within the National Park it is well contained within the setting of the built up part of the town and therefore development would not impact on special qualities. And landscape setting	The site is not located within a designated landscape and development is likely to retain and enhance the landscape setting of the town	The site is not located within a designated landscape and development is likely to retain and enhance the landscape	The site is well screened from wider views and development will have limited impact on landscaping and setting of the town	The site is not located within a designated landscape and development is likely to retain and enhance the landscape setting of the town	The site is not located within a designated landscape and development is likely to retain and enhance the landscape setting of the town
	Neutral impact – the proposal will not have an adverse impact on the special qualities, landscape and setting of the settlement +									
	Negative impact – the proposal will have an adverse impact on the special qualities, landscape and setting of the settlement, however mitigation is possible –									
	Significant impact – the proposal will have a significant adverse impact on the special qualities, landscape									

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	and setting of the settlement and limited or no mitigation is possible –									
<b>Culture and Heritage</b>										
Q12 Will the site affect a designated heritage asset, either directly or indirectly through its setting?	Development would positively contribute to the significance, character and distinctiveness of the heritage asset ++	The site is not adjacent or in close proximity to any heritage assets. The development of the site would not adversely affect the significance, character and distinctiveness of the heritage asset.	The site is not adjacent or in close proximity to any heritage assets. The development of the site would not adversely affect the significance, character and distinctiveness of the heritage asset.	Any development on this site would significantly affect the visual setting of All Saints Church and Helmsley Castle, both of which are Listed Buildings.	Since the initial assessment was undertaken it has been proposed to designate Elmslac Road as part of Helmsley Conservation Area. There is therefore potential for development of the site to have an impact on the Conservation Area. The Development Brief for the site does however contain the following requirement 'the effect of the existing vista view into the open countryside along Elmslac Road should be retained through the design of the development', which it is considered would mitigate the effects of the development at Plan level.	The site lies 160 metres to the west of 3 round barrows which are designated as SAM. Proposals for the site would need to demonstrate that the development of the site would not harm any elements which contribute towards the significance of these assets including their setting.	The site lies 130 metres to the west of 3 round barrows which are designated as SAM. Proposals for the site would need to demonstrate that the development of the site would not harm any elements which contribute towards the significance of these assets including their setting.	Development of the site would not adversely affect the significance, character or distinctiveness of any heritage assets.	The site lies 130 metres to the west of 3 round barrows which are designated as SAM. Proposals for the site would need to demonstrate that the development of the site would not harm any elements which contribute towards the significance of these assets including their setting.	The site lies 160 metres to the west of 3 round barrows which are designated as SAM. Proposals for the site would need to demonstrate that the development of the site would not harm any elements which contribute towards the significance of these assets including their setting.
	Development would not adversely affect the significance, character and distinctiveness of the heritage asset +									
	Development would adversely affect the significance, character and distinctiveness of the heritage asset, but mitigation is possible –									
	Development would adversely affect the significance, character and distinctiveness of the heritage asset and mitigation is not possible –									
Q13 Will the site affect a non-designated heritage asset which the Council identifies as having a degree of significance that is worthy of consideration?	Development would positively contribute to the significance, character and distinctiveness of the heritage asset ++	The site does not have any non designated heritage assets which the Authority identifies as having a degree of significance	The site has evidence of the remnants of medieval field patterns, which are the last remaining adjacent to Helmsley and should be	The site does not have any non designated heritage assets which the Authority identifies as having a degree of significance worthy of	The site does not have any non designated heritage assets which the Authority identifies as having a degree of significance worthy of	The site does not have any non designated heritage assets which the Council identifies as having a degree of significance	The site does not have any non designated heritage assets which the Council identifies as having a degree of	The site does not have any non designated heritage assets which the Authority identifies as having a degree of significance worthy of	The site does not have any non designated heritage assets which the Authority identifies as having a degree of significance worthy of	The site does not have any non designated heritage assets which the Authority identifies as having a degree of significance worthy of
	Development would not adversely affect the significance,									

		NYMH1 - Land north of Swanland Road and East of Carlton Road	Wider Site of NYMH1	NYMH2 – Land north of Beckdale Road	NYMH3 – Land North of Elmslac Road	174 – Land South of Riccal Drive	183 – land East of Riccal Drive	NYMH8 – Land to the South of Swanland Road	EMP1 land East of Riccal Drive	EMP2 Land to the South of Swanland Road
	<p>character and distinctiveness of the heritage asset +</p> <p>Development would adversely affect the significance, character and distinctiveness of the heritage asset, but mitigation is possible –</p> <p>Development would adversely affect the significance, character and distinctiveness of the heritage asset and mitigation is not possible --</p>	worthy of consideration.	retained.	consideration.	consideration	worthy of consideration	significance worthy of consideration	consideration	consideration	consideration
Overall Rating for 'Culture and Heritage'	<p>Development would positively contribute to the significance, character and distinctiveness of the heritage asset ++</p> <p>Development would not adversely affect the significance, character and distinctiveness of the heritage asset +</p> <p>Development would adversely affect the significance, character and distinctiveness of the heritage asset, but mitigation is possible –</p> <p>Development would adversely affect the significance, character and distinctiveness of the heritage asset and mitigation is not possible --</p>	Development of the site would not adversely affect the significance, character and distinctiveness of heritage assets	The development of the site will result in the loss of the last remaining examples of medieval field patterns around the town.	The development of this site would have an adverse impact on the setting of a number of listed buildings and the Conservation Area	Development of the site would not adversely affect the significance, character and distinctiveness of heritage assets	Development of site would not adversely affect the significance, character and distinctiveness of heritage assets	Development of site would not adversely affect the significance, character and distinctiveness of heritage assets	Development of site would not adversely affect the significance, character and distinctiveness of heritage assets	Development of the site would not adversely affect the significance, character and distinctiveness of heritage assets	Development of the site would not adversely affect the significance, character and distinctiveness of heritage assets
Low Carbon Development and Renewable Energy										
Q14 Is the site capable of utilising on-site renewable energy or other low carbon energy sources? The most up to date national standards for energy efficiency and on site decentralised renewable and low carbon energy should be sought.	<p>Site capable and developer willing ++</p> <p>Site capable but developer unwilling -</p> <p>Site not capable --</p>	Developers have confirmed they are keen to explore a wide range of options for on-site renewable energy such as solar water panels, photovoltaics and air source	Developers have confirmed they are keen to explore a wide range of options for on-site renewable energy such as solar water panels, photovoltaics and air source	The site is capable of utilising on-site renewable energy or other low carbon energy sources. No information provided by developer.	The extra care provision of the proposal will utilise a combined heating and power plant to reduce CO2. The remainder of the site is suitable for on-site renewable	Developers say that geographical nature and orientation of the site would lend itself to renewable sources such as photovoltaics, solar thermal	The site is capable of utilising on-site renewable energy or other low carbon energy sources. No information provided by developer.	Developers have confirmed they are keen to explore a wide range of options for on-site renewable energy such as solar water panels, photovoltaics and air source	The site is capable of utilising on-site renewable energy or other low carbon energy sources. No information provided by developer.	Developers say that geographical nature and orientation of the site would lend itself to renewable sources such as photovoltaics, solar thermal electricity, solar heating amongst

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		heat pumps.	heat pumps.		energy technologies.	electricity, solar heating amongst other renewable uses including ground source and air source heating		heat pumps.		other renewable uses including ground source and air source heating
Q15 Is the site capable of linking in or supporting off site renewable energy schemes?	Site capable linking in with off site renewable energy scheme and developer willing to take it forward ++	There are no schemes to link into.	There are no schemes to link into.	No schemes available	No schemes available	No schemes available	No schemes available	No schemes available	No schemes available	No schemes available
Q16 Can the site link in to existing heat or power sources available in the District?	Site capable of linking in with existing heat or power source and developer willing to take it forward ++	Not possible to link to heat or power sources in Helmsley.	Not possible to link to heat or power sources in Helmsley.	Not possible to link to heat or power sources in Helmsley.	Not possible to link to heat or power sources in Helmsley.	Not possible to link to heat or power sources in Helmsley.	Not possible to link to heat or power sources in Helmsley.	Not possible to link to heat or power sources in Helmsley.	Not possible to link to heat or power sources in Helmsley.	N Not possible to link to heat or power sources in Helmsley.
E Overall rating for 'Low Carbon Development and Renewable Energy'	Site capable of incorporating low carbon and renewable energy technology and developer willing ++	Developers intend to explore a wide range of options for on-site renewable energy and the site is suitable for these technologies	Developers intend to explore a wide range of options for on-site renewable energy and the site is suitable for these technologies	Site is capable of incorporating low carbon and renewable energy technology but no information supplied.	Developers have confirmed site would lend itself to renewable energy sources	Developers have confirmed site would lend itself to renewable energy sources	Site is capable of incorporating low carbon and renewable energy technology but no information supplied.	Developers intend to explore a wide range of options for on-site renewable energy and the site is suitable for these technologies	Site is capable of incorporating low carbon and renewable energy technology but no information supplied.	Developers intend to explore a wide range of options for on-site renewable energy and the site is suitable for these technologies
	Site capable of incorporating low carbon and renewable energy technology and developer unwilling -									
	Site not capable of incorporating low carbon and renewable energy technology –									
<b>Sustainable Building and Waste Reduction</b>										
Q17 Can the site accommodate higher sustainable building standards than currently required? The most up to date national standards for energy efficiency and on site decentralised renewable and low carbon energy should be sought.	Site can accommodate 2 levels higher than mandatory limit ++	The site is open and presents opportunities to take advantage of solar gain. Developers say that they can accommodate 1 level higher than mandatory limit.	The site is open and presents opportunities to take advantage of solar gain. Developers say that they can accommodate 1 level higher than mandatory limit.	No information provided although there is no reason to assume this would not be possible.	The housing element is currently set up as being to Code Level 3 but developers are willing to look at the viability of the scheme to go to Code Level 4.	Developers say higher sustainable standards are possible but there must be sufficient scale for there to be efficiencies. Would always look to provide the highest sustainability measures where possible.	No information provided, although there is no reason to assume this would not be possible.	Site is open and presents opportunities to take advantage of solar gain. Developers say that they can accommodate 1 level higher than mandatory limit.	No information provided, although there is no reason to assume this would not be possible.	Developers say higher sustainable standards are possible but there must be sufficient scale for there to be efficiencies. Would always look to provide the highest sustainability measures where possible.
	Site can accommodate 1 level higher than mandatory limit –									
	Development cannot accommodate higher standards than mandatory level –									
Q18 Does the development contain proposals for waste reduction in both its construction and when in operation?	Proposals for waste reduction incorporated into both the construction and operation of the development++	Developers have confirmed that a waste management plan will be integral to the	Developers have confirmed that a waste management plan will be integral to the	No information provided, although there is no reason to assume this would not be	Developer has confirmed that there will be proposals for waste reduction in both	Developers say that they would look to promote waste reduction in development.	No information provided, although there is no reason to assume this would not be	Developers have confirmed that a waste management plan will be integral to the	No information provided, although there is no reason to assume this would not be	Developers say that they would look to promote waste reduction in development.



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	No proposals suggested for waste reduction -	construction process.	construction process.	possible.	construction and operations with recycling facilities.		possible	construction process.	possible.	
Q. 19 Does the development contain individual/communal recycling facilities/ infrastructure?	Yes + No -	All dwellings will incorporate facilities for waste recycling, including composting facilities, and water butts	All dwellings will incorporate facilities for waste recycling, including composting facilities, and water butts	No information provided, although there is no reason to assume this would not be possible.	Developer has confirmed that there will be proposals for waste reduction in both construction and operations with recycling facilities.	Developers say that individual and community recycling should be used wherever possible.	No information provided, although there is no reason to assume this would not be possible	All dwellings will incorporate facilities for waste recycling, including composting facilities, and water butts.	No information provided, although there is no reason to assume this would not be possible.	Developers say that individual and community recycling should be used wherever possible.
F Overall Rating for 'Sustainable Building and Waste Minimisation'	Site capable of incorporating sustainable building and waste minimisation into the development and developer willing ++	Developers have confirmed that sustainable credentials of the scheme are expected to be central to the marketing of the houses	Developers have confirmed that sustainable credentials of the scheme are expected to be central to the marketing of the houses	Site is capable of incorporating sustainable building and waste minimisation but no information from developer	Developers have confirmed that the sustainable building and waste minimisation will be incorporated into development	The Site is capable of incorporating sustainable building and waste minimisation and the developer is willing where this is possible	Site is capable of incorporating sustainable building and waste minimisation but no information from developer	Developers have confirmed that sustainable credentials of the scheme are expected to be central to the marketing of the houses	Site is capable of incorporating sustainable building and waste minimisation but no information from developer	Site is capable of incorporating sustainable building and waste minimisation but no information from developer  The Site is capable of incorporating sustainable building and waste minimisation and the developer is willing where this is possible
	Site capable of incorporating sustainable building and waste minimisation into the development but developer unwilling-									
	Site not capable of incorporating sustainable building and waste minimisation into the development –									
Efficient Use of Land										
Q.20 Is the site or any part of the site considered previously developed land?	Site is over 50% to 100% Brownfield ++	Site is Greenfield but no brownfield sites are available in the town to meet housing need.	Site is Greenfield but no brownfield sites are available in the town to meet housing need.	Site is Greenfield but no brownfield sites are available in the town to meet housing need.	Site is Greenfield but no brownfield sites are available in the town to meet housing need.	Site is Greenfield but no brownfield sites are available in the town to meet housing need.	Site is Greenfield but no brownfield sites are available in the town to meet housing need.	Site is Greenfield but no brownfield sites are available in the town to meet housing need.	Site is Greenfield but no brownfield sites are available in the town to meet housing need.	Site is Greenfield but no brownfield sites are available in the town to meet housing need.
	Site is up to 50% brownfield +									
Q.21 Can the site achieve an appropriate density to achieve the most efficient use of the land?	Excellent density achieved taking into account location and context ++	Developers have confirmed they will be able to achieve required densities consistent with the most appropriate	Developers have confirmed they will be able to achieve required densities consistent with the most appropriate	No information provided, although there is no reason to assume this would not be possible.	Draft layout should that an appropriate density will be achieved.	Draft proposals identify densities of more than 30dph.	No information provided, although there is no reason to assume this would not be possible.	Developers confirmed will be able to achieve required densities consistent with the most appropriate form and type of	No information provided, although there is no reason to assume this would not be possible.	Draft proposals identify densities of more than 30dph.
	Appropriate density achieved taking into account location and context +									

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	Lower density proposed as site faces some constraints in its development –	form and type of development.	form and type of development.					development.		
	Lower density necessary as site faces significant constraints in its development –									
Q.22 Would the development of the site lead to the remediation of contaminated land?	Development is located on land which is likely to be highly contaminated and will be remediated ++	Land is not contaminated	Land is not contaminated	Land is not contaminated	Land is not contaminated	Land is not contaminated	Land is not contaminated	Land is not contaminated	Land is not contaminated	Land is not contaminated
	Development is located on land which may be contaminated and will be remediated +									
	Development is located on land which may be contaminated and no proposals for remediation have been put forward -									
	Development is located on land which is likely to be highly contaminated no proposals for remediation have been put forward --									
G Overall Rating for 'Efficient Use of Land'	Site represents very efficient use of land with mitigation to fully overcome concerns where necessary ++	There are no constraints on the site will therefore be able to achieve required densities and make better use of land in accordance with National Park purposes	There are no constraints on the site will therefore be able to achieve required densities and make better use of land in accordance with National Park purposes	There are no constraints on the site will therefore be able to achieve required densities and make bet use of land in accordance with National Park purposes	There are no constraints on the site will therefore be able to achieve required densities and make bet use of land in accordance with National Park purposes	There are no constraints on the site will therefore be able to achieve required densities and make bet use of land in accordance with National Park purposes	There are no constraints on the site will therefore be able to achieve required densities and make bet use of land in accordance with National Park purposes	There are no constraints on the site will therefore be able to achieve required densities and make bet use of land in accordance with National Park purposes	There are no constraints on the site will therefore be able to achieve required densities and make bet use of land in accordance with National Park purposes	There are no constraints on the site will therefore be able to achieve required densities and make bet use of land in accordance with National Park purposes
	Site represents efficient use of land but further mitigation required to fully overcome concerns where necessary +									
	Site does not represent efficient use of land. Further investigation of mitigation measures to overcome concerns required --									
	Site does not									

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	represent efficient use of land and mitigation is not possible –									
Natural Resources										
Q. 23 Would the development of this site involve the loss of the best and most versatile agricultural land (Grades 1,2 and 3a)?	No loss of best and most versatile agricultural land ++	There is no published data to distinguish between grades 3a and 3b. Site is classified as grade 3 and therefore there is the possibility that its development would result in loss of best and most versatile agricultural land. Land has been in long term use for grazing but is surplus to requirements and is less than 5ha in size.	There is no published data to distinguish between grades 3a and 3b. Site is classified as grade 3 and therefore there is the possibility that its development would result in loss of best and most versatile agricultural land. Land has been in long term use for grazing but is surplus to requirements and is less than 5ha in size.	. There is no published data to distinguish between grades 3a and 3b. Site is classified as grade 3 and therefore there is the possibility that its development would result in loss of best and most versatile agricultural land. Land has been in long term use for grazing but is surplus to requirements and is less than 5ha in size.	There is no published data to distinguish between grades 3a and 3b. Site is classified as grade 3 and therefore there is the possibility that its development would result in loss of best and most versatile agricultural land. Land has been in long term use for grazing but is surplus to requirements and is less than 5ha in size.	There is no published data to distinguish between grades 3a and 3b. Site is classified as grade 3 and therefore there is the possibility that its development would result in loss of best and most versatile agricultural land. Land has been in long term use for grazing but is surplus to requirements and is less than 5ha in size.	There is no published data to distinguish between grades 3a and 3b. Site is classified as grade 3 and therefore there is the possibility that its development would result in loss of best and most versatile agricultural land. Land has been in long term use for grazing but is surplus to requirements and is less than 5ha in size.	. There is no published data to distinguish between grades 3a and 3b. Site is classified as grade 3 and therefore there is the possibility that its development would result in loss of best and most versatile agricultural land. Land has been in long term use for grazing but is surplus to requirements and is less than 5ha in size.	There is no published data to distinguish between grades 3a and 3b. Site is classified as grade 3 and therefore there is the possibility that its development would result in loss of best and most versatile agricultural land. Land has been in long term use for grazing but is surplus to requirements and is less than 5ha in size.	There is no published data to distinguish between grades 3a and 3b. Site is classified as grade 3 and therefore there is the possibility that its development would result in loss of best and most versatile agricultural land. Land has been in long term use for grazing but is surplus to requirements and is less than 5ha in size.
	Up to 5ha of best and most versatile agricultural land lost –									
Q. 24 Would the development lead to the sterilisation of mineral resources?	Site not within a mineral Preferred Area, Area of Search, or Mineral Consultation Zone +	Site is not within a mineral preferred area, area of search, safeguarding area or minerals consultation area. Whilst minerals safeguarding / consultation areas have	Site is not within a mineral preferred area, area of search, safeguarding area or minerals consultation area. Whilst minerals safeguarding / consultation areas have	Site is not within a mineral preferred area, area of search, safeguarding area or minerals consultation area. Whilst minerals safeguarding / consultation areas have not yet been	Site is not within a mineral preferred area, area of search, safeguarding area or minerals consultation area. Whilst minerals safeguarding / consultation areas have not yet been	Site is not within a mineral preferred area, area of search, safeguarding area or minerals consultation area. Whilst minerals safeguarding / consultation areas have	Site is not within a mineral preferred area, area of search, safeguarding area or minerals consultation area. Whilst minerals safeguarding / consultation areas have	Site is not within a mineral preferred area, area of search, safeguarding area or minerals consultation area. Whilst minerals safeguarding / consultation areas have not yet been established	Site is not within a mineral preferred area, area of search, safeguarding area or minerals consultation area. Whilst minerals safeguarding / consultation areas have not yet been established	Site is not within a mineral preferred area, area of search, safeguarding area or minerals consultation area. Whilst minerals safeguarding / consultation areas have not yet been established
	Site not within a mineral Preferred Area, Area of Search or Mineral Consultation Zone –									
	Site not within a mineral Preferred Area, Area of Search or Mineral Consultation Zone –									





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	adversely affect any natural resources ++	adversely affect any natural resources	adversely affect any natural resources	adversely affect any natural resources	adversely affect any natural resources	adversely affect any natural resources	adversely affect any natural resources	adversely affect any natural resources	adversely affect any natural resources	adversely affect any natural resources
	Site would not have any significant adverse effect on natural resources +									
	Site would have an adverse effect on natural resources but mitigation is possible –									
	Site would have a significant adverse effect on natural resources and limited/no mitigation is possible –									
<b>Amenity</b>										
Q. 29 Is the development in an area where noise, light, dust or smell is likely to cause nuisance to new users or is the development likely to generate noise, light, smell or dust which will affect existing users?	The development is unlikely to cause nuisance to existing neighbouring uses or neighbouring uses are unlikely to cause nuisance to the proposed occupants of the site +	Site is not located in close proximity to any activity that will generate noise, light, dust or any other pollution or nuisance. The development would result in additional houses in an already residential area.	Site is not located in close proximity to any activity that will generate noise, light, dust or any other pollution or nuisance. The development would result in additional houses in an already residential area.	Site is not located in close proximity to any activity that will generate noise, light, dust or any other pollution or nuisance. The development would result in additional houses in an already residential area.	Site is not located in close proximity to any activity that will generate noise, light, dust or any other pollution or nuisance. The development would result in additional houses in an already residential area.	Site is within close proximity to designated industrial site so there is a risk that development may cause some nuisance to proposed occupants but mitigation is possible.	Site is within close proximity to designated industrial site so there is a risk that development may cause some nuisance to proposed occupants but mitigation is possible.	Site is not located in close proximity to any activity that will generate noise, light, dust or any other pollution or nuisance. The development would result in additional houses in an already residential area.	Site is adjacent to an existing residential area and a proposed residential allocation and there is therefore a risk that development may cause some nuisance to nearby residents.	Site is adjacent to an existing residential area and a proposed residential allocation and there is therefore a risk that development may cause some nuisance to nearby residents.
	The development may cause some nuisance to existing neighbouring uses or neighbouring uses may cause some nuisance to the proposed occupants of the site. Mitigation of some of this nuisance is possible –									
	The development will cause significant nuisance to existing neighbouring uses or neighbouring uses will cause significant nuisance to the proposed occupants of the site. There is limited or no means of mitigation of this nuisance –									



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	neighbouring uses or neighbouring uses will cause significant nuisance to the proposed occupants of this site. There is limited or no means of mitigation of this nuisance --									
<b>Flood Risk</b>										
Q. 31 Has a Flood Risk Assessment been undertaken?	Yes	Yes	Yes	No. Flood risk assessment will be required at full application stage, which will need to consider surface water run-off in detail and there may be a requirement for SuDS.	No. Flood risk assessment will be required at full application stage, which will need to consider surface water run-off in detail and there may be a requirement for SuDS.	No. Flood risk assessment will be required at full application stage, which will need to consider surface water run-off in detail and there may be a requirement for SuDS.	No. Flood risk assessment will be required at full application stage, which will need to consider surface water run-off in detail and there may be a requirement for SuDS.	No. Flood risk assessment will be required at full application stage, which will need to consider surface water run-off in detail and there may be a requirement for SuDS.	No. Flood risk assessment will be required at full application stage, which will need to consider surface water run-off in detail and there may be a requirement for SuDS.	No. Flood risk assessment will be required at full application stage, which will need to consider surface water run-off in detail and there may be a requirement for SuDS.
	No									
Q. 32 Is the site potentially affected by groundwater flooding?	No	The SFRA does not indicate any incidences of groundwater flooding	The SFRA does not indicate any incidences of groundwater flooding	The SFRA does not indicate any incidences of groundwater flooding.	The SFRA does not indicate any incidences of groundwater flooding.	The SFRA does not indicate any incidences of groundwater flooding.	The SFRA does not indicate any incidences of groundwater flooding.	The SFRA does not indicate any incidences of groundwater flooding.	The SFRA does not indicate any incidences of groundwater flooding.	The SFRA does not indicate any incidences of groundwater flooding.
	Yes – further investigation required									
Q. 33 Is the site potentially affected by surface water flooding and is this site considered to be within a critical drainage area?	No	The site is not within a Drainage Sensitive Area (as shown on the SFRA). The SFRA does not identify any incidences of Overland Flow Flooding.	The site is not within a Drainage Sensitive Area (as shown on the SFRA). The SFRA does not identify any incidences of Overland Flow Flooding.	The site is not within a Drainage Sensitive Area (as shown on the SFRA). The SFRA does not identify any incidences of Overland Flow Flooding.	The site is not within a Drainage Sensitive Area (as shown on the SFRA). The SFRA does not identify any incidences of Overland Flow Flooding.	The SFRA identifies part of the site as 'more vulnerable' to surface water flooding. The site is not in a Drainage Sensitive Area as identified by the SFRA.	The SFRA identifies part of the site as 'more vulnerable' to surface water flooding. The site is not in a Drainage Sensitive Area as identified by the SFRA.	The SFRA identifies part of the site as 'more vulnerable' to surface water flooding. The site is not in a Drainage Sensitive Area as identified by the SFRA.	The SFRA identifies part of the site as 'more vulnerable' to surface water flooding. The site is not in a Drainage Sensitive Area as identified by the SFRA.	The SFRA identifies part of the site as 'more vulnerable' to surface water flooding. The site is not in a Drainage Sensitive Area as identified by the SFRA.
	Yes – further investigation required									
Q. 34 Is the site potentially affected by sewer flooding?	No	There are no reported incidences of sewer flooding (as shown in the SFRA).	There are no reported incidences of sewer flooding (as shown in the SFRA).	There are no reported incidences of sewer flooding (as shown in the SFRA).	There are no reported incidences of sewer flooding (as shown in the SFRA).	There are no reported incidences of sewer flooding (as shown in the SFRA).	There are no reported incidences of sewer flooding (as shown in the SFRA).	There are no reported incidences of sewer flooding (as shown in the SFRA).	There are no reported incidences of sewer flooding (as shown in the SFRA).	There are no reported incidences of sewer flooding (as shown in the SFRA).
	Yes – further investigation required									
Q. 35 Have Sustainable Drainage Systems (SuDS) been proposed as part of the development?	Site capable of accommodating SDS and have been proposed as part of the development ++	Developers have confirmed that site will incorporate SuDS where	Developers have confirmed that site will incorporate SuDS where	No information has been provided although there is no reason to	Developer that this would be considered at detailed application	Will be considered if necessary	No information has been provided although there is no reason to	Level of development unlikely to support the requirement for	No information has been provided although there is no reason to	Will be considered if necessary



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	<p>Site capable of accommodating SDS though no information on whether SDS proposed as part of the development +</p> <p>Site capable of accommodating SDS however SDS not being proposed on site –</p> <p>Site not suitable for accommodating SDS –</p>	possible.	possible.	assume this would not be possible.	stage.		assume this would not be possible.	SuDS.	assume this would not be possible.	
Q. 36 What other measures have been considered which ensure the development is resilient to climate change?	<p>Multiple additional measures proposed which build in resilience to climate change ++</p> <p>Single additional measure proposed to build in resilience to climate change +</p> <p>No information provided on measures proposed to build in resilience to climate change --</p> <p>No measures proposed to build in resilience to climate change --</p>	<p>Developer has confirmed that houses will be orientated in response to solar gain and super insulated to minimise energy use and carbon emissions. Overland flow routes will be mapped to eliminate risk of flooding and surface water attenuation will be integrated into SuDS to minimise risk of surface water from the site causing of contributing to flooding elsewhere.</p>	<p>Developer has confirmed that houses will be orientated in response to solar gain and super insulated to minimise energy use and carbon emissions. Overland flow routes will be mapped to eliminate risk of flooding and surface water attenuation will be integrated into SuDS to minimise risk of surface water from the site causing of contributing to flooding elsewhere.</p>	<p>Information not provided, although there is no reason to assume this would not be possible.</p>	<p>Developers have confirmed that the scheme drainage will be designed to take into account climate change.</p>	<p>Developers have confirmed that attenuation measures will be incorporated where necessary.</p>	<p>Information not provided, although there is no reason to assume this would not be possible.</p>	<p>Developer has confirmed that houses will be orientated in response to solar gain and super insulated to minimise energy use and carbon emissions. Overland flow routes will be mapped to eliminate risk of flooding and surface water attenuation will be integrated into SuDS to minimise risk of surface water from the site causing of contributing to flooding elsewhere.</p>	<p>No information has been provided although there is no reason to assume this would not be possible.</p>	<p>Developers have confirmed that attenuation measures will be incorporated where necessary.</p>
J Overall Rating for 'Flood Risk'	<p>No flood risk associated with the site ++</p> <p>Limited flood risk associated with the site which can be fully mitigated +</p>	<p>There is no flood risk associated with this site</p>	<p>There is no flood risk associated with this site</p>	<p>There is no flood risk associated with this site</p>	<p>There is no flood risk associated with the site</p>	<p>There is potential for flood risk on a small part of the site however this can be fully</p>	<p>There is potential for flood risk on a small part of the site however this can be fully</p>	<p>There is a very small part of the site which may be at risk of flooding on parts of the sites, but this can be</p>	<p>There is potential for flood risk on a small part of the site however this can be fully mitigated</p>	<p>There is potential for flood risk on a small part of the site however this can be fully mitigated</p>



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							generally).			
Q. 38A Does the design of the development encourage people to walk and cycle rather than travel by car?	<p>Cycleways and footpaths effectively integrated into the development encouraging walking and cycling ++</p> <p>Some cycleways and/or footpaths shown encouraging walking and cycling +</p> <p>No cycleways and footpaths indicated as part of this development –</p>	Developers have said that attractive, safe and convenient routes for both cyclists and pedestrians will be incorporated into the layout of the site and all homes will be provided with secure storage for cycles. Site is within close proximity of a bus stop.	Developers have said that attractive, safe and convenient routes for both cyclists and pedestrians will be incorporated into the layout of the site and all homes will be provided with secure storage for cycles. Site is within close proximity of a bus stop.	No information provided, although there is no reason to assume this would not be possible.	Site will incorporate footpath links to the existing footpath network, in particular providing pedestrian access to community facilities.	The design of the scheme incorporates footpaths	No information provided, although there is no reason to assume this would not be possible.	Footpaths will be integrated into the design of the scheme and the site is located close to a bus stop.	No information provided, although there is no reason to assume this would not be possible.	The design of the scheme incorporates footpaths.
Q. 38B For sites over 1ha or over 80 houses- Has a Travel Plan been produced which assesses alternative options and initiatives?	<p>Travel Plan undertaken and clear implementable initiatives for promoting modal shift set out ++</p> <p>Travel Plan undertaken and some initiatives identified for promoting modal shift +</p> <p>Travel Plan undertaken which identifies limited opportunities for modal shift or Travel Plan not undertaken --</p>	The developers have confirmed that a travel plan will be prepared for the development, which will focus on the promotion of walking, cycling and public transport but will also explore the potential to introduce a Car Club for the benefit of both existing residents and the new development.	The developers have confirmed that a travel plan will be prepared for the development, which will focus on the promotion of walking, cycling and public transport but will also explore the potential to introduce a Car Club for the benefit of both existing residents and the new development.	A travel plan will be required at full application stage.	A travel plan will be submitted at full application stage.	Developers have confirmed they would expect to undertake green travel plans as part of any planning consents.	A travel plan will be required at full application stage.	Developers have confirmed that a travel plan will be prepared for the development, which will focus on the promotion of walking, cycling and public transport but will also explore the potential to introduce a Car Club for the benefit of both existing residents and the new development.	A travel plan will be required at full application stage.	Developers have confirmed they would expect to undertake green travel plans as part of any planning consents.
Q. 39 Will the proposed development attract a balanced living and/or working population, reducing inequality of	Development proposed is clearly designed to attract a	Developers intend to build a mix of dwellings	Developers intend to build a mix of dwellings	No information provided, although there	A mix of housing has been shown on the initial	Developers say that the residential	No information provided, although there	Developers intend to build a mix of dwellings	No information provided, although there is	The proposal will allow for a mix of new

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opportunity?	<p>balanced living and/or working community ++</p> <p>Development takes into account the need to attract a balanced and/or working community +</p> <p>Development takes no account of the need to attract a balanced living and/or working community –</p>	from 2 beds to 5 bedrooms to provide a mixed community. The developers say they recognise the growing elderly population of the town and will include some single storey dwellings in the development.	from 2 beds to 5 bedrooms to provide a mixed community. The developers say they recognise the growing elderly population of the town and will include some single storey dwellings in the development	is no reason to assume this would not be possible.	layout however further discussions are required on the details.	element of the site would incorporate a broad range of building types to satisfy the needs of young people, key workers, families, senior citizens and the elderly. The development will include different sized houses, types and tenures.	is no reason to assume this would not be possible.	from 2 beds to 5 bedrooms to provide a mixed community. The developers say they recognise the growing elderly population of the town and will include some single storey dwellings in the development.	no reason to assume this would not be possible	development opportunities which will help create a mixed population.
K Overall Rating for 'People'	<p>Development actively planned to encourage the development of sustainable communities ++</p> <p>Development has taken into account the need to develop sustainable communities +</p> <p>Development has little regard to the need to develop sustainable communities –</p> <p>Development has no regard for the need to develop sustainable communities --</p>	The development has been actively planned to encourage the development of sustainable communities	The development has been actively planned to encourage the development of sustainable communities	No information provided, although there is no reason to assume this would not be possible	The development has been actively planned to encourage the development of sustainable communities	The development has been actively planned to encourage the development of sustainable communities	No information provided, although there is no reason to assume this would not be possible.	The development has been actively planned to encourage the development of sustainable communities	No information provided, although there is no reason to assume this would not be possible.	The development has been actively planned to encourage the development of sustainable communities
Meeting needs										
Q.40 Does the type and mix of development proposed meet the needs identified in the Strategic Housing Market Assessment (SHMA), Employment Land Review Update 2010 (ELR), Ryedale Retail Capacity Studies (RRCS) and Malton Town Centre Strategy?	<p>Proposal clearly identifies what the needs are and how they will be met by the development ++</p> <p>Proposal identifies what the needs are and how some needs will be met by the development +</p> <p>Proposal either does not identify what the needs are or how any needs will be met by the development –</p>	Developers say they propose a broad mix of size, type and tenure of housing in direct response to the SHMA.	Developers say they propose a broad mix of size, type and tenure of housing in direct response to the SHMA.	No information provided, although there is no reason to assume this would not be possible. Although the SSM assessment may conclude this should be a double negative this is an issue which can be overcome at the design stage	Developer is working closely with a non profit care provider and is committed to providing affordable housing to meet local needs.	From the initial layouts and information provided the proposal is considered likely to meet the proposed needs set out in the SHMA.	No information provided, although there is no reason to assume this would not be possible. Although the SSM assessment may conclude this should be a double negative this is an issue which can be overcome at	Developers say they propose a broad mix of size, type and tenure of housing in direct response to the SHMA.	No information provided, although there is no reason to assume this would not be possible. Although the SSM assessment may conclude this should be a double negative this is an issue which can be overcome at the design stage and	From the initial layouts and information provided the proposal is considered likely to meet the proposed needs set out in the ELR.

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	No assessment is undertaken of what the needs are and whether any needs will be met -			and for this reason is assessed as unknown.			the design stage and for this reason is assessed as unknown.		for this reason is assessed as unknown.	
Q. 41 What level and type of affordable housing is proposed?	Development offers appropriate level and type of affordable housing which meets the needs as set out in the SHMA, LPS and NYMNPA viability assessment ++	Subject to negotiations at planning stage – depends on viability, however developers have said that 40% of units are expected to be developed as affordable housing.	Subject to negotiations at planning stage – depends on viability, however developers have said that 40% of units are expected to be developed as affordable housing.	No information provided, although there is no reason to assume this would not be possible.	The scheme as a whole will provide an appropriate level of affordable housing which will meet the needs as set out in the SHMA.	Subject to negotiations at planning stage – depends on viability. Developers say they hope that LPA targets for affordable homes can be met.	No information provided, although there is no reason to assume this would not be possible.	Subject to negotiations at planning stage – depends on viability however developers have said that 40% of units are expected to be developed as affordable housing.	N/A	N/A
	Development offers some affordable housing which meets some of the need as set out in the SHMA, LPS and NYMNPA viability assessment +									
	Development does not offer the appropriate level and type of affordable housing or does not meet the need for affordable housing as set out in the SHMA, LPS and NYMNPA viability assessment –									
	The development makes no provision for affordable housing –									
Q. 42 What provision has been made for Ryedale's elderly population?	Development addresses and meets the needs of Ryedale's elderly population, through provision of 5% bungalows on schemes of 50 or more dwellings ++	No specific proposals at this stage but there is scope to address this requirement. Will be built to Building for Life standards so that they can be adapted as needs change.	No specific proposals at this stage but there is scope to address this requirement. Will be built to Building for Life standards so that they can be adapted as needs change	No information provided, although there is no reason to assume this would not be possible	The developer is utilising half of the site for the development of an extra care facility on behalf of NYCC.	The developers will address the need for the elderly and indicative layout shows possible residential care home.	No information provided, although there is no reason to assume this would not be possible.	No specific proposals at this stage but there is scope to address this requirement. Will be built to Building for Life standards so that they can be adapted as needs change.	Not relevant to employment uses.	Not relevant to employment uses.
	Development takes into account and meets some of the needs of Ryedale's elderly population provision of 5% bungalows on schemes of 50 or more dwellings +									



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	<p>have a significant impact though not unacceptable impact after mitigation –</p> <p>Mitigation required and development would still have an unacceptable impact following mitigation –</p>	<p>can be accommodated within existing highway network. Developers have confirmed that consideration will be given to the need for the provision of traffic calming on Carlton Road and all streets within development will be designed in accordance with Manual for Streets adopting the principles of Homezones where appropriate to achieve a design speed of 20mph.</p>	<p>can be accommodated within existing highway network. Developers have confirmed that consideration will be given to the need for the provision of traffic calming on Carlton Road and all streets within development will be designed in accordance with Manual for Streets adopting the principles of Homezones where appropriate to achieve a design speed of 20mph.</p>			generated by proposed development.				development.
Q. 45 Can the site accommodate adequate parking and servicing facilities?	<p>Site meets highway guidelines for parking and servicing ++</p> <p>Site does not currently meet parking and/or servicing requirements. However these issues can potentially be overcome or mitigated –</p> <p>Site does not meet highway requirements for parking and/or servicing and the issues identified are difficult/not practically possible to overcome –</p>	<p>No parking provision has been indicated as yet however there is no reason to believe that adequate parking cannot be achieved.</p>	<p>No parking provision has been indicated as yet however there is no reason to believe that adequate parking cannot be achieved.</p>	<p>No information provided, although there is no reason to assume this would not be possible.</p>	<p>Early drawings identify required parking provision</p>	<p>Early drawings identify required parking provision</p>	<p>No information provided, although there is no reason to assume this would not be possible.</p>	<p>Initial layout drawings meet highways guidelines for parking and servicing.</p>	<p>No information provided, although there is no reason to assume this would not be possible.</p>	<p>Early drawings identify required parking provision</p>
Q. 46 Will the proposal provide, enable or improve access to public rights of way (PROW)?	<p>Proposal will create new PROW or integrate existing PROW into the development ++</p> <p>Proposal will not affect</p>	<p>Developers say there are opportunities to improve connections to existing PROW</p>	<p>Developers say there are opportunities to improve connections to existing PROW</p>	<p>No information provided, although there is no reason to assume this would not be possible.</p>	<p>Early discussions have indicated that a footpath will be created to link dwellings and extra care</p>	<p>A footpath is shown on the indicative layout plan which will link to existing PROW</p>	<p>No information provided, although there is no reason to assume this would not be possible.</p>	<p>There is a PROW to the north of the site. Initial proposals will provide links with this existing footpath and</p>	<p>No information provided, although there is no reason to assume this would not be possible.</p>	<p>A footpath is shown on the indicative layout plan which will link to existing PROW network.</p>

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	a PROW + Proposal would involve the diversion or loss of a PROW –				facility with adjacent sports facilities and wider rights of way.	network.		links to others south of A170.		
Q. 47 Does the proposal involve new public realm or enhancements to the existing public realm as part of its development?	Proposal will create high quality new public realm or significantly enhance existing public realm as part of its development ++ Proposal will create some new public realm or partially enhance existing public realm as part of its development+ Though capable of incorporating new or enhancing existing public realm, the proposal makes no provision for it --	Developers say they will include a new landscape corridor running along Spittle Beck, which will provide a new habitat for wildlife and fauna	Developers say they will include a new landscape corridor running along Spittle Beck, which will provide a new habitat for wildlife and fauna.	No information provided, although there is no reason to assume this would not be possible.	Links will be made with the existing footpath network and between the community facilities and proposed extra care scheme.	Linking the site with the PROW network will improve the existing public realm. There is also provision of allotments on this site which will have a positive impact.	No information provided, although there is no reason to assume this would not be possible.	Site is too small to require on site improvements but off site contributions will be sought.	No information provided, although there is no reason to assume this would not be possible.	Linking the site with the PROW network will improve the existing public realm. There is also provision of allotments on this site which will have a positive impact.
Q. 48 What is the capacity of existing utilities and infrastructure to cope with impact of the development?	Site has limited or no adverse impact on utilities and infrastructure and can be satisfactorily accommodated. Or site has an adverse impact but through the provision of new infrastructure as proposed by the site, this impact can be fully mitigated ++ Site has limited to medium adverse impact on utilities and infrastructure but can be satisfactorily accommodated. Or site has an adverse impact but through the provision of new infrastructure as proposed by the site, this can be satisfactorily mitigated + Site has medium to high adverse impact	Utilities infrastructure already exists along Carlton Road. Any new infrastructure identified once full details have been drawn up will be accommodated.	Utilities infrastructure already exists along Carlton Road. Any new infrastructure identified once full details have been drawn up will be accommodated.	Utilities are already present to adjacent properties.	Utilities are already present to adjacent properties.	Utilities are already present on the site. Electricity, surface and foul water traverse the site and BT, gas and water are available in the neighbouring streets.	Utilities are already present to adjacent properties.	Utilities are already present to adjacent properties.	Utilities are already present to adjacent properties.	Utilities are already present to adjacent properties.



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	on utilities and infrastructure and can only be satisfactorily accommodated with some mitigation – Site has high adverse impact on utilities and infrastructure and can only be satisfactorily accommodated with significant mitigation –									
Q. 49 Would the development on its own, have an impact on an existing community facility and has mitigation of this impact been proposed as part of the development?	Site has no adverse impact on community facilities or where there is an adverse impact this is fully mitigated through the provision of new, expanded or alternative facilities ++ Site does not have a significant adverse impact on community facilities or where there is a significant adverse impact this is mitigated through the provision of new, expanded or alternative facilities + Site has an adverse impact on community facilities and limited mitigation is indicated - Site has a significant adverse impact on community facilities and no mitigation is indicated --	Development would not have any direct impact on community facilities. However there will be opportunities to provide some additional community facilities as part of the development or to improve existing services elsewhere in the town.	Development would not have any direct impact on community facilities. However there will be opportunities to provide some additional community facilities as part of the development or to improve existing services elsewhere in the town.	Site has no adverse impact on community facilities	Development would require relocation of existing sports field, however a alternative site will need to be secured before planning permission is granted.	Development would not have any impact on existing community facilities.	Site has no adverse impact on community facilities	Site has no adverse impact on community facilities	Site has no adverse impact on community facilities	Site has no adverse impact on community facilities
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	Site has limited or no adverse impact on community facilities, utilities and infrastructure and can be satisfactorily accommodated. Or site has a adverse impact but through the provision of new infrastructure as proposed by the site, this can be fully mitigated ++ Site has limited to medium adverse	The site has limited adverse impact on community facilities, utilities and infrastructure.	The site has limited adverse impact on community facilities, utilities and infrastructure.	The site has limited adverse impact on community facilities, utilities and infrastructure.	The site is currently used as a sports field by the local community. An appropriate alternative site for this has been identified to the north of the site, which will link to the existing facilities	The site has limited adverse impact on community facilities, utilities and infrastructure	The site has limited adverse impact on community facilities, utilities and infrastructure	The site has limited adverse impact on community facilities, utilities and infrastructure	The site has limited adverse impact on community facilities, utilities and infrastructure.	The site has limited adverse impact on community facilities, utilities and infrastructure.

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	impact on community facilities, utilities and infrastructure but can be satisfactorily accommodated. Or site has an adverse impact but through the provision of new infrastructure as proposed by the site, this impact can be satisfactorily mitigated +									
	Site has medium to high adverse impact on community facilities, utilities and infrastructure and can only be satisfactorily accommodated with some mitigation –									
	Site has high adverse impact on community facilities, utilities and infrastructure and can only be satisfactorily accommodated with significant mitigation –									
<b>Strong Economy</b>										
Q50. Will the site promote the viability and vitality of Helmsley?	Proposal will support and enhance the vitality and viability of the town centre, encouraging new investment ++	Proposal will support the vitality and viability of the town centre through enabling more people to continue to live in Helmsley, thus supporting local services and businesses.	Proposal will support the vitality and viability of the town centre through enabling more people to continue to live in Helmsley, thus supporting local services and businesses.	Proposal will support the vitality and viability of the town centre through enabling more people to continue to live in Helmsley, thus supporting local services and businesses.	Proposal will support the vitality and viability of the town centre through enabling more people to continue to live in Helmsley, thus supporting local services and businesses.	Proposal will support the vitality and viability of the town centre through enabling more people to continue to live in Helmsley, thus supporting local services and businesses.	Proposal will support the vitality and viability of the town centre through enabling more people to continue to live in Helmsley, thus supporting local services and businesses.	Proposal will support the vitality and viability of the town centre through enabling more people to continue to live in Helmsley, thus supporting local services and businesses.	Proposal will support the vitality and viability of the town centre through enabling more people to continue to live in Helmsley, thus supporting local services and businesses.	Proposal will support the vitality and viability of the town centre through enabling more people to continue to live in Helmsley, thus supporting local services and businesses.
	Proposal will support the vitality and viability of the town centre in retaining key services and facilities +									
	Proposal could adversely harm the viability and vitality of the town centre leading to decline --									
Q. 50A. Will the mix of uses proposed by the development assist in diversifying the economy as set out in the ELR?	Mix of uses proposed will diversify the economy as set out in the ELR ++	Proposed allocation is for residential use	Proposed allocation is for residential use	Proposed allocation is for residential use	The employment opportunities provided through the	Proposed allocation is for residential use	Proposed allocation is for residential use	Proposed allocation is for residential use	Although no information has been provided the proposal will	The indicative scheme shows the provision of 1.3ha of

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	Mix of uses proposed will not diversify the economy but will support existing employment sectors in Ryedale +				extra care facility will assist with diversifying the local economy.				support the vitality and viability of the town centre in retaining key services and facilities.	employment land. The proposals will provide opportunities to diversify the local economy.
Q. 51 Does the proposal involve the creation of net additional or net loss of jobs in Ryedale?	Up to 250 net jobs created ++ Up to 50 net jobs created + Up to 50 net jobs lost - Up to 250 net jobs lost -	Proposed allocation is for residential use. It is acknowledged that there may be minor temporary benefits for local employment associated with the construction of new housing but this is not considered to be certain or significant enough to warrant a positive score	Proposed allocation is for residential use. It is acknowledged that there may be minor temporary benefits for local employment associated with the construction of new housing but this is not considered to be certain or significant enough to warrant a positive score	Proposed allocation is for residential use. It is acknowledged that there may be minor temporary benefits for local employment associated with the construction of new housing but this is not considered to be certain or significant enough to warrant a positive score	Proposal will involve the creation of some jobs resulting from the extra care facility	Proposed allocation is for residential use. It is acknowledged that there may be minor temporary benefits for local employment associated with the construction of new housing but this is not considered to be certain or significant enough to warrant a positive score	Proposed allocation is for residential use. It is acknowledged that there may be minor temporary benefits for local employment associated with the construction of new housing but this is not considered to be certain or significant enough to warrant a positive score	Proposed allocation is for residential use. It is acknowledged that there may be minor temporary benefits for local employment associated with the construction of new housing but this is not considered to be certain or significant enough to warrant a positive score	Not possible to estimate how many jobs will be created but will have a positive impact. It is acknowledge that there may be minor temporary benefits for local employment associated with the construction.	Not possible to estimate how many jobs will be created but will have a positive impact. It is acknowledge that there may be minor temporary benefits for local employment associated with the construction.
N Overall rating for 'Strong Economy'	Proposal will have a significant positive impact on the economy ++ Proposal will have a positive impact on the economy + Proposal will have a negative impact on the economy - Proposal will have a significant negative impact on the economy --	Proposal will have a positive impact on the economy	Proposal will have a significant positive impact on the economy	Proposal will have a positive impact on the economy	Proposal will have a positive impact on the economy and providing employment opportunities	Proposal will have a significant positive impact on the economy	Proposal will have a positive impact on the economy	Proposal will have a positive impact on the economy	Proposal will have significant positive impact on the economy by providing accommodation for new employment use in the town	Proposal will have significant positive impact on the economy by providing accommodation for new employment use in the town
<b>Deliverability/Developability</b>										
Q. 52 How does the site perform against the SHLAA update, ELR update and RRCS in terms of its ability to come forward and its suitability for development?	Housing Category 1 (deliverable) ++ Category 2 (developable) + Category 3 (not currently developable) -	Developers have a current option agreement which will enable it to acquire the site free of any restriction on	Developers have a current option agreement which will enable it to acquire the site free of any restriction on	Developers have a current option agreement which will enable them to acquire the site free of any restriction on	Developers have an option on the land which will enable them to acquire the site free of any restriction on the use of land.	Developers have a current option agreement which will enable it to acquire the site free of any restriction on	There is an existing covenant on part of the land which restricts its use to employment only. However	Developers have a current option agreement which will enable it to acquire the site free of any restriction on the use of land.	There are no reasons why the land cannot come forward for development.	Developers have a current option agreement which will enable it to acquire the site free of any restriction on the use of land.

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		the use of land.	the use of land.	the use of land.	Option will include alternative land for sports field	the use of land.	officers are working to resolve this.			
	Employment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The site is ownership of developer.	Developers have a current option agreement which will enable it to acquire the site free of any restriction on the use of land.
	Category 1 (deliverable) ++									
	Category 2 (developable) +									
	Category 3 (not currently developable) -									
	Retail	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	No constraints identified ++									
	Constraints identified but resolution possible +									
	Constraints identified but resolution is uncertain -									
Q.53 Are there any other legal or physical constraints which may affect the ability of the site to come forward?	No constraints identified ++	No constraints, developer has option on land.	No constraints, developer has option on land.	No constraints, developer has option on land.	No constraints, developer has option on land.	Developers have a current option agreement which will enable it to acquire the site free of any restriction on the use of land, however access is required over site 183.	There is a covenant on land which restricts housing development, however officers are working with all parties to resolve this issue.	No constraints, developer has option on land.	Owned by developer.	Developers have a current option agreement which will enable it to acquire the site free of any restriction on the use of land, however access is required over site 183.
	Constraint(s) identified but resolution possible +									
	Constraint(s) identified but resolution is uncertain -									
Q. 54 Will the development provide appropriate levels of developer contribution?	Normal range of contributions can be achieved ++	Yes. Developers say there are no constraints or abnormalities that need to be overcome so will be able to support normal range of developer contributions.	Yes. Developers say there are no constraints or abnormalities that need to be overcome so will be able to support normal range of developer contributions.	No information provided, although there is no reason to assume this would not be possible.	The extra care facility will provide the bulk of the affordable housing provision	Normal range of contributions can be achieved.	No information provided, although there is no reason to assume this would not be possible.	Yes. Developers say there are no constraints or abnormalities that need to be overcome so will be able to support normal range of developer contributions	No information provided, although there is no reason to assume this would not be possible.	Normal range of contributions can be achieved.
	Some contributions can be achieved +									
	Limited contributions can be achieved -									
	No contributions can be achieved -									
Q. 55 Can the development support the requirements of the CIL charging schedule?		Developers have confirmed that contributions of £15k per dwelling can be	Developers have confirmed that contributions of £15k per dwelling can be	No information provided, although there is no reason to assume this would not be	Dependent on viability of scheme.	£15k per dwelling is likely to be achieved subject to viability	No information provided, although there is no reason to assume	Developers have confirmed that contributions of £15k per dwelling can be achieved.	No information provided, although there is no reason to assume this would not be	£15k per dwelling is likely to be achieved subject to viability

		NYMH1 - Land north of Swanland Road and East of Carlton Road	Wider Site of NYMH1	NYMH2 – Land north of Beckdale Road	NYMH3 – Land North of Elmslac Road	174 – Land South of Riccal Drive	183 – land East of Riccal Drive	NYMH8 – Land to the South of Swanland Road	EMP1 land East of Riccal Drive	EMP2 Land to the South of Swanland Road
		achieved.	achieved.	possible.			this would not be possible.		possible.	
O overall Deliverability/ Developability Rating	Site is able to come forward without impairment and is able to provide a normal range of contributions ++	The site is developable immediately and it is not considered that the development will have to bear any abnormal costs	The site is developable immediately and it is not considered that the development will have to bear any abnormal costs	The site is developable immediately and it is not considered that the development will have to bear any abnormal costs	The developers have an option on the land and committed funding for the provision of the extra care facility, which will be cross subsidised by the open market housing element. It is considered that the site in its entirety will provide a normal range of contributions.	The development of the site is reliant on the construction of a new access road through site 183. Officers are continuing to work with all parties to resolve these issues.	The site is restricted to employment development only through a restrictive covenant, however officers are working with all parties to resolve this issue.	The site is developable immediately and it is not considered that the development will have to bear any abnormal costs	The site is developable immediately and it is not considered that the development will have to bear any abnormal costs	The development of the site is reliant on the construction of a new access road through site 183. Officers are continuing to work with all parties to resolve these issues.
	Some has some constraints and/or may not be able to support the full range of developer contributions +									
	Site faces significant constraints and may not be able to support any developer contributions -									



As can be seen from the summary only two sites show assessments which are rated red and these are in relation to Culture and Heritage. Due the important historic nature of Helmsley these sites are considered unsuitable for development as a result of their impact on the historic character of the town. The sites are also rated poorly in terms of landscape impact on the designated landscape of the North York Moors National Park. Although there are pink areas in sites 174,183, EMP1 and EMP2 these are factors where there is a risk in terms of amenity or access, however there can be adequate mitigation measures put in place and for this reason these sites will be taken forward as proposed allocations in the Helmsley Plan. Officers are continuing to work with all parties to try and resolve the issues relating to access and covenants for sites 174, 183 and EMP2 and have allocated sites on the basis that agreement can be reached and development progress. In conclusion a total of 7 sites are considered both suitable for development, deliverable and with the capacity to meet the assessed housing and requirement for the town. The sites put forward for allocation have been identified on the Policies Map contained in the Publication version of the Helmsley Plan.