



COUNCIL

Council Summons and Agenda

You are hereby summoned to attend an **Ordinary Meeting of Ryedale District Council** to be held in the **Council Chamber, Ryedale House, Malton** on **Thursday, 9 January 2014** at **6.30 pm** in the evening for the transaction of the following business:

Agenda

1 **Emergency Evacuation Procedure**

The Chairman to inform Members of the Public of the emergency evacuation procedure.

2 **Apologies for absence**

3 **Public Question Time**

4 **Minutes**

(Pages 5 - 28)

To approve as a correct record the minutes of the Ordinary Meeting of Council held on 31 October 2013.

5 **Urgent Business**

To receive notice of any urgent business which the Chairman considers should be dealt with at the meeting as a matter of urgency by virtue of Section 100B(4)(b) of the Local Government Act 1972.

6 **Declarations of Interest**

Members to indicate whether they will be declaring any interests under the Code of Conduct.

Members making a declaration of interest at a meeting of a Committee or Council are required to disclose the existence and nature of that interest. This requirement is not discharged by merely declaring a personal interest without further explanation.

7 Announcements

To receive any announcements from the Chairman and/or the Head of Paid Service.

8 To Receive any Questions submitted by Members Pursuant to Council Procedure Rule 10.2 (Questions on Notice at Full Council)

From Cllr Wainwright to the Leader of Council

The fate of an indoor sports facility in Norton presently hangs in the balance. Malton on the other hand has a new Community sports facility that was built at the Secondary School with a substantial grant from Ryedale District Council.

How much of the use of the Malton Community sports facility is reserved for the general public on a “pay and play” basis, how much of the available time is for local sports clubs and organisations and how much of the time is for the sole use of school pupils?

9 To Receive a Statement from the Leader of the Council and to Receive Questions and Give Answers on that Statement

10 To consider for Approval the Recommendations in respect of the following Part 'B' Committee Items: (Pages 29 - 286)

Planning Committee – 22 October 2013

Minute 87(b) – Howardian Hills AONB Design Guidance for New Agricultural Buildings, and Infrastructure (page 29)

Policy and Resources Committee – 5 December 2013

Minute 42 – Localisation of Council Tax Support Scheme (page 51)

Minute 43 – IT Infrastructure Budget Planning (page 63)

Minute 44 – Exempt Information (page 71)

Minute 46 – Asset Purchase Opportunity (page 71)

Planning Committee – 17 December 2013

Minute 120 – Publication of the Helmsley Plan (page 77)

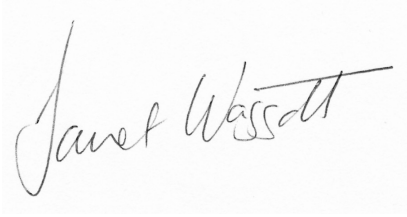
Reports of Officers of the Council

11 Timetable of Meetings 2014-2015 (Pages 287 - 290)

12 Treasury Management Mid-Year Review (Pages 291 - 300)

13 Business Rate Pooling (Pages 301 - 304)

14 Any other business that the Chairman decides is urgent.

A handwritten signature in black ink on a light-colored background. The signature reads "Janet Waggott" in a cursive script. The first name "Janet" is written in a larger, more prominent cursive, while "Waggott" is written in a smaller, more compact cursive. A horizontal line extends from the end of the signature.

Janet Waggott
Chief Executive

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Council

Minutes of Proceedings

At the **Ordinary Meeting of the District Council of Ryedale** held in the **Council Chamber, Ryedale House, Malton on Thursday 31 October 2013**

Present

Councillors P J Andrews
Arnold
Bailey
Mrs Burr MBE
Clark
Collinson
Mrs Cowling
Cussons
Mrs Frank (Chairman)
Fraser
Mrs Goodrick
Hawkins
Mrs Hopkinson (Vice-Chairman)
Ives
Mrs Keal
Legard
Maud
Raper
Richardson
Mrs Sanderson
Mrs Shields
Wainwright
Ward
Woodward

In Attendance

Simon Copley
Paul Cresswell
Janet Waggott
Anthony Winship

Minutes

69 Apologies for absence

Apologies for absence were received from Councillors Acomb, Joy Andrews, Hicks, Hope, Walker and Windress.

70 Public Question Time

There were no public questions.

71 **Minutes**

The minutes of the Extraordinary and Ordinary Meetings of Council held on 5 September 2013 and of the Extraordinary Meeting of Council held on 21 October 2013 were presented.

Resolved

That the minutes of the Extraordinary and Ordinary Meetings of Council held on 5 September 2013 and of the Extraordinary Meeting of Council held on 21 October 2013 be approved and signed by the Chairman as a correct record, subject to amendments to the minutes of the Extraordinary Meeting held on 5 September 2013 to indicate that Councillor Mrs Shields was present and that apologies were given by Councillors Ives and Ward.

In response to a request for an update on the situation with the judicial review referred to in the minutes of the Extraordinary Meeting of Council held on 21 October 2013, the Council's Solicitor made the following statement:

Queen on the application of William Shaw -v- Ryedale DC & Anor - Kirkdale Road, Kirkbymoorside

The District Council has received a legal challenge by way of Judicial Review to the decision of the Planning Committee meeting on 28 August 2013 to grant planning permission to Gladman Developments Limited in respect of major residential development on land near Kirkdale Road Kirkbymoorside.

The claimants are Mr William Shaw and Mr Brian Hewitt.

The Court papers were received from Rollits who are the Solicitors for Mr William Shaw and Mr Brian Hewitt.

Given that the grant of planning permission to Gladman Developments Limited is now the subject of legal proceedings Members are requested to be circumspect and avoid discussing the particulars of the case in a way which could prejudice the Council's legal position in advance of the High Court hearing.

Officers have obtained specialist legal advice on the court papers . The legal advice was not to contest the proceedings. The District Council has accordingly completed the Acknowledgement of Service on that basis

There is a two stage process for the Court dealing with a Judicial Review action.

Firstly, there is a permission or leave stage. The Judicial Review application needs the permission of the Court to proceed to hearing.

A Judge in Chambers will consider the papers for the case and decide whether or not to grant permission to proceed.

If the application is refused a party can request an oral hearing.

The papers will be considered by the Judge within a maximum of three weeks.

Secondly, if permission is given to proceed to hearing there will be a full hearing. This can take place within six months.

72 **Urgent Business**

There were no items of urgent business which the Chairman considered should be dealt with as a matter of urgency by virtue of Section 100B(4)(b) of the Local Government Act 1972 (as amended).

73 **Declarations of Interest**

The following interests were declared:

Councillor Paul Andrews declared a personal non-pecuniary but not prejudicial interest in agenda item 10 minute 30 (Parish Grant Funding 2014/2015) as a Malton Town Councillor and agenda item 11 (Notices on Motion) as he had been canvassed.

Councillor Arnold declared a personal non-pecuniary but not prejudicial interest in agenda item 11 (Notices on Motion) as he had been lobbied.

Councillor Mrs Burr declared a personal pecuniary and prejudicial interest in agenda item 11 (Notices on Motion) and left the room and took no part in the discussion or vote on the item.

Councillor Clark declared a personal non-pecuniary but not prejudicial interest in agenda item 11 (Notices on Motion) as he had been lobbied by a member of Council and as a County Councillor.

Councillor Collinson declared a personal non-pecuniary but not prejudicial interest in as he had been lobbied by a member of Council.

Councillor Mrs Cowling declared a personal non-pecuniary but not prejudicial interest in agenda item 11 (Notices on Motion) as she had been lobbied by a member of Council.

Councillor Fraser declared a personal non-pecuniary but not prejudicial interest in agenda item 11 (Notices on Motion) as he had been lobbied by a member of Council.

Councillor Mrs Hopkinson declared a personal non-pecuniary but not prejudicial interest in agenda item 11 (Notices on Motion) as she had been lobbied by a member of Council.

Councillor Ives declared a personal non-pecuniary but not prejudicial interest in agenda item 11 (Notices on Motion) as he and his family had been canvassed by a member of Council.

Councillor Mrs Keal declared a personal non-pecuniary but not prejudicial interest in agenda item 10 minute 30 (Parish Grant Funding 2014/2015) as a Norton Town Councillor and agenda item 11 (Notices on Motion) as she had been canvassed.

Councillor Richardson declared a personal non-pecuniary but not prejudicial interest in agenda item 11 (Notices on Motion) as he had been lobbied by a member of Council.

Councillor Mrs Sanderson declared a personal non-pecuniary but not prejudicial interest in agenda item 11 (Notices on Motion) as she had been lobbied and as a County Councillor.

Councillor Mrs Shields declared a personal non-pecuniary but not prejudicial interest in agenda item 11 (Notices on Motion) as she had been canvassed and as a County Councillor.

Councillor Ward declared a personal pecuniary and prejudicial interest in agenda item 10 minute 22 (Review of Visitor Information Services) and left the room and took no part in the discussion or vote on the item. She also declared a personal non-pecuniary but not prejudicial interest in agenda item 10 minute 30 (Parish Grant Funding 2014/2015) as a Kirkbymoorside Town Councillor and agenda item 11 (Notices on Motion) as she had been canvassed.

Councillor Woodward declared a personal non-pecuniary but not prejudicial interest in agenda item 10 minute 22 (Review of Visitor Information Services) as his wife ran a Bed & Breakfast and he was a partner in the business, but they sent business to but did not get business from the Tourist Information Centre, agenda item 10 minute 30 (Parish Grant Funding 2014/2015) as a Pickering Town Councillor and agenda item 11 (Notices on Motion) as he had been lobbied indirectly.

74 **Announcements**

The Chairman made the following announcements:

- That she would be laying a wreath at the Remembrance Day service at Kirkbymoorside on 10 November 2013.
- Marcel Fraenzel the Mayor of Woensdrecht Netherlands with a population of 22,000 and an area of 100 square kilometres near the Belgian border was welcomed to the meeting. Mayor Fraenzel was observing the operation of local democracy at Ryedale District Council

with elected Councillors most of whom were in political parties . In the Netherlands the Mayors are selected and appointed by the Crown.

75 **To Receive any Questions submitted by Members Pursuant to Council Procedure Rule 10.2 (Questions on Notice at Full Council)**

1. Councillor Wainwright submitted the following question:

To Councillor Mrs Cowling, Leader of Council:

“Much has been spoken and written recently about the unfairness of employees having to work on a zero hours contract.

Does Ryedale District Council have any members of staff on a zero hours contract?”

The Leader of Council, Councillor Mrs Cowling replied

“We have no zero hours contracts, nor do we plan to introduce them.”

Councillor Wainwright asked the following supplementary question:

“What provision does the Council have to ensure that external contractors working for the Council do not have employees on a zero hours contract?”

Councillor Mrs Cowling replied

“I’m not aware that we have any provision at all to prevent external contractors having employees on zero hours contract but I will make enquiries for you and if it is any different I’ll reply to you and the rest of the Council.”

2. Councillor Wainwright submitted the following question:

To Councillor Mrs Cowling, Leader of Council:

“At the Full Council Meeting on September 5th in your Leader’s statement you said;

‘It is my intention that we should give as much assistance to the Ryedale Community and Leisure Centre (RCLC) as reasonably possible to enable them to put together a successful bid to buy the building.’

What assistance has been given to the RCLC in their attempt to by the club?”

The Leader of Council, Councillor Mrs Cowling replied

“Within a week of that meeting the Council had contacted the RCLC for relevant information, met with them, evaluated their proposal, obtained payment and sorted the licence to occupy. The Council has also dealt with the Business Rate Relief issue with the club.

The Corporate Director contacted the club and left it with them to contact him with any requests for assistance. They RCLC met yesterday with the Corporate

Director and I can report that the club are actively working on a future for the club and advice on finance and planning issues has and will continue to be provided to help them finalise a proposal for the Council.

I also visited RCLC on Tuesday night along with a few other councillors and it was nice to see it in such good condition, I was worried the building may have deteriorated, and to see the enthusiasm to continue the club.”

Councillor Wainwright asked the following supplementary question:

“I am concerned that we're now 8 weeks in to a 16 week window of opportunity for the RCLC to purchase the building. In the minutes of the last full council meeting on page 4 of our agenda the resolved portion states that the Council would provide reasonable officer support to the RCLC that wishes to purchase the building. Officers and the local ward members are to work with the RCLC throughout this process. Are you aware of any assistance that the local ward members have given to assist the RCLC in the purchase of the building?”

Councillor Mrs Cowling replied

“I'm not personally aware of the local ward members involvement but I do know that they have been involved and I'm sure that any of them will give any help whatsoever that they can.”

3. Councillor Clark submitted the following question:

To Councillor Mrs Frank, Chairman of Council:

“Could you please update Council on the Farndale evictions. How is your ‘hard nosed’ campaign going?”

The Chairman of Council, Councillor Mrs Frank replied

“Although the press might have reported me as saying ‘hard nosed’ I did not say that. As you are aware I have been involved and chaired a meeting of all of the affected residents as I was keen to ensure they got the necessary support they required. After that I have let the Council’s excellent Housing Team take on the issue. Two families have been assisted by the housing team, the only two who approached them after their contact details were supplied. Both households have been found alternative accommodation. I have since spoken to other affected residents who have managed their own re-housing need. I am not aware of any other residents who still require assistance.”

Councillor Clark asked the following supplementary question:

“I think it is a little questionable to be accrediting the “hard nosed campaign” to the press. The hard nosed campaign came from your very lips and that that meeting committed itself and the campaign that you referred to was to try and prevent the evictions...You committed yourself on that night, did you not, to work with, to prevent the evictions and if you're saying tonight that what you did was hand it over to the good housing officers here to help with re-accommodation would you not agree with me that that does absolutely nothing to stop the bullying of the Barretts estate of the tenants in Farndale.”

Councillor Mrs Frank replied

"I think you've been a bit mis-informed John because...I spoke to Nicky Wilson and Mrs Watson who were on the table at the front with me and I actually told them that I didn't have time, I couldn't commit myself, I didn't have the time to front their campaign and Nicky Wilson actually said that she would do it and Chloe Watson and 2 other members that evening put their hands up and said that they would help her and that they would form a committee and they would take it forward. I did not commit to doing that that night. So I'm sorry but you've been misinformed."

4. Councillor Clark submitted the following question:

To Councillor Raper, Chairman of Planning Committee:

"Have you reconsidered your position as Chair of the Planning Committee?"

The Chairman of Planning Committee, Councillor Raper replied

"The Planning Committee can only properly operate if all Councillors on the Committee from all political groups make decisions on planning applications on planning grounds.

As the Chairman of the Planning Committee I have always acted in good faith and in the best interests of all the residents of Ryedale.

I have sought to raise the standards of decision making by supporting Member development through specialist planning training, soon to take place on 14 November and ensuring regular further training after that, and regularly urging Members to consult and read the Planning Code of Practice.

Against this background I have not reconsidered my position as Chairman of the Planning Committee."

5. Councillor Clark withdrew the following question:

To Councillor Mrs Cowling, Chairman of Policy & Resources Committee:

"Could you please inform Council of what support RDC has given to RCLC since the 5th September 2013?"

6. Councillor Wainwright submitted the following question:

To Councillor Mrs Cowling, Leader of Council:

"We must accept that Local Government at a District level is always changing and that small Councils such as ours need to adapt to change.

I am hoping to stand for the last time at the election for the Hovingham Ward at the Local elections in 2015. As the Leader of the Council what strategies are

you adopting to ensure that Ryedale District Council survives until 2019 and beyond?"

The Leader of Council, Councillor Mrs Cowling replied

"The long term survival of Ryedale District Council is within the gift of this Council and the decisions it takes today and going forward.

We are in a relatively strong financial position as a District Council, over the past three years we have reviewed all services to make them low cost and efficient as possible to deliver the priorities we set as members. Austerity is likely to be here beyond your stated time with the Council and to survive the next round of challenges and cuts to our funding we need to act now and look forward and not get bogged down in trivial issues and firefighting.

Tonight's decisions will help that survival, green waste will save £280k out of the base budget over the next 2 years, increasing the Council tax base by 2% brings additional income to the Council now and every year in the future, the TIC proposals save over £50k each year.

Officers will continue to identify efficiencies, undertake good housekeeping, clever procurement, maximising income as well as bringing forward new initiatives. We are also going to look at the way we work and are carefully watching the progress that NYCC and Selby make with their joined up proposals and will seek and create opportunities.

These changes will help us preserve services, no mean feat in the current climate. We have been prudent and not applied the New Homes Bonus earned by the Council to the revenue budget unlike many councils. Next year we will receive over £1m in New Homes Bonus. This gives the Council the scope to drip feed this into the budget over a number of years again to try and protect valuable services. I also intend to ensure that Ryedale gets value from the NHB it will be mandated to give to the LEP from 2015/16.

Even with all that we may still have difficult choices to make but I am confident Ryedale has a bright future. Even with all the savings we have made over recent years our track record of achievement is significant with Brambling Fields, Malton Sports Centre, Apprentices, the community grants, LDF, the Ryedale Development fund, Harrison House, Tara Park extension, Derwent Lodge, affordable housing performance, leading recycling rates etc.

To summarise my strategies are

- Continuing careful proactive financial management*
- Taking long term decision in the interests of Ryedale residents*
- Protecting services where possible*
- Using the New Homes Bonus wisely*
- Looking at the future arrangements for the Council*
- Continuing to deliver and maximise external funding from the LEP and others*

No-one should be scared of standing as a Councillor for Ryedale, it is not an easy time, but we have shown we have the scope to survive and thrive in difficult times.”

Councillor Wainwright asked the following supplementary question:

“A lot of what you've told me is concerning what happens internally at Ryedale. In the opportunities that you've had to have meetings with the other leaders of North Yorkshire districts, have you been able to discuss with them what future they have and what future we have with them?”

Councillor Mrs Cowling replied

“Yes, that's one of the most interesting parts of this job at this specific time in the life of this Council because the future of this Council and many other Councils will be their ability to work with others. Some partnerships are working well, some partnerships have stumbled and not worked well and I think that what we have to do as a Council is choose our partners very carefully and make sure that we pick the right ones. And the process of getting to know the leaders of other Councils and how they work is a very important one for me. thank you.”

76 To Receive a Statement from the Leader of the Council and to Receive Questions and Give Answers on that Statement

Councillor Mrs Cowling, the Leader of the Council, presented the following statement:

“As we have a busy agenda this evening I only have a brief statement to make tonight. I know that other points I wish to raise will be picked up as agenda items.

Some of you will have seen the headline in the Gazette and Herald which states that the Council is considering putting up Council Tax by 7%. I must stress that this is absolutely not the case. We are considering a package of measures to manage our budget and finances which may result in putting up council tax by 7p per week.

The challenge period for our local plan ended on 17 October 2013. Members will be aware that the Council's solicitor informed us that there has been a challenge by Gladman's about the housing chapter. This challenge appears to be part of a national test case and our Officers are working very hard and are doing all they can to ensure that they obtain the best advise to assist us in this challenge. We will be kept informed by Officers.

I wish to update you on the governance of the Local Economic Partnership. (LEP). Since my last Leaders statement I can inform you that, work is on going to make sure that the Leaders of all Districts and all Council's in the LEP have a stronger part to play. It is has been proposed that a Leaders Board sits alongside the LEP Board This means that all Leaders from all the Authorities in the North Yorkshire, York and East Riding LEP have a place at the table and

bearing in mind how much money is going to the LEP this is very important to Ryedale.”

The following questions were received on the Leader’s Statement:

1. From Councillor Paul Andrews

“My first question is what will be the impact of the application for judicial review on the sites DPD document? Does this mean that it’ll be necessary to defer this document until the outcome of that judicial review is known?”

The Leader replied:

“As I understand it the answer to that is no, the same as with the other judicial review that we’re involved in at the moment. I understand that the first decision that has to be made is if there is a case for judicial review and that the LDF stands but I will defer to our solicitor, he may tell me different but I think that’s right. I’m being told that is correct.”

Councillor Paul Andrews then asked the following supplementary question:

“Does that mean therefore that if the judicial review sets aside the Local Plan, that any money spent on the sites DPD will have been wasted?”

The Leader then replied:

“I’m sorry but I can’t answer that. I will have to get you a written answer to that, which I will copy everyone into.”

2. From Councillor Richardson

“I’ve got 2 questions to the Leader for you. The first one’s regarding the Council Tax. Interestingly there’s a change in units (?) are Council Tax was being told in the paper at 7% and we put it in terms of pence per week. I just wondered if the Leader could put that in the same currency as a percentage increase? The second one is regarding the LEP. What is the stake of Ryedale in terms of seats on that cabinet that’s now being made out of the leaders from the different stakeholders and is that an increase in proportion from the current situation for Ryedale?”

The Leader replied:

“The 7p per week is the equivalent to 1.99% above 2% the Council would have to hold a referendum which would cost this council £70000 approximately. So we don’t want to go above 2%. I don’t believe there is any need to anyway. and I think you wanted to know the status of the position on the new leaders board if that goes ahead. At present we’re

represented by Tom Fox from Scarborough, leader of Scarborough Borough Council on the LEP. Given that this Council will be putting so much money into the LEP, and along with the rest of the district councils, we all felt that we didn't want to be represented by other people. We wanted our own representation there."

Councillor Richardson then asked the following supplementary question:

"On the first one, our previous leader described a motion to bring it under 2% as a little sneaky. I just wonder if the new leader, has a rationale for the 1.9% in contrast to the previous leader's view? Also on the second one with Scarborough Borough Council I assume that 0% representation at the moment for Ryedale and that will then increase with this new proposed arrangement?"

The Leader then replied:

"No I wouldn't say it's 0% representation. Cllr Fox has duty to represent the interests of this Council. That is his role on the LEP. And sneaky 1.99% yes it is sneaky because it saves us £70000."

3. From Councillor Woodward

"A couple of questions. Firstly on the LEP I just wondered if our hard worked leader actually had time to take her place on the leaders board Chair?"

The Leader replied:

"Yes."

Councillor Woodward continued:

"That's nice to know Chair. Secondly I think Cllr Cowling shouldn't worry too much about the Gazette and Herald's ability to correctly report figures. I realised how far out it was every time I read the attendance figures for Boxing Day Hunt but was the Gazette and Herald correct when it quoted Cllr Cowling as saying that she would talk to each of the businesses that were rejected for the Ryedale Apprenticeship Project?"

The Leader replied:

"As Cllr Woodward knows that particular saga isn't over yet and when it is over then I will talk to those businesses, yes."

Councillor Woodward then asked the following supplementary question:

"Just as a supplementary Chair if we can confirm that at this moment in time none of the businesses that were encouraged to apply because we

had no restrictions on who could apply, who were all voted through by, at P&R with a Conservative majority, they haven't yet been told why they lost their funding that they were encouraged to apply for to pay for apprentices?"

The Leader then replied:

"I would say that that is an officer's job really not mine but when, after tonight, I have spoken to some businesses already but I will speak to the rest of them after tonight."

4. From Councillor Ward

"Cllr Mrs Cowling can I just ask a couple of questions about the LEP? Can you tell us what the composition is of the LEP board in term of public and private sector members and whether the Chairman is public or private sector please?"

The Leader replied:

"The Chair is private sector, Barry Dodd, I'm not quite sure what the composition is - the ratio - but I will find that out for you and I will let you know."

Councillor Ward then asked the following supplementary question:

"Thank you. A quick supplementary, could you give the Council your view of a private sector Chairman who potentially could be working to his own agenda as an unelected person distributing public sector funds?"

The Leader then replied:

"I think you have to look back to why the LEP was formed in the first place and why it has a private sector Chairman and it was to do with employment, jobs, skills things like that. The role of the LEP has moved on and Barry Dodd himself has said it will be down to the LEP to decide whether he is a suitable person to be the Chairman in the future. So everyone acknowledges that the role of the LEP is changing, that it's going to be handling a lot more money than it initially expected to be and it's also going to be carrying out a very different role to that which it expected to be carrying out and I think that the private sector brings much to what the LEP can do. I think it's a really good thing to have the private sector in there, I'm very supportive of the retention of the private sector within the LEP."

Councillor Ward then responded:

“Chairman. I agree. I think the private sector does bring a lot to this sort of board but they have no public mandate to distribute public funds and I ask that you take that on board when you go to these meetings.”

The Leader replied:

“I absolutely do and the word that springs to mind is QUANGO isn't it?”

5. From Councillor Paul Andrews

“Coming back to the judicial review of the Local Plan Chairman, Assuming that Gladmans do obtain leave to proceed Chairman, when is there then likely to be a decision on the judicial review. Are we talking about a 6 month timescale, a 12 months timescale or a longer or short timescale?”

The Leader replied:

“I'll stand to be corrected again but I'm understood to believe that sort of a normal timescale for a JR is 6 months.”

6. From Councillor Paul Andrews

“A final question Chairman is could a written report be made available to all members specifying the precise nature of the claims that have been made against the Council, detailing the grounds. I'm not asking for any officers comments on the claims, if they want to comment of course that's fine, but I don't want to prejudice the way that this Council handles the claim but I do think that members should have more details about that claims being made and has so far been made publicly available and I would ask the Leader of the Council that we do have such a report. Can we have one please?”

The Leader replied:

“I will certainly find out for you whether it is legal, safe, won't put us in a difficult position or anything like that and is that is possible I will try and find out more for you on the grounds of that judicial review.”

Councillor Paul Andrews then asked the following supplementary question:

“The point that I'm making Chairman, it's a supplemental, is that this, once legal proceedings have been handed into the court they are a public document, so therefore as a public document members should be provided, I think, with a brief summary of them.”

The Leader then replied:

“Thank you for that. You obviously know a great deal more about the law than I do and I’ll be guided by you on that.”

7. From Councillor Clark

“Most unusual to hear Cllr Cowling hinted at the answer to the question that I’m about to ask. Yes it is true - on the basis that it is true - that the government abolished the regional development agencies on the basis that they were quangos and wasting public money and this was, the replacement was going to be using private money and it was going to be run by private enterprise business etc. Will she write on behalf of this Council to her government along with her other bedfellows and point out to them that they’re creating what was there before and that the best place for handling local money raised by the people of Ryedale is Ryedale District Council?”

The Leader replied:

“If it was the decision of this Council that it wanted me to do that, yes I would do that but it isn’t the question nor to be voted on tonight in front of this Council. What I will tell you is that government are saying that the LEP is here to stay. The Labour party have also stated that if they win the next election that the LEPs are here to stay. And what I intend to do is get the best value out of the LEP that I possibly can. They’re handling a lot of money. We have officers working really hard on bids to the LEP to get our hands on some of the money to help the infrastructure in RDC. We all need to work together, Scarborough, Ryedale, York all our partners in the LEP who are round about us and I have no intention of writing that letter personally. I would have to be instructed by a decision of the whole of this Council to do that and I have no intention of doing it off my own bat. I intend to make best use of the LEP that I possibly can.”

Councillor Clark then asked the following supplementary question:

“On the basis that she has no intention of doing it off her own bat, could she tell me that if I were to propose a motion requesting her to do that, would she second it?”

The Leader then replied:

“No I wouldn’t because I believe the LEPs are here to stay and it’s no good kicking and screaming against what’s here, you have to do the best you can with it.”

8. From Councillor Raper

“The Gladmans challenge seems to be a national challenge and we have officers working on a response to this. It seems to me that we need to be in collaboration with lots of other local authorities and were hoping that

this particular angle has not been missed and our councillors...that we will be collaborative in the response because many heads put together make a better result."

The Leader replied:

"Yes that line is already underway, I think we've already contacted other Councils in fact."

77 To consider for Approval the Recommendations in respect of the following Part 'B' Committee Items:

Commissioning Board – 19 September 2013

Minute 21 – Capital Funding - Pools

It was moved by Councillor Arnold and seconded by Councillor Fraser that the following recommendations of the Commissioning Board be approved and adopted.

That Council be recommended to approve:

The sum of £275,000 in the capital programme for works to Ryedale and Derwent Pools for the period up to 31 March 2017.

Upon being put to the vote the motion was carried.

Resolved

That Council approve:

The sum of £275,000 in the capital programme for works to Ryedale and Derwent Pools for the period up to 31 March 2017.

Minute 22 – Review of Visitor Information Services

It was moved by Councillor Arnold and seconded by Councillor Fraser that the following recommendations of the Commissioning Board be approved and adopted.

That Council be recommended to approve:

- (i) modernisation of the Council's visitor information services to provide face-to-face and telephone information through Pickering TIC only (thereby closing Malton and Helmsley TICs) alongside an expanded website and on-line presence; and

- (ii) the savings achieved from the implementation of the above to be considered as part of the Council's 2014/2015 budget strategy process.

Upon being put to the vote the motion was carried.

Recorded Vote

For

Councillors Arnold, Bailey, Clark, Collinson, Mrs Cowling, Cussons, Mrs Frank, Fraser, Mrs Goodrick, Hawkins, Mrs Hopkinson, Ives, Legard, Raper, Richardson, Mrs Sanderson, Wainwright, Ward and Woodward.

Against

Councillors Paul Andrews, Mrs Burr, Mrs Keal, Maud and Mrs Shields.

Abstentions

None.

Resolved

That Council approve:

- (i) modernisation of the Council's visitor information services to provide face-to-face and telephone information through Pickering TIC only (thereby closing Malton and Helmsley TICs) alongside an expanded website and on-line presence; and
- (ii) the savings achieved from the implementation of the above to be considered as part of the Council's 2014/2015 budget strategy process.

Policy and Resources Committee – 26 September 2013

Minute 28 – Budget Strategy

It was moved by Councillor Mrs Cowling and seconded by Councillor Legard that the following recommendations of the Commissioning Board be approved and adopted.

That Council be recommended to approve the following strategy for the preparation of the 2014/2015 budget:

- (i) Proposals be brought forward for a 1.99% increase in Council tax;
- (ii) Increases in fees and charges to be 3.5% - 4.5% on a cost centre heading basis excluding VAT and only those charges officers recommend above or below this figure to be considered by the

relevant policy committee;

- (iii) Efficiencies to be maximised; and
- (iv) Options for service cuts to be provided. These proposals to be considered by the Resources Working Party and brought to the Policy and Resources Committee and Council.

Upon being put to the vote the motion was carried.

Resolved

That Council approve the following strategy for the preparation of the 2014/2015 budget:

- (i) Proposals be brought forward for a 1.99% increase in Council tax;
- (ii) Increases in fees and charges to be 3.5% - 4.5% on a cost centre heading basis excluding VAT and only those charges officers recommend above or below this figure to be considered by the relevant policy committee;
- (iii) Efficiencies to be maximised; and
- (iv) Options for service cuts to be provided. These proposals to be considered by the Resources Working Party and brought to the Policy and Resources Committee and Council.

Minute 29 – Charging for Green Waste

It was moved by Councillor Mrs Cowling and seconded by Councillor Legard that the following recommendations of the Commissioning Board be approved and adopted.

That Council be recommended to approve the implementation of charging for garden waste service from 1 June 2014 on a voluntary subscription basis with:

- (i) detailed promotional literature to all households explaining the scheme and their options, including the option to purchase subsidised composting bins;
- (ii) a charge of £27 per bin in 2014/15 to be introduced;
- (iii) a charge of £36 per bin in 2015/16 to be introduced; and
- (iv) the service available to all Ryedale Households.

Councillor Clark moved and Councillor Woodward seconded the following amendment:

To insert the words “subject to RDC budget process” between “approve” and “the implementation”.

Upon being put to the vote the amendment was lost.

Upon being put to the vote the motion was then carried.

Recorded Vote

For

Councillors Arnold, Bailey, Mrs Cowling, Cussons, Mrs Frank, Fraser, Mrs Goodrick, Hawkins, Legard, Maud, Raper, Mrs Sanderson and Wainwright.

Against

Councillors Paul Andrews, Mrs Burr, Clark, Collinson, Mrs Hopkinson, Ives, Mrs Keal, Richardson, Mrs Shields, Ward and Woodward.

Abstentions

None.

Resolved

That Council approve the implementation of charging for garden waste service from 1 June 2014 on a voluntary subscription basis with:

- (i) detailed promotional literature to all households explaining the scheme and their options, including the option to purchase subsidised composting bins;
- (ii) a charge of £27 per bin in 2014/15 to be introduced;
- (iii) a charge of £36 per bin in 2015/16 to be introduced; and
- (iv) the service available to all Ryedale Households.

Minute 30 – Parish Grant Funding 2014/2015

It was moved by Councillor Mrs Cowling and seconded by Councillor Legard that the following recommendations of the Commissioning Board be approved and adopted.

That Council be recommended to approve:

That the parish grant be halved for the 2014/2015 financial year and not paid in 2015/2016 and beyond.

Upon being put to the vote the motion was carried.

Resolved

That Council approve:

That the parish grant be halved for the 2014/2015 financial year and not paid in 2015/2016 and beyond.

Minute 31 – Council Tax Discounts

It was moved by Councillor Mrs Cowling and seconded by Councillor Legard that the following recommendations of the Commissioning Board be approved and adopted.

That Council be recommended to approve that from the 1 April 2014:

- (i) the PCLD Council Tax discount be removed; and
- (ii) the PCLC Council Tax discount be reduced to 100% for 28 days;
- (iii) officers bring forward an option for a residual discretionary Local Council Tax Discount Policy.

Upon being put to the vote the motion was carried.

Resolved

That Council approve that from the 1 April 2014:

- (i) the PCLD Council Tax discount be removed; and
- (ii) the PCLC Council Tax discount be reduced to 100% for 28 days;
- (iii) officers bring forward an option for a residual discretionary Local Council Tax Discount Policy.

78 Notices on Motion Submitted Pursuant to Council Procedure Rule 11

1. It was moved by Councillor Paul Andrews and seconded by Councillor Mrs Shields

We the undersigned Councillors in accordance with the Council's constitution (motion to rescind a previous decision) request that the following parts of the decision taken at Council on the 5 September 2013 for the item Part B Referrals from the Policy and Resources Committee on the 29 August 2013, Ryedale Apprenticeship Scheme, be reversed at the Council meeting on the 31 October 2013 Council:

...the deletion of amounts allocated to Norton Primary School, Suddabys, The Yard and Goodys Group.

...the deletion of the £13,500 allocation to the Academy as training provision.

[Signatories: Councillors Paul Andrews, Mrs Shields, Maud, Wainwright, Ward, Joy Andrews, Richardson, Mrs Keal.]

An amendment was moved by Councillor Clark and seconded by Councillor Woodward:

To delete the wording:

“and Goodys Group.

...the deletion of the £13,500 allocation to the Academy as training provision.”

Upon being put to the vote the amendment was lost.

Recorded Vote

For

Councillors Clark, Collinson, Mrs Hopkinson, Ives, Maud, Richardson, Mrs Sanderson, Ward and Woodward.

Against

Councillors Paul Andrews, Arnold, Mrs Cowling, Cussons, Mrs Frank, Fraser, Mrs Goodrick, Hawkins, Mrs Keal, Legard, Raper, Mrs Shields and Wainwright.

Abstentions

Councillor Bailey.

Upon being put to the vote, the motion was then lost.

Councillor Mrs Frank then moved and Councillor Ward seconded a procedural motion that the meeting be continued. On being put to the vote, this motion was carried.

79 Political Management Structure

The Chief Executive submitted a report (previously circulated) which proposed a revision to the current committee structure for 2014/15 to ensure that the Council's decision making structure continues to meet the requirements to deliver efficient, transparent and accountable decision making.

Councillor Mrs Cowling moved and Councillor Mrs Goodrick seconded the recommendations in the report.

Resolved

That Council support in principle a revised committee structure for 2014/15 which has the following 3 main Committees:

- Policy and Resources
- Regulatory (Planning and Licensing)
- Overview and Scrutiny (including Audit, Crime and Disorder and Standards)

80 **Changes to Committee Membership**

Resolved

That the following changes to committee membership be approved:

- (i) Councillor Mrs Frank to replace Councillor Mrs Hopkinson on Overview & Scrutiny Committee;
- (ii) Councillor Collinson to replace Councillor Mrs Hopkinson as a substitute on Planning Committee;
- (iii) Councillor Mrs Hopkinson to replace Councillor Mrs Frank on Commissioning Board.

81 **Any other business that the Chairman decides is urgent.**

There being no other business, the meeting closed at 10.45pm.

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31 October 2013 – Responses to Supplementary Questions

The Leader's Statement

Councillor Paul Andrews then asked the following supplementary question:

“Does that mean therefore that if the judicial review sets aside the Local Plan, that any money spent on the sites DPD will have been wasted?”

The Leader then replied:

“I'm sorry but I can't answer that. I will have to get you a written answer to that, which I will copy everyone into.”

Written Answer

I have sought officer advice on this question. I am advised that money will not be wasted if we progress the sites and the challenge is successful. A successful challenge will mean we have to re-visit the housing figure, whatever happens we will still need to prepare a plan with site specific allocations. The site's work would still be necessary.

From Councillor Ward

“Cllr Mrs Cowling can I just ask a couple of questions about the LEP? Can you tell us what the composition is of the LEP board in terms of public and private sector members and whether the Chairman is public or private sector please?”

The Leader replied:

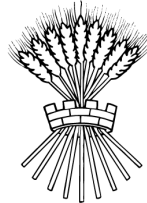
“The Chair is private sector, Barry Dodd, I'm not quite sure what the composition is - the ratio - but I will find that out for you and I will let you know.”

Written Answer

The make-up of the LEP board is set out at <http://www.businessinspiredgrowth.com/about-the-lep/who-we-are/>

Further details about each LEP Board Member are also available at this site.

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REPORT TO: FULL COUNCIL

DATE: 9 JANUARY 2014

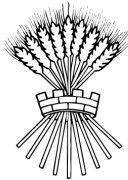
SUBJECT: PART 'B' REFERRALS FROM PLANNING COMMITTEE ON 22 OCTOBER 2013

87(b) Howardian Hills AONB Design Guidance for New Agricultural Buildings, and infrastructure.

Decision

Planning Committee Agreed to recommend to Council that:-
The Council has regard to the AONB Design Guidance as a material planning consideration with discharging its statutory functions in the AONB.

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PART B:	RECOMMENDATIONS TO COUNCIL
REPORT TO:	PLANNING COMMITTEE
DATE:	22 OCTOBER 2013
REPORT OF THE:	HEAD OF PLANNING AND HOUSING GARY HOUSDEN
TITLE OF REPORT:	HOWARDIAN HILLS AREA OF OUTSTANDING NATURAL BEAUTY: DESIGN GUIDANCE FOR NEW AGRICULTURAL BUILDINGS AND INFRASTRUCTURE
WARDS AFFECTED:	AMOTHERBY, AMPLEFORTH, DERWENT, HELMSLEY, HOVINGHAM, RYEDALE SOUTH WEST, SHERIFF HUTTON AND SINNINGTON

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

- 1.1 The Howardian Hills Area of Outstanding Natural Beauty (AONB) Joint Advisory Committee (JAC) has prepared design guidance for new agricultural buildings and infrastructure. The Document was approved by the JAC on 4 April 2013 for use as guidance and advice by the AONB Unit and at the same time, the JAC agreed to make a request to the relevant planning authorities (Ryedale and Hambleton) that they agree to use the document as a material consideration in the development management process.
- 1.2 This report is for Members to consider the document (Appendix 1) and to recommend to Council that regard is had to the guidance in the development management process.

2.0 RECOMMENDATION(S)

- 2.1 That Council:
(i) has regard to the AONB Design Guidance as a material planning consideration when discharging its statutory functions in the AONB.

3.0 REASON FOR RECOMMENDATION(S)

- 3.1 To support good design in the AONB and to provide advice to landowners, farmers and construction companies.

4.0 SIGNIFICANT RISKS

4.1 There are no significant risks associated with this report.

5.0 POLICY CONTEXT AND CONSULTATION

5.1 Design guides are generally prepared to provide advice and guidance to members of the public or developers who are considering the development of new buildings. They can also be useful in supporting the implementation of planning policies and in this case, the AONB Management Plan. On a wider note, the guidance will support Council priorities of maintaining a high quality environment and providing a proactive and efficient approach to the determination of planning applications.

5.2 Usually, documents such as design guidance which are intended for use in the planning process will be adopted as Supplementary Planning Documents (SPD's). However, the JAC has agreed that the document should not be produced as SPD. This is in view of the fact that at the current time, this is not the immediate priority of both Local Planning Authorities and because the necessary formal procedures can be lengthy and will involve a cost. As an alternative, the JAC has asked both authorities to adopt the document as planning guidance for use as a material consideration in the planning process.

5.3 It should be noted that under this approach, the document will not have the full weight of a formal SPD in the decision making process, although it is considered that this would only be particularly relevant if it was to be relied upon in an appeal situation. However, given that the document has been the subject of consultation with relevant parties, it is considered that following a Council resolution to have regard to it in the decision making process, it is capable of being a material consideration. The fact that the document will have less weight than a formal SPD is in turn mitigated by the fact that both authorities have up-to-date design policies in Development Plans which will, in any event, be used to determine applications for development in the AONB.

5.4 It should be noted that under this Council's Constitution, Council can only formally "adopt" two types of planning documents – Development Plan Documents and Supplementary Planning Documents. To reflect this 'technicality', the recommendation of this report is that Council agrees to 'have regard' to the document as a material consideration.

5.4 The Design Guidance has been shaped by consultation and involvement of local interested groups represented on the JAC, including those representing the local farming community (the National Farmers Union and the Country Land and Business Association), Parish Councils, Natural England and officers of the County Council and both Local Planning Authorities. This consultation took place from November 2012 to March 2013 and resulted in a number of small detailed amendments to an original draft of the document.

REPORT

6.0 REPORT DETAILS

6.1 Farmsteads are a strong visual element within the landscape of the AONB and help to define the local distinctiveness and cultural heritage of the area. However, the scale and nature of farming operations has changed and evolved over time.

Farming practices and buildings have to be increasingly adaptable and meet new regulations and standards. This has meant that building materials and styles have become increasingly more industrial to meet these regulations and standards.

- 6.2 The decision of the JAC to prepare the design guidance relating to agricultural buildings and infrastructure was made in response to the AONB unit providing similar and repeated design comments on planning applications and agricultural/ infrastructure prior notifications within the AONB. The guidance has been produced to provide practical advice on the design of new agricultural buildings and infrastructure which will help to ensure adverse visual impacts on the environment are minimised whilst ensuring the functional efficiency of buildings. It aims to reduce the time and costs incurred by farmers and land managers by helping to enable design considerations to be considered at an early stage in the process. The document will also be used by officers in the AONB Unit as a basis for its response to the planning consultations it receives from the Local Planning Authorities.
- 6.3 The Design Guidance provides general advice for a broad range of farming structures including: siting, scale and form, colour, materials, construction detailing, access tracks, landscaping and sustainable design. Other statutory designations are considered and include: the built heritage, archaeology, the natural environment and Public Rights of Way. A further section provides details of the planning process within the AONB including the system for Prior Notifications and Planning Applications. The guidance usefully encourages early contact with the relevant Local Planning Authority. It should be noted that the document does not cover agricultural workers dwellings or farm and rural diversification schemes.
- 6.4 The outcomes the AONB wishes to achieve are stated as:
- “New agricultural buildings/infrastructure that are designed within the context of statutory AONB purposes and which also meet the requirements of modern farming
 - high quality design that conserves and enhances the character and special qualities of the area and respects the local distinctiveness and the built and natural heritage of the AONB
 - sustainable building practices which minimise waste and the use of resources
 - design that mitigates the causes and adapts to the effects of climate change
 - wildlife and natural habitats that are maintained or enhanced”

7.0 IMPLICATIONS

- 7.1 The following implications have been identified:
- a) Financial
No financial implications have been identified
 - b) Legal
No further legal implications have been identified
 - c) Other (Equalities, Staffing, Planning, Health & Safety, Environmental, Crime & Disorder)
No other further implications have been identified.

8.0 NEXT STEPS

- 8.1 The AONB Unit are using the document. It has been made available on the Howardian Hills web-site and has also been circulated to local interested parties. The document will be made available on Ryedale's web-site.
- 8.2 The use of the document will be monitored over time. If, for any reason, it becomes apparent that there is a need to have the document adopted as a SPD, this can be addressed in the future.

Gary Housden
Head of Planning and Housing

Author: Paula Craddock, Forward Planning Officer
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Background Papers:
Howardian Hills Area of Outstanding Natural Beauty: Design Guidance for New Agricultural Buildings and Infrastructure

Background Papers are available for inspection at:
Ryedale House

**HOWARDIAN HILLS
AREA OF OUTSTANDING NATURAL BEAUTY**

Design Guidance

New Agricultural Buildings and Infrastructure



**Howardian Hills AONB
The Mews
Wath Court
Hovingham
York
YO62 4NN**



EXECUTIVE SUMMARY

- The farming, forestry and rural economies are key factors influencing the landscape of the Howardian Hills Area of Outstanding Natural Beauty (AONB).
- It is inevitable that new buildings and infrastructure will be needed periodically, to enable farmers and rural businesses to remain competitive, access new markets and comply with animal welfare regulations.
- Modern farm buildings are often large in scale and use materials such as concrete wall panels and profiled sheeting. Without careful attention to detail they can be intrusive features within the AONB landscape.
- The AONB Joint Advisory Committee is a consultee in the planning application process and all proposals are assessed against AONB Management Plan Objectives.
- The ethos of the AONB Management Plan is to support the construction of new farm buildings and infrastructure where these are appropriate in scale and use high standards of design, careful siting and good landscaping measures.
- We are likely to OBJECT to buildings that we believe do not conform to this principle, although we stress that the final decision on Approval or Refusal rests with the District Council (Hambleton or Ryedale), who will judge applications against the relevant national planning guidance and Local Plan Policies.
- This Design Guidance has been developed to provide practical advice and assistance to agents, farmers and construction companies considering or designing a new or extended agricultural building within the AONB. It is the intention to seek adoption of the Design Guidance by Ryedale and Hambleton District Councils, for them to use as a material consideration when deciding planning applications.
- Basic design principles:
 - Site new buildings near to existing buildings wherever possible, but also take landform and the scale of existing buildings into account.
 - Use dark muted colours for the roof sheets – e.g. ‘Anthracite Grey’ not ‘Natural Grey’.
 - Use stained Yorkshire boarding or dark-coloured profile sheeting for the walls.
 - If using blockwork or grain walling, consider painting external wall faces in a dark colour or extending sheeting/boarding almost to ground level.
 - Provide appropriate landscaping to either screen or break-up the profile of the building.

The additional costs of these measures are usually small in the context of the lifespan of the building and its total build-cost. They can however make a significant difference to how the building fits in the landscape, without compromising its efficiency.

- We will work with applicants wherever possible to develop/modify schemes into ones that we feel able to support, although this may not be possible in all cases.
- The full version of the Design Guide follows this Executive Summary, or is available at http://www.howardianhills.org.uk/downloads/Design_Guidance_-_New_Agricultural_Buildings_&_Infrastructure.pdf

Section 1

Introduction

1.1 The two principal purposes of the Design Guidance are to:

- inform farmers and land managers about the standards of design, colour of materials, siting, etc, that we would like to see used within the AONB;
- reduce the time input/cost for farmers, land managers, agents and AONB staff, by ensuring that well-designed proposals are submitted for planning approval first time round. This minimises the need for amendments and re-design following objections/significant comments.

1.2 The outcomes we hope to achieve are:

- new agricultural buildings/infrastructure that are designed within the context of statutory AONB purposes¹ and which also meet the requirements of modern farming;
- high quality design that conserves and enhances the character and special qualities of the area and respects the local distinctiveness and the built and natural heritage of the AONB;
- sustainable building practices which minimise waste and the use of resources;
- design that mitigates the causes and adapts to the effects of climate change;
- wildlife and natural habitats that are maintained or enhanced.

1.3 Aims and Objectives

Farmsteads are a strong visual element within the landscape of the AONB. As such, they help to define the local distinctiveness and cultural heritage of the Howardian Hills.

Whilst in general terms the AONB landscape is well-wooded and undulating, the location of farmsteads can mean that new development may be particularly intrusive unless careful attention is paid to its siting and design.

Consequently these guidelines have been produced to encourage those planning and/or designing new agricultural buildings and infrastructure to carefully consider their potential impact and suggest ways of improving their appearance within the sensitive (and nationally protected) landscape of the Howardian Hills.

The aim of the guidance is to provide practical advice on the design of new farm buildings that function efficiently and have a minimal visual impact upon the environment.

Farming practices have to be flexible, the scale of operations has changed, building materials and styles are increasingly industrial and there are regulations and standards to be observed. Within this context farmers need to make a living, because the AONB landscape cannot be conserved and enhanced without thriving agricultural and forest industries.

¹ Summarised as: Conserve and enhance natural beauty; in doing so, take account of the needs of agriculture, forestry and other rural industries, and the economic and social needs of villages; meet the demand for recreation, so far as this is consistent with the conservation of natural beauty and the needs of agriculture, forestry and other uses.

Whilst the guidance provides general design advice for a broad range of farm structures, it does not cover all potential types of farm building such as farm diversification schemes or agricultural workers' dwellings.

Section 2

An Approach: The Importance of Design

Historically, the siting and design of farm buildings evolved in response to local climatic conditions, landscape, the farming system, locally available building materials, skills and traditions. Buildings were usually carefully sited and orientated, resulting in a close relationship between them and the landscape. The building forms, materials and colours tended to harmonise with the landscape and often enhanced it. Many farms have developed in stages over the years as and when new buildings have been required and are therefore generally characterised by a range of building styles and materials together on one site. The arrangement of buildings on a farm appears random rather than uniform. The older parts of farms, including the farm house, are typically stone and pantile.

Major changes in farming practice over the last five decades have had a significant impact on the design and function of agricultural buildings. Greater mechanisation, the introduction of different systems of production, hygiene requirements and the need to achieve greater output with less labour has led to the development of much larger farm units. Consequently, larger buildings are required for the efficient housing of livestock and the storage of grain, straw and general everyday equipment and machinery.

There is a continuing trend towards larger buildings with wider roof spans, even if fewer are being built per farmstead. These buildings are often industrial in appearance and scale and can have a significant impact on the rural landscape and the visual quality of existing farmsteads. Grain stores in particular often need to be large in order to provide storage for a significant proportion of the farm's annual harvest. In addition they need to have high enough roofs to allow large grain trailers to tip inside, meaning that they are often substantial structures.

There has been increasing interest and concern expressed about the impact of some new farm buildings in the landscape. Amongst the most common issues are:

- poorly sited buildings, located for example in prominent skyline locations or without regard to existing development;
- inappropriate design and choice of materials; and
- the incongruous colour of materials.

Whilst it is important that new buildings are located and designed in a way that respects both their natural and man-made surroundings, they should not necessarily perpetuate past traditions in building styles and materials. In many cases these are no longer appropriate to contemporary farming practice or building technology, and can look awkward when scaled-up. Nevertheless, new buildings should respect traditional influences and be developed in sympathy with their surroundings and in a form appropriate to their function.

Good design relates not only to appearance and form but also to the suitability of the building to its function. The operational requirements of farming are a major consideration and will often determine the general location and in some cases the particular siting and form of a new building. New buildings have to contribute to effective functioning of the farm in order to be economically viable. On this basis,

applications for new agricultural buildings will also need to demonstrate that the scale of the proposed building is commensurate with the functional need for it.

Section 3

Design Guidance

It is important for economic reasons that all new farm buildings and other agricultural structures are properly designed and constructed. A quality building, though perhaps of higher initial costs, will save on-going maintenance and perhaps even future replacement costs, and should assist in achieving greater productivity.

When planning and designing a new agricultural building, consideration should be given to how this and associated works could help to enhance the appearance of the farm as a whole. The advice below applies equally to extensions as to new buildings.

3.1 Landscape Character and Setting

The landscape is a complex combination of physical and cultural elements, the character of which has been created over a long period of time and through environmental changes and human intervention. Farming and farm buildings are an integral part of the AONB's landscape and contribute towards its appeal. The Landscape Character Assessment in the AONB Management Plan identifies seven different landscape character types across the AONB. The objectives for landscape enhancement in each of these character types are set out in the Future Local Management Priorities section of the Management Plan².

It is important to ensure that development proposals respect their context and are sensitively designed to protect and enhance the character and local distinctiveness of the AONB's landscape.

Early consideration of the landscape context as part of the design process is essential if development is to successfully integrate with its surroundings. High quality design can enhance both the development itself and the local environment. Considering the landscape early in the design process can also save time, as a lack of detailed information at the planning application stage can lead to delays.

When considering the form, materials and colour of the new building (see below), consideration should be given to maintaining the overall appearance of the farm in the landscape. This includes respecting the varied and ad hoc appearance of farms as they have developed over time, whilst also ensuring that new buildings complement the existing buildings and surroundings.

The construction of a new building may also provide an opportunity to enhance the appearance of an existing farmstead in the landscape through, for example, screening existing parts of the site from wider view or softening the appearance through the use of landscaping.

There may be instances where higher standards of design are called for, e.g. in sensitive settings. Proposals for new buildings or extensions within historic villages, prominent open countryside, Conservation Areas or adjacent to a Listed Building will require particular care and attention to detail.

² Please see http://www.howardianhills.org.uk/downloads/Management_Plan_2009-14.pdf

3.2 Siting

The position of a new farm building is usually dependent on its function and the space available, but as a general rule new buildings should be sited within or adjacent to existing groups of agricultural buildings. A poorly sited building, no matter how well designed, can have a significant impact on the landscape. It is acknowledged however that, due to the practicalities of farming, it may not always be possible to site a new building in or around an existing farmstead.

General design guidance on siting:

- Subject to operational requirements, the impact of a new structure can be reduced by locating it in close proximity to existing buildings within an existing group. Rarely will it be acceptable to build an isolated free-standing structure in open countryside.
- Sufficient space should however be allowed between buildings so as to enable access/turning by large machinery/HGVs, and for general farmyard safety.
- New buildings should respect the contours and natural form of the land by fitting into folds in the land wherever possible, avoiding platforms or exposed skylines or ridges.
- Buildings located on the crest of a hill are not only more exposed to the elements but are often more visually prominent and intrusive in the landscape. Where it can be demonstrated that such a location is unavoidable the impact of the building can be reduced by siting it below the skyline and by the careful choice of colour for the walls and roof.
- On sloping sites it is generally best to align a new building such that part of it can be cut into the slope, thereby reducing the perceived height and providing some in-built screening.
- Where the proposed use of a new building could accommodate different floor levels a building can be stepped down a slope. This can minimise disturbance to the existing land form and reduce the building's visual impact.
- New buildings should be sited so as to minimise impacts from public vantage points such as roads and Public Rights of Way. It is the view from these places that the planning authority and AONB staff will take into account when assessing planning applications.
- Avoid 'unneighbourly' siting, especially for grain stores with fans and buildings that will house livestock.

3.3 Scale and Form

Historically the scale and form of traditional buildings was decided by functional requirements, the local climate and the availability of building materials, which has resulted in distinctive local types.

Modern farm buildings are generally large single span structures with shallow pitched roofs based around a portal frame construction. The width allows flexibility for machinery, crops, livestock, forage or feed to be housed under one roof at a cost-effective price. As a result modern buildings are at risk of being out of scale with nearby smaller, more traditional buildings.

General design guidance on scale and form:

- Avoid locating very large buildings close to smaller ones. Large new buildings can look out of scale with smaller (older) buildings and consideration should be given to minimising this effect. Ensure that in a grouping, the larger building is sited so as to not dominate the existing buildings.

- Where possible roof pitches should be matched with those on existing buildings.
- Wide overhanging eaves can also help to reduce the apparent height of a building.
- Large expanses of roof and walling can be broken up with well-designed and carefully positioned functional elements such as roof lights, gutters, downpipes, roof ventilators, doors and windows.
- Flat roofs are not part of the Howardian Hills building tradition and should not be used. Dual pitched roofs are generally preferred, although mono-pitch can be suitable for smaller buildings or lean-to extensions to existing structures, with an appropriate pitch.
- Extensions should not dominate the existing building nor result in an excessively sized building with large expanses of roof and walling. Where a large new space is needed consider breaking the roofline.
- Small, sympathetic extensions can help to enhance the traditional 'ad hoc' feel of a farmstead.

3.4 Colour

The colour of a building can have a significant impact on the landscape.

Cladding materials for agricultural (and forestry) buildings are available in a wide range of colours. The choices must be carefully made since colour and finish are important factors in helping to reduce the visual impact of a building.

Very light colours and large areas of intense strong colours do not blend particularly well with the landscape, whilst dark muted colours are usually less apparent than light ones. A building will therefore appear smaller if darkly coloured.

General design guidance on colour:

- Dark muted 'earth' colours (dark greens/browns/greys and black) are generally more acceptable as they complement the natural environment throughout the seasons and the different characteristics of daylight during the year. Consideration should be given to the general colour of the backdrop against which the building will be most frequently seen.
- As a general rule the roof of an agricultural building should be darker than the walls, to bring out the building's form. Dark roofs reflect less light and generally make buildings look smaller and less conspicuous. The main exception may be when lighter colours are required for high humidity livestock housing because of the operational need to reduce solar heat gain, or when a building will be primarily viewed against the sky.
- Where more than one colour is used, they should be in harmony. Technical information on preferred colours which can be used together without resulting in severe colour clashes and considerable visual intrusion is contained in British Standard BS5502 (Part 20).
- Use of the same or similar colours on new and existing structures can help to unify a group of buildings.
- Gloss finishes should be avoided – matt finishes are significantly less reflective.

3.5 Materials

The type, colour and texture of external materials can greatly affect the impact that a new building has on the landscape.

In the past, the range of building materials available in rural areas was fairly limited with the result that buildings tended to harmonise and be in scale with each other. New

construction methods have resulted in a wider range of building materials being available for use on agricultural buildings.

Modern farm buildings tend to be constructed using a steel portal frame, clad with timber or sheeting, with a base (plinth) layer of concrete blocks or panels.

Profiled sheet is available in a wide range of colours and is the usual material for crop stores where birds and other pest species need to be excluded.

Spaced vertical timber boarding ('Yorkshire boarding') is functional and sustainable. It provides a good source of natural ventilation and light, and can be stained a darker colour if necessary to meet the requirements of a particular site.

General design guidance on materials:

- The range of materials on one building should be limited. Too many contrasting finishes can create a cluttered appearance.
- Choose materials which are appropriate for the climate and which will weather well over time.
- Take account of the maintenance implications of the materials used. Low initial construction costs can result in hasty construction and poor detailing which, in the longer term, can lead to increased maintenance costs and a reduced life-span for the building.
- The use of traditional materials should be considered where it can provide an important link to existing, more traditional buildings.
- Profiled sheeting should be an appropriate, normally dark, colour.
- Treated (tanalised) timber can be effectively used as space boarding where natural ventilation is required, and can be stained a darker colour if necessary.
- Concrete block/panel plinth walls are visually less intrusive when treated by either painting, rendering or where appropriate, cladding with sheeting or natural stone.
- Shiny materials should usually be avoided.

3.6 Constructional Detailing

All guttering and downpipes must be sized in proportion to the area of roof being served. All downpipes must be linked into a drainage system to ensure that they do not discharge into an area that may be contaminated, as this could result in the pollution of a watercourse.

Some agricultural buildings require natural lighting, except crop or bulk feed stores where natural light should be excluded to discourage birds. The most economic and efficient way of providing natural light is in the form of roof lights. Roof lights can transform the working conditions in a building but they should be in proportion to the roof area. They should not dominate the roof nor be placed to give a 'checkerboard' appearance. A few large roof lights are generally better than a lot of smaller ones and they should be positioned on the least prominent roof slope.

External lighting should be kept to the minimum necessary and shielded so as to avoid upward light spillage and hence light pollution. Lights should ideally be sensor-controlled, to avoid unnecessary use and save energy/cost.

Good ventilation is essential to provide healthy conditions for livestock. Ventilation units should be in proportion with the whole building and careful use of colour can assist in making these a design feature. Ventilation comprises two main types: at the junction of materials (for example between the upper and lower sections of a wall); and purpose-made ventilators for use on roofs or walls.

3.7 Access Tracks

Access to buildings and the associated manoeuvring space required for large vehicles and machinery needs to be carefully considered, particularly in relation to vehicles arriving for crop/livestock collection/delivery and stock routes.

Access tracks, roads and services should be designed with particular respect for the landscape and historic patterns of land use and movement. Consideration should be given to the impact of tracks on the landscape.

There may be opportunities to rationalise access points by reducing multiple access points to a single, more acceptable point. Access routes should be clearly marked on plans and should include sufficient space to accommodate any planned landscaping.

Buildings should also be designed having regard to the movement of plant and stock around them. Access for service vehicles must also be allowed for.

Where a completely new access onto a highway is proposed, early discussion with the highway authority is strongly recommended.

General design guidance on access tracks:

- Locate new buildings on sites that minimise the need for the creation of new access tracks.
- Where there is an unavoidable need for a new access track to be created it should, where possible, be routed next to existing field boundaries and follow the contours of the land.
- Spoil from construction should be removed and not banked-up along the side of the new track.
- New tracks should take account of the potential impacts of vehicles on neighbouring residential properties that are not associated with the farm.
- Tracks should be surfaced with darker, less visually intrusive, materials (e.g. road planings) if they are in particularly prominent locations. Crushed limestone is an appropriate local material and is often acceptable for other tracks.

3.8 Other Farm Structures

Silos & Towers

The erection of any structure that will significantly exceed the height of existing buildings within the farm group will rarely be acceptable. Where the need for a tower or silo is unavoidable the following points should be considered:

- Try to integrate the structure within an existing group of buildings.
- Take advantage of any existing landscape features such as trees, slopes and hills to mitigate any visual impacts.
- Avoid sites which are visible from public vantage points.
- Paint in a dark muted colour – a shiny, reflective galvanised steel finish can be very conspicuous within the landscape.

Silage Clamps & Slurry Stores

Slurry stores or tanks can be located below or partly below ground to reduce their impact, with above-ground walls painted in dark colours. Consideration should be given to screening silage clamps and slurry stores from wider view through the use of existing features such as trees, buildings, slopes or hills.

New electricity connections

Where a new building requires an electricity supply, and particularly if the building is separated from existing buildings, then this should be placed underground. New overhead lines are unlikely to be acceptable and farmers should be able to undertake much of the preparation work themselves (e.g. trench excavation), which can significantly reduce costs.

3.9 Landscaping

Consideration needs to be given to the best way of integrating a new building with its immediate surroundings. New areas of hard standing, fences, boundary walls and additional planting should all be regarded as part of the overall design. They can be used or restored to link buildings into the landscape, join buildings together, reduce their apparent scale and create enclosures that will provide shelter and privacy. Height should be considered: 1.5 metres is below eye level but 2.0 metres cuts off most views. Minor detailing such as the colour of fencing can be very important - white concrete posts for example can be very intrusive in the landscape.

The impact of new buildings can be softened by careful tree and shrub planting that reflects the local landscape character. Planting around modern farm buildings with appropriate native species, reflecting the existing pattern of woodlands, copses, individual mature trees and hedgerows can create new landscape features and wildlife habitats. This helps to integrate new buildings into the wider landscape. In some locations planting nearer principal viewpoints, or as a backdrop, can effectively break up the profile of a building.

General design guidance on landscaping:

- Look at the site of the new building from points in the surrounding landscape that are accessible by the public, in particular roads and Public Rights of Way. Consider how new planting either near the new building or near the main viewpoints (if the land is in your control) could help integrate it, screen it, or break up the profile.
- Consider the layout and design of large areas of hard standing, fences, walls and hedges since they can make an important contribution to the appearance of the holding by creating a unifying visual link between buildings and integrating the site into the surrounding landscape.
- Consider the advance planting of trees before the construction of the building, as this will result in earlier integration with the landscape.
- Retain and if possible augment existing groups of trees and shelter belts. Trees can improve the appearance of large new buildings by softening their outline and horizontal emphasis.
- It is not always appropriate to plant a dense belt of trees and shrubs to screen a new building. Planting groups of trees or even a scatter of individual trees can be more appropriate to the local landscape character and can effectively 'disrupt' views of the new building by breaking up its profile.
- Only use native tree species or those which are characteristic of the area, since this will have additional benefits for the conservation of flora and fauna. Avoid ornamental trees of any sort.
- Avoid planting so close to buildings that there is a risk of damage to cladding by falling branches, gutters becoming blocked with leaves or root damage to foundations.
- Before undertaking new planting, take account of possible future building expansion and operational and building maintenance requirements.

3.10 Sustainable design

The rural, often remote, location and the design of many modern agricultural buildings can offer the opportunity to incorporate renewable energy. It may be possible to accommodate technology such as solar panels or wind turbines if they are carefully sited to minimise their visual impacts. The roofs of modern farm buildings can offer greater scope for integrating solar panels than those of traditional buildings.

Consideration should be given to how the building can help in adapting to the predicted effects of climate change, for example considering how it may be used if the climate becomes warmer and wetter. Where this will not lead to risk of pollution, permeable surfacing should be used to reduce the potential for water run-off from the site to increase the risk of flooding elsewhere.

Section 4:

Other Statutory Considerations

4.1 Built Heritage

Particular consideration should be given to the design of new agricultural buildings where they are likely to have an impact on a Listed Building or are sited within a Conservation Area. Features of historical importance and their settings should not be compromised or damaged in order to facilitate a new structure.

4.2 Archaeology

The Howardian Hills has a rich archaeological and historical landscape with many sites and features, nearly 80 of which are protected as Scheduled Monuments. These represent a finite resource that can be easily damaged or destroyed by development. Once lost, they cannot be replaced.

Wherever excavation is involved and if you are unsure whether or not your proposal might adversely affect an archaeological site or feature, you are strongly advised to consult with the Historic Environment Team at North Yorkshire County Council at an early stage (archaeology@northyorks.gov.uk).

4.3 Natural Environment

The AONB contains some areas that have been specifically designated on the basis of the flora and fauna that they support. These include Sites of Special Scientific Interest and the non-statutory Sites of Importance for Nature Conservation. However, important habitats and species exist across the whole of the AONB.

All British bat species and nesting birds, plus many other species, are protected by law. Buildings and the landscape are home for many different protected species. The development of new agricultural buildings should avoid, mitigate, or as a last resort compensate for, any significant harm to important sites and species.

The geology of the AONB is also an important component of its natural environment and should be taken into account when planning new buildings or infrastructure.

Further advice and guidance can be obtained from the AONB Manager (info@howardianhills.org.uk).

4.4 Public Rights of Way

The view of a development from Public Rights of Way can affect the special qualities of the AONB and people's enjoyment of it. Where Public Rights of Way cross a site, their

incorporation into a scheme should be considered at an early stage so that any potential impacts can be minimised.

In these situations, the ability to link the site to the surrounding countryside and nearby settlements should be regarded as an opportunity and potential benefit to the proposal. Where possible, Public Rights of Way should retain their route alignment and form an integral part of the design to provide an attractive, accessible and secure route for all users.

4.5 Non-planning considerations

It should be remembered that there are a variety of other regulations which apply to the design and construction of new farm buildings, many of which are subject to change over time. These include requirements relating to animal welfare, pollution, odour, waste management and health and safety matters - all of which can have implications for the way in which a new building or an extension to an existing building is developed. Applicants are therefore advised to refer to the most up-to-date technical and statutory requirements or to seek professional advice.

Section 5:

Planning Approvals

The planning system regulates the use of land and buildings in the public interest and has an important role to play in promoting sustainable development.

Ryedale and Hambleton District Councils are the statutory planning authorities for the AONB and they determine all applications for planning permission to carry out agricultural development within its boundaries. They have regard to national planning policy guidance and the relevant planning policies in their respective Development Plans. It is the intention to seek adoption of this Design Guidance by Ryedale and Hambleton District Councils, for them to use as a material consideration when deciding planning applications.

The planning legislation relating to agricultural buildings is complex. There are a limited range of exemptions and there are various works that can be authorised using a streamlined 'prior notification' procedure, rather than the full planning application process. However, these opportunities are limited to specific circumstances and it is strongly recommended that specific advice is sought from a planning officer before work starts.

5.1 Prior Notification

The Town and Country Planning (General Permitted Development) Order 1995³ (GPDO) grants a general planning permission (known as permitted development rights) for certain types of development – including the erection of some agricultural buildings. A specific planning application is not needed if your project falls within one of the categories set out in the GPDO and meets all the conditions laid down. However, under the requirements of the prior notification procedure you must apply to the relevant District Council for a determination as to whether approval is needed for details relating to siting, design and external appearance of the proposed development. You should contact the District Council for advice on whether you need to submit details under the prior notification procedure or apply for planning permission.

³ The GPDO is frequently amended and you should therefore check that, where appropriate, you obtain the up-to-date text for the relevant Part.

Under the prior notification procedure applicants are required to provide details of their proposal to the relevant District Council using the 'prior notification' form. The application should be accompanied by the appropriate fee and supporting information including a site plan and brief details of the proposed appearance and scale of the structure.

The District Council has 28 days in which to decide whether or not a more detailed 'prior approval' process supported by more detailed information and drawings is required. If you have not been informed of the Council's decision within 28 days of the date of the Council receiving the notification, you should contact the Council to confirm whether or not it has taken a decision. If the Council confirms that it has not reached a decision within this period, you may proceed with the development, as notified to the Council. If you are advised that prior approval is not required, you may go ahead in accordance with the details that you have already submitted.

In those cases where you are informed that the Council's prior approval *is* required you must, within one week of receiving notice from the Council, put up a site notice in the prescribed form on or near the land, which must stay up for at least three weeks.

No work should begin before an application is approved.

5.2 Planning Permission

Planning permission will be required for most new agricultural buildings, depending upon the size, location and nature of the proposal. You should contact your District Council for advice on whether planning permission is needed.

Submission documents:

Submitting the correct documents is a crucial part of the application process and can assist in the time taken to determine an application. Using the advice and guidance set out in this Design Guidance should assist in producing a comprehensive, detailed and appropriate application.

When you are ready to submit a planning application, the Council will need adequate plans and drawings of a high quality (for printing and photocopying purposes) to assess the proposal. You are encouraged to submit your application via the Planning Portal (www.planningportal.gov.uk) The checklist below sets out the documentation which is likely to be required for a full planning application:

- Three copies of completed and signed application forms (no copies required if submitted via the Planning Portal).
- Location plan (at a scale of 1:2500 or 1:1250 and on plans that are in copyright).
- Supporting Planning Statement
- Existing and proposed site layout plans (at a scale of 1:100, 1:200 or 1:500)
- Other relevant drawings such as floor levels, sections, floor plans and layouts
- Photographs or photomontages
- The relevant fee. A fee calculator is provided at www.planningportal.gov.uk

To ensure that decisions are made on as fully an informed basis as possible applicants are also strongly encouraged to provide basic details relating to livestock numbers, the range of land use types on the holding and why the development is necessary.

The AONB Team encourages early discussions between applicants and District Council planning officers to assess whether siting, design and materials might need to be tailored in order to achieve better integration into the landscape. Conditions covering these matters will normally be attached if the planning permission is granted.

Glossary

Wherever possible this document has sought to avoid the use of specialist terminology and jargon. However, it is inevitable that certain phrases and terms are used whose meaning may not be immediately clear. This glossary seeks to define and clarify the meaning of a number of references in the Design Guidance.

A

Agriculture Section 336 of the Town and Country Planning Act 1990 defines 'agriculture' as:

- 'horticulture, fruit growing, seed growing, dairy farming;
- the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land);
- the use of land as grazing land, meadow land, osier land, market gardens or nursery grounds; and
- the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes.'

It should be noted that the following uses **do not** fall within the definition of agriculture for planning purposes:

- Equestrian or horse-related development (except where the use only involves the grazing of horses);
- Parking or maintenance of agricultural contractor's plant and machinery;
- Hobby farming;
- Buildings used to store equipment that will be used to maintain non-agricultural land e.g. mowers to cut grassed fields not used to keep livestock or to grow crops.

C

Character Distinguishing qualities, features or attributes.

Character Assessment An area appraisal emphasising historical and cultural associations.

D

Design Guidance A document providing guidance on how development can be carried out in accordance with the design policies of a local authority often with a view to retaining local distinctiveness.

Development The legal definition of development is "the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land" (Section 55 of 1990 Act); this covers virtually all construction activities and changes of use.

Development Plan Local Planning Policy, prepared at the local, District (and County) level. Planning decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise.

F

Farmstead Group of farm buildings generally consisting of a farm house and a range of associated outbuildings

H

Historic Environment The historic environment is the physical legacy of thousands of years of human activity within the towns and the countryside, in the form of buildings, monuments, sites and landscapes.

L

Landscape The appearance of land, including its shape, form, colours and elements, the way these components combine in a way that is distinctive to particular localities, the way they are perceived, and an area's cultural and historical associations. Buildings and settlements are also an important component of the landscape.

Landscape character A distinct, recognisable and consistent pattern of elements and / or features that makes one landscape different from another (rather than better or worse)

Listed Building A building designated by the Secretary of State for Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, as being a building of special architectural or historic interest.

Local Distinctiveness The particular positive features of a locality that contribute to its special character and sense of place and which distinguish one local area from another.

M

Material Consideration A matter that should be taken into account in deciding a planning application or in an appeal against a planning decision.

P

Public Right of Way Routes over which, even where in private ownership, the public has a right of passage. They comprise byways, which are open to any user; restricted byways, open to any user other than mechanically propelled vehicles; bridleways, which can be used by those on foot, horse or bicycle; and footpaths which are open to those on foot only.

S

Scale The impression of a building when seen in relation to its surroundings, or the size of parts of a building or its details, particularly as experienced in relation to the size of a person and adjacent buildings.

Setting The National Planning Policy Framework defines setting as - The surroundings in which a heritage asset is experienced. The extent of the setting is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of a heritage asset, may affect the ability to appreciate that significance, or may be neutral.

Sustainable Design Design that seeks to create spaces or buildings where materials, energy and water are used efficiently and where the impact on the natural environment is minimised.

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REPORT TO: FULL COUNCIL
DATE: 9 JANUARY 2014
SUBJECT: PART 'B' REFERRALS FROM POLICY AND RESOURCES COMMITTEE ON 5 DECEMBER 2013

42 Localisation of the Council Tax Support Scheme

Considered the report of the Corporate Director (s151).

Recommendation to Council

That Members recommend to Council

- (i) A Local Council Tax Support Scheme for 2014/15 which is unchanged from 2013/14; and
- (ii) To authorise the Corporate Director in consultation with the Chairman of Policy & Resources Committee to undertake the necessary consultation work to design a scheme for 2015/2016, in light of the experience in 2013/14 and 2014/15 to be presented to Policy & Resources Committee in December 2014.

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PART B:	RECOMMENDATIONS TO COUNCIL
REPORT TO:	POLICY AND RESOURCES COMMITTEE
DATE:	5 DECEMBER 2013
REPORT OF THE:	CORPORATE DIRECTOR (s151) PAUL CRESSWELL
TITLE OF REPORT:	LOCALISATION OF COUNCIL TAX SUPPORT 2014/2015 SCHEME
WARDS AFFECTED:	ALL

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

1.1 This report seeks approval of the scheme for 2014/15. There are no changes proposed to the scheme which has operated in 2013/14.

2.0 RECOMMENDATIONS

2.1 That members recommend to Council

- (i) a Local Council Tax Support Scheme for 2014/2015 which is unchanged from 2013/14; and
- (ii) to authorise the Corporate Director in consultation with the Chairman of Policy and Resources Committee to undertake the necessary consultation work to design a scheme for 2015/2016, in light of the experience in 2013/14 and 2014/2015, to be presented to Policy and Resources Committee in December 2014.

3.0 REASON FOR RECOMMENDATIONS

3.1 The Council must approve a scheme of its choice for 2014/2015 having approved a one year scheme for 2013/14, the first year of Localised Council Tax Support (LCTS).

4.0 SIGNIFICANT RISKS

4.1 There are no significant risks in approving the scheme as recommended.

5.0 POLICY CONTEXT AND CONSULTATION

5.1 The Council will need to approve a Local Scheme for CTS.

6.0 REPORT DETAILS

- 6.1 At Council on the 10 January 2013 members approved a scheme for Localised Council Tax for 2013/14. This followed the Government's decision to terminate Council Tax Benefit and allow Local Authorities to establish their own local schemes. There was a headline cut of 10% in funding however using the basis of calculation and the protection of all pensioner claimants (around 61% by spend of Council Tax Benefit at RDC) the cut in funding was in effect in excess of 20%.
- 6.2 The main feature of the Council's scheme was that working age claimants saw an 8.5% reduction in benefit and many people who had never paid Council Tax were now doing so. Whilst the sums were often low (most were £64 to £130), there were residents on low incomes and/or benefits. The decision to make a cut of 8.5% did attract transitional grant funding from Government of £11k for RDC in 2013/14 (and proportionate amounts for the other major preceptors). This grant will not be available in 2014/15. In 2013/14 and 2014/15 the Council received new burdens funding for the additional work around local schemes and these grants have been taken into the Councils budget.
- 6.3 The scheme affects all precepting authorities (District Councils, County Councils, Fire Authorities, Police Authorities and Parish Councils) through the Council Tax Base (CTB) which is reduced by the cost of the scheme.
- 6.4 Members may recall that the Council's original plans for a local scheme for 2013/14 revolved around a 20% and consultation took place with the major preceptors and the public in this basis. The transitional grant offer was the main reason for the final scheme choice. This decision was also replicated in all other North Yorkshire Districts except Harrogate who made no cut to benefits.
- 6.5 Council must now consider a scheme for 2014/15. In order to inform this process consultation has again taken place on moving to a cut of 20%.
- 6.6 Only the County Council responded from the major preceptors and they were seeking the Council to increase the cut to claimants which would reduce the scheme cost and they would benefit from an increase in CTB. This is solely a reflection of their financial position.
- 6.7 Public consultation took place between 24 September 2013 and 11 November 2013 via the Council's web site. Two respondents completed the questionnaire. Both thought the maximum support should be restricted to 80% and thought the scheme should run for one year. No further comments were made. Both respondents pay Council Tax in the Ryedale area (Norton & Pickering). Neither person currently receives Local Council Tax Support. Neither considered themselves to be disabled. The consultation responses from last year are attached at Annex A and are considered relevant to this year's decision.
- 6.8 The experience in 2013/14 can be summarised below:
- The scheme was implemented on time and there were few difficulties in customer service
 - The Council has not seen an increase in claimants numbers as feared when the scheme introduced a discount rather than benefit
 - The implementation has impacted marginally on the Council Tax collection rate, however not to the extent expected (so far this year)

- The Council has had increased workload on summons and liability orders (detail required).

6.9 The following table sets out the estimated claimant breakdown for 2013/14:

Claimant Type	Number	Annual Cost	% total spend
Over Pension Age	2,020	£1,885k	62%
Working Age – Household Vulnerable	280	£240k	8%
Working Age: Vulnerable	412	£376k	12%
Working Age: Employed	281	£170k	6%
Working Age: - Other	422	£374k	12%
	3,415	£3,045k	

1. Pensionable age – where claimant or partner meet the criteria.
2. Working Age Household Vulnerable – there is a child under 5 in the household.
3. Working age Vulnerable – where disability premiums are included in the assessments.
4. Working age Employed – Working 16 hours or over.
5. Working Age Other – All other working age claimants.

6.10 Nationally the position has varied between authorities and the implementation of the Scheme. City of York Council for example made a 30% cut in claimant payments. A recent District Council survey (of 113 Districts) showed the following for 2013/14:

- 27% of Councils made no cuts to claimants
- 47% introduced a scheme with a cut of 8.5%
- 26% made cuts in excess of 8.5%

6.11 Those with the greater cuts have also seen the greatest impact on collection rates and increased administrative costs, as well as the impact on claimants. The billing authority (RDC) alone bears these increased administrative costs.

6.12 For 2014/15, year 2, there is again a mixed picture of approaches from Local Authorities. Many are retaining their year 1 scheme to enable a full year to be analysed before making further changes.

6.13 Should RDC move to a 20% cut to claimants it would mean the additional amount which would be billed to working age claimants would be c£150k. RDC's share of this additional income after considering collection rates would be c£10k. There would potentially be additional costs facing the Council from such a decision. Claimant payments would increase such that the majority would be £150 - £300 per annum.

6.14 RDC officers are keen to fully understand the impact of the new schemes based on over a full years experience before going further. It is also believed that a financial contribution towards additional costs may be possible from the major preceptors, in particular the County Council when the new burdens funding is no longer identifiable as a separate Government Grant in 2015/16. This in part is because of the greater financial benefit NYCC would see from any extension of the scheme.

6.15 In addition to the above waiting before extending the scheme further allows the impact of other welfare changes in Ryedale to be considered.

7.0 IMPLICATIONS

7.1 The following implications have been identified:

- a) Financial
There are no significant new financial implication of the recommendation.
- b) Legal
The scheme is a detailed legal document of the Council which will only require minor amendment.
- c) Other
There are no significant other issues around the recommendation.

Paul Cresswell
Corporate Director (s151)

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Background Papers:
None.



Council Tax Benefit Consultation

Council Tax Benefit is changing and we want your views

Council Tax Benefit (CTB) currently helps people on a low income pay their Council Tax. From April 2013 CTB will be abolished. It will be replaced by a new Local Council Tax Support Scheme (LCTSS). The Government have said that local Councils will be responsible for designing and implementing their own schemes to provide help to people on a low income pay their Council Tax.

Pensioners will not be affected by these changes. People who have reached the age for State Pension Credit will have their support assessed under a national scheme.

Under the current CTB scheme, the Council receives funding from the Government to cover the cost of the scheme. This will not be the case for LCTSS, as the Government will give the Council a fixed grant. This will be at least 10% less than what we currently pay out in CTB and means we will have less money to run our LCTSS.

We have to make some very difficult decisions. Because pensioners are protected, the level of support we will be able to give to our working-age customers under a LCTSS may have to be less than we currently give them under CTB.

We are proposing the following scheme:

Regardless of their financial circumstances, every working-age claimant should pay the first 20% of their Council Tax liability. This means people who currently get full CTB will have to pay something towards their Council Tax from 1st April 2013.

People living in properties whose Council Tax band is E, F, G or H will have their Local Council Tax Support restricted to the maximum amount payable for a band D property.

Under the existing scheme, Second Adult Rebate can be granted to single people who have a high income if they share their home with someone on a low income (not their partner). We are proposing to stop this.

In the proposed scheme all existing CTB claims will automatically be reassessed under the new LCTSS from 1st April 2013.

1. Do you think that everyone of working age should pay something towards their Council Tax?

232 Yes

201 No

2. Pensioners are not affected by these changes.

What do you think that everyone else should pay as a minimum, towards their Council Tax?

277 10%

70 20%

17 30%

9 more than 30%

3. Should people who receive Council Tax Benefit, who are living in more expensive properties, receive less Council Tax Support?

222 Yes

206 No

4. Should people who receive help to pay their Council Tax Benefit be given extra help, for a limited period (such as 3 months), when they start work?

360 Yes

76 No

At the moment, some people can get help to pay for Council Tax. The amount they receive depends on how much money they have coming in. If they have more money coming in than the minimum the law says they need to live on, it means for every extra £1 they have in income, they pay 20p per week towards their Council Tax.

This could change so that people pay more than 20p for every extra £1 they have in income.

5. Is this fair?

144 Yes

288 No

6. If you answered yes, how much more for every extra £1 in income, do you think people should be asked to pay towards their Council Tax?

99 25p

32 30p

12 35p

Council Tax Benefit is assessed on the needs of the person making the claim, their partner and their dependent children. Any other adults within the household are expected to contribute towards the Council Tax, depending on their income. This could change so that these additional adults are expected to contribute more.

7. Is this fair?

260 Yes

173 No

At the moment, if you can afford to pay your Council Tax but live with someone on a low income, who is not your partner, you may be able to get help with your Council Tax. This is called second adult rebate. The Council is proposing to stop this rebate.

8. Do you agree that the rebate should be stopped?

230 Yes

209 No

Currently people with savings of more than £16,000 don't qualify for Council Tax Benefit.

9. Should people with savings of less than £16,000 be expected to use these savings to pay their Council Tax?

144 Yes

297 No

If yes, what is the maximum amount of savings you should be able to hold and still qualify for Council Tax Support?

10. You shouldn't have to pay if your savings are less than:

28 £12,000

47 £8,000

43 £4,000

26 £0

11. Should the Council protect the most vulnerable people from paying more Council Tax?

395 Yes

41 No

12. If you answered yes, which vulnerable groups of people do you think should be protected under the scheme? e.g. those in receipt of Disability Living Allowance.

373

13. Have you got any comments that you wish to make about these changes?

193

The following information is being collected to find out whether there are any needs which we are not meeting. You do not have to complete the questions if you do not want to but we would be pleased to receive responses to any of the questions.

Do you currently receive Council Tax Benefit?

306 Yes

91 No

Date of birth:

348

Postcode:

344

Gender:

133 Male

265 Female

Partnership Status:

248 Single

115 Married

18 Civil Partnership

Do you have a physical or mental impairment which has a substantial long term adverse effect on your ability to carry out day to day activities?

115 Yes

262 No

Please state the nature of your disability:

121

Religion of Belief:

2 Buddhist

0 Jewish

124 No religion

197 Christian

0 Muslim

0 Hindu

0 Sikh

Other (please state)

37

Sexual Orientation:

11 Bisexual

287 Heterosexual

3 Gay

1 Lesbian

Ethnic Group:

White

376 British

3 Eastern European

2 Irish

Any other White background (please state):

13

Dual Heritage (tick all that apply)

Black Caribbean

Asian

29 White

Black African

Chinese

Any other Mixed background (please state):

0

Asian or Asian British

Indian

Pakistani

0 Bangladeshi

Any other Asian background (please state):

1

Black or Black British

Caribbean

African

Any other Black background (please state):

0

Chinese or other ethnic group

Chinese

South East Asian

Any other (please state)

0

Please provide any other information about yourself that you may want to tell us (e.g. carer, single parent):

145

Thank you for taking the time to complete this Equalities Monitoring Form. Any information provided here will be kept confidential and will only be used for statistical monitoring and to help us improve services, for everyone. The specific information gathered from this form will not be passed on to any other organisation.

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REPORT TO: FULL COUNCIL

DATE: 9 JANUARY 2014

**SUBJECT: PART 'B' REFERRALS FROM POLICY AND RESOURCES
COMMITTEE ON 5 DECEMBER 2013**

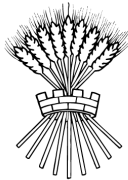
43 IT Infrastructure Budget Planning

Considered – Report of the Head of Environment, Streetscene, Facilities and ICT.

Recommendation to Council

That Council is recommended to approve a capital allocation of £320k for the period 2014/15 – 2017/18 for the investment in the IT infrastructure.

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PART B:	RECOMMENDATIONS TO COUNCIL
REPORT TO:	POLICY AND RESOURCES COMMITTEE
DATE:	5 DECEMBER 2013
REPORT OF THE:	HEAD OF ENVIRONMENT,STREETSCENE,FACILITIES,ICT PHIL LONG
TITLE OF REPORT:	IT INFRASTRUCTURE BUDGET PLANNING
WARDS AFFECTED:	ALL

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

- 1.1 This report outlines the IT infrastructure requirements for the next 5 years and seeks approval from Council for investment in the areas highlighted in Appendix A.

2.0 RECOMMENDATION

- 2.1 That Council is recommended to approve a capital allocation of £320k for the period 2014/15 – 2017/18 for the investment in the IT infrastructure.

3.0 REASON FOR RECOMMENDATION

- 3.1 (i) To plan IT budget provision inline with operational requirements.
- (ii) To support and enable the delivery of existing services and future operational requirements of the Council.

4.0 SIGNIFICANT RISKS

- 4.1 Operational issues may result as the risk of system failure increases should hardware and applications not be replaced within recommended timescales.
- 4.2 Failure to develop the IT infrastructure may result in the Council being unable to meet increasingly strict data and network security requirements leaving the Council vulnerable to future legislative changes and potential prosecution.
- 4.3 The progress achieved from past infrastructure investments will be undermined should consideration not be given to long term IT budget provision.

5.0 POLICY CONTEXT AND CONSULTATION

- 5.1 The report follows the decision on IT strategy from Policy & Resources on 26 September 2013.
- 5.2 The financial, operational and environmental benefits of continuing to invest in modern and efficient IT infrastructure supports corporate aim 5 (to transform Ryedale District Council).

REPORT

6.0 REPORT DETAILS

- 6.1 The use of IT underpins every aspect of service delivery in a modern Council to some extent and the dependency on IT has increased substantially over recent years as a result. IT systems have transformed the operational landscape of the Council and consequently highlighted the necessity for future planning alongside the management and development of the current operational environment.
- 6.2 The current position has been achieved as a result of proactive investment in technologies to enable the efficient use and streamlining of systems, ensuring that the Council is well placed for delivering services to internal and external customers. The relatively modern core infrastructure and recent upgrades to core systems provides a secure, reliable platform to meet the current challenges faced by the Council.
- 6.3 Previous investments in 2005/06 and 2010/11 delivered new technologies to support the streamlining of the organisation and new ways of working through more efficient use of IT. The most recent investment in IT in 2010 provided the platform to support much of the organisational change undertaken during the last 2-3 years. The projects undertaken during this period demonstrated the potential impact of making better use of IT and the efficiency savings that can be achieved as a result. The technology that underpins the service delivery is already subject to the forward planning process for hardware and application renewals, such is the life cycle of the IT infrastructure and the rapid advances in technology. As a result it would be prudent for the Council to plan ahead, to ensure resources are allocated for meeting the next phase of infrastructure renewals in order to support future service delivery requirements and maintain a robust, secure and reliable IT environment.
- 6.4 At 26 September Policy and Resources, Members endorsed a report outlining the future IT Strategy and requested that a report be brought to the next meeting of the committee with details of the capital spend requirements for IT for recommendation to Council. Outlined below are the key areas of IT infrastructure subject to renewal during 2014/15 – 2017/18 based on current requirements. The priority for replacement is risk based, with high priority items subject to a fixed renewal point to ensure continued support and maintenance in those areas. A more flexible approach is achievable with medium priority items and as such the life span of these has been extended to ensure best value, without imposing increased or undue operational risk on the Council. Associated costs are summarised in Annex A. Detail on the items is below:
 - a. Domain Controllers Software Upgrade – a largely software based process to upgrade key servers to maintain compatibility, security and support within the Microsoft portfolio of products.

- b. GIS Application Upgrade – map based software used both internally by officers and to support online applications via the Council web site.
- c. Core Server & Backup Replacement – server hardware supporting the delivery of corporate applications, providing corporate data storage, backup and replication requirements.
- d. Network Security Device Refresh – hardware devices managing local network security, for providing access to third party networks and the Internet for local and remote network users.
- e. UPS (Battery Backup) – provides a ‘clean’ power supply to service day to day operational requirements and essential battery backup to the core IT infrastructure in the event of a power failure.
- f. Microsoft Desktop Licensing Renewal – to maintain Microsoft desktop license compliancy requirements (Microsoft Windows, Office and associated applications)
- g. Core Network Infrastructure Refresh – primarily hardware devices located in the IT server room providing local connectivity for all network devices (PC’s, laptops, printers etc)
- h. Telephony System Upgrade – to support and maintain all aspects of telephony at Ryedale House and Streetscene
- i. Corporate Wireless Refresh – hardware devices providing corporate wireless network connectivity at Ryedale House.
- j. Public Wireless – hardware devices providing Internet and Email connectivity for visitors to Ryedale House and Officer / Member mobile devices (primarily Ipads).

7.0 IMPLICATIONS

7.1 The following implications have been identified:

- a) Financial
Estimated costs are summarised for each area of investment (Annex A) based on current requirements but at this time there is no budgetary provision in place.
- b) Legal
It is essential for the Council to fully comply with current and future security and compliance obligations. A breach of these duties exposes the Council to significant risk.
- c) Other (Equalities, Staffing, Planning, Health & Safety, Environmental, Crime & Disorder)
There are no equalities implications associated with this strategy.

Phil Long
Head of Environment

Author: Tim Sedman, IT Infrastructure Manager
Telephone No: 01653 600666 ext: 378
E-Mail Address: tim.sedman@ryedale.gov.uk

Background Papers:
None

ANNEX A

Future IT Budget Requirements

The summary below outlines future budget requirements for IT renewals. These are estimated costs based on previous renewals but provide an indication of the investment required to maintain current applications and infrastructure requirements in areas where budget provision is not already in place.

The renewal dates reflect the recommended replacement point based on the age of current infrastructure.

Area For Renewal	Estimated Cost (£)	Renewal Date	Priority
Domain Controllers Software Upgrade	5,000	2014/15	Medium
GIS Application Upgrade	10,000	2014/15	Medium
Core Server & Backup Replacement	120,000	2015/16	High
Network Security Device Refresh	15,000	2015/16	Medium
UPS (Battery Backup)	15,000	2015/16	Medium
Microsoft Desktop Licensing Renewal	24,000 (PA)*	2015/16-17/18	Medium
Core Network Infrastructure Refresh	50,000	2015/16	High
Telephony System Upgrade	25,000	2016/17	High
Corporate Wireless Refresh	5,000	2016/17	Medium
Public Wireless	3,000	2016/17	Medium

*Microsoft Desktop Licensing costs based on minimum 3 year agreement @ £24,000 per annum

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REPORT TO: FULL COUNCIL

DATE: 9 JANUARY 2014

SUBJECT: PART 'B' REFERRALS FROM POLICY AND RESOURCES COMMITTEE ON 5 DECEMBER 2013

44 Exempt Information

That the press and public be excluded from the meeting during consideration of Items 14 (Overpayment Write Offs) as provided by paragraph 1 of Schedule 12A of Section 100A of the Local Government Act 1972.

In addition during consideration of item 15 (Asset Purchase Opportunity) as provided by paragraph 3 of Schedule 12A of Section 100A of the Local Government Act 1972.

46 Asset Purchase Opportunity

Considered – The report of the Corporate Director (s151)

Recommendation to Council

That Council is recommended to approve a capital allocation of up to £150k to facilitate the asset purchase, financed from unallocated capital resources.

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

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REPORT TO: FULL COUNCIL

DATE: 9 JANUARY 2014

**SUBJECT: PART 'B' REFERRALS FROM PLANNING COMMITTEE ON 17
DECEMBER 2013**

120 Part B Report - Publication of the Helmsley Plan

Recommendation to Council

That the recommendations in the report be approved subject to an amendment to (ii) that the Plan be published to include those changes previously agreed by the North York Moors National Park Planning Committee and considered by Members at the meeting.

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PART B:	RECOMMENDATIONS TO COUNCIL
REPORT TO:	PLANNING COMMITTEE
DATE:	17 DECEMBER 2013
REPORT OF THE:	HEAD OF PLANNING AND HOUSING GARY HOUSDEN
TITLE OF REPORT:	PUBLICATION OF THE HELMSLEY PLAN
WARDS AFFECTED:	HELMSLEY AND ADJACENT WARDS INDIRECTLY

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

- 1.1 To present the outcome of recent consultation on the Draft Helmsley Plan and for Members to consider and agree changes to the Plan in response to issues raised.
- 1.2 For Members to agree to publish the Helmsley Plan for formal consultation and subsequent submission to the Secretary of State for Examination.

2.0 RECOMMENDATIONS

- 2.1 It is recommended that Members:
- (i) Note the comments received on the Draft Helmsley Plan (Annexes 1 and 2) and agree responses to them as outlined in Annexe 2
 - (ii) Approve the Publication version of the Helmsley Plan for public consultation and subsequent submission to the Secretary of State for Examination (Annexe 3)
 - (iii) Authorise Officers to make minor amendments to the text and format of the Plan prior to publication in conjunction with Officers of the National Park Authority
 - (iv) Authorise Officers and Members of the Joint Member Working Group to prepare a schedule of proposed modifications to the Plan if this is required in order to address comments raised following the Publication of the Plan and any further issues identified during the Examination process
 - (v) Authorise the Head of Planning in consultation with the Chairman of the Planning Committee to agree modifications to the Plan which represent main

modifications, in conjunction with the Director of Planning and Chair of the Planning Committee of the National Park Authority.

- (vi) Authorise Officers to make a request to the Inspector appointed to conduct the examination of the Plan to make recommendations that he or she considers to be necessary to address any issues of soundness
- (vii) Agree to amend the milestones for the production of the Helmsley Plan included in the Ryedale Plan: Local Development Scheme, as set out in paragraph 6.7 of this report

3.0 REASON FOR RECOMMENDATIONS

3.1 To progress the production of the Helmsley Plan.

4.0 SIGNIFICANT RISKS

4.1 There are no significant risks associated with this report. Greater risks are likely to arise if progress on the Helmsley Plan is not made or if the correct process of producing the Plan is not followed. For example, it is considered that there is a greater risk that the Plan will be found unsound if it is not produced in accordance with statutory procedural requirements. Additionally, delays to the production of the document will impact upon the ability of both Local Planning Authorities to identify the site specific land allocations for Helmsley which will contribute to the planned housing land supply of the Ryedale Plan and Ryedale's five year land supply calculation.

5.0 POLICY CONTEXT AND CONSULTATION

5.1 Members are aware that for planning purposes, Helmsley is split by the National Park Boundary and that there are also various constraints which limit growth in the part of the town falling within the District Council's planning area. For these reasons both Authorities have agreed to work together to jointly prepare the Helmsley Plan which will be the Development Plan for the Town for the next 15 years. The Plan includes policies and land allocations to manage growth and address development requirements over this period.

5.2 The production of the Plan supports one of the Council's key priorities which is to ensure up to date Development Plan coverage across the District.

5.3 In July 2011, a Joint Member Working Group was established to take forward the Helmsley Plan. This comprises 3 Members from the National Park Authority and 3 Members of the District Council. The group also includes two Members from Helmsley Town Council and North Yorkshire County Council's Member for Helmsley (although these Members do not have voting rights). It should be noted that the working group does not have delegated decision making powers. The group is constituted to make recommendations back to the District Council and National Park Authority.

5.4 Members will recall that at a meeting of Planning Committee in June 2013, agreement was given to consult on a Draft Helmsley Plan. This took place in summer 2013 and involved a range of consultation methods which included:

- Inviting representations from those on the consultation database which included members of the public, local businesses and groups and statutory stakeholders

- Two public events held in the Committee Room of the National Park Authority
 - A short presentation on the proposals at a Town Council meeting in June.
 - Issuing of a press release was issued
 - Placing the Draft Plan on both Authorities' websites
- 5.5 In total 40 individuals/ groups responded to the consultation on the Draft Helmsley Plan, with 241 individual comments. A summary of the comments received is attached at Annex 1.
- 5.6 In general, the proposed development sites (land allocations) were supported. However there was concern regarding specific issues for some of the preferred proposed development sites. Some of the developers questioned whether sufficient land was being allocated to meet objectively assessed needs, while on the other hand some local residents felt that there was no justification for building new houses on Greenfield land.
- 5.7 It should be noted that the level of future development proposed in Helmsley was extensively debated through the recent Ryedale Local Plan Strategy (LPS) Examination. Some of the representations from house builders reflected the (then) ongoing Examination into the LPS, particularly the housing target. However following the consultation on the Helmsley Plan, the Ryedale LPS was adopted on 5 September 2013 and full weight can now be attributed to it as it forms part of the 'development plan' for Ryedale District. Therefore the level of housing has been established through the LPS and the purpose of the Helmsley Plan is to allocate the most appropriate sites to accommodate new development as the amount of growth is already determined.. Additionally, the principle of development in Helmsley and the preparation of a specific Plan for the town is also established in the National Park Authority's adopted Core Strategy and Development Policies Documents.
- 5.8 The comments received in response to the Draft Plan have been considered by Officers and amendments have been made in light of the comments received. These were agreed at a meeting of the Working Party on 22 November 2013 and have been incorporated into the version of the Plan which is the subject of this report.
- 5.9 Annex 2 sets out the proposed response to the comments received and outlines whether any changes to the plan have been made as a consequence. In addition, since the consultation ended on the Draft Plan ongoing discussions have taken place with the relevant stakeholders including North Yorkshire Highways and the Environment Agency on the issues raised during the consultation. The outcome of these discussions has also informed the preparation of the Publication version of the Helmsley Plan.

6.0 REPORT

Publication and Submission of the Plan

- 6.1 Officers and Members of the Helmsley Plan Working Group consider that the Plan is now at a stage where it can be taken through the formal, final stages in its production. This involves publishing the plan for six week period of consultation and then submitting the Plan for Examination by an independent Planning Inspector.
- 6.2 The proposed 'publication' version of the Plan is at Annex 3 of this report. The Plan contains a total of 15 policies and sets out development briefs for each proposed site

allocation. It proposes to allocate 5 sites for housing development, which is sufficient to accommodate approximately 210 units based on 30 dwellings per hectare. It also proposes the allocation of 1.9 hectares of land for employment use to the south east of the town. Officers are confident that to date, the Plan has been prepared in accordance with the provisions of The Town and Country Planning (Local Planning) (England) Regulations 2012 and in accordance with the Statements of Community Involvement (SCI's) of each Authority.

- 6.3 The 'Publication' stage is the main formal opportunity for all interested parties to make their views on the Plan known. Representations received at this stage will be submitted alongside the Plan to the examination where the soundness of the Plan and matters of legal compliance will be fully scrutinised and considered by the appointed Inspector. It is important that Members note that the Plan which is submitted for examination should be the version that both Local Planning Authorities wish to adopt.
- 6.4 Members are reminded that to be considered sound the plan should be:-
- Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
 - Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
 - Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
 - Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in national policy
- 6.5 Changes introduced through the Localism Act allow Local Planning Authorities to request that an Inspector recommend any changes that he or she considers to be necessary to address issues of soundness identified during the examination process. This is an important and useful change to the examination process and as such, authority to make this request is covered by a recommendation of this report.
- 6.6 It is very likely that some changes to the Plan may be needed following its publication or in response to issues identified during the course of the examination. These will include minor changes relating to, for example, typographical errors or may involve more substantive changes. Any substantive changes to the Plan are known as 'Main Modifications' and these will need to be subject to a period of consultation before the examination is completed and the Inspector prepares his/ her report. Changes to the Plan will need to be agreed and proposed by both Authorities.

Other Procedural Matters

- 6.7 An important procedural requirement particularly at the formal stages of the preparation of a Plan is that it is taken forward in accordance with the milestones set out in the each Authority's Local Development Scheme. There has been some delay in the original timescale for the preparation of the Helmsley Plan and therefore the current milestones in the Ryedale Local Development Scheme require amendment. Officers consider the following milestones should now be substituted in place of the former milestones:

Publication – February 2014
Submission – April 2014
Adoption – October 2014

7.0 IMPLICATIONS

7.1 The following implications have been identified:

a) Financial

A budget has been set aside for the preparation of the Helmsley Plan and the costs of an Examination. The costs are being shared by the two Authorities

b) Legal

Preparation of the Helmsley Plan is be subject to the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012. On adoption, the Plan will become the Development Plan for this area of Ryedale and the National Park.

c) Other (Equalities, Staffing, Planning, Health & Safety, Environmental, Crime & Disorder)

National Park Officers are leading the preparation of the Helmsley Plan with the support of Officers of the District Council. It is anticipated that a Member of staff from Ryedale will be appointed to carry out the role of Programme Officer. The Programme Officer provides administrative support to the Inspector over the duration of the examination and will need to be appointed before the Plan is submitted for examination.

The Publication version of the Helmsley Plan will be accompanied by a Sustainability Appraisal, a Habitats Regulation Assessment and a Statement of Consultation.

8.0 NEXT STEPS

8.1 Officers will complete the administrative arrangements which are required to ensure that the Plan is published in accordance with statutory requirements and in accordance with the both Statements of Community Involvement. All those individuals or organisations who have previously submitted comments on the Plan will be notified of the publication/consultation, alongside the statutory consultees listed in the Regulations. A copy of the Plan will also be made available in Helmsley Library and on the both Authority's websites.

Gary Housden
Head of Planning and Housing

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Background Papers:

Helmsley Plan: Publication Draft
Helmsley Plan: Habitat Regulations report
Helmsley Plan: Sustainability Appraisal report.
Report to Planning Committee: 4 June 2013

Report to Helmsley Plan Joint Member Working Group: 22 November 2013
Background Papers are available for inspection at:
Member's Room and RDC web-site.

Annex 1

General Comments

- Any CIL or open space contribution requirements should not jeopardise delivery of the Plan.
- The proposals will have an adverse impact on the National Park
- Concerns about the lack of detail in the Plan relating to specific sites.

Housing

- Plan is over reliant on the Ryedale Local Plan figures. Housing figure must consider housing requirements of both the National Park and Ryedale District Council. The housing provision figure of 150 units is not enough to meet all the affordable housing requirements of the town.
- The policy provision on windfalls should make it clear that they do not count towards the overall provision figure.
- Further explanation is required in reference to affordable housing for local people.
- The housing provision figures are not adequately justified in the plan. There is not enough evidence to support the proposals, i.e. where is the need for the housing?
- The housing needs to be built gradually over the next 15 years.
- The National Park Authority has put its desire to help Ryedale with their housing targets above National Park Purposes.
- Development should take place on brownfield sites within the town not Greenfield.
- The development of 200 houses in such a short space of time will have an adverse impact on the special qualities of the National Park.
- Concern that new houses will be used as second homes.

Site NYMH1

- Objections to the development of this site at Discussion Stage have been ignored.
- The development will harm the parkland setting of this part of Helmsley.
- The development will result in a loss of wildlife.
- Local people enjoy the existing open countryside at the edge of the town.
- Object to requirements of design brief as this will stifle innovation.
- Requirement to retain the remnant orchard will result in inefficient use of the land.
- Objection to seeking to control the housing mix in the absence of justification for both affordable and open market housing.

Site NYMH3

- The Extra Care facility itself will generate need for more affordable housing
- Concern about use of Ashwood Close as the only access to the site. Existing access through Ashwood Close is inappropriate.
- Loss of the sports field would have significant impact on the cricket, football and tennis clubs. Increased population will require more not less sports provision.
- Plans for some of the site to be used to extend the Bowling Club facilities.
- Design of the extra care facility is not in keeping with Helmsley
- Height of up to 2.5 storeys is not appropriate on this site. A low level, low density development is more appropriate.
- The level of development proposed for this site is out of proportion for the town.

- Impact of increased traffic generation, noise and light pollution
- Reduction in value of existing residential properties.
- Loss of connectivity between built form and open countryside.
- The 60 units should not be separated from the overall housing provision figure.
- Existing owners would need to be given access to the rear of their properties.
- The Extra Care Facility should be located on the A170.
- The view of the town from footpath through Ashwood Woods would be ruined.

Site NYHM8

In relation to proposed use as a convenience store

- Increased traffic from the use of a supermarket
- Housing sites should not be able to mutate into retail use
- Proposed convenience store is too far away from town centre.
- Will have a devastating impact on the viability of Helmsley town centre.
- The Co-op could extend into the area currently rented by Thomas the Bakers.
- There are already empty shops in the town and an out of town convenience store would make this worse.

Residential allocation of site NYMH8

- Concerns regarding residential amenity of existing residents.
- Concerns over the use of the existing footpath/field access track by vehicles accessing the housing.

Sites 174 and 183

- Concerns about increased flood risk resulting from development.
- Cannot get insurance for the properties on Storey Close, further development will exacerbate the problem of flooding.
- Development will have detrimental effect on local wildlife.
- There are restrictive covenants on site 183 and therefore it cannot be allocated for residential use.

EMP1 and EMP2

- Support for these sites coming forward early in the plan period
- Support for the allocation of these sites for employment use.
- No need for any more industrial development in the town.

Sites not allocated

- The justification for not allocating the larger area of site NYMH1 on the basis of medieval field patterns lacks evidence and justification.
- There is no visual impact assessment to justify that the development of the larger area of site NYMH1 will have an adverse impact on long distance views.
- There is a lack of evidence that the development of site NYMH2 would change the open landscape character of this part of the town.

Comments on Draft Plan and how the Plan has been Changed

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
	35 Mr and Mrs R and D Sunderland	Comment	Given the development is adjacent to residential bungalows all of which are occupied by elderly residents we would hope that any development on the site would be sympathetic to the existing residents' needs.	The impact on residential amenity will be considered when determining the detailed design of the scheme.
All	2 Marine Management Organisation		No comments	N/A
All	241 RSPB	Support	Do not have any concerns to raise	Noted
	17 Redcar and Cleveland Borough Council		No Comments	N/A
	14 The Coal Authority		No Comments	N/A
Development Limits	70 English Heritage	Comment	Criterion (g) states that "important open spaces have been identified on the Proposals Map". However the plan on page 25 does not identify any such areas.	Reference to the identification of important open spaces has been changed to important open views on the policies map.

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Agenda Item 10

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Development Limits	68 English Heritage	Support	We endorse the basis upon which the Development Limits have been defined. We particularly support criterion (e) (the exclusion of burgage plots) and criterion (g) (the exclusion of important open spaces on the edge of the town). This will help to ensure that there is less pressure for the development of elements which contribute to the historic character of the town.	Noted.
Development Limits	69 English Heritage	Comment	In order to avoid any confusion, it would be better to also include mention of the landscape setting of the town (which is a key element to its character).	Reference to the landscape setting has been added to criteria (g) of the Development Limit section in paragraph 5.18.
General	4 Mr C Christie	Comment	Page 5 says that the National Park has the highest status of protection to conserve and enhance the natural beauty. I trust this principle will underlie all discussions on siting, design etc of development. I hope that any development will be as unintrusive as possible and full consideration given to existing inhabitants.	The Draft Helmsley Plan refers to the need to make reference to the adopted Design Guides of the North York Moors National Park and these consider in detail the requirement to conserve and enhance the special qualities of the National Park . Policy H9 'Design' has been added to the Publication version of the Plan , which seeks to maintain the landscape of the National Park.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
General	94 England and Lyle	Support	We consider the approach adopted by the Plan to fully accord with existing and emerging development plan policy and the NPPF.	Support noted.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
General	77 The Home Builders Federation		<p>The document is heavily reliant upon the Ryedale Core Strategy and North York Moors Core Strategy and Development Policies. The Ryedale Core Strategy is currently undergoing examination and therefore the policies within this document will need to have due regard to the outcome of the examination, particularly with regard to housing requirements. The North York Moors Core Strategy and Development Policies document was adopted under a different national planning context prior to the publication of the National Planning Framework. The HBF cannot identify whether a thorough assessment of the North York Moors Core Strategy and its policies has been undertaken against the requirements of the NPPF. The National Park will be aware that NPPF paragraph 213 requires plans to be revised where they do not adequately take into account national policies. It is imperative that the Helmsley Plan is based within the context of the NPPF.</p>	<p>The National Park Authority has carried out an assessment of compliance of policies against the NPPF policies, which is available on the Authority's website. The housing requirements for the Helmsley Plan are based on the figure for the whole of Helmsley identified in the Ryedale Local Plan Strategy and this approach was recently found sound by the Planning Inspector. The Ryedale Local Plan Strategy has been adopted and has full weight as part of the development plan for Ryedale. This figure meets some of the needs of the National Park given the close interrelationship. The North York Moors National Park commitment to the allocation of sites in Helmsley has been set out in the Core Strategy and Development Policies document, which was adopted in 2008. The approach for housing development set out in the Core Strategy and Development Policies Document is supported by the English National Parks and the Broads UK Government Vision and Circular 2010, which states that the Government recognises that the Parks are not suitable for unrestricted housing and does not therefore provide general housing targets for them. In the case of Helmsley the town is split by the</p>

National Park boundary and therefore both authorities consider that a co-ordinated approach provided the most appropriate planning solution. The text in section 5 has been amended to reflect that It is within this context that the housing provision figure in the plan has been set.

General

41 Mrs V A Moorby

Comment

It is somewhat ironic that the Conservation Area is to be increased - which is commendable - at the same time as nearby infringement, not to say desecration of other areas is proposed. There should be no greenfield development around Helmsley, while there are still undeveloped sites within the town and while there are many buildings, both residential and commercial which are currently unoccupied or underoccupied, with the retail sector in its present state a number of properties could with imagination be returned to residential use. This could be achieved with little difficulty and lead to much benefit, thereby increasing the housing stock.

The level of development which needs to be allocated through the Helmsley Plan cannot be accommodated within existing brownfield sites and therefore needs to be located on greenfield land. The Helmsley Plan has also identified the opportunity for "windfall" development, however the NPPF requires that unless a robust case can be made this should not be included in the overall supply and will be in addition to the provision figure.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
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General	100 England and Lyle	Comment	<p>Ryedale District Council, through the emerging Ryedale Local Plan, currently envisages that there is a need to deliver about 150 additional dwellings in and around Helmsley over the next 15 years. This figure has not yet been confirmed and is not yet adopted but is likely to represent a minimum housing requirement figure for the Town for the plan period. The supply of land within the existing settlement limits of Helmsley, that is available for housing is very limited. Policy H1 identifies just one site 'commitment'. As a result it will be necessary to identify greenfield sites on the edge of the town to fully meet the town's objectively assessed needs over the plan period. The Council and the National Park Authority have undertaken a thorough review of all available options around the edge of Helmsley and have identified a range of sites that will be capable of meeting the identified housing requirement, as well as providing an element of choice and competition, in a sound and sustainable manner. This includes our client's site - NYMH3 Land North of Elmslac Road.</p>	Noted.
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Part of Document	ID	Respondent	Support/Object/Comment	Comment	Authorities Response
General	240	Stone and Bean Associates obo Thomas the Baker	Comment	In order to ensure that Thomas the Baker remains in Helmsley they will need to be able to sustainably expand and this requires either upgrading and adoption of Sawmill Lane or access through Riccal Drive to Station Road/Sawmill Lane. A more direct route out onto the A170 would reduce the number of properties subject to potential disturbance.	The Helmsley Plan is concerned with ensuring that new development can be accommodated on the highway network. The proposed allocations do not seek to use Sawmill Lane for access and therefore it is not a requirement of the Plan to seek its upgrading. However the Planning Authorities acknowledge the business needs of Thomas the Bakers and will work with them and the developers of Sites EMP1 and EMP2 to facilitate future expansion. The current proposed access to sites EMP1 and EMP2 are via Riccal Drive.

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General	198	Environment Agency	Support	We are pleased to see that our previous comments dated 2 March 2012 are included in the development briefs for sites where flood risk varies around the site. The briefs stipulate that water compatible uses such as public open space/ habitat areas are steered towards the highest flood risk areas. This applies to sites 174, 183 and NYMH8 where there are some areas of flood zones 2 and 3 (medium and high risk).	Noted.
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Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
General	197 Environment Agency	Comment	We are pleased to see that the proposed residential allocations have taken the sequential approach and the sites coming forward are all within flood zone 1, low flood risk. This complies with development policy 2 (flood risk) of the North York Moors National Park's Core Strategy and Development Policies, as well as policy SP17 (managing air quality, land and water resources) of Ryedale's Local Plan Strategy.	Noted.
General	24 NYCC	Comment	The Local Highways Authority (LHA) has previously provided feedback on the early Helmsley Plan discussion papers. As well as considering the accessibility and impact of the existing network in the Helmsley area the LHA highlighted the need to consider the priority and strategic nature of the A170.	Noted.
General	120 Mr Peter Holmes Johnson	Comment	Currently there are many homes and shops for sale in Helmsley, some of which have been on the market for some time. These could be developed, without damaging the countryside.	There is a requirement to build at least a 150 new homes in Helmsley over the plan period, there is insufficient existing empty stock to meet this level of need.

Part of Document

ID Respondent

Support/Object/Comment

Comment

Authorities Response

General

118 Mr Peter Holmes Johnson

Comment

All of the proposed sites in Helmsley will be significantly detrimental to the preservation of the Yorkshire countryside and the North York Moors National Park. The Ryedale Council and the North York Moors National Park Authority need to explain more fully the justification for spoiling several beautiful areas in Helmsley. If development is required and this is not certain, the Council should examine again other sites in Helmsley and nearby towns. Ideally no building should be contemplated on greenfield sites or be allowed within the National Park unless it is within existing boundaries and does

Government guidance requires Local Planning Authorities to meet their full objectively assessed housing needs and where there are restrictions to this they must be robustly justified. Ryedale District Council have a provision figure to deliver at least 150 new homes in Helmsley over the plan period. As the town is split by the National Park boundary both authorities are working jointly to assess the most suitable sites for development to meet the housing needs of the town. The sites that have been identified for allocation are considered the most appropriate for a range of reasons including their impact on the National Park's special qualities. There is clearly insufficient land available within the town to provide the required new homes.

General

65 English Heritage

Comment

The Plan is setting out a strategy not just for the development "in" the town, but also around the existing built-up area.

Noted. This has been clarified in the introduction.

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Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
General	51 Helmsley Town Council	Support	Helmsley Town Council has been a party to the drafting of the Plan and I can confirm its support in principle for the Plan's overall vision for the development of the town, the selection of sites for new housing and the allocation of site EMP1 and EMP2 for employment land.	Support noted.
General	52 Helmsley Town Council	Comment	We recognise that the town has to grow during the 15 year period, both to contribute to wider housing needs and in order to remain sustainable as a market town economy and as a lively community. We place great importance, however, on the conservation of the town's distinctive character, which includes its compactness as well as its traditional architectural styles and materials. We are particularly concerned not to see 'suburban sprawl' in the north east quadrant of the town - and therefore wish it to be clearly established that sites NYMH1 and NYMH8 represent the maximum extent of development in that quadrant for the foreseeable future, rather than a starting point for further negotiation as the Plan period advances.	The allocations in the Helmsley Plan set out where development will be supported over the plan period. The Plan is clear that apart from windfall sites located within the Development Boundary only development on these sites will be supported. The allocated sites therefore define the extent for new development over the plan period.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
General	62 English Heritage	Comment	The section sets out a good overview of the town's historic development and the many heritage assets in and around the settlement that contribute to its distinct identity, its tourism economy and the quality of life of its communities.	Noted.
General	61 English Heritage	Comment	There needs to be a statement setting out the precise extent of the area which is covered by this Local Plan. Presumably it is the area depicted on page 25.	Noted. This has been added to the introduction at paragraph 3.4.
General	60 English Heritage	Comment	It would greatly assist those commenting on the plan if the paragraphs were numbered	Noted. The Publication version is numbered.
General	134 Beth and Jonathan Davies	Comment	We feel that the Authority has put its desire to help Ryedale with its housing allocation before its first purpose which is deeply regrettable. Helmsley is a thriving place and we acknowledge the need for measured additional housing but the addition of over 200 new units in such a short space of time will change the character of the town and will have an adverse impact on the special qualities of the National Park.	The NPPF requires that Local Planning Authorities meet their full objectively assessed housing needs. The figure for Helmsley of 150 has been based on a range of evidence including household population projections and has been found sound by the Planning Inspector following examination of the Ryedale Local Plan Strategy. Commitment to a joint allocation plan with Ryedale District Council is long established in the Core Strategy and Development Policies Document.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
General	119 Mr Peter Holmes Johnson	Comment	Currently it is understood that no conversions of existing buildings or new buildings are allowed in the North York Moors National Park. The NYMH3 plan shows approximately 95 new units/houses within the National Park. The Council is making it too easy for developers to build on greenfield sites. There are plenty of other areas in Helmsley and other local towns which could be developed.	There is a requirement to build at least a 150 new homes in Helmsley over the plan period as a result of increases in the population and changes to the demographics of the town and this figure has been found sound by the Inspector following the examination of the Ryedale Local Plan Strategy. There is insufficient brownfield land within the town to accommodate this level of development. The National Park policies support the conversion of existing buildings where they do not conflict with National Park Purposes.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
General	19 Sport England	Comment	<p>While the National Planning Policy Framework has radically simplified the Planning system in England, a central tenet of Plan-making remains that the plan must be based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. The NPPF explains that Local Planning Authorities should set out the strategic priorities for the area, including strategic policies to deliver the provision of health, security, community and cultural infrastructure and other local facilities. Paragraph 171 falls within the section of the NPPF that sets out advice on the evidence base that Plans need, and deals with Health and Well-Being. It advises;“Local planning authorities should work with public health leads and health organisations to understand and take account of the health status and needs of the local population (such as for sports, recreation, and places of worship), including expected future changes and any information about relevant barriers to improving health and well-being.” This advice is amplified in the section of the</p>	<p>An Open Space, Sport and Recreation Study was carried out by Ryedale District Council in 2007. The Strategy included the whole of Helmsley and is considered to be up to date.</p>

NPPF that deals with promoting healthy communities. Paragraph 73 states; "Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required." In light of the above, it is Sport England's policy to challenge the soundness of Local Plan and Local Development Framework documents which are not justified by; an up to date playing pitch strategy (carried out in accordance with a methodology approved by Sport England) and an up to date built sports facilities strategy (carried out in accordance with a methodology approved by Sport

England). For a playing pitch strategy to be considered “up to date”, it should have been undertaken within the last three years. For a built facilities strategy to be considered “up to date” it should have been carried out within the last five years. The situation for Helmsley is complicated by the fact that for planning purposes it falls partly within Ryedale and partly within the National Park, but our understanding is that neither authority has up-to-date strategies dealing with playing pitches or built sports facilities.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
General	13 Mono Consultants Limited	Comment	<p>We would take this opportunity to comment that we consider it important that there is a telecommunications policy within the emerging Helmsley Plan. It is recognised that telecommunications plays a vital role in both the economic and social fabric of communities. National guidance recognises this through Section 5: "supporting high quality communications infrastructure" of NPPF which provides clear guidance as to the main issues surrounding telecommunications development. The NPPF at paragraph 42 confirms that; "advanced, high quality communications infrastructure is essential for sustainable economic growth and play a vital role in enhancing the provision of local community facilities and services". Paragraph 42 of NPPF confirms that "in preparing local plans, local planning authorities should support the expansion of telecommunications networks". But should also "aim to keep the numbers of radio telecommunications masts and sites for such installations to a minimum consistent with the efficient operation of the</p>	<p>Noted. Policy 13 'Telecommunications Installations' has been added to the Publication version, which sets out criteria against which new development of this nature will be assessed.</p>

network. Existing masts, buildings and other structures should be used unless the need for a new site has been justified". Further advice on the siting and design of telecommunications and good practice procedural guidance is contained within the Code of Best Practice for Mobile Network Development (2002). This builds on the Ten Commitments to ensure that the industry is alive to the concerns of local communities and consultation is built into the development process. On this basis we would suggest that a concise and flexible communications policy should be included within the Helmsley Plan. Such a policy should give all stakeholders a clear indication of the issues that telecommunications development will be assessed against. The proposed wording of policy is set out in response.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
General	11 Dr Paul Harris	Comment	These two consultation events have not been publicised in the Gazette and Herald; why not? I don't think sufficient local residents have been made adequately aware of the proposals. Only six weeks consultation period: many people are on holiday and have not been able to attend either of the two sessions.	Flyers were put up around the town advertising the 2 consultation events and a press release was issued to the local press, which received great interest. The consultation events were deliberately arranged 3 weeks apart in order to try and allow for holidays etc. At the initial consultation stage a paper was sent to every resident in the town. A database has been compiled of all those who responded and a letter about the consultation was sent out to all these people. Officers also attended a meeting of the Town Council to discuss the consultation.
General	232 NYCC	Comment	In landscape terms there is general support for the joint-authority approach, with allocations needing to be developed with sympathetic design criteria in mind.	Support noted.

Part of Document

ID Respondent

Support/Object/Comment

Comment

Authorities Response

General

231 NYCC

Comment

With respect to library facilities there is an issue in the town, particularly with regard to lack of available / affordable community venues. The library's current location at Helmsley Town Hall requires a commercial rent which has been deemed unaffordable by other natural community partners such as Ryedale DC, the Police, and Helmsley Town Council. This means that at present there is no single, coherent community centre or hub in the centre of town. Some clarity on this going forward will be useful.

The Authorities are looking into CIL and RDC have published a PDCS for consultation. Developer contributions are taken to ensure that the infrastructure requirements (on site and off-site) needed to support development over the plan period are put in place. They are not to be used to remedy existing problems (unless the new development places has an effect on these which requires attention) or to entirely replace existing revenue funded services/ facilities. Clearly commercial issues with existing private landlords are outside the scope of the Helmsley Plan or CIL. Ryedale District Council prepared an Infrastructure Delivery Plan (IDP) which is informing the emerging infrastructure list for CIL, and this issue has not been previously highlighted by NYCC as being required. Therefore it has not been highlighted in the Helmsley Plan. The Authorities will have an ongoing discussion with NYCC regarding infrastructure requirements in the progression of the Helmsley Plan and CIL.

General

9 Dr Paul Harris

Support

I am fully in agreement with your underlying policies.

Noted.

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Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
General	18 Mr and Mrs E Kirby	Comment	More people work in tourism than in agriculture. Planners should make it easier for property owners to convert/replace buildings on brownfield sites, not just restrict planning conversion to traditional buildings only. This could be done sympathetically to improve and enhance the National Park.	This is out of the scope of the Helmsley Plan.
General Comments	136 Beth and Jonathan Davies	Comment	We would also like to know how the NPA will be able to control the release of land for development to ensure that all development does not take place at the same time.	All sites will require detailed planning permission. A flexible approach to phasing of development has been adopted to ensure there is an ongoing mix of new housing being delivered. Further text on phasing has been added to the Publication version on page 16.
General Comments	135 Beth and Jonathan Davies	Comment	It seems illogical that the housing units to be provided by the care facility are not being incorporated within the overall figures and we would urge the NPA to address this	The approach not to deduct the Extra Care provisions from the planned levels of housing provision which has been adopted in the Helmsley Plan complies with the overall approach of Ryedale District Council's Local Plan Strategy which has been found sound by an independent Planning Inspector.

Part of Document	ID	Respondent	Support/Object/Comment	Comment	Authorities Response
Highways Access to S	234	Stone and Bean Associates obo Thomas the Baker	Comment	Sawmill Lane and Station Road have their difficulties and Highway Access from Riccal Drive to to these roads should be sought.	The access issues will need to be negotiated with the developers of sites EMP1 and EMP2 to try and resolve this issue. The purpose of the Helmsley Plan is to ensure that new employment land can be accessed appropriately rather than provide a solution to existing problems. However where there are opportunities to resolve existing issues Officers will work with stakeholders to achieve the most suitable outcome.

Part of Document

ID Respondent

Support/Object/Comment

Comment

Authorities Response

NYMH8

48 Stan Houston

Object

At the Wharfedale presentation on July 9 we were assured that the mature trees lining Linkfoot Lane would be retained. This must in our view, be insisted upon to preserve the existing appearance of this main route into Helmsley. The proposed supermarket is unattractive and unnecessary. There is already the BATA shop at this end of town and putting another shop here could adversely effect businesses in the centre of Helmsley. Helmsley's existing character must be protected and anything that threatens the balance of this small market town is unacceptable. Road access is also a concern for this site. Would the existing bus stops have to be moved? Would this be safe or sensible? Additional traffic from a residential development at this site might be managable - that from a supermarket would not.

The Helmsey Plan will allocate sites for housing and employment development only. Any proposal for retail use will need to be assessed against Policy H5.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
NYMH8	8 Ms Jen Harris	Object	<p>Page 18 of the Draft Development Plan quite rightly emphasises the importance of Helmsley as a retail centre. Page 19 states that there should be no harm to the vitality and viability of the town as demonstrated through a robust impact assessment. The proposal by Wharfedale Homes to build a retail unit on this site is contrary to the above statement and will jeopardise the future of Helmsley Town's economic success. The proposed unit will have approximately double the floor area of the existing Co-op store in Helmsley Market Square. This new store will be anticipating a doubling of customer sales and this will result in a significant reduction of business for the Town Centre retail outlets. Shoppers will be drawn from the town centre leading to closure of some outlets as they cease to be economically viable. This will impact on both residents and visitors since the range of high quality independent retailers in Helmsley Town Centre will be reduced and Helmsley will cease to be the vibrant economic centre we currently enjoy.</p>	<p>Noted. Any application for out of town retail use will be assessed against Policy H5 contained in the Helmsley Plan.</p>

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Objectives	63 English Heritage	Support	We support the proposed objectives for the Plan especially the final two bullet points relating to the conservation and enhancement of the special qualities of the town and the retention of its historic character.	Noted.
Objectives	137 Barton Willmore obo Wharfedale Homes	Support	Supports the 4 main objectives of the Plan.	Support noted.
Phasing	144 Barton Willmore obo Wharfedale Homes	Object	The wording on page 13 relating to the phasing of 'over 15 years' is ambiguous and this should be changed to reflect the wording in the policy	The plan period will be up to 2027 in order to align with the time period of the Ryedale Local Plan Strategy. Further text on the phasing of development has been added to the Publication version of the Plan, which explains that a flexible approach has been adopted.
Plan Period	138 Barton Willmore obo Wharfedale Homes	Object	Objects to the plan period up to 2027 as this should be at least 15 years as set out in the NPPF. A clearly established plan period is essential for the purpose of calculating the housing requirement, the housing trajectory, the five year land supply and consideration of whether it is necessary to address any backlog in delivery.	The plan period has to be 2027 to be in line with the Ryedale Local Plan Strategy the basedate of which is 2012. The NPPF states that Local Plans should be drawn over "an appropriate timescale". Officers consider this to be appropriate.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Plan Period	78 The Home Builders Federation	Object	<p>The plan period identifies that it will set the spatial approach to development for the next 15 years, yet the plan period only extends until 2027. This will effectively provide, at best, 13 years post adoption and not the preferred 15 years as indicated by NPPF paragraph 157. Whilst it is recognised the plan period of 2012 to 2027 will align with the Ryedale Core Strategy, presuming it is found to be sound. However, the plan period appears confused throughout the document. For example Table H1 indicates the phasing of development within the plan but this extends to 2028. It is recommended that the plan provides a clear and consistent period throughout the document. For example Table H1 indicates the phasing of the development within the plan but extends this to 2028. It is recommended that the plan provides a clear and consistent period throughout. If the period is less than 15 adequate justification should be provided. Establishing the plan period is essential for the purposes of calculating the housing requirement, the housing trajectory, the five year land supply and consideration of</p>	<p>The timescale of the Plan must reflect the timeframe of the Ryedale Local Plan Strategy of 2012 - 2027. The NPPF talks about "preferably a 15 year time horizon" and the basedate of the Ryedale Local Plan Strategy reflected this.</p>

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
			whether it is necessary to address any backlog in delivery.	
Poicy H10	195 Environment Agency	Comment	The current text portrays green infrastructure merely as amenity green space and neglects to mention its importance for biodiversity and flood risk. This should be addressed in the next draft of the plan.	Policy H11 'Green Infrastructure' has been amended to refer to biodiversity and environment systems as well as amenity green space.
Policy H1	79 The Home Builders Federation	Comment	As noted above Table H1 which is part of policy H1 identifies a confused phasing of sites with the plan indicating a period from 2012 to 2027 yet the timescale runs from 2013 until 2028. Whilst it is accepted that some sites may not be fully developed until after the plan period this needs to be clearly stated. The non-completion of sites until after the plan period will inevitably impact upon the plan requirement of 150 housing units by 2027. Whilst it is noted the plan provides allocations for more than 150 dwellings, it is not clear how this late phasing will impact upon the overall delivery.	Noted. Further information on the approach to the phasing of development has been added to the Publication version of the Plan on page 16.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Policy H1	143 Barton Willmore obo Wharfedale Homes	Object	<p>Object to the housing requirements as the 150 is not adequately justified in the plan and has not been assessed fully in accordance with up to date evidence for the cumulative needs of both authorities. In short, the plan is specific to Helmsley and as such the housing delivery needs to be specific to Helmsley. The background text to the policy is heavily focused on discussing the needs of Ryedale. It begins on page 12 by discussing the affordable housing needs of Helmsley before then going on to discuss in great detail the needs of Ryedale and the Ryedale Local Plan Strategy and its approach to supply. Wharfedale Homes consider this is muddled and unclear. There is a need to provide additional evidence within the background text that clearly identifies the needs of the National Park for which Helmsley is the Service Centre. The North Yorkshire SHMA identified a an annual need for 18 affordable units in Helmsley. This level of provision would indicate a need for c 270 affordable housing units in Helmsley over the plan period. Wharfedale Homes is concerned that the allocated sites will</p>	<p>The National Park Authority has carried out an assessment of compliance of policies against the NPPF policies, which is available on the Authority's website. The housing requirements for the Helmsley Plan are based on the figure for the whole of Helmsley identified in the Ryedale Local Plan Strategy and this approach was recently found sound by the Planning Inspector. As argued at the Examination, this figure also assists in addressing some of the needs in the National Park. The Ryedale Local Plan Strategy has been adopted by Ryedale District Council and has full weight as part of the development plan for Ryedale. The North York Moors National Park commitment to the allocation of sites in Helmsley has been set out in the Core Strategy and Development Policies document, which was adopted in 2008. The approach for housing development set out in the Core Strategy and Development Policies Document is supported by the English National Parks and the Broads UK Government Vision and Circular 2010, which states that the Government recognises that the Parks are not suitable for unrestricted housing and does not therefore provide general housing targets for them. In the case of</p>

deliver very few affordable homes from developers contribution. If need cannot be met the plan will need to allow for an increased total number of houses to make up this deficit. The Ryedale Local Plan Strategy housing figures are based on out of date figures from from the RSS and Wharfedale Homes considers there is a requirement for RDC and the NYMPA to produce an up to date evidence base, specifically for Helmsley which takes into account recent household projection figures of both authorities. This is because a district wide approach is not relevant here and is the reason why the Helmsley Plan is needed. The Helmsley Plan will need to have due regard to the outcome of the Ryedale LPS examination, particularly in regards to housing requirements.

Helmsley the town is split by the National Park boundary and therefore both authorities consider that a co-ordinated approach provided the most appropriate planning solution. It is within this context that the housing provision figure set out in the adopted Ryedale Local Plan Strategy has been adopted by the National Park Authority. The text of the Plan has been amended to clarify this context.

Policy H1

142 Barton Willmore obo
Wharfedale Homes

Object

There is no supportive evidence to justify the phasing of housing sites. This restrictive policy is contrary to the provisions of NPPF paragraph 47 which seeks to significantly boost the supply of housing.

It is entirely appropriate that phasing of the site is included to ensure that requirements are met over the plan period. Further clarification on the approach to phasing has been added to the Publication version of the Plan on page 16.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Policy H1	158 Barton Willmore obo Wharfedale Homes	Object	Wharfedale Homes considers that the phasing of housing sites is not adequately justified in the plan or the supporting evidence. If a site is deemed to be suitable for development and allocated to deliver the housing needs of the area it should be made available for development now and not artificially constrained by policy. Page 17 makes reference to monitoring housing closely in conjunction with the delivery of housing across Ryedale. The district wide approach is not relevant here which is why the plan was needed in the first place.	The phasing of development is explained on page 16 of the Publication version of the Plan.
Policy H1	26 Ms Christine Wright	Comment	All the homes must be for local working people. None must be sold for holiday letting, as there are too many homes already in Helmsley which are empty for most of the year.	The Helmsley Plan requires that 40% of all new housing is affordable to meet the needs of local people. The Planning Authorities are unable to control open market housing and therefore cannot prevent them being used as second homes.

Part of Document	ID	Respondent	Support/Object/Comment	Comment	Authorities Response
Policy H1	80	The Home Builders Federation	Comment	The phasing of housing sites is not adequately justified in the plan or in the supporting evidence. If a site is deemed to be appropriate for development and required to deliver the housing needs of an area it should be made available for development now and not artificially constrained by policy. Such an approach is contrary to the provisions of NPPF paragraph 47 which seeks to significantly boost the supply of housing.	Further information on the approach to the phasing of development has been added to the Publication version of the Plan on page 16.
Policy H1	146	Barton Willmore obo Wharfedale Homes	Comment	Wharfedale Homes support the inclusion of current housing commitments within Policy H1 as this directly affects future housing requirements. However reference to future housing commitments in paragraph 4 should be clearer and include the number of units and name of the site.	Noted. The number of units and name of sites with existing consents has been added to Policy H1. The allocated sites and current commitments will allow for at least 150 units to be delivered.
Policy H1	5	Mr C Christie	Comment	On page 9 it says "housing to meet local needs only". This may not be 100% deliverable but developers should not be allowed free reign to expand. It is important that housing development be released gradually as per note on page 9.	Noted. Sites allocated in the Plan will be supported for new development. Further details on how development will be phased has been set out in the Publication version of the Plan.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Policy H1	145 Barton Willmore obo Wharfedale Homes	Comment	<p>It should read 'at least 150 dwellings'. Wharfedale Homes considers that the NYMPA has not undertaken a thorough assessment of the housing requirements within the National Park against the requirements of the NPPF. Section 62 of the 1995 Environment Act states that National Park Authorities should seek to foster the economic and social well-being of the local community, therefore an assessment of local needs within the National Park is vital. At present the NP does not have a housing target but anticipates that future completions will be of a similar average annual figure of 26 units which is based in the period 1991-2007. Using this figure as a baseline NYMPA could potentially accumulate an additional 390 dwellings over a 15 year period for which the majority of growth is directed towards Helmsley. At present using this figure the potential growth has not been accounted for within the plan. Wharfedale Homes contests that there is no up to date evidence base that reflects the local needs of the National Park. It is not clear how the 26 dwellings per annum stated in the NYMNP Core</p>	<p>The North Yorkshire SHMA identifies a need for 20 affordable units per year over the next 5 years to meet the existing backlog (5 of these arise from within the National Park). However this is set within the context of a National Park, where the 2010 circular states that Government recognises that Parks are not suitable locations for unrestricted housing. The sites which have been identified are considered suitable for development and are not considered to harm the special qualities of the Park, whereas further development will. The Authorities will seek to achieve the highest possible affordable housing contribution viable. The levels of growth for the town have already been established through the examination of the Ryedale Local Plan Strategy and the purpose of the Helmsley Plan is to allocate the sites to deliver this level of growth.</p>

Part of Document

ID Respondent

Support/Object/Comment

Comment

Authorities Response

Strategy and 150 dwellings per annum from the Ryedale Local Plan Strategy have been reconciled against the provisions of the NPPF.

Policy H1

7 Ms Jen Harris

Object

The intention to build approximately 150 residential units is not being supported with adequate employment opportunities. The new houses risk attracting more retired people to Helmsley or becoming second homes.

The Helmsley Plan allocates 1.9ha of employment land in the town in order to support the expansion of existing businesses in the town and attract new employment opportunities. There is a requirement for up to 40% of all new units to be affordable to meet identified housing needs in the local area. These units will remain affordable to local people through the implementation of a legal agreement. The Authorities are unable to restrict the use of the open market properties and there is a risk that these will be occupied by retired people or as second homes in the same way as all open market housing stock.

Policy H1

159 Barton Willmore obo Wharfedale Homes

Comment

The housing requirements must jointly take into account the need of both Ryedale District Council and the National Park.

The further information on the housing provision figure has been added to the supporting text of Policy H1.

Page 118

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Policy H1	148 Barton Willmore obo Wharfedale Homes	Support	Wharfedale Homes supports the provision of an extra care facility and it is agreed that this should not be included in the overall requirements for 150 new homes as this aligns with DCLG guidance on cumulative housing requirements. However Wharfedale Homes suggests that the provision should not be limited to the NYCC scheme to ensure there is no conflict of interest.	NYCC have been referred to in the Plan as they are working with developers on bringing this site forward. The need is also supported through evidence. The Plan does not preclude other extra care facilities coming forward if the need can be justified.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Policy H1	81 The Home Builders Federation	Comment	The policy also requires 5% of all new dwellings to be bungalows on sites above 50 units or more. Whilst this requirement would only potentially apply to one site in Helmsley there appears little justification for its requirement. Whilst it is noted that the 2010 Ryedale SHMA indicates a district wide deficit in such properties, this does appear to be followed into the more recent 2011 North Yorkshire SHMA, including the Ryedale annex. However even if this requirement can be justified by the evidence it should only be used as a guideline. It should also be noted that the needs of the elderly can be met in several ways including extra care housing, for which there is an allocation in Helmsley. A specific requirement may have the effect of stalling development and could jeopardise the delivery of this site.	Noted. Text on the justification for the requirement for 5% of all new dwellings on proposals greater than 50 units has been added to paragraph 5.11 of the Publication version.

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Policy H1	22 NYCC	Support	In strategic planning terms the Plan's proposed measures for housing numbers (including affordable homes provision) appears to be appropriate as regards both national policy and the Ryedale Local Plan Strategy.	Noted.
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Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Policy H1	82 The Home Builders Federation	Comment	Putting aside issues relating to the appropriateness of the housing requirement for Helmsley as set out within the Ryedale Core Strategy, the principle of identifying more sites than the plan requires in Helmsley is generally supported as this will ensure flexibility within the plan to enable it to meet its targets. If, however development exceeds the 25% local tolerance levels this should not, as inferred in the plan, be used as a brake upon development. Such a stance would be contrary to the NPPF which seeks to boost significantly the supply of housing. Additional housing over and above the targets set for Helmsley will assist Ryedale in meeting its overall housing need and assist in alleviating the affordable housing issues within the town.	Noted. Further text has been added to the plan to clarify phasing. The phasing has been flexibly applied with indicative end times rather than start times as some sites may require longer lead in times.

Policy H1	157 Barton Willmore obo Wharfedale Homes	Support	Wharfedale homes generally support the suggestion that 30 dph is an appropriate housing density and welcomes the plans flexibility in suggesting dependence on individual site assessments.	Support noted.
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Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Policy H1	147 Barton Willmore obo Wharfedale Homes	Support	Wharfedale Homes supports the requirement of Policy H1 that at least 5% of all new dwellings on developments of more than 50 units must be bungalows.	Support noted.
Policy H10	201 Environment Agency	Comment	The existing draft falls short of the overarching policy SP14 of the Ryedale Local Plan, and provides little direction as to requirements for developers. In order to be compliant with the Ryedale Local Plan and NPPF, the policy should be rewritten as: All development proposals within the Plan area must demonstrate a net gain in green infrastructure and biodiversity, commensurate with the scale of the development. This should include expansion and enhancement of green infrastructure assets. This more aspirational policy would deliver more for local residents and the environment, whilst giving developers a better steer as to what is required when proposing new developments within the plan area.	Noted. Policy H11 'Green Infrastructure' has been amended to reflect these concerns and now addresses biodiversity and green infrastructure assets.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Policy H11	167 Barton Willmore obo Wharfedale Homes	Comment	The introduction of CIL needs to be based upon an identified infrastructure deficit within an associated infrastructure delivery plan. The plan should highlight some broad infrastructure schemes which are considered necessary by both Local Authorities. The Councils will also need to consider how any other infrastructure will be funded and delivered. Our client is concerned at the range of contributions identified and the cumulative impact on the ability to provide meaningful amounts of affordable housing.	Further information on the infrastructure requirements for Helmsley have been added to the Publication version of the Plan.
Policy H11	168 Barton Willmore obo Wharfedale Homes	Comment	It should also be highlighted that design requirements with each development brief will also have significant cost implications. This is something which needs to be carefully thought through when setting affordable housing provision requirements.	As set out in Policy H3 an affordable housing requirement of up to 40% affordable housing will be sought subject to independent viability assessment as this recognises that viability will be dependent on the detailed design requirements of schemes.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Policy H11	169 Barton Willmore obo Wharfedale Homes	Comment	Wharfedale Homes accepts that the background text does specifically set out that any Section 106 agreements will be used to fund infrastructure improvements directly related to the development of a site. However, the policy itself is not explicit as to the difference between S106 and CIL contributions. Wharfedale Homes advise that this needs to be made explicitly clear to avoid any confusion as to where the contributions go.	Further clarification on the use of CIL and S106 agreements has been added to the Publication version of the Plan to address these concerns.
Policy H11	170 Barton Willmore obo Wharfedale Homes	Comment	Wharfedale Homes notes that the Plan does not have any policies for sport and recreation provision for the town but wants contributions for this within each development brief. It is recommended that there is a need for policy H11 to set out guidance on contributions expected from developers.	Noted. Sections 12 and 13 of the Publication version of the Plan sets out in detail what contributions will be sought for and through which mechanisms.
Policy H11	171 Barton Willmore obo Wharfedale Homes	Comment	Wharfedale Homes recommends that there should be a clear policy provision for the enhancement of open spaces and pathways. These details can then be provided within the development briefs.	Noted. This has been included in the revised text and is also set out in the Development Briefs.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Policy H11	89 The Home Builders Federation	Comment	It is noted that Ryedale District Council and the National Park Authority are considering the introduction of the Community Infrastructure Levy. It is important that the Council undertake a thorough viability assessment of all plan policies both within the National Park, Ryedale and Helmsley Plans prior to its introduction. The levy should not be set at the margins of viability as this is likely to jeopardise plan delivery.	If CIL is introduced it will be supported by robust evidence and will be subject to independent examination. Ryedale District Council have now published the Draft Charging Schedule for consultation, which sets out likely tariffs having regard to drawing back from the margins of viability and having considered the policy requirements of the Local Plan Strategy and the emerging Helmsley Plan policies. The National Park Authority are currently awaiting a report on possible tariffs and if this is progressed it will be consulted on.
Policy H11	92 The Home Builders Federation	Comment	While the HBF does not wish to comment upon individual sites it is important that the viability of the sites proposed is adequately assessed with developers within the area. The cumulative impact of contributions required upon each site must also be considered and the Council should not seek to unduly burden development in line with NPPF paragraph 137.	Ryedale District Council are currently consulting on the Draft CIL charging schedule which is based on a robust assessment of viability and with reference to the NPPF.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Policy H11	20 Sport England	Comment	Sport England notes the Plan's identification of quantitative deficiencies in outdoor and indoor sports and qualitative deficiencies in outdoor sports, but given our concerns about the Plan's evidence base we would query how this has been established.	The deficiencies have been identified through the Ryedale Open Space, Sport and Recreation Study 2007, which is considered up to date.
Policy H11	90 The Home Builders Federation	Comment	If CIL is adopted this should be the only tool for collecting funds to address the cumulative impacts of development on types of infrastructure. It is noted that the proposed allocations indicate site specific and wider (generally highway) infrastructure improvements required in Helmsley. The policy, therefore, needs to explicitly explain any funds received through section 106 will relate solely to the requirements necessary to make the development acceptable in planning terms; be directly related to the development and be fairly and reasonably related in scale and kind to the development. They should not seek to rectify existing deficits or wider strategic infrastructure issues as this is the role of CIL.	Noted. The Publication version of the Helmsley Plan clarifies the distinction between S106 requirements and CIL.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Policy H11	166 Barton Willmore obo Wharfedale Homes	Comment	Prior to the introduction of a Community Infrastructure Levy it is vital that the Councils undertake a thorough viability assessment of all plan policies, of both the National Park Core Strategy, Ryedale Local Plan Strategy and also the Helmsley Plan.	Noted. If CIL is adopted by the authority it will be supported by evidence and be subject to independent examination. Ryedale are currently consulting on a draft charging schedule which has considered viability issues in detail.
Policy H11	91 The Home Builders Federation	Comment	The introduction of CIL also needs to be based upon an identified infrastructure deficit within an associated delivery plan. It is noted that the plan does indicate some broad infrastructure schemes which are considered necessary by the Council. It is, however, important that the Council consider how this and any other infrastructure will be funded and delivered. If the infrastructure identified cannot be delivered the Council will need to prioritise the infrastructure and ensure its delivery would promote development.	Noted. The Publication version of the Helmsley Plan provides more details about the infrastructure requirements and the role of CIL. The Authorities will be required to meet the CIL regulations if CIL is to be introduced which includes a regulation 123 infrastructure list setting out the details of required infrastructure improvements.
Policy H2	149 Barton Willmore obo Wharfedale Homes	Comment	Generally supportive of the approach to windfall developments, however this policy should make it clear that windfalls will not count towards overall supply targets in Helmsley.	Further clarification on this has been added to paragraph 5.16.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Policy H2	150 Barton Willmore obo Wharfedale Homes	Comment	Wharfedale Homes accepts the general principle of defining development limits as part of the policy , however we would argue that the limits should be more widely drawn to include the whole of site NYMH1 and Site NYMH2.	The reasons why these sites are not allocated is set out in the Plan. The inclusion of these sites within the development boundary would mean that they are considered appropriate for development which is contrary to the outcome of the Site Selection Methodology assessment.
Policy H2	67 English Heritage	Comment	The Conservation Area Appraisal notes the importance of the various open spaces throughout the town of which the burgage plots are only one element. It would be preferable to amend this bullet-point in order to ensure that these other spaces are also appropriately protected. It would also be preferable to use the terminology of the NPPF.	Noted. Reference to open spaces within the town has been added to Policy H2.
Policy H2	83 The Home Builders Federation	Comment	The background to this policy identifies that no windfall allowance has been made in the land supply forecasts. Whilst such an approach is generally supported it is important that the development of windfall sites are not used as a reason to invoke a brake upon development if the 25% local tolerance is surpassed. The policy should make clear that windfalls will not count towards overall supply targets for the settlement.	Noted. Text has been added at paragraph 5.16, which clarifies that windfalls will form 'committed' housing supply.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Policy H2	84 The Home Builders Federation	Comment	The policy identifies that windfalls outside of the defined development limits will be restricted to those of an essential or exceptional nature. It is considered that such a stance is overly restricted and an unnecessary requirement. Applications should be considered on their merits against the provisions of the NPPF which already provides protection for National Parks and rural areas from inappropriate development. An overly restrictive policy may prevent beneficial development taking place.	The approach of the Helmsley Plan complies with the North York Moors Core Strategy and Development Policies and the adopted Ryedale Core Strategy, which do not allow for development in open countryside, sites outside of the Development Boundary would be considered as open countryside.
Policy H2	66 English Heritage	Support	Subject to the change below, we support the policy which will assist in ensuring that any windfall developments which come forward do not harm the historic environment of the town or those elements which contribute to its distinctive character.	The policy has been amended to include reference to conservation of elements which contribute to the historic character of the town.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Policy H3	85 The Home Builders Federation	Comment	The need for affordable housing is identified within the North Yorkshire SHMA which identifies a requirement for 20 units per year in Helmsley. Over the 15 year life of the plan this would equate to 300 units, double the planned housing requirement. If the overall housing requirement for Helmsley were increased this would greatly assist in reducing the affordable housing need in the town.	The reference to the requirement for 20 units per year in the North Yorkshire SHMA is for a five year period in order to address the existing backlog. The delivery of affordable housing must comply with the NPPF but must consider National Park Purposes and the English National Parks Circular 2010. Paragraph 14 of the NPPF specifies that Local Plans should meet objectively assessed needs unless specific policies in this Framework indicate development should be restricted and a footnote says that such an example are National Parks. The housing figures for the whole of Helmsley were discussed at length during the Ryedale Local Plan Strategy examination. As argued at the Examination, this figure also assists in addressing some of the needs in the National Park. The Local Plan Strategy has now been adopted and has full weight as part of the development plan for Ryedale.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Policy H3	86 The Home Builders Federation	Comment	<p>The plan states that the requirement for up to 40% affordable housing on sites of 5 or more within Helmsley. Whilst the Entec and Stoughair reports on affordable housing viability identify potential viability in Helmsley no account is taken of abnormal costs or the full cumulative costs of planning obligations. A nominal £5,000 figure is identified for obligations, however the full cost of plan requirements in line with NPPF paragraphs 173 and 174 are not explored. It is essential that the Council undertakes such work prior to adopting the affordable housing requirements, it is also noted that the Entec study was undertaken in 2010 and the Stroughair study does not specifically look at sites in Helmsley, therefore the Council may wish to update this to take account of current economic circumstances.</p>	<p>Policy H3 requires an affordable housing provision of up to 40% subject to independent viability assessment this will take account of any abnormal costs. This level of affordable housing provision is supported by the viability assessments carried out by both Authorities, which assessed the general viability of housing development, taking account of planning obligations and therefore considered robust. The basis for the 40% affordable housing requirement is supported by viability assessments carried out by both Authorities but is subject to negotiation if the developer believes it cannot be made. This will be carried out on an open book viability basis.</p>

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Policy H3	87 The Home Builders Federation	Comment	<p>Whilst the provision for negotiation upon the affordable housing requirement is welcomed this should not be used as a standard remedy to an unsustainable policy. It is essential that the Council provides clear evidence that the cumulative impact of all developer contributions will not unduly burden development in the majority of cases. The requirement for the prescriptive 10% intermediate/90% social rented tenure mix, should be amended to allow flexibility of tenure mix on a site by site basis based upon development viability and local needs at the time of development. Such inflexibility may inhibit the development of sites which will only lead to exacerbation of current affordability issues in Helmsley.</p>	<p>The Authorities are considering the introduction of CIL in Helmsley, which will need to be based on robust evidence and will be subject to independent examination. The tenure split reflects the problems of mortgage availability for shared ownership schemes and the high house prices in the town. Although this requirement has been removed from the policy, paragraph 5.24 specifies that the starting point for discussions will be 90% social and affordable rent and 10% intermediate. The basis for the 40% affordable housing requirement is supported by viability assessments carried out by both Authorities but is subject to negotiation if the developer believes it cannot be made. This will be carried out on an open book viability basis.</p>

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Policy H3	151 Barton Willmore obo Wharfedale Homes	Comment	<p>Wharfedale homes is very concerned that the housing need identified within the North Yorkshire SHMA is not achievable through developer contributions alone. While viability implications have been identified within the financial viability assessment carried out by both authorities in 2011, no account is taken of any abnormal costs or the full cumulative costs of planning obligations for each site. Furthermore the full cost of plan requirements in line with NPPF paragraphs 173 and 174 are not explored. If the Councils are not able to provide a sufficient level of affordable housing from their permissions then it is suggested that the Plan will need to allow for an increased total number of houses to make up this deficit.</p>	<p>The housing requirement for Helmsley was debated and supported through the examination of the Ryedale Local Plan Strategy, which has now been adopted. The North Yorkshire SHMA identifies a need for 20 affordable units per year over the next 5 years to meet the existing backlog (5 of these arise from within the National Park). However this is set within the context of a National Park, where the 2010 circular states that Government recognises that Parks are not suitable locations for unrestricted housing. The sites which have been identified are considered suitable for development and are not considered to harm the special qualities of the Park, whereas further development will. The Authorities will seek to achieve the highest possible affordable housing contribution viable.</p>

Policy H3

152 Barton Willmore obo
Wharfedale Homes

Comment

Wharfedale Homes is broadly supportive of the policy requirement for up to 40% affordable housing on sites of 5 or more dwellings within Helmsley. However an alternative is that the plan could require affordable housing provision to be in the range of 25% to 40% for all sites. Wharfedale Homes would be supportive of such an approach so other developers do not create unrealistic land value expectations and then argue against affordable housing provision on the grounds of viability.

The policy is currently worded to say a requirement of up to 40% will be sought, which is supported by evidence collated by both Authorities. The target is subject to negotiation where a developer believes this level cannot be met and will be carried out on an open book basis.

Policy H3

153 Barton Willmore obo
Wharfedale Homes

Object

Where developers argue that 40% affordable housing is not viable on particular scheme the plan outlines that an assessment will be carried out by Ryedale District Council's in house valuer. Wharfedale Homes consider this is too restrictive and should be removed from the plan.

Independent viability assessment on an open book basis is standard practice where a developer argues that the requirement is not viable.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Policy H3	154 Barton Willmore obo Wharfedale Homes	Object	Our client objects to the inclusion of prescriptive requirements for the affordable housing tenure mix at 90% social and affordable rent tenures and 10% intermediate. A prescriptive approach of this nature may hinder the development of sites. Wharfedale Homes considers the requirement should be amended to allow flexibility of tenure mix on a site by site basis. That way the affordable housing provision will be based upon development viability and local needs at the time of development.	This requirement has been removed from the policy itself, however paragraph 5.24 of the supporting text specifies that the starting point for discussions will be 90% social and affordable rent and 10% intermediate.
Policy H3	156 Barton Willmore obo Wharfedale Homes	Comment	Wharfedale Homes considers that the references to the North Yorkshire Strategic Housing Assessment are confusing and inconsistent and need to be amended accordingly. The background text to Policy H3 on page 16 of the plan identifies a gross annual housing need for 20 affordable units per year. However on page 12 this figure is 18 per year. This is a significant difference of 30 homes over the 15 year plan period.	The supporting text referring to an affordable need of 18 units has been amended to 20 to reflect the need identified in the SHMA.

Part of Document

ID Respondent

Support/Object/Comment

Comment

Authorities Response

Policy H3

53 Helmsley Town Council

Support

The Council particularly welcomes the aspiration throughout the plan to achieve a 40 per cent level of new affordable housing, if a satisfactory balance is to be maintained between working and retired residents and across the age spectrum.

Support noted.

Policy H3

155 Barton Willmore obo
Wharfedale Homes

Comment

The background text to the policy on page 16 indicates that all affordable housing provision will be restricted to occupancy to people from the local area. Wharfedale Homes considers that the explanation of describing people from the local area is vague and needs further explanation within the text. This paragraph explains that allocations for properties will be made via North Yorkshire Home Choice Based Letting schemes. Wharfedale Homes is concerned that there is no mention of landlords or other Registered Providers. For example, Helmsley Estates is a significant landlord in the town and may wish to provide some affordable housing. Therefore it is considered that this approach should be amended accordingly in consistency with the Ryedale Local Plan Strategy.

The Authorities acknowledge that the Duncombe Park Estate are a major landlord in the town, however the allocation of affordable units needs to be done in an open and transparent way and therefore this should be through Choice Based Lettings, which RPs and private landlords can sign up to.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Policy H3 and Site NY	54 Helmsley Town Comment	Comment	We also welcome the proposed extra care facility, but wish to highlight the fact that by creating a significant number of low waged jobs which would otherwise have to be filled by commuters from other towns and villages, which facility in itself will increase the need for affordable units.	The extra care facility will provide a number of employment opportunities which will be available to suitably qualified local people. The development of new employment opportunities alongside affordable housing development will help to retain the sustainability of the town.
Policy H4	23 NYCC	Support	In strategic planning terms the Plan's proposed supply of land for business appears to be appropriate as regards both national policy and the Ryedale Local Plan Strategy.	Noted.
Policy H5	71 English Heritage	Comment	It is not clear what "town centre uses as defined in national policy" refers. There is no definition of "town centre uses" in the NPPF.	Noted. The policy has been amended to clearly define town centre uses.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Policy H5	161 Barton Willmore obo Wharfedale Homes	Object	Wharfedale Homes is broadly supportive of the provision of a local floor space threshold for retail impact assessments in accordance with paragraph 26 of the NPPF. At present the policy background states that the floorspace limits have been set at a scale appropriate for Helmsley without further explanation. Therefore the policy lacks any justification as to how the Councils have reached these thresholds and on that basis the policy is unsound. Wharfedale Homes would advise justification be added to the background text to substantiate this requirement and for the purposes of soundness.	The threshold is based upon the evidence contained in the Ryedale District Council Retail Capacity Study carried out by Roger Tym and Partners.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Policy H5	160 Barton Willmore obo Wharfedale Homes	Object	Wharfedale Homes is supportive of the inclusion of the first two requirements in relation to sequential tests and impact assessments because they are consistent with paragraph 24 and 26 of the NPPF. However the requirement, that the development must provide considerable demonstrable benefits to the community, cannot be considered sound because it is not consistent with national policy and is not justified within the policy background. Wharfedale Homes would advise that this requirement is completely removed from the policy in order to bring policy H5 in line with National Policy.	Noted. This requirement has been removed from the policy.
Policy H8	73 English Heritage	Comment	The Helmsley Conservation Area Appraisal identified not simply important views but many other aspects which contribute to the distinct character of the town (and which should, as a result, be conserved). The conclusions of this appraisal should be used as the basis of a Policy which will safeguard all the elements which contribute to the character of Helmsley.	Noted. Policy H8 has been expanded and a new policy H9 'Design' has been added to the Plan to reflect the other distinctive patterns of the town.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Policy H8	162 Barton Willmore obo Wharfedale Homes	Object	Wharfedale Homes objects to this policy as it is too general, lacks any evidence to substantiate its requirement and is inconsistent with national policy.	Policy H8 has been included as it refers to the important views, vistas and skylines which are influenced by the town's historic core and the setting of the National Park. Further text on these characteristics have been added to the supporting text.
Policy H8	74 English Heritage	Comment	Whilst the Design Guide and Conservation Area Appraisal are extremely helpful in terms of providing further guidance to users of the plan (and potentially are capable of being material considerations in planning decisions), they do not form part of the development plan and therefore do not carry the same weight as the policies in an adopted local plan. Consequently such guidance is not an appropriate substitute for those circumstances (like the case in this Local Plan) where there is a clear need for a detailed policy.	Noted. The policy and supporting text has been amended to reflect these comments.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Policy H8	72 English Heritage	Comment	Whilst we support this policy to protect open views, this is only one element which contributes to the distinctive character of Helmsley. Given the fact that the attractiveness of the town is a key component of its economic well being and the quality of life of its community, this policy should be expanded to provide a framework for conserving all the features which contribute to its character.	Noted. Policy H8 8 has been expanded and a new policy H9 'Design' has been added to the Plan to reflect the other distinctive patterns of the town.
Policy H8	133 Beth and Jonathan Davies	Comment	Policy H8 states that windfall sites should respect views out of the settlement into open countryside. We contend that this consideration should be made in all development sites within the NPA especially given the NPA's first purpose. For those of us who live in the area and either work in Helmsley or who no longer drive/don't leave Helmsley that often the views of open countryside that can be enjoyed from Carlton Road and Elmslac add enormously to our quality of life.	Policy H8 will apply to all proposals not just windfall sites.

Policy H8

163 Barton Willmore obo
Wharfedale Homes

Object

It is noted that the proposals map on page 25 of the plan does identify 4 important open views within Helmsley. This includes views through the non allocated site: site NYMH2, which is currently within our client's control. Notwithstanding this, the policy does not set out any justified conclusions or assess whether some development on site NYMH2 could be successfully accommodated. Wharfedale Homes considers that if no sound evidence can be provided to justify the importance of the proposed views, then this policy should be deleted and replaced by a design related policy.

The policy and supporting text to policy H8 has been amended to include the important views which play an important role in the setting of the Conservation Area and the National Park

Policy H8

164 Barton Willmore obo
Wharfedale Homes

Comment

This policy should consider how the design of new developments should respond positively to its surroundings in terms of massing, fenestrations, detailing and scale.

Noted, a new policy H9 on 'design' has been added to the Publication version of the plan.

Policy H8

165 Barton Willmore obo
Wharfedale Homes

Comment

The policy could also include a requirement that development must preserve or enhance the setting of the Conservation Area and affected Listed Buildings. These are merely suggestions at this point.

Noted. The policy and supporting text to policy H8 has been amended to include the important views which play an important role in the setting of the Conservation Area and key historic buildings.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Policy H9	6 Mr C Christie	Comment	On page 21 it says that new buildings should incorporate renewable energy technologies. Not I hope unsightly roof top wind machines.	There are a wide range of renewable energy options available and the nature of those proposed will need to consider the impact on the character of a particular location. However policy H10 'Renewable Energy' has been amended to reflect the requirement to consider the special qualities of the National Park.

Policy H9

88 The Home Builders Federation

Comment

The policy requires all new residential development to comply with Building Regulations and meet the highest 'Code for Sustainable Homes' (or its successor) that is feasible and viable on the site. Building regulations are the Government's national standards for construction and therefore compliance with the regulations do not need to be stated within a planning policy. The need for development to meet the highest standards of 'Code for Sustainable Homes' should be deleted. The Code for Sustainable Homes is a voluntary set of national standards devised by the house building industry. Since it is voluntary the Council should not attempt to make such standards mandatory. Whilst the policy would provide opportunities for negotiation the reliance upon site specific (or open book) assessments of viability as a remedy to unsustainable policies is not an acceptable approach as it will simply slow down the development process and introduce further costs for the developer. It is therefore recommended that the requirement be deleted and developers encouraged to build

The reference to meeting the highest 'Code for Sustainable Homes' standard (or its successor) that is feasible and viable on the site has been supported by the Inspector in the Ryedale Local Plan Strategy. The terms feasible and viable are considered flexible and unlikely to slow down the speed of decision making or a cost burden on the developer.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Policy H9	196 Environment Agency	Support	We support policy H9 to ensure that development that comes forward is of the highest design quality so that less water resource is used.	Support noted.
Site 174	191 Barton Willmore obo Wharfedale Homes	Object	Page 43 of Plan notes a restrictive covenant on this site, which prevents the development of the site for residential use. Wharfedale Homes objects to the allocation of this site within Policy H1 as it is not available because the respective landowners for this site and site 174 are not cooperating. The site should, therefore, be discounted as it is not available or deliverable.	The Authorities are working with the owners of the site to overcome the issues relating to the restrictive covenant.
Site 174	112 Ryedale Walking Group/Ryedale Rambers	Comment	We note the presence of PROW 25.45/6/2 and 25.45/7/1 to the south and east of the development site on the land south of Riccal Drive. Our group will consider the final plans for these sites when they are published and comment further then. At present we take the view that existing PROWs should be maintained and that Council's have a duty to protect these for the benefit and enjoyment of residents.	Noted.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site 174	192 Barton Willmore obo Wharfedale Homes	Object	Wharfedale Homes objects to the allocation of this site within Policy H1 of the Plan. It is our Clients understanding that access constraints exist on the site. Therefore, the availability and deliverability of the site is questionable and the site should be discounted on that basis.	The Authorities are working with the owners of this site to overcome the access issues to this site.

Site 174	75 English heritage	Comment	As the development brief for this site notes, the land at Riccal Drive lies close to three round barrows. Consequently we welcome the requirement that proposals for this area will need to demonstrate that they will not harm any elements which contribute to the significance of these assets.	Noted.
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Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site 174	105 Mr Christopher Rose	Comment	The site lies to the south of the A170 and is accessed via Riccal Drive. It is flat and is just north of the River Rye. The Spittle Beck bounds the site to the east. The site includes area noted as Flood Zone (3) on the EA flood zone map of 2009. A buffer zone is essential to the west to mitigate against flood risk, and a full site specific flood risk assessment must be undertaken, as the site is larger than one hectare. This assesment must be updated to include the flooding which occurred in 2012, when on occasions there was what amounted to a lake all the way to Harome.	The detailed planning application for these sites will need to be accompanied by a Flood Risk Assessment.
Site 174	236 Stone and Baker Associates obo Thomas the Baker	Comment	Concerns about the proposed use of the site as residential and it might be sensible to consider a considerable buffer zone between the two uses as it is likely that the employment zone will create many nuisance items to the enjoyment of the dwelling house.	Noted. Following discussions with the developer reference to buffer zones between residential and employment land has been added to the development briefs for sites EMP1 and EMP2.
Site 174	237 Stone and Bean Associates obo Thomas the Baker	Comment	it is noted that this site floods - would a sequential flood test indicate that this site, or the lower portion of it, might be better allocated for an alternative use to residential?	A flood risk assessment will be required if the site is over 1ha.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site 183	109 Mr Christopher Rose	Comment	Enhancement of tree cover is essential to margins and within the site, to retain moisture in an area with a high water table. Housing may be detrimental in these conditions.	Text has been added to the development brief which requires the retention of existing trees on the boundary of the site.
Site 183	113 Ryedale Walking Group/Ryedale Ramblers	Comment	We note the presence of PROWs running on the east side of the proposed site (25.45/7/1) and the short section of footpath on the former railway line in the north west corner of the proposed site (25.45/9/1 and 25.45/9/2) on the land east of Riccal Drive. Our group will consider the final plans for these sites when they are published and comment further then. At present we take the view that existing PROWs should be maintained and that Council's have a duty to protect these for the benefit and enjoyment of residents.	Noted.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site 183	111 Mr Christopher Rose	Comment	Well prior to the flooding of 2012, insurers have refused flood protection cover and consider properties in Storey Close to be "at grave risk of flooding". The buffer zone on site 183 might have to be on such a scale as to preclude the proposed development, unless the residents and industrial users in other settled areas of Helmsley to the west are to be put at an unreasonable increased risk.	The Environment Agency require a Flood Risk Assessment at detailed planning application stage.
Site 183	108 Mr Christopher Rose	Comment	Green linkage in the area of Spittle Beck is essential for species such as bats, badgers, otters and white clawed crayfish. Having development which includes domestic pets will have a detrimental effect on the wildlife diversity in the area.	An appropriate assessment has been carried out, however an ecological survey will be required at detailed application stage.
Site 183	107 Mr Christopher Rose	Comment	Historical concerns, such as the three round barrows, as scheduled ancient monuments, require setting that do not detract from the quality of the heritage environment. This should have a significant impact on the western area of site 174.	Reference to protection of the round barrows has been included within the development brief for the site.
Site 183	104 Mr Christopher Rose	Comment	Development may have a detrimental effect on local wildlife.	An appropriate assessment has been carried out, however an ecological survey will be required at detailed application stage.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site 183	103 Mr Christopher Rose	Object	The contours of the existing land from Spittle Beck eastwards, across the site to the road, and further towards the settled land of Storey Close should be analysed, to establish if flood water run-off from the north and from the beck will aggravate flood damage to residents if further development takes place.	A Flood Risk Assessment will be required at detailed application stage.
Site 183	102 Mr Christopher Rose	Object	In view of the 2012 flood events and the position of insurers to the flood risk within Storey Close we ask that a full site specific flood risk assessment be undertaken on site 183 before any future development is contemplated on this open land.	A flood risk assessment will be required at detailed application stage.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site 183	101 Mr Christopher Rose	Object	<p>The site lies to the east of Storey Close , a group of settled residential properties, within the built form of Helmsley and Spittle Beck. The modern housing estate of Storey Close appears within, in part, Flood Zone (2) as indicated in the Environment Agency Flood Zone Map at 1:10000 scale dated 2009. Although the site is shown as clear of flood investigation in 2009, flooding across the site in 2012 did occur. Even prior to 2009, it proved impossible to secure insurance in Storey Close, which was deemed to be at serious risk. The site is noted as occurring, in the majority, within Flood Zone (2) along the roadway, as shown on the EA map. Flood Zone (3) is noted as being located along the margins of Spittle Beck. The draft consultation plans suggest that a buffer zone should be located along the margins of Spittle Beck so that when the beck floods, there will be some land for it to overflow on to , rather than flooding properties. Should the land be developed for up to 45 dwellings and in the light of the flood water in 2012 we maintain that the development of the land would gravely exacerbate the potential for over flooding</p>	<p>The Environment Agency require a Flood Risk Assessment at detailed planning application stage.</p>

westwards, on to the settled areas of the Storey Close estate in future flood events. We also maintain that notwithstanding the inclusions of a sustainable drainage system as part of a developers specification, the installation of the footprint of 45 dwellings within site 183 will significantly impede the behaviour of flood water in future events, to the detriment of residents in Storey Close. The site is clearly a potential flood plain area.

This site lies closer to the three round barrows than site 174. Consequently to ensure consistency within the plan the first paragraph of the constraints for site 174 (on page 39) should be repeated within the corresponding section of site 183.

Noted. This has been added to the Development Brief.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site 183	238 Stone and Bean Assoiates obo Thomas the Baker	Comment	<p>This site is better shielded from the potential neighbouring uses if it is to be developed as general housing. If the land to the south is to be developed as employment use, then the increased traffic using Riccal Drive would need to be considered. Not least the possibility of residential car parking on the street on both sides which could be dangerous and a potential negative issue with regard to attracting employers. Therefore we suggest any housing should not front onto Riccal Drive. It might be worth considering a green buffer set back in the building line which is characteristic of parts of Helmsley.</p>	<p>Points noted. These are considerations which will need to be addressed as a materplan for the site is taken forward. Detailed issues of amenity will be considered through the detailed planning application process.</p>

Part of Document

ID Respondent

Support/Object/Comment

Comment

Authorities Response

Site 183

106 Mr Christopher Rose

Comment

It is noted that up to 50 residential units are contemplated for the period 2023 to 2028. Sited on two sides, east and south, by river courses that are a potential for flooding, care should be taken to include 1:100 flood event. Construction on a potential flood plain has the potential to constrict stormwater run off, and to increase the chance of flooding the developed properties to the west. The use of sustainable drainage systems may not be sufficient to accommodate storm water management in severe weather conditions, should the site be developed as proposed.

The Environment Agency have confirmed that a Flood Risk Assessment will be required at detailed planning application stage.

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Site 183

199 Environment Agency

Comment

We note that for this site, there is no mention in the brief of submitting a Flood Risk Assessment which is required for a site over one hectare in size in Flood Zone 1. The following sentence must be included in the flood risk paragraph;
'As the site is larger than 1 hectare, a Flood Risk Assessment will be required.'

Noted. The development brief has been amended accordingly.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site 183	56 Helmsley Town Council	Support	This is a very suitable site for housing which has been neglected as wasteland for many years. The Town Council would hope to see the 'restrictive covenant' issue resolved by the parties concerned so that development might take place earlier than 2023-28.	Noted. Further details on the phasing of development has been added to paragraphs 5.6 to 5.8 of the Plan with the intention of enabling sites which support the delivery of employment land to come forward.
Site 183	110 Mr Christopher Rose	Comment	The contours of the land should be carefully considered as the land is largely flat and the site specific flood risk assessment should consider that a slight rise in flood water would extend to a larger area than now considered, if a 1:100 year event is taken into account.	The Environment Agency require a Flood Risk Assessment at detailed planning application stage.
Site EMP1	193 Barton Willmore obo Wharfedale Homes	Support	Wharfedale Homes agrees that this site represents a good opportunity for future employment opportunities as the site already adjoins an existing employment area.	Support noted.
Site EMP1 and EMP2	57 Helmsley Town Council	Comment	We would like to see these sites available for development earlier than 2023-28.	Noted. Further details of the phasing of development has been added to the Publication version of the Plan on page 16.
Site EMP2	194 Barton Willmore obo Wharfedale Homes	Support	Wharfedale Homes agrees that this site represents a good opportunity for future employment opportunities as the site already adjoins an existing employment area.	Support noted.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH1	178 Barton Willmore obo Wharfedale Homes	Object	Wharfedale Homes would like to express its concern over the benefits of retaining the remnant orchard, as this will result in inefficient use of the site and therefore additional land will be required.	The Authorities consider that the remnant orchard does have value which is worth considering in the development brief for the site. However the text has been amended in light of the comments.
Site NYMH1	174 Barton Willmore obo Wharfedale Homes	Object	Wharfedale Homes objects to the Plan's attempts to control the housing mix without justification for both affordable and market housing. The Brief needs to either clearly identify the local demand for these types of properties or remove the requirement.	Paragraphs 5.10 and 5.11 set out the requirements in terms of mix of housing, this reflects the shortfalls identified in the Ryedale 2010 SHMA.
Site NYMH1	175 Barton Willmore obo Wharfedale Homes	Object	Wharfedale Homes objects to the requirement that all units should meet Lifetime Homes and Secured by Design Standards. Lifetime Homes is now outdated and Secured by Design is unnecessarily restrictive and unnecessary in such a rural landscape.	The supporting text of Policy H1 at paragraph 5.10 makes reference to the fact that building properities to Lifetime Homes Standards ensures that new dwellings are flexible and adaptable to create accommodation which is suitable for a range of households. Specific reference to meeting Lifetime Homes Standards and Secured By Design has been removed from the Development Briefs, however text has been included which refers to consideration of the implications for crime.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH1	226 Dr Neil Mayfield and Mrs Louise Mayfield	Comment	There are few jobs around here and due to its distance from larger towns I am very concerned that any houses will become second homes or we will become a commuter town.	The Helmsley Plan will also allocate new employment land, however there are already many jobs currently within the town.
Site NYMH1	176 Barton Willmore obo Wharfedale Homes	Object	The Brief requires that the design of the development should reflect the density and character and patterns of the Elmslac Estate. Paragraph 60 of the NPPF states that planning policies should not set out unsubstantiated requirements to conform to certain development forms or styles. Wharfedale Homes therefore objects to these requirements and asks that it is removed from the Development Brief because it does not conform to the requirements of the NPPF.	Noted. Reference to the adjacent area has been amended to say "the character of the development should replicate and reinforce the existing street patterns being no greater than 2 storeys in height".

Site NYMH1

37 Dr Neil Mayfield and Mrs Louise Mayfield

Object

The site is a beautiful area with far reaching views over the countryside. Many people, local residents and visitors alike enjoy walking here as it gives instant easy access to the countryside but is still in the town. Green spaces are vital for all of our wellbeing. As well as an agricultural field used for livestock the field has a wealth of wildlife - owls, curlews, bees - is it right to take this away? Our countryside is slowly being built on all over England surely the National Park should be safeguarding our landscape for wildlife, farming and future generations.

The Helmsley Plan aims to balance the requirements of meeting objectively assessed housing needs with protecting the special qualities of the National Park. The Local Planning Authorities must make provision for building new housing in their areas to provide homes to meet the changing demography of Helmsley and its environs. There are no brownfield sites in the Town which can accommodate new development and therefore the loss of some countryside is inevitable. A Habitats Regulation Assessment has been carried out as part of the plan process and there is no evidence of protected species utilising the site and Natural England have been consulted throughout the process.

Site NYMH1

177 Barton Willmore obo Wharfedale Homes

Object

Our Client objects to the requirement to replicate open space found at Ryedale Close as this is considered to impose a particular taste and stifle innovation and originality. This requirement should be removed from the Development Brief as it does not conform to the requirements of Paragraph 60 of the NPPF.

Noted. This has been removed from the development brief.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH1	172 Barton Willmore obo Wharfedale Homes	Support	Wharfedale Homes control this site and very much welcomes its proposed allocation for housing within the Plan. Our Client agrees that the site has no significant constraints which would preclude its development.	Support noted.
Site NYMH1	173 Barton Willmore obo Wharfedale Homes	Comment	The proposed yield of 60 units, outlined within Policy H1 and the Development Brief, is considered deliverable. However, the wording within Policy H1 must confirm this.	Noted.
Site NYMH1	180 Barton Willmore obo Wharfedale Homes	Object	Wharfedale Homes objects to the inclusion of developer contributions for waste recycling vehicles and broadband. This is a separate matter for CIL ; however, we would like to confirm from the outset that our Client is not in support of this.	Objection noted. This will need to be addressed through the examination of CIL.
Site NYMH1	130 Beth and Jonathan Davies	Comment	We would like to know why the development limited to the east of this site tapers out beyond the existing building line.	The development brief seeks an area of landscaping/open space along this eastern boundary to soften the impact of the built development, this has also been identified on the Policies Map.

Site NYMH1

129 Beth and Jonathan Davies

Object

During the last round of consultation we objected to the development of the field adjacent Carlton Road because of the impact on the views of the mature trees afforded from the road and their parkland-type setting which combine to create a breathtaking vista. We, along with many other local residents who enjoy this view, and deliberately walk out of our way to enjoy the view, signed a petition requesting that this view be taken into consideration. We are therefore very disappointed to see these that these comments have been ignored and are not even acknowledged in the Plan. The result is that the proposed development line extends to the north side of Feversham Road this blocking this view into open countryside. During the last round of consultation there was a suggestion made by the NPA that, as a compromise, a more angled, tapered site might be suggested which would address this issue and we wonder why this has not materialised.

Following lengthy discussions with developers the site has been significantly reduced to the area identified as a preferred site. All of the sites submitted have been assessed through the Site Selection Methodology criteria, this concluded that the proposed allocation of site NYMH1 will not have an adverse impact on the Special Qualities of the National Park. A larger area which has been submitted by the developers to the north of this site has not been allocated due to the impact on the National Park landscape.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH1	179 Barton Willmore obo Wharfedale Homes	Object	Our Client considers that there is no justification for a phasing approach as discussed within paragraphs 3.3 and 5.11 of these representations. The inclusion of timescales within the Development Brief should be deleted.	The Plan has been amended to provide further details of phasing and the timescale set out in the development briefs and are indicative of when development is likely to take place.
Site NYMH1	38 Dr Neil Mayfield and Mrs Louise Mayfield	Object	There will be an impact on the amount of vehicles here which impacts on safety, air quality and accessibility to the main road.	The development of the site will undoubtedly lead to an increase in the amount of vehicles using Carlton Lane, however the Highways Authority consider this can be accommodated by the existing infrastructure.
Site NYMH1, Site 18	49 Stan Houston	Comment	It is essential in our view that Ryedale District Council insist on the utmost care being taken, both in planning and site development to ensure that building near Spittle Beck does nothing to reduce the viability of existing flood meadows. New homes should not be built where there is a risk of flood and should not be permitted if their addition to the landscape increases or extends the risk of flood to existing residential areas.	All the sites proposed for allocation in the Helmsley Plan are within FloodZone 1 with some parts in Flood Zone 2 in order to minimise flood risk. The development briefs seek the use of Sustainable Drainage Systems in order to mitigate threats of surface water run off. Where development is greater than 1ha in size a Flood Risk Assessment will be required at full planning application stage. The Environment Agency have been consulted throughout the Helmsley Plan process.

Part of Document

ID Respondent

Support/Object/Comment

Comment

Authorities Response

Site NYMH3

25 Helmsley Bowling Club

Comment

In 1995 Helmsley Bowling Club sought to extend the bowling green eastwards to create a larger bowling surface by extending into part of the old hockey field and the adjacent agricultural land. The Helmsley Estate confirmed on 18 April 1995 that in principle it was agreeable to sell land for the proposed extension and support the club's planning application. Helmsley Parish Council in a letter dated 26 April had no objections to forfeiting the land the club required. The North York Moors National Park Committee before being the Planning Authority granted permission for the proposed development, subject to conditions, on 26 June 1995. However at that time lack of finance prohibited the matter being taken further. Helmsley Bowling Green is one of the best in Ryedale. It is maintained by our members to a very high standard and has been approved for play at County level for a number of years. This year it has been used for Yorkshire Bowling Association matches throughout the summer season. However these matches can only take place north to south as the east to west rinks are not long

The aspirations of the Bowling Club are noted, however the owner of the land has subsequently agreed to sell it to the developers of Site NYMH3.

enough for competition play. The committee is confident that if the green can be extended eastwards to allow competition play both ways and enable additional seating to be erected on the east side we would attract more matches and therefore more revenue as on such occasions visitors use the Sports and Social Club bar facilities as well as bringing revenue into the town. With consideration presently being given to the Draft Helmsley Plan which in its present form affects the area into which we seek to develop, the Bowling Club Committee wishes to reiterate their wish to pursue this matter and is seeking support from the Trustee, Helmsley Recreation Charity and Town Council.

Site NYMH3

58 Helmsley Town Council

Comment

The Town Council has concerns about vehicle access to the site, which we understand is intended to be via Ashwood Close only. Have all other possible access points been considered, and if such why have they been eliminated?

Further negotiations are taking place between the developers and the owners of the land at the top of Elmslac Road to try and resolve the issue of access.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH3	59 Helmsley Town Council	Comment	We note the requirement for replacement of the overflow sports field - but point out that there is a long-term plan on the part of the Bowling Club to enlarge its existing bowling green, which adjoins the north-west corner of the site. The proposal should be looked at closely to see whether it can be achieved to the north of the development site. A S106 or CIL contribution towards this and other improvements to the sports complex would clearly be a welcome gesture from the developer of this site.	This point is noted, however the owner of the site has agreed to the allocation of this site.

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Site NYMH3	43 Mrs V A Moorby	Object	Traffic flow through Ashwood Close would increase greatly turning a tranquil, safe cul-de-sac into a busy through road	Officers from the Highways Authority have visited the site and consider the use of Ashwood Close is appropriate for the use proposed. The impact of the development will need to be assessed through a robust traffic impact assessment at detailed planning stage.
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Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH3	3 Simon Read and Frances Toynbee	Object	<p>The site is referred to in the Plan as an "overflow sports field": the use of the word "overflow" appears intended to indicate its superfluity or lack of regular use in some way. It is not an overflow sports field - it is the second cricket pitch for the club, which runs more teams than its main pitch can otherwise accommodate. It forms part of a superb community facility that the whole town and those living nearby can use: the cost is minimal. The views from the land in question are superb and the atmosphere at the Club is inclusive and nurturing for the young players. The nearby Ampleforth College has marvellous cricket facilities and potential for football pitches but despite its charitable status these are of course sadly not available to us or the wider public. Ryedale School has limited sports facilities. Neither school is in Helmsley, even if they could and did offer alternative provision. Therefore the loss of this land in Helmsley for cricket and football would have a seriously detrimental effect on the availability of truly local recreational facilities for the community - especially the younger members, who</p>	<p>The Authorities recognise the importance of retaining important community facilities. The proposed development of site NYMH3 will not proceed unless a replacement site in an appropriate location as been agreed with the owners.</p>

(typically and understandably for a small market town) are not best served as it is. It is our understanding that Policy H7 concerns loss of Community Facilities. Proposals which will result in the loss of Community Facilities should, we understand, be resisted unless it can be demonstrated that the site is no longer suitable or viable for the current use. We understand that DPCC is interested in alternative provision of adjacent land by the same landowner that owns the land proposed for development, but without binding undertakings to this effect, the Authority should not authorise the loss of such a wonderful amenity.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH3	44 Mrs V A Moorby	Object	<p>The proposed housing development should be turned down on the grounds of general comments already listed. The extra care housing whilst an admirable idea in principle did not appear at the consultation event to have been fully thought through. The proposed houses should not be three storey on this or probably any other site. In this location it is particularly intrusive coming between an area of mainly bungalows and the beautiful countryside beyond.</p>	<p>The proposed site is abutted by a range of single storey bungalows and two storey houses and it is within this context that the development will be seen. The design brief contained in the plan aims to reduce the impact of the extra care facility by limiting it's size to 2.5 storeys.</p>

Part of Document

ID Respondent

Support/Object/Comment

Comment

Authorities Response

Site NYMH3

46 Helmsley Tennis Club

Object

Whilst not being averse to development it is my view that should the field be taken for development it is imperative a replacement field of similar quality and close to the present amenities is not only promised but is actually in black and white on the planned development drawings. Not only is this because of historic and present use but also with the planned expansion of the village population there will be a need for at least the present sports facilities if not more. The tennis club have some 30 odd members and whilst some of my colleagues may well also write I am sure they all feel the same, namely that on the application there must be a substitute for the loss of this field.

Comments are noted. The development brief requires the identification of an appropriate alternative site to replace the playing field.

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Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH3	47 Robin Wray	Object	<p>As a member of Helmsley Tennis Club and the Sports and Social Club for over 40 years I would like to express my concern and objection to the proposed development of site NYMH3. As several generations of Helmsley have been using the site I would have thought that morally and legally the inhabitants of Helmsley should continue to enjoy the use of it in perpetuity. Should there be a concrete and binding offer of another field of similar size for recreation and sport adjacent to the main Sports Field I would withdraw my objection.</p>	<p>Comments are noted. The development brief requires the identification of an appropriate alternative site to replace the playing field.</p>

Part of Document

ID Respondent

Support/Object/Comment

Comment

Authorities Response

Site NYMH3

15 Ms Helen Teasdale

Object

Having lived in the area all my life and seem to have spent a large number of years trying to raise money to improve the sports facilities in the town I feel that to lose a recreation ground for sake of building houses is a false economy. Surely with more people in the town the need will arise for more recreation facilities? The recreation ground is used almost daily by various different clubs and people. The junior cricket matches and weekly practice sessions are held here, as is the weekly junior football practice. There are numerous groups of people who regularly play football here, ranging from the school pupils through to the staff of the nearby hotels in the town.

The Authorities recognise the importance of retaining important community facilities. The proposed development of site NYMH3 will not proceed unless a replacement site in an appropriate location as been agreed with the owners.

Site NYMH3

21 Sport England

Comment

Note the site's identified constraint and agree with the identification that "Part of the site is currently utilised as an overflow sports field, an appropriate replacement for this provision will need to be secured prior to any planning permission being granted. Any proposal which results in the loss of a playing field will need to be referred to Sport England for their consideration".

Noted.

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Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH3	27 Ms Christine Wright	Comment	I notice that Keepmoat are the agents for the site NYMH3 and I have heard two reports that their workers do not care about doing a good, careful job. Who will be checking their standard of work? Why can't the work be done by good local firms?	The building work of all development will be required to meet Building Regulation standards.
Site NYMH3	29 Ms Christine Wright	Object	This site has been mentioned for many years as a site for an extra care facility, but the entrance needs to be from Elmslac Road. The land has been left wide enough for this purpose, in between the two houses at the top, nos 28 and 30 and was never intended to be accessed from Ashwood Close. The people who live there bought their bungalows as it is a quiet residential close.	The developers have indicated that the access to the site will be via Ashwood Close. The Highways Authority have been consulted on this at an early stage and consider it acceptable.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH3	30 Duncombe Park Cricket Club	Object	<p>Duncombe Park Cricket Club is a long established sporting club that has been based in Helmsley since the beginning of the last century providing recreational activity to the community. Our membership numbers around 30 senior playing members, fielding 2 senior Saturday teams and 2 Evening League teams. Our junior section is thriving and we currently run 2 under 11, an Under 13 and Under 15 teams. Our junior section numbers around 50 players with parents being associated members. We also have a mini cricket section for ages 5 to 8/9 years of age. This provides a starting point for cricket in our area and we have up to 30 children in each weekly session during the summer school terms. The club also boasts somewhere in the region of 15 non playing patrons. We are therefore a sizable club in the context of the town. Part of the proposed development site NYMH3 has been used as a playing field by the clubs that operate from Baxtons Lane, as well as the wider community for at least 40 years. The clubs and wider community have had uninterrupted use of this playing field and without going into legal aspects in detail probably</p>	The Helmsley Plan requires that an alternative, appropriate site is identified to replace the lost playing fields.

have implied tenancy rights over this land. The playing field is in constant use during the summer with junior cricket training (Wednesdays) and matches (Fridays, Sundays and Mondays). It is a regular occurrence to see junior and senior cricket matches being played on adjacent pitches and some junior matches are also played on the senior pitch when junior training is ongoing. We would be unable to host fixtures as required by the cricket leagues if we lost the playing field in question. Duncombe Park Football Club also use this field for training purposes, so as to minimise the adverse impact of our main pitch outfield (in front of the pavilion) from its use as the main football pitch. We already struggle to gain the necessary improvement to the outfield required for senior cricket after the end of the football season, even with football training taking place on their 'second pitch'. Kirkbymoorside Juniors FC used the playing field for training last year and there are negotiations ongoing for more formalised use during the 2013/14 season for both training and matches. This benefits many local children

who live in Helmsley and the surrounds and play for Kirkbymoorside Juniors. Not having the use of a second playing field would also inhibit the formation of any future winter sports clubs (hockey, rugby etc).

Site NYMH3

42 Mrs V A Moorby

Object

The proposed scheme would drastically alter the character and amenity of the immediate quiet residential area, close to the extended Conservation Area and spoil an area of Natural Beauty on the edge of town.

The site has been assessed through the Site Selection Methodology and it is considered that the development will have limited impact on the wider character of the town as it is seen from wider views in the context of the built form.

Site NYMH3

16 B A and M I Laxton

Object

Following the recent meeting we found that many answers to our concerns were not forthcoming due to the plans not yet submitted. We find this absurd. How can a contractor submit a plan for development without outlining the contract itself re the position of the buildings, roads and drainage.

The Development Plan Process seeks to allocate appropriate sites for further development, which provides certainty to local people and developers of where growth will take place. However the details on proposals will be required as part of the planning application process.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH3	213 B A and M I Laxton	Object	We now come to the traffic situation it appears that again this cannot be confirmed until the plans are considered "what rubbish". One of the main factors is that Ashwood Close is a narrow road serving detached bungalows leading to a dead end at the field gate. At present the only traffic is private plus delivery vans. It is totally unsuitable for any heavy traffic and consists of asphalt over soil, no foundation.	As a result of the concerns raised in response to the consultation Officers have now met with representatives from the Highways Authority on site and they have no concerns about the use of the existing access for the proposed allocation of the site for the Extra Care Facility and residential properties.
Site NYMH3	182 Barton Willmore obo Wharfedale Homes	Object	Wharfedale Homes considers that the development of this site could have a potential adverse impact on the highway network during and after construction. Therefore, it is recommended that this site should contribute pro -rata to any improvements required at that junction. This needs to be specified within the Development Brief.	The requirements for infrastructure improvements are set out in the development briefs.
Site NYMH3	183 Barton Willmore obo Wharfedale Homes	Comment	The phasing of this site is expected between 2013 to 2018. Taking into account the current use of the site as a sports field and the potential access issues Wharfedale Homes consider that this is an unachievable timescale due to the current constraints.	Comment is noted.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH3	221 Duncombe Park Cricket Club	Object	Lastly there are detailed plans to improve the overall facilities at Baxtons Lane and to encourage further uses of this facility for the community. Losing this second playing area will severely limit the uses of the site in the future. With nothing specifically tabled as a replacement for this amenity land , Duncombe Park Cricket Club strongly oppose any development of NYMH3.	Noted.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH3	220 Duncombe Park Cricket Club	Comment	With the draft proposals to increase the population of Helmsley through further development, it is even more important to protect the amenities that we currently enjoy. If anything they need to be further improved. It is clear that a significant proportion of amenity monies available from these developments should be channelled into the Baxtons Lane site to improve our wider offering to the benefit of the community. We are not opposed to development of NYMH3 providing a suitable replacement site and the funds to bring it up to a required standard can be made available and if this alternative playing fields use can be assured in perpetuity. Any replacement site would need to be adjacent to existing land and directly accessible as we would not want to see junior sports players having to cross roads from the existing site to play.	The Publication version of the Plan sets out the necessary improvements to the existing sports facilities in the town. The NYMNPA are considering the adoption of a CIL charge, which will seek contributions from developers for funding to meet these requirements and 15% of this will automatically be passed onto Helmsley Town Council. If CIL is not adopted contributions will be sought from developers for this through S106.
Site NYMH3	219 Suncombe Park Cricket Club	Comment	The ability of Duncombe Park Cricket Club and Duncombe Park Football Club to develop additional junior teams or create additional senior sides would also be compromised.	The development of the site is subject to the provision of a replacement sports field in an appropriate location.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH3	218 Duncombe Park Cricket Club	Comment	The Baxtons Lane site also relies upon funding raised by the Bonfire Committee and the 10km Committees. Both of these bodies use the playing field, the Bonfire Committee use an area at the far side of the playing field for the actual bonfire and the 10km group use this land for junior races. These groups currently raise in excess of £5,000 per annum towards the cost of operations at the site and these funds are critical to solvency.	The development of this site is subject to the relocation of the existing sports field, these uses could therefore continue on the new field.

Site NYMH3	217 B A and M I Laxton	Comment	Finally we conclude that the development should be sited on the existing sports complex where this open site is serviced by Baxtons Lane and would not effect any properties. The sports complex would be rebuilt on Carlton Lane a very level site at the same time as the houses possible to the rear. The site roads would service the new properties and the sports complex and parking catered for at the same time of development. The contract for the houses should stipulate the building of the sports complex at the same time.	This has not been put forward by the developers of the site, however the scale of the extra care facility in this location is considered to have greater impact on the National Park's special qualities.
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Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH3	216 B A and M I Laxton	Comment	As you are no doubt aware properties in Helmsley are at a premium and cost far more than surrounding areas. A local estate agents informs me that property in Helmsley with a very good view of the countryside is worth £50,000 to £100,000 in excess of similar properties. If plans and development of this site went ahead with Ashwood Close overlooking it and the traffic problems a considerable amount of value of these private properties would be lost. I take it that the owners would be compensated for the loss of value?	The loss in value to individual properties is not a material planning consideration. There is no provision in planning legislation for the payment of compensation to individual property owners for the loss in value resulting from development.

Page 179

Site NYMH3

181 Barton Willmore obo Wharfedale Homes

Object

Wharfedale Homes objects to the proposed residential yield stated within Policy. H1 and the Development Brief. 35 dwellings plus a 60 unit extra care home constitutes a particularly high density given the small site size and the existing low density levels within the town. The proposed yield would need to be reduced to be considered acceptable.

The high yield reflects the nature of the extra care facility, which essentially comprises a block of flats with communal areas.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH3	214 B A and M I Laxton	Object	When explaining this aspect we now turn to the entrance of the site. At present a 12 foot steel farm gate. This would have to be made considerably wider to take large vehicles etc. As private front gardens of the bungalows especially number 7 our own and number 6 opposite are the last properties before the gate where will the land come from to enable entrance widening - our front garden?	As a result of the concerns raised in response to the consultation Officers have now met with representatives from the Highways Authority on site and they have no concerns about the use of the existing access for the proposed allocation of the site for the Extra Care Facility and residential properties.

Site NYMH3	227 Mrs V A Moorby	Object	The siting of such a facility on the far edge of town would negate many of the intended benefits. Residents would find the shops and town centre too far to walk to. The community would be unlikely to be able to make use of any on site facilities, unless by car; thus generating additional traffic flow. A survey addressing this scenario would be beneficial.	This site is considered appropriate for an extra care facility as it located in close proximity to the existing community facilities and is the closest site to the town centre. Information on traffic impacts will be assessed at detailed application stage.
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Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH3	202 Peter Wragg	Object	Finally although it may not be relevant in planning laws, I think it would be a shame to lose this beautiful green space which is admired by all visitors to the playing fields and by the regular groups of walkers using the footpath between the playing field and the proposed development site. This area is part of what makes Helmsley so special; open spaces mixed in with existing housing and formal playing fields. Permitting further development of this sort would risk losing that unique mixture of modern with tradition which is so admired by both residents and visitors alike.	The Development Brief requires the provision of a footpath link to the community facilities and to the wider public right of way network.
Site NYMH3	212 B A and M I Laxton	Comment	Along with this are a considerable number of smaller dwellings. Where are all the properties to be sited?	The exact location of the properties will be considered at detailed planning application stage. The Helmsley Plan is considering the principle of allocation for this purpose only.
Site NYMH3	211 B A and M I Laxton	Object	The only items we were advised about was the care home on the above site and how good it would be for Helmsley etc not a word about the properties overlooking it. We now find that the main building on site will be 2.5 storeys high and the size of a large hotel. This would be completely unsuitable on the site in question.	The extra care facility is large in scale, however the restriction in height is considered appropriate as it will be seen in the context of the existing built form, much of which is two storeys in height.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH3	121 Mr Peter Holmes Johnson	Object	This proposal will completely destroy a beautiful area of Helmsley wrecking wonderful views of fields, woods and the moors as well as seriously damaging the environment for properties located in Ashwood Close, Feversham Road and Elmslac Road.	The sites which have been identified in the Helmsley Plan have been robustly assessed through the Site Selection Methodology and are considered to be acceptable in landscape terms.
Site NYMH3	210 Ms Helen Teasdale	Comment	Would it not be more sensible to build a care home on the site alongside the A170 where there is rumour of a new co-op store and also it would be on the bus route to take the pensioners into the market for any shopping they may require. This road would also be more accessible for staff and delivery of provisions.	This has not been put forward by the developers. However the scale and massing of the extra care facility will have much greater impact on the special qualities of the National Park if it were in this location. The proposed site is considered appropriate as it is adjacent to the existing community facilities.
Site NYMH3	209 Ms Helen Teasdale	Comment	My other concern is that we will need to be given an access road through to the rear of our properties.	There is no formal provision for access to the back gardens of these properties at present and therefore this will not be a requirement for the developers.
Site NYMH3	206 Ms Helen Teasdale	Object	I am also concerned where the road access would go to access the site and what the proposed increase in traffic movements will be and how this traffic and associated parking will effect the nearby primary school.	The Highways Authority have visited the site and have not raised any concerns about the impact of the proposed allocation on the existing road network.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH3	208 Ms Helen Teasdale	Object	My understanding from the consultation at the National Parks office that the plan for this area is a care home with 60 apartments. My concerns with this are as above regarding the increase in traffic and pedestrian movements but I am also concerned with light pollution and increase in the noise at all hours to accommodate the staff.	The issues of light pollution and noise will need to be addressed at the detailed planning application stage.
Site NYMH3	207 Ms Helen Teasdale	Object	There will also be a great increase in the use of the narrow footpath between the gardens and the cemetery and all the pedestrians heading for the town would automatically take the shortest route which is down Black Swan Lane which is a single width road, already often congested with delivery vehicles and doesn't lend itself to be widened to accommodate a footpath.	The development brief for the site requires the provision of a new footpath access to the community facilities.
Site NYMH3	215 B A and M I Laxton	Object	The site would have to have a considerable amount of parking space for each property and a large one for the care home to cater for visitors, service and staff vehicles. If not this would overflow into Ashwood Close causing severe problems and a disaster for the private road.	A traffic impact assessment will be required to support the development proposal and this will need to meet the car parking requirements set by North Yorkshire County Council Highways Authority.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH3	124 Mr Peter Holmes Johnson	Object	In any event, the care home proposed for this site is in the wrong place. It is "out of town". A care home must be "in town". The site is too far from a main road, bus route and shops. It was stated that people would walk to/from the care home. This is almost certainly incorrect as almost all visitors, staff and cares will arrive and leave by car.	There is no suitable location for this kind of facility within the existing built form of the town. The site is considered suitable for this purpose due to its relative proximity to the town and existing community facilities.
Site NYMH3	95 England and Lyle	Support	Our clients would fully support the allocation of Site NYMH3 - land North of Elmslac Road, Helmsley for residential development comprising a mix of approximately 35 dwellings and a 60 bed extra care facility. They also support the Plan's suggested timescale for the delivery of this development i.e. 2013-2018 and the inclusion of this site within the Town's new Development Boundary.	Support noted.
Site NYMH3	96 England and Lyle	Support	The draft plan explains clearly the reasoning behind the allocation of this site for this mix of development in terms of the overall housing requirement in Helmsley over the plan period, the specific justification for the extra care facility and the reason why Site NYMH3 has been identified as being the site best suited to accommodate these needs.	Support noted.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
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Site NYMH3	97 England and Lyle	Comment	Our clients site has an estimated capacity of 35 dwellings - although this may vary slightly subject to detailed design, layout and house types. It constitutes just 23% of the overall supply proposed in Helmsley and is of a scale that is proportionate to the size of the town. The site is suitable for a mix of dwellings. The exact mix to be provided on this site will be negotiated through the application for planning permission.	Noted.
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Site NYMH3	98 England and Lyle	Support	The SA of site NYMH3 that accompanies the Helmsley Plan assesses the performance of the site against a range of sustainability objectives. The site performs well on all counts and subject to the submission of further detailed evidence on Flood Risk, drainage, energy efficiency as part of a detailed planning application, the proposed use of this site for residential development dwellings etc can be categorised as being a highly sustainable development option in the context of Helmsley and the National Park.	Noted.
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Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH3	99 England and Lyle	Support	Our clients would support the site assessment and development principles outlined in the development brief.	Support noted.
Site NYMH3	114 Julie Cavanagh	Object	I am concerned that the design at present "is not Helmsley" as the building could have been plucked from any big city and plonked on the site.	Comment noted. The detailed design of the scheme will be considered at planning application stage, as the Helmsley Plan sets out the broad principles only.
Site NYMH3	115 Julie Cavanagh	Comment	Helmsley may be a growing town, but it is still a long way from a city centre or even large town and any new development should consider Helmsley's design and layout.	Noted. The nature of the extra care facility requires a different approach to the traditional layout of the town.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH3	116 Julie Cavanagh	Comment	<p>The site itself is to the rear of a mixture of existing development of both two storey and single storey dwellings. The land levels are somewhat higher than surrounding land and dwellings and as such I feel that the two and a half storey design proposed is far too large for the site. Further consideration and changes to the design should be given to include that development should be no higher than 2 storeys (ideally 1.5 storeys due to the land levels). I also feel that the U shaped building is very prison like and not similar to the majority of developments in Helmsley. There may be an economic consideration to be made in terms of cost of building, however the u shaped design could be better. I think three buildings with glazed links between would enhance the development. Elmslac Close is a good example of the U shaped development which is attractive in appearance mostly due to its scale. No dormer windows, there are presently no dormer windows to neighbouring properties. A variation to the roofline. To help conserve the perspective of distance and retain some view into the</p>	<p>The Helmsley Plan will set out a development brief for the site, however the details of the scheme will be considered at planning application stage. The limitation of the extra care facility to 2.5 storeys is considered to be in keeping with the 2 storey dwellings which are adjacent to the site. The very nature of an extra care facility is a large scale building and it would not be feasible to replicate this in the form of domestic dwellings which are single storey. The site has been chosen for the facility as it is considered to fit in with the existing built form.</p>

countryside beyond, the mid section should be lower than the side buildings. As the mid section building will be the most visible from Elmslac Road. There should also be variation to the roofline of the side buildings. Whilst I appreciate the plans at the consultation event were more "indicative" than actual, I would urge the developer to pay close attention to detail. On such a large building(s), the detail of the windows, doors, chimneys and porches etc will make a huge difference

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH3	117 Julie Cavanagh	Comment	<p>Appreciate some design suggestions may reduce the number of units, however 60 units of this type of accomodation does seem quite large considering Helmsley already has a mixture of units for the elderly/infirm/over 55s at Rye Court, Cannons Garth Mews, Castle Court, Elmslac Close and Elm Green. I know this new facility will enable people to remain in their homes until the end of their lives (if they so wish), however with no on site nursing facilities or accommodation I fail to see how this differs from other elderly accommodation in Helmsley for example Cannons Garth Mews.</p>	<p>The provision of the Extra Care Facility is supported by evidence of need collected on behalf of North Yorkshire County Council which requires 30 new facilities across North Yorkshire by 2020. Extra care provision is very sheltered housing or assisted living, which is not currently available in the town.</p>

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH3	1 Peter Wragg	Object	<p>The site is currently used by Duncombe Park Cricket Club as the main area for development of junior teams at the Club. The cricket club plays an important role in providing recreation for young people in Helmsley and surrounding villages. I am impressed by the accessibility to training and play that it offers young people in Helmsley. Youngsters can borrow kit to play matches, so they don't need to buy equipment to start playing cricket. The coaching and support is second to none and opens up real opportunities to youngsters in Helmsley. The proposed development area NYMH3 is particularly important because it allows these junior cricketers to continue when the main pitch is used by the senior teams for matches. It also allows juniors to play football when the main playing field is occupied by senior football teams. So it is more than just an 'overspill' it's an integral part of the club's planned continuation of play when multiple age groups are playing simultaneously.</p>	<p>The Authorities recognise the importance of retaining important community facilities. The proposed development of site NYMH3 will not proceed unless a replacement site in an appropriate location has been agreed with the owners.</p>

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH3	123 Mr Peter Holmes Johnson	Object	The proposal is for a 3 storey care home. The comment by the developers that it is only 2.5 storeys is misleading. As it is proposed to be built on an area that rises to the north of the town it will be highly visible and out of character with the neighbouring properties.	The extra care facility has been put forward on this site by the developers. However it is considered that this site will have limited impact on the setting and character of the National Park and it is located within close proximity to the existing community facilities.

Site NYMH3	228 Mrs V A Moorby	Comment	The extra care housing by the very nature of its title would require the support of extra carers. Again a survey should be undertaken to establish from where these additional carers will come. From personal experience over a number of years, I am aware that carers who live in Helmsley are few and far between. Any who can be found would therefore need to come by car, again adding to the traffic. The idea of enabling elderly people to remain in their homes is good but it is always only as good as the personal care available.	These issues will be considered at the detailed application stage. However the provision of affordable housing alongside the development of the extra care facility will provide opportunities for staff to access the housing stock.
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Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH3	125 Mr Peter Holmes Johnson	Object	The care home and houses will generate considerable traffic movement. It was stated that 50 car parking spaces at the Home would be provided. In addition, the other houses will all have car parking spaces and the residents may well have more than 2 or more cars. The care some will receive visitors, carers and service vehicles all of which generate an enormous amount of traffic, noise and pollution.	As a result of the concerns raised in response to the consultation Officers have now met with representatives from the Highways Authority on site and they have no concerns about the use of the existing access for the proposed allocation of the site for the Extra Care Facility and residential properties.

Site NYMH3	126 Mr Peter Holmes Johnson	Object	Ashwood Close is shown as the only access to this site. It will destroy this quiet residential close. The road will have to be widened resulting in compulsory purchase of land, which would, of course, be resisted strongly. Ashwood Close is likely to see more than 100 (minimum) traffic movements a day. At present there are probably only 15 per day. The proposal will turn Ashwood Close and also Feversham Road into very busy main road	As a result of the concerns raised in response to the consultation Officers have now met with representatives from the Highways Authority on site and they have no concerns about the use of the existing access for the proposed allocation of the site for the Extra Care Facility and residential properties.
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Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH3	233 Ms Christine Wright	Comment	The extra care facility intended is too high, what is 2.5 storeys? Surely the sensible thing would be to have it all on one level, much better for elderly care. I know from friends in Knaresborough that no one who finds it difficult to get around wants to be "stuck upstairs" (their words) at the end of corridors - they don't see anybody. Please consider having it all on one level with gardens to sit in.	The extra care facility will include lifts and will be designed specifically with those with care needs in mind and will include communal areas.
Site NYMH3	127 Mr Peter Holmes Johnson	Object	The value of properties in Ashwood Close will be reduced significantly. Almost all of the residents have bought their properties in recent years for their retirement. Their quality of life will be reduced by the noise, pollution and additional population in the area.	The issues of residential amenity will be considered in detail at planning application stage.
Site NYMH3	230 Ms Helen Teasdale	Comment	The view of the town for the large number of people who enter Helmsley via the footpath through Ashdale woods would be totally spoilt. Nowhere else available to the community offers this beautiful view of Helmsley and the surrounding areas. The playing fields offer this unique view because they are in a raised position surrounded by open fields.	The wider footpath route would not be impacted by the proposed development and therefore these views will still be available.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH3	131 Beth and Jonathan Davies	Object	<p>We did not object in principle to the development of the field beyond Elmslac as we assumed that this would be developed with bungalows to reflect the height and character of the adjacent housing. We did however comment that we would expect any proposed development to respect the lovely view up Elmslac towards the wooded hills which again creates a very special feeling of connectivity and is enjoyed by a wide range of local residents on a daily basis. We understand, however that the proposed location for the care facility will block this view as the ground rises from Elmslac into this site and the proposed height of the facility is 2.5 storeys. We strongly object to the NPA producing a document that states in a design brief that the height of new development should exceed that of surrounding development, especially when valued views of the National Park beyond will be destroyed. Who is leading the design brief; the Authority or the developer? Whilst we have not seen proposed plans for the care facility it sounds as if it will resemble a block of flats which is totally out of keeping with the</p>	<p>The design brief specifying a restriction in height to 2.5 storeys reflects the nature of Extra Care Facilities and is considered to be appropriate for the site, as it will be seen in the context of the existing built up area.</p>

character and density of local development. Surely a low level, low density development would be more appropriate.

Site NYMH3

132 Beth and Jonathan Davies

Comment

We are also quite shocked that the 60 units to be provided by the care facility will not be factored in the overall total of units that the NPA has committed itself to providing for Ryedale. If these were to be taken into consideration, as they should be, this would reduce pressure on both this and the other proposed sites in the National Park which would enable NYMH1 to be reduced in size and would enable a green corridor through NYMH3 to be secured which would protect the view of the hills.

The approach not to deduct the Extra Care provisions from the planned levels of housing provision which has been adopted in the Helmsley Plan complies with the overall approach of Ryedale District Council's Local Plan Strategy which has been found sound by an independent Planning Inspector.

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Site NYMH3

122 Mr Peter Holmes Johnson

Object

The proposal to develop a care/sheltered home for 65 units and 30 houses is out of all proportion for Helmsley and the proposed site. The traffic flows generated by the development will be horrendous.

As a result of the concerns raised in response to the consultation Officers have now met with representatives from the Highways Authority on site and they have no concerns about the use of the existing access for the proposed allocation of the site for the Extra Care Facility and residential properties.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH8	10 Dr Paul Harris	Object	The proposal for a "convenience store" on site NYMH8 is unsuitable and undesirable. Out of town shopping is not required for Helmsley. Provision of a "convenience store" of 4000sqft (comprising grocery, greengrocery, hardware, butchery, newspapers) will have an adverse impact on existing town-centre retail outlets. We must not allow an out of town facility (with a car park) to filter trade and traffic away from the market place; a reduced number of people would then stop and shop in the town. Shops will then close (leading to more tea/coffee shops).	Noted. Any application for out of town retail use will be assessed against Policy H5 contained in the Helmsley Plan.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH8	12 Mrs Viola Stokes	Object	There is no mention of a convenience store on this site in the Helmsley Plan. The site is a ten minute walk from the town centre making the provision by Wharfedale Homes of a convenience store totally unnecessary , especially as the plan states "the design and layout should encourage people to walk or cycle". Wharfedale Homes also intend to build a service area for deliveries by heavy goods vehicles. This must surely be totally unacceptable in what will be a small residential area.	The Helmsley Plan is allocating sites for housing and employment land only. Any application for a retail use will be assessed against Policy H5.

Site NYMH8

28 Ms Christine Wright

Object

It is imperative that the Co-op stays in the Town Centre before any other supermarket takes over (there are rumours to this effect). Local people, many elderly, come to the centre for shopping, banking, post office, coffee etc and do it all in one visit and do not wish to walk further away for their shopping. The Co-op's reps said on Tuesday 9th July that the proposed new store would give them double their present space - well when Thomas' no longer require their half - here is their doubled space as previously - this would suit everyone. Helmsley people do not want edge of town supermarkets, this would be the beginning of the end. Look at other town centres - ruined by out of town shops. Can we not learn from their mistakes? There are several empty retail outlets already in the town. There is no need for the co-op to sell newspapers and magazines (there are two newsagents in the town, one of these only a few steps away) this would free up a good deal of shelf space for more choices of food. I wish to vote against this.

The Draft Plan contains a policy which seeks to ensure that new retail developments are located in the town centre. The sequential test will be applied to any proposal for retail development which seeks to ensure that town centre uses are accommodated within the town centre first and if no suitable sites are available then edge of centre first.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH8	31 W B Tait	Support	I support the development proposed at Linkfoot Lane, particularly a supermarket. Parking in Helmsley , particularly during the tourist season is very difficult. It will be handy and delivery lorries will find it easier. It is desirable but must be in keeping.	Noted.

Site NYMH8	229 Mrs V A Moorby	Comment	Many people will not follow up a visit to an out of town store with a further foray into the centre. This result has been and sadly still being seen throughout the country with devastating effect on the viability and vibrancy of the towns. So far Helmsley has avoided the fate of many other places. Hopefully the 'planners' will appreciate this and have the courage and imagination to reverse the trend and not follow it.	Noted.
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Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH8	203 Ms Jen Harris	Comment	Page 19 also states that there should be 'considerable demonstrable benefits to the local community of Helmsley'. This proposed retail outlet will benefit those who wish to drive there directly by-passing the Town Centre and all it has to offer. Walking from the centre will add approximately 10 minutes (both ways) to a shopping journey. The distance may well be too far for the elderly residents of Rye Court and Castle Court. Those living near to the new outlet may have less incentive to go to the Town Centre.	Comment noted. The proposal for a convenience store was being considered by an individual developer and was not being considered through the Helmsley Plan. Since the consultation an application has been received for this site without the convenience store element.
Site NYMH8	186 Barton Willmore obo Wharfedale Homes	Comment	It is important that the policies and Development Briefs within the Plan are linked to the overall vision.	Comment noted. The vision has been amended to include reference to the distinctive historic landscape setting of the town within the National Park.
Site NYMH8	128 Mr Peter Holmes Johnson	Object	The site is understood to have a new supermarket in the area that was shown on the original plan as a residential area only. Helmsley does not need an "out of town" store. What it requires is "in town" stores. The town is suffering already from shops closing down and the proposed supermarket will accelerate this trend. The new store will not bring people into Helmsley for shopping.	The purpose of the Helmsley Plan is to allocate sites for housing and employment land. Any proposal for a retail will be assessed against policy H5.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH8	55 Helmsley Town Council	Comment	The draft plan makes no mention of a retail facility on this site, but the developer has already proposed one and secured the Co-op as tenant. This controversial proposals cuts across the Plan process and is strongly opposed by traders in the town centre. If the plan allocates a site for housing, surely it should not be allowed immediately to mutate into a mixed development site?	The Helmsley Plan will allocate sites for new housing and employment land only. Policy H5 will be used to assess any proposals for retail development.
Site NYMH8	184 Barton Willmore obo Wharfedale Homes	Support	Wharfedale Homes control this site and very much welcomes its proposed allocation for housing within Plan. Our Client agrees that the site has no significant constraints which would preclude its development.	Support noted.
Site NYMH8	50 Stan Houston	Comment	Road access (from and onto Linkfoot Lane) is also a concern regarding this site. Would the existing bus stops have to be moved? Would this be safe or sensible? Additional traffic from a residential development at this site must be manageable, that from a supermarket would not.	The existing bus stops would have to be moved to a safer location to facilitate the use of Linkfoot Lane as an access. The Highways Authority have been consulted on this issue and have not raised any concerns.

Part of Document	ID	Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH8	187	Barton Willmore obo Wharfedale Homes	Comment	Wharfedale Homes considers that the site has the potential to accommodate a convenience store as a secondary use on the site. This should be reflected within the Plan.	The purpose of the plan is to allocate housing and employment land not retail. Any proposals for retail use will be assessed against policy H5 of the Helmsley Plan.
Site NYMH8	188	Barton Willmore obo Wharfedale Homes	Object	Similarly to Site NYMH1, Wharfedale Homes objects to the Plan seeking to control the housing mix without justification for both affordable and market housing. The Brief needs to clearly identify the local demand for these types of properties or remove the requirement.	Noted further information on the justification for the housing mix is set out on page 17 of the Publication version of the Plan.
Site NYMH8	189	Barton Willmore obo Wharfedale Homes	Object	Our client considers that there is no justification for a phasing approach as discussed within paragraph 3.3 and 5.11 of these representations. The inclusion of timescales for development within the Development Brief should be deleted.	The approach to phasing has been clarified through the text on page 16 of the Publication version of the Plan.

Part of Document

ID Respondent

Support/Object/Comment

Comment

Authorities Response

Site NYMH8

45 Mrs V A Moorby

Object

The original development was for a housing development only, for which the above comments are applicable. However as a supermarket has now been added further comment is necessary. Out of town or edge of town retail developments always have a detrimental effect on the high street. This has been proven time and time again and Helmsley would be no exception. One of the assets of Helmsley for both residents and visitors alike is that there is still - at present - a good mix of shops in and around the market place - each one has a beneficial knock on effect on others. If one of the main food and household suppliers is removed to a more distant site, this will have immediate repercussions on other businesses.

The Helmsley Plan is only seeking to allocate sites for housing and employment use. Any proposal for a convenience store will need to be considered against the criteria set out in Policy H5.

Site NYMH8

36 Mr and Mrs R and D Sunderland

Comment

As we are adjacent to this development we would wish that our privacy is maintained through appropriate positioning of windows and the construction of a permanent border in keeping with Helmsley.

The impact on residential amenity will be considered when determining the detailed design of the scheme.

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Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH8	33 Mr and Mrs R and D Sunderland	Comment	There is a footpath and access to farmers field to the north of our property and we are concerned that the proposed access from the new development could result in unauthorised parking on aforementioned footpath. Therefore we would like a means of preventing this happening but allowing access for farmer.	These issues will need to be dealt with during the discussions on the detailed design of the scheme.
Site NYMH8	185 Barton Willmore obo Wharfedale Homes	Comment	Our Client is confident that they are able to deliver residential development on this site. However, in discussions with NYMNPA Wharfedale Homes have received supportive comments for a retail unit on the site in addition to the proposed dwellings. There is no retail allocation within the Plan and this site offers one of only a few opportunities for a potential convenience store development. The key focus for the Plan is to build a strong and competitive economy.	Any proposal for retail on this site will need to be addressed through Policy H5.
Site NYMH8	34 Mr and Mrs R and D Sunderland	Comment	This is a prominent access onto east Helmsley and is part of the National Park. We would therefore expect that any development would be in keeping with Helmsley and the National Park.	An additional policy H9 'Design' has been added to the Publication version of the Plan, which refers to the need to maintain the local distinctiveness of the built environment and the landscape of the National Park.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH8	190 Barton Willmore obo Wharfedale Homes	Object	Wharfedale Homes objects to the inclusion of developer contributions for waste recycling vehicles and broadband. This is a separate matter for CIL; however, we would like to confirm from the outset that our Client is not in support of this.	Objection noted. This will need to be addressed through the examination of CIL.

Part of Document

ID Respondent

Support/Object/Comment

Comment

Authorities Response

Site NYMH8

205 Dr Paul Harris

Object

Helmsley Parish Plan refers to NYM1 to NYM7 this is the first occurrence of NYMH8 which does not appear on the Helmsley Plan. I recognise that housing is inevitable but the proposed "convenience store" of Wharfedale Homes was a revelation, even to the Town Council - some of whom apparently knew just one day before the Town Council presentation to others it was news. How have co-op staff become aware of this for several weeks. It appears that Wharfedale Homes been working behind the scenes with them? According to their website "Wharfedale Homes...specialise in developing design-led, high quality homes for purchasers seeking a blend of individuality and craftsmanship supported by dedicated customer service. We create unique developments which are carefully designed to blend sympathetically into their local environment and contribute positively to the local area - they have no experience outside of their housing remit.

NYMH8 is part of the site, which was originally submitted as part of a larger proposal for site NYMH1.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH8	204 Dr Paul Harris	Comemnt	<p>The reason that Helmsley is such a successful, vibrant town is that it has adequate parking and a range of quality shops - all within walking range; do not spoil this by reducing footfall. It is not true that people will walk from the Market Place to NYMH8. I have encountered Market Place visitors who have asked me if there is a pharmacy and have said "I won't bother" on being told it's on Carlton Lane. What about market day visitors? They will be less-well provided for (there will only be one "central" supermarket) and may go elsewhere. Allowing an out of town store is setting a precedent and is the thin end of the wedge; irrespective of what Wharfedale Homes may say, this would be a precursor to further retail on NYMH1 on A170 boundary.</p>	Comment noted.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Site NYMH8	40 R A and L E Ashbridge	Comment	There is a field access track running past the side of our bungalow, of which there is an access on to the land (Site NYMH8). Currently there is a footpath along this track, although there is a proposal to upgrade this to a bridleway. We would ask that the access onto site NYMH8 be closed off to avoid the possible disruption of the track being used frequently by people and vehicles to the housing. A suggestion would be (to stop people taking vehicles down the track) to put in foldable bollards to gates at the Carlton Road end giving a key to the farmer for his access to his fields.	Noted. This will need to be addressed through the detailed design of the scheme.
Sites 174, 183, EMP1	225 W B Tait	Comment	The footpath (public) on left of culvert (Spital Beck) needs upgrading to a bridleway and the footbridge enlarging to take horses. Therefore horse riders can use this to access the 2 old railway lines. It would give access to fish farm bridge at Rye House. Therefore a new horse bridge and upgrading the whole route to Sawmill Lane to a bridleway is essential. It would mean horse riders not having to use the Harome Road which is much safer.	This is outside the scope of the Helmsley Plan.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Sites 174, 183, EMP1	222 W B Tait	Comment	Use of stone rather than brick - if brick is to be used it should be old brick.	Noted.
Sites 174, 183, EMP1	223 W B Tait	Object	I see no need for industrial development as the present is more than adequate. If industrial development is agreed then there should be a new access road built or Sawmill Lane extended.	The requirement for additional employment land is supported by the Ryedale Employment Land Review. The use of Sawmill Lane is not considered appropriate to access new employment land as it not possible to raise it to adoptable standard and therefore Riccal Drive will be used as access to the preferred employment areas.
Sites 174, 183, EMP1	239 Stone and Bean Associates obo Thomas the Baker	Comment	Due to the fall of the land toward the river mains sewerage must need some consideration for all of these sites.	Yorkshire Water have not identified the requirements for any new infrastructure, however this will need to be considered further at full planning application stage.
Sites 174, 183, EMP1	32 W B Tait	Comment	I would like to see a reduction in the number of homes built - too many.	The level of housing contained in the Helmsley Plan is supported by a range of evidence, which has been endorsed by the Inspector who has recently found the Ryedale Local Plan Strategy to be sound. The housing provision figure has already been established through the Ryedale Local Plan Strategy and the Helmsley Plan will stipulate where this level of development will take place.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Sites 174, 183, EMP1	224 W B Tait	Comment	Increased traffic on Riccal Drive - as children play near the road, cross etc traffic calming would be needed as well as a 20 mph speed limit.	Noted. The Highways Authority will advise on any requirements on traffic calming at detailed planning application stage.
Sites EMP1 and EMP	39 Stone & Bean Associates obo Thomas the Baker	Comment	Links should be provided from Station Road through to the new areas proposed for employment development in order to accommodate the future expansion of Thomas the Bakers and ensure it remains in Helmsley.	The provision of links to the existing business on Sawmill Lane/Station Road will be considered in the detailed design of the site.
Sites EMP1 and EMP	235 Stone and Bean Associates obo Thomas the Baker	Support	The increase of employment land is welcomed. However unless the existing employment land is linked to the new allocation sites they will become isolated sites.	Noted. The LPA will work with the developers to address the issue of access links with the existing employment uses.
SUDs	200 Environment Agency	Comment	We believe the flood benefits of the SuDS are not clearly highlighted in all the development briefs and would suggest the following wording to the sentence; 'Where feasible, developers should consider the use of Sustainable Drainage Systems in order to mitigate the effects of floods to people, property and species in the River Derwent catchment.	The development briefs have been amended to reflect this proposed wording.

Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Unallocated Site NY	139 Barton Willmore obo Wharfedale Homes	Object	<p>Larger area of Site NYMH1 - Wharfedale Homes also control the site directly to the north of the allocated area of NYMH1. This site has not been considered appropriate for allocation. Our Client accepts that the site may comprise former medieval strip patterns however; as a reason for not allocating the site, it lacks weight and justification in planning policy terms. The site is not designated as an area of high landscape value or as a specially protected area of interest on any of the proposals maps for North York Moors Core Strategy, Ryedale Local Plan 2002 and the Helmsley Plan. As such there is no substantiated policy or statutory weighting that protects this site from any future development. As an evidence base Wharfedale Homes commissioned CGMS Consulting to undertake a Heritage Appraisal of the site. The report reviews available historic landscape character information and historic ordnance survey mapping to provide baseline information and a preliminary appraisal of the heritage sensitivity of the site. The findings of the Heritage Appraisal confirms that the site</p>	<p>The Site Selection Methodology Assessment table shows the outcome of the site assessment process and this reduced area is considered an appropriate balance between meeting housing requirements and the impact on the designated landscape. The SSM assessment and the independent landscape assessment of this part of the proposed allocation is considered to have greater impact on the landscape of the National Park and has therefore not been taken forward as a preferred allocation. Further details have been added to the Publication version of the Plan. Additional land is not required on this site as the levels of housing set out in the proposed allocations already meets housing requirements for Helmsley.</p>

forms part of a 25.39ha block of enclosed land lying east of Carlton Road which is characterised by Medieval Strip Patterns. The site occupies part of two fields within this block and represents 8% of the identified area of enclosed Strip Fields. A review of the historic landscape character data for this area has established that this block is not especially well preserved in a county context and is not the only area of such survival in North Yorkshire, or even in a 5km radius of Helmsley. However, it does concede that it is the only surviving evidence within Helmsley itself. Accordingly, there is a perfectly good, visible and understandable area of Strip Fields surviving to the east of the Spittle Brook and to the north of the nonallocated site. These areas will retain the historic interest and local landscape character. It is concluded that the allocation of the site and its future residential development will not have an unacceptable adverse heritage impact as the appraisal has not identified any heritage issues or site sensitivity. Further details regarding these findings can be found within the attached

Unallocated Site NY

140 Barton Willmore obo
Wharfedale Homes

Heritage Appraisal.

Wharfedale Homes also objects to the contention that this site will have a negative impact on the long distance views of the town. There is no justified visual impact assessment to support this claim and there is no evidence the site does not encroach further north than the existing settlement pattern. Wharfedale Homes recommends that the allocation of this larger area of the site is reconsidered and the allocation of Site NYMH1 within Policy H1 reflects this to also include this larger area.

The Site Selection Methodology Assessment table shows the outcome of the site assessment process which raises concern about the impact of development of this part of the site on the landscape of the National Park as it rises northwards and on the existing medieval field patterns. The reduced area put forward for allocation by the LPAs is considered an appropriate balance between meeting the housing requirements of Helmsley and the impact on the designated landscape. It should also be noted that this area is not required to meet the housing provision figure.

Part of Document

ID Respondent

Support/Object/Comment

Comment

Authorities Response

Unallocated Site NY

141 Barton Willmore obo Wharfedale Homes

Object

Site NYMH2 – Land North of Beckdale Road Wharfedale Homes control this site and objects to its exclusion from allocation for housing within the Plan. It is agreed that there are no pronounced landforms, trees or landscape features within the site. However, this should be regarded as a reason why the site is developable, not undevelopable, as it is free from physical constraints. It is considered that there is a lack of evidence to justify how the development of the site would completely change the existing open landscape character of this part of the town when no visual impact assessment has been carried out by the Local Authorities.

A landscape assessment of this site has been carried out, which raises concern about the impact of development of this site on views into the historic core of Helmsley and from the town into the National Park landscape. This site is located within the National Park and assessment must be made in terms of harm to the designated area and the need for housing.

Vision

64 English Heritage

Comment

Whilst we broadly support the general thrust of the Vision, it does not adequately reflect the third and fourth bullet points of the main objectives insofar as they relate to the historic character of the town itself (as opposed to its landscape setting).

Noted. The Publication version has been amended accordingly.

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Part of Document	ID Respondent	Support/Object/Comment	Comment	Authorities Response
Vision and Objective	93 England and Lyle	Support	<p>Our clients would fully support the vision and objectives for Helmsley as expressed in the Helmsley Plan. It is essential that the National Park and Ryedale Council work together to ensure that there is adequate provision in the town to meet future housing and employment requirements if the vitality and viability of the town is to be maintained and enhanced. Helmsley plays a critical role in the settlement hierarchy of the Park and Ryedale District and supports a variety of high order shops, services and community facilities on which a large number of lower order settlements rely. It is also a significant tourist and leisure destination. Clearly any development required to meet the vision and objectives will need to take account of the town's special landscape setting on the edge of the National Park and the particular environmental and historic qualities of the Town.</p>	Support is welcomed.

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HELMSLEY PLAN



PUBLICATION VERSION
January 2014



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1. Introduction

1.1 The Helmsley Plan is a planning document for the town of Helmsley as shown on the Policies Map. It sets out what development will go where and by when over the course of the plan period. The Helmsley Plan will comprise part of the statutory planning decision framework of both Ryedale District Council and the North York Moors National Park Authority. As a Local Plan it will be used as the basis for decisions on planning matters which take place in Helmsley. It has been jointly produced as the boundary of the North York Moors National Park runs through the middle of the town. Approximately half of the town lies within the National Park which means it has the highest status of protection in relation to landscape and scenic beauty with statutory purposes to conserve and enhance the natural beauty and promote understanding and enjoyment of the North York Moors. The two authorities recognise that as an important local service centre for the wider rural hinterland, it is important that development in Helmsley is carefully, proactively and jointly planned.

1.2 The plan includes:-

- A Vision for Helmsley
- An overview of how the Helmsley Plan fits in with National Planning Policy including National Park designation
- Where future development will take place and what this should look like

1.3 The allocation of sites in the Helmsley Plan provides certainty to developers, local people and infrastructure providers as to what development is likely to happen in the town. It will also ensure that the town has sufficient housing and employment land to meet its economic growth and increased population.

1.4 Decisions on other elements of planning such as residential extensions will continue to be considered against the policies contained in the relevant development plan for Ryedale District Council or the National Park Authority depending on the location of the property.

1.5 How the Plan Has Developed

1.6 Work on the Helmsley Plan began in January 2012 when a discussion paper titled 'The Helmsley Plan – We Need Your Views' seeking comments on what the plan should contain was sent to all residents and businesses in the town. This initial consultation resulted in a total of 72 responses. During the summer of 2013 consultation took place on a Draft Version of the Plan with 40 responses received raising some 241 individual comments. These comments have been considered and addressed in this Publication version of the Plan.

1.7 How does it fit with other plans?

1.8 Once adopted, the Helmsley Plan will be part of the Development Plan relating to Helmsley. The North York Moors Core Strategy and Development Policies Document forms the strategic part of the development plan falling within the National Park. The Ryedale Local Plan Strategy forms the strategic development plan for the area of the town falling outside the National Park. The Helmsley Plan will form part of the allocations document for Ryedale District, together with the Local Plan Sites Document, which covers the areas outside of Helmsley in Ryedale District.

1.9 A Description Of Helmsley

1.10 Helmsley is a small market town situated on the southern boundary of the North York



Moors National Park nestling in a hollow 24 miles away from York and 32 miles from Scarborough. The town sits at the junction of the A170, which runs from Pickering to Thirsk, and the B1257 road, which runs south over the moors from Stokesley. The area to the north of the A170 and west of the Market Place are located within the North York Moors National Park. Entry into the town from the south is over the late 18th century Scheduled bridge which crosses the river Rye forming a natural barrier to the south

of the town. The town is flanked by heather moor to the north, rising wooded land to the west and rolling farmland to the South.

1.11 Helmsley lies within the North York Moors and Cleveland Hills National Character Area but is bounded to the south by the Vale of Pickering National Character Area and therefore is probably transitional between the two. In the North Yorkshire Landscape Character Assessment the site falls within the classification of Limestone Foothills and Valleys. Within this assessment the landscape is noted as being of high visual sensitivity as a result of its panoramic views across the Vale of Pickering and strong intervisibility with adjacent landscapes

1.12 The town was first settled in around 3000 BC and by the time it was mentioned in the Domesday Book had become a modest village with the distinctive features which make up today's street plan. Helmsley Castle was constructed around the 12th Century in order to control the river crossing. The town thrived with the founding of nearby Rievaulx Abbey and in 1191 the Lord of the Manor, Robert de Ros granted Helmsley the borough charter, which resulted in the burgage plots which remain visible around Market Street and Bridge Street.

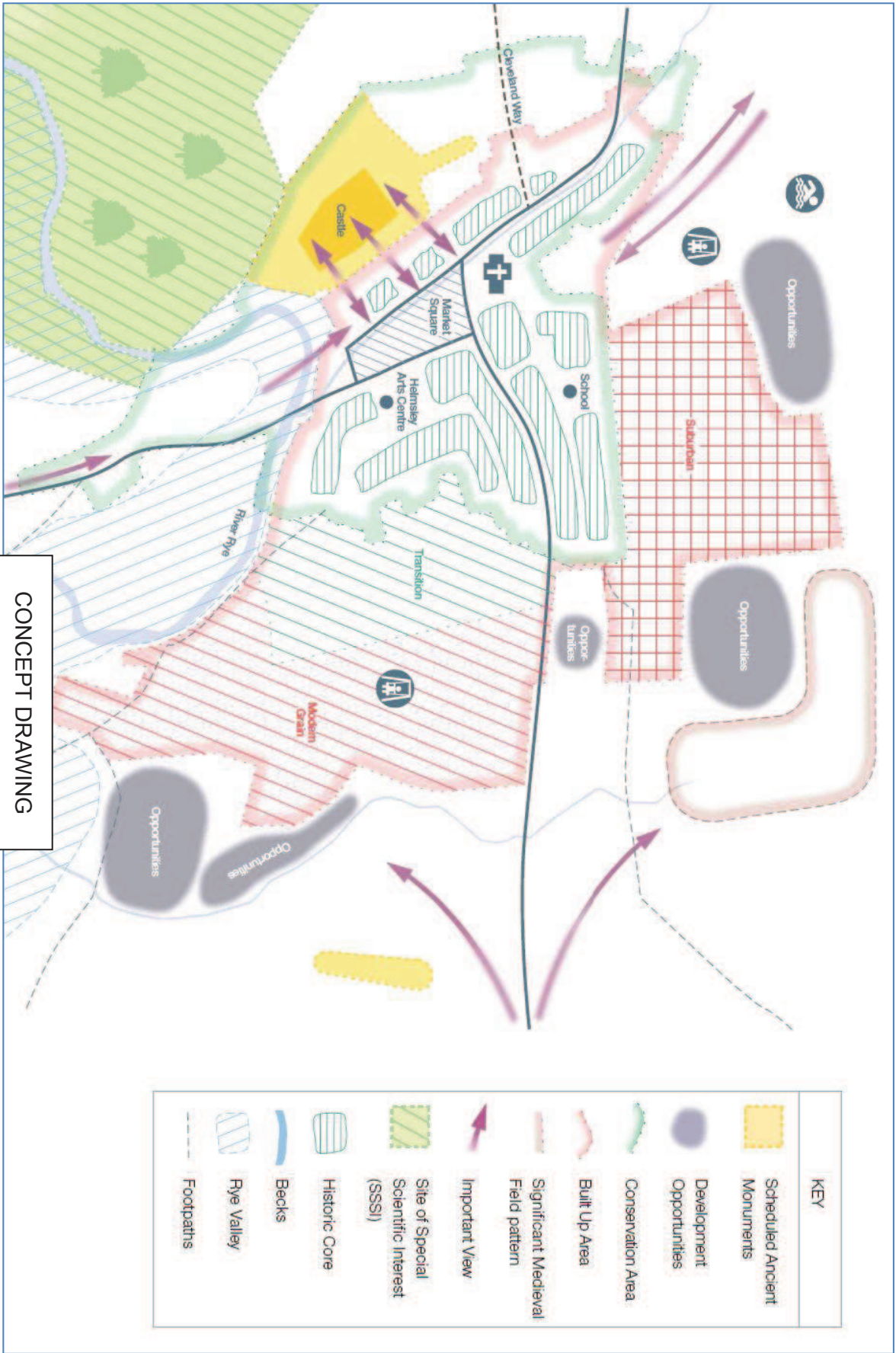


1.13 By the beginning of the 17th century the overall form of the town was largely complete and many of the existing buildings date from this period. In 1871 the Pilmoor branch railway was extended to Helmsley and resulted in the development of Station Road, (the station was later closed in 1953). Before the war, the area between Bondgate and Station Road was developed, which was followed after the war by the construction of the award winning Elmslac Estate. In the 1970's and 1980's further

modern housing developments took place to the east of the town in the form of Swanland Road/Ryedale Close and The Limes.

- 1.14 The Town has a wealth of historic assets including the stately home and historic parkland of Duncombe Park, Helmsley Castle and the Grade II* listed Canons Garth, which is one of the oldest surviving buildings having been originally constructed in the 12th century. Part of the town is designated as a Conservation Area, which includes 433 buildings, of which 51 are listed. Land to the south east of the town includes three prehistoric burial mounds or 'round barrows' which are visible as green mounds within otherwise arable fields and are Scheduled Ancient Monuments.
- 1.15 Helmsley has two Sites of Importance for Nature Conservation (SINCs); these are East Plock Woods, to the south of the town, and the River Rye, running from Helmsley Bridge to West Ness. The majority of Duncombe Park is also designated a National Nature Reserve and Site of Special Scientific Interest (SSSI).
- 1.16 Helmsley plays an important role as a service centre for the wider rural area and is home to around 3029¹ people. According to the 2011 Census there were 1,663 households in the larger Helmsley ward, with around 1,000 of these located in the town itself. However around 14% of these properties have no usual resident (includes holiday cottages, second homes and empty properties), which is above the average figure of 9% across Ryedale as a whole. The town continues to be a thriving market town, hosting a popular weekly market and it has range of shops and community facilities including the primary school and health centre. The town has reasonable public transport links to the larger Market Towns of Thirsk and Pickering. The town's main employment is focussed on the industrial estate known as Sawmill Lane located to the south east of the town.
- 1.17 The Concept drawing on the following page illustrates these features of Helmsley, in particular how they constrain the growth of the town. The drawing highlights the landscape setting of the town and shows where there are opportunities for growth.

¹ 2011 Census data on Helmsley Ward



CONCEPT DRAWING

2. Policy Context

2.1 The Helmsley Plan has not been prepared in isolation and has been informed and influenced by a number of key documents as set out below.

2.2 National Park Designation

2.3 The 1995 Environment Act sets out two purposes for National park Authorities, as follows:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Parks; and
- To promote opportunities for the understanding and enjoyment of the special qualities of the Parks by the public.

2.4 The Act goes on to place a duty on National Park Authorities in pursuing the two purposes 'to seek to foster the economic and social well being of local communities'.

2.5 National Planning Policy Framework

2.6 The National Planning Policy Framework was published by the Government on 27 March 2012. The National Planning Policy Framework (NPPF) must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. Whilst the NPPF should be read as whole, some key elements are set out below.

2.7 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. Paragraph 14 goes on to say that Local Plans should meet objectively assessed needs unless specific policies in this Framework indicate development should be restricted and a footnote refers to examples where policies relate to land within a National Park.

2.8 National Park Designation

2.9 The NPPF says that great weight should be given to conserving the landscape and scenic beauty in National Parks, which have the highest status of protection in relation to landscape and scenic beauty.

2.10 Delivering a wide choice of high quality homes

2.11 The NPPF says that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. Local Plans should identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and where they have identified that affordable housing is needed, set policies for meeting this need.

2.12 Local Plans need to identify a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional

buffer of 5%. A further supply of specific developable sites or broad locations for years 6-10 should be identified and where possible for years 11-15.

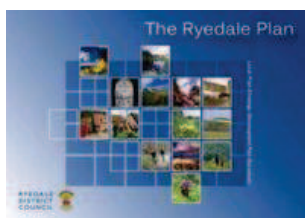
2.13 It should be noted that paragraph 14 of the NPPF says that Local Plans should meet objectively assessed needs unless specific policies in the Framework indicate development should be restricted. The footnote to this paragraph refers to policies relating to sites located within National Parks.

2.14 **Building a strong, competitive economy**

2.15 In drawing up Local Plans, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century. They should do this by setting out a clear economic vision and strategy for the area and identify sites to meet anticipated business needs over the plan period.

2.16 **The Ryedale Local Plan Strategy**

2.17 The Ryedale Local Plan Strategy was formally adopted by the Authority in September 2013. The aspiration of the strategy contained in the Ryedale Plan is to focus growth primarily in the Principal Towns of Malton and Norton and with the Secondary focus for growth being the Market Towns of Pickering, Kirkbymoorside and Helmsley.



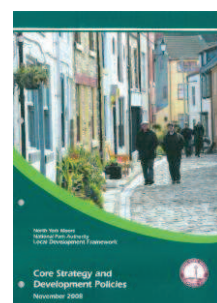
2.18 In terms of Helmsley the ambitions of the Ryedale Local Plan Strategy are to:

- Support the Town's Local Service Centre role, protecting and providing facilities that contribute to this role.
- Provision of some housing and employment growth to address the requirements of the local community
- Retention of major employers and existing employment space
- Support the Town's regional tourist role by supporting existing attractions such as Duncombe Park, The Walled Garden and Helmsley Castle and by fostering the role of the town as a niche location for shopping, food and hospitality
- Support Helmsley's role as a gateway to tourist attractions and recreational activity in the North York Moors National Park.

2.19 **North York Moors Core Strategy and Development Policies Document 2008**

2.20 The North York Moors National Park Authority Core Strategy and Development Policies Document was adopted in November 2008 and identifies Helmsley as the Local Service Centre. The overarching strategy of the plan is to improve the sustainability of local communities by supporting, improving and consolidating existing services and facilities. As the Local Service Centre the following development will be supported in Helmsley;

- Housing including open market and affordable housing
- Employment development to support existing or provide new employment opportunities in the town and support and diversify the rural economy



- Improve existing facilities and provide new facilities to serve local residents, strengthen its role as a Local Service Centre and support its role as a visitor destination.

2.21 The North York Moors National Park Authority's Core Strategy and Development Policies Document requires that all new housing is to meet local needs only and therefore has no target figure. Although a figure of 26 units is anticipated each year this is through windfalls rather than a programmed supply and will be in addition to the levels allocated through this plan. In order to plan properly for Helmsley both Local Planning Authorities are committed to selecting the most appropriate sites for new development for the town in its entirety at a level which is appropriate to the location of the town partly within the National Park.

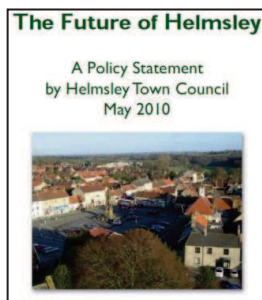
2.22 National Park Management Plan

2.23 The National Park Management Plan sets out the vision, strategic policies and outcomes for the National Park over the long term. It is a Plan for the National Park, its communities, businesses, visitors and organisations and will require all who have an interest in the National Park to work together to achieve its aspirations. It will ensure that National Park purposes are being delivered whilst contributing to the aims and objectives of other strategies for the area. Aims include providing more affordable homes to meet local needs and providing a range of business and employment opportunities which benefit local people.



2.24 A Policy Statement for Helmsley

2.25 In May 2010 Helmsley Town Council published a policy statement for the town called 'The Future of Helmsley'. The document brought together the conclusions of the Helmsley Design Statement Working Group and the views of the Town Council on how the town should be developed in the future. Many of the guidelines set out in the policy statement have been used as the basis for the development of the policies contained in this document.



2.26 Helmsley Conservation Area Appraisal

2.27 The Helmsley Conservation Area Appraisal was adopted by both Ryedale District Council and the North York Moors National Park Authority in 2005. The aim of the appraisal is to help inform decisions made by the Local Planning Authorities, the Highways Authorities, the Town Council and local residents. The Appraisal includes a detailed assessment of the architectural and historic character of the Town and makes reference to important characteristics and areas of open space that should be retained, which have been considered during the assessment of the sites.

2.28 As part of the Helmsley Plan process anomalies with the existing Conservation Area boundary were considered and a further appraisal carried out. As a result the area of Elmslac Road and the area adjacent to the Feversham Arms hotel have been added to the Conservation Area.

2.39 The Relationship between Plans

2.30 The Helmsley Plan will comprise part of the statutory planning decision framework of both Ryedale District Council and the North York Moors National Park Authority. It will provide the spatial context of the Ryedale Local Plan Strategy and the North York Moors National Park Authority Core Strategy and Development Policies Document. As part of the development plan it will be used as the basis for decisions on planning matters which take place in Helmsley. The allocation of sites for new housing and employment land in the rest of Ryedale will be established through a separate site allocations document produced by Ryedale District Council.

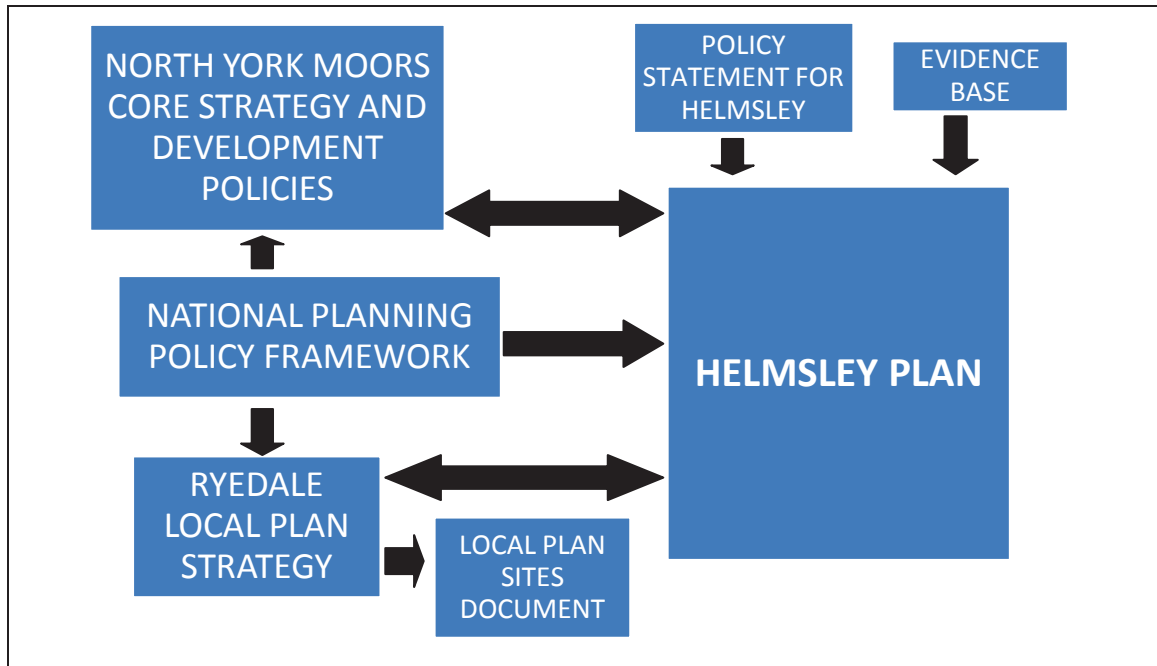


Figure1. Relationship with other plans

3. Vision for Helmsley And Objectives

3.1 The Helmsley Plan aims to maintain the town's role as a thriving market town which continues to provide a range of facilities and housing provision for local residents and continues to meet the expectations of visitors.

3.2 The main objectives of the plan are:

- To provide sufficient land to provide a mix of housing which meets the future needs of the existing population, providing opportunities for managed growth of the town over the plan period, whilst safeguarding and enhancing the landscape of the National Park.
- To support the existing economy by ensuring there is further land available for the expansion of local businesses and to provide a range of employment opportunities for local people.
- To conserve and enhance the special qualities of the town so that it remains a popular destination for visitors and maintains the role of Helmsley as a market

town serving a wide hinterland of rural communities including those within the National Park.

- Retain the historic character of the town including the setting of the Duncombe Park Estate, Helmsley Castle and the North York Moors National Park.

A Vision for Helmsley

In 2027 Helmsley will continue to provide essential services and facilities for its local community which will be successfully balanced with its role as a regionally important visitor destination. The distinctive historic landscape setting of the town within the National Park will have been safeguarded and enhanced. Its role and reputation as a niche location for high quality shopping, hospitality and food based activity will be firmly established.

- 3.3 The Helmsley Plan will set the spatial approach for development in the town up to 2027 to meet this vision.
- 3.4 The policies set out in this document will apply to proposals for new development in and around the town.

POLICIES

4. Presumption in Favour of Sustainable Development

Policy SD1 Presumption in Favour of Sustainable Development

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

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

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

- 4.1 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. This policy sets out how the presumption in favour of sustainable development will be applied in relation to Helmsley.
- 4.2 The presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.

5. Housing Provision

- 5.1 The National Planning Policy Framework requires that Local Planning Authorities use their evidence base to ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing in their area. Local Planning Authorities are also required to identify broad locations to meet housing needs in 6-10 years from the start of the planning period and also where possible for years 11-15. In other words Local Plans need to identify sites where new housing can come forward over the plan period to meet future housing requirements.

Policy H1 – New Residential Development

The delivery of at least 150 new hew homes will be managed over the period 2014 to 2027. This will be achieved as follows:

Site Reference	Location	Number of Units	Timescale
Current commitments			
	Land to the Rear of Black Swan	14 units residential units	2014 to 2022
Proposed Allocations			
Site NYMH1	Land to the North of Swanland Road and East of Carlton Road	60	2014 to 2022
Site NYMH3	Land to the North of Elmslac Road	35 residential units 60 unit extra care facility	2014 to 2022
Site NYMH8	Land to the South of Swanland Road	20 residential units	2014 to 2022
Site 183	Land to the South of Riccal Drive	50 residential units	2014 to 2027
Site 174	Land to the East of Riccal Drive	45 residential units	2014 to 2027

At least 5% of all new dwellings on developments of more than 50 units must be bungalows. Detailed planning permission will be supported where proposals fulfil the principles set out in the development briefs contained within this plan.

Extra care accommodation provided specifically to address the requirements of North Yorkshire County Council will not be deducted from the overall provision figure.

- 5.2 The housing requirement for the Helmsley Plan is derived from the Ryedale Plan: Local Plan Strategy which was adopted in September 2013. This sets a District wide housing target of a minimum 200 net additional dwellings per annum to meet the objectively assessed housing requirements across the District. This level also includes meeting some of the needs of the National Park within Ryedale District. This level of provision figure is based on a range of statistical evidence including population projections, economic forecasts and historical completion levels but also took into consideration environmental factors, accessibility and the rural character of the area.

- 5.3 The majority of the new housing development will be located in the Principal Towns of Malton and Norton, and below that the local service centres of Pickering, Kirkbymoorside and Helmsley. For Helmsley there is a requirement to plan for the development of approximately 150 dwellings over the plan period in, or approximately 5% of the District wide requirement. This is a figure, which the Inspector has found sound and which both the Local Planning Authorities feel is appropriate in order to balance the need to deliver new homes to meet changes in the population while retaining the character of the town and the fact that half of the town is in the National Park. The provision figure also takes into account any outstanding housing commitments in Helmsley. The proposed allocations will provide sufficient land to accommodate a minimum of 150 new dwellings whilst ensuring the efficient use of land and making best use of the opportunities available.
- 5.4 The English National Parks and the Broads Circular² states that the Government recognises that the Parks are not suitable locations for unrestricted housing and does not therefore provide general housing targets for them. The circular goes on to say that new housing will be focussed on meeting affordable housing requirements, supporting local employment opportunities and key services. Paragraph 115 of the National Planning Policy Framework sets out the approach to affording “great weight” to conserving and protecting key elements of National Parks and Paragraph 14 (including footnote 9) makes clear that the status of a National Park is an important consideration in any plan-making relating to it. Against this background, the National Park Authority and Ryedale District Council are working together to implement the development requirements set out in the Ryedale Local Plan Strategy to ensure the coordinated planning of Helmsley.

5.5 Phasing of Sites

- 5.6 Future development will be phased in order to ensure there is an ongoing mix of new housing being delivered to meet local and wider needs. It also enables services and facilities to adjust to the additional population from new development. Whilst none of the sites face major constraints in terms of delivery, the Authorities are aware that a number of the sites may require a greater lead in time to achieve development than others. On this basis the phasing has been flexibly applied and sites have not been divided into phases which have differing start bandings, instead they have differing indicative end times (2022 and 2027). The timescales for each site are an indication of when the development is likely to happen and enables sites which support the delivery of employment land and the extra care facility to come forward. The phasing also reflects the need for the coordinated development of sites 174 and 183.
- 5.7 The delivery of housing will be monitored through the Monitoring Reports of each Authority and Ryedale District Council’s annual Strategic Housing Availability Assessment Part 1 Update. The delivery of Housing through the Helmsley Plan will also be monitored in a Ryedale District context to ensure that the Ryedale Plan: Local Plan Strategy housing target is met and that sufficient supply is released to achieve the target as a minimum throughout the plan period. Applications for allocated sites will be approved according to the timescales set out in Policy H1 and all other relevant policies in this Plan, Ryedale Plan: Local Plan Strategy and North York Moors National Park Authority Core Strategy and Development Policies Document.
- 5.8 The Ryedale Plan: Local Plan Strategy provides flexibility in both the management of supply and the monitoring and implementation of housing sites. To this end it

² English National Parks and the Broads UK Government Vision and Circular 2010

identifies a 5 year plus additional 20% National Planning Policy Framework supply buffer of development brought forward from later in the plan period to ensure choice and competition. It also identifies a 25% local tolerance in relation to housing delivery, where developers will not be penalised for the delivery of housing at a greater rate than originally anticipated within this 25% 'zone of tolerance'. As with the monitoring of housing delivery set out above, it is important to note that this is managed at a District level, rather than at an individual settlement level. However it is important that this plan reflects this flexible approach and to this end sites in excess of 150 have been allocated to ensure that the requirements is met In order to ensure that the planned levels of housing development in Helmsley are met. This will allow sufficient flexibility within the plan to ensure that needs are met without increasing the overall housing provision figure.

5.9 Housing Density, size and type

- 5.10 The provision of an appropriate mix of housing is key to achieving balanced and sustainable communities. New housing will need to address the changes in the demographic structure of Helmsley and reflect the needs of increased numbers of smaller households and older people. Building new homes to Lifetime Homes Standards ensures new dwellings are flexible and adaptable to create accommodation which is suitable for a range of households from people with small children to those coping with illness.
- 5.11 In terms of open market housing the Ryedale 2010 Strategic Housing Market Assessment identified a shortfall of one and two bedroom terraced houses, flats and bungalows. In order to meet the requirements of the ageing population Policy H1 requires that at least 5% of all new dwellings on proposals greater than 50 units must comprise bungalows to comply with the Ryedale Plan: Local Plan Strategy The demand for three bedrooms or more was generally balanced in supply. This type and size of dwelling for each site will be specified in the development briefs.
- 5.12 The Strategic Housing Land Availability Assessment suggested that 30 dwellings per hectare is an appropriate housing density for the settlement of Helmsley. However the housing density required for each site will be dependent on the site assessment.
- ### **5.13 Extra Care Provision**
- 5.14 Extra Care provision is the development of self-contained homes with design features and support services to enable self care and independent living for people aged 55 and over. As a result of changes to the population by 2020 over 50% of the population of North Yorkshire will be over 65 years of age. In order to cater for these demographic changes North Yorkshire County Council has identified a need for a further 30 schemes across the market towns in the County, with a need for at least 4 facilities within Ryedale District. The evidence collected by North Yorkshire County Council demonstrates that there is a requirement for a facility of 60 units in Helmsley (this is the minimum number currently required to ensure the viability of the scheme). North Yorkshire County Council have identified a site to provide a facility in Helmsley and this has been identified in the Helmsley Plan. The provision of an extra care facility proposed by North Yorkshire County Council to meet locally identified needs is not included in the overall requirement for 150 new homes, which is in line with the approach taken in the Ryedale Plan: Local Plan Strategy, which was found sound by the Inspector.

5.15 Windfall Development

Policy H2 – Windfall Development

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

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

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

- 5.16 Sites considered for allocation through the Helmsley Plan are those greater than 0.3ha in size. Any windfall sites of any size which come forward within the development limits will be considered against Policy H2 of this plan and also against the strategic policies of the relevant Local Planning Authority. Given the need to ensure the deliverability of this plan, enough allocations have been made to ensure the housing requirement is met and no windfall allowance has been made in terms of allocated supply and therefore windfalls do not count towards the 150 housing provision figure. However they are expected to only provide a limited contribution to housing supply and will be reflected in the monitoring of housing provision as set out in paragraph 15.1.
- 5.17 Development Limits are the boundary defined around a settlement within which appropriate development will normally be permitted. Different land use policies apply inside and outside these Development Limits. Although Ryedale District Council has set Development Limits the National Park Authority did not take this approach in the Core Strategy and Development Plan Policies Document. However in order to take a consistent approach in the Helmsley Plan a Development Limit has been established for the whole of the town not just the area which falls within Ryedale District Council and this is shown on the Policies Map.
- 5.18 The Development Limit for Helmsley has been established using the criteria set out below:-
- a) The boundary should wherever possible relate to defined physical features such as field boundaries, roads or watercourses.
 - b) The boundary is drawn tightly around the built form of the settlement including any land allocated for development or land with a current planning permission.
 - c) The settlement boundary will include the following land uses; residential, community facilities (including schools, shops and health services), employment uses, permanent hard surfaced car parks and identified recreation

or community open space such as allotments but excludes churches, cemeteries and sports facilities/fields.

- d) The boundary should follow the boundaries of the curtilage of properties except where buildings or structures are located in large grounds or open areas on the edge of settlements where the plot or area of extended garden may be excluded.
- e) One of the features of Helmsley is the retention of numerous historic burgage plots, which contribute greatly to the character of the Conservation Area, in particular the open views across to Helmsley Castle. Infilling of these plots would harm these distinct features and therefore the development boundary will be drawn tightly along the rear walls of the buildings that form the road.
- f) Buildings which are clearly separated from the main built up part of the town have been excluded.
- g) Important open areas on the edge of the town have been excluded from the Development Limits where development of these spaces would adversely affect the landscape setting or character of the settlement.

5.19 Any proposals for new housing and employment development on sites which have not been allocated in the Helmsley Plan will be considered as windfalls and will need to be located within the town's development limits as identified on the Policies Map. The development limit boundary includes those sites allocated in this Plan.

5.20 Affordable Housing provision

5.21 A key message from local people in response to both the consultation on this Helmsley Plan and the consultations undertaken on behalf of the Town Council is that there is a need to provide affordable housing to local people in order to ensure that the town remains a balanced and mixed community. Helmsley is a highly desirable place to live which is reflected in the high house prices. In 2011 even the lower quartile house prices cost an average £185,000. This means that families would require a household income of over £66,000 in order to access a mortgage if they were able to put down a 10% deposit. According to the North Yorkshire Strategic Housing Market Assessment 2011 the median annual gross household income in Helmsley Ward is £19,500. As house prices in the town are vastly disproportionate to local wages buying a house is out of the reach of many local people. As house prices continue to rise as predicted more people will be seeking private rented properties which will inflate the rental market, which will result in more people living with parents for longer or moving outside of the area to access cheaper accommodation.

5.22 The 2011 Sub Regional Housing Market Assessment identifies an annual need for 256 affordable housing units across Ryedale District of which a gross annual figure of 20 affordable units per year are needed in Helmsley. The North Yorkshire Strategic Housing Market Assessment identifies a gross annual housing need for 20 affordable units per year. The greatest level of need is for 1 bedroom apartments with a small requirement for 2 and 3 bedroom units. In the light of changes resulting from the Welfare Reform Act it is likely that there will need to be a focus on the need to provide larger 1 bedroom units, which have the capacity to be converted to 2 bedroom to accommodate changes in personal circumstances

Policy H3 – Affordable Housing Provision

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

Below the threshold of 5 dwellings or 0.2ha a pro-rated financial contribution will be sought from all residential development where this is viable.

Where this contribution cannot be met, an independent viability assessment justifying any lower target will be required. The type of affordable housing must reflect the housing need set out in the latest Housing Market Assessment.

- 5.23 Affordable housing in Helmsley will need to be funded primarily through developer contributions and therefore it will be necessary to support open market housing as well as affordable housing to meet the needs of local people. A target of on-site provision of 40% affordable housing will be sought on the sites allocated in Policy H1 and any sites which meet the threshold where viable. Where the provision of on-site housing does not equal a whole number, the resulting 'part' of the affordable unit will be sought as a pro-rated financial contribution where viable. For sites under this threshold a target of 9% of the scheme's sales value will be sought where viable. This figure is supported by Financial Viability Assessments carried out by both Ryedale District Council (J R Stroughair 2011) and the North York Moors National Park Authority (DVS 2011). Where developers argue that the target of 40% affordable housing is not viable on a particular scheme an assessment will be carried out by Ryedale District Council's in house valuer where the site is located in Ryedale and by an independent valuer for sites located in the National Park.
- 5.24 The starting point for discussions on the tenure mix of affordable housing is that it should be provided on the basis of 90% social and affordable rent tenures and 10% intermediate. The precise tenure mix will be negotiated to ensure that the provision of affordable housing on a scheme reflects the needs of the town at the time an application is made.
- 5.25 All the affordable housing provision will be subject to a legal agreement restricting the occupancy of the unit to people from the local area (Helmsley Parish and then cascaded to adjacent Parishes). In most cases the developer will sell the affordable homes to a Registered Provider at Ryedale District Council's agreed transfer price. Allocations for the properties will be made via North Yorkshire Homechoice Choice Based Lettings scheme (or its successor).
- 5.26 **Traveller Provision**
- 5.27 The National Planning Policy Framework says that Local Planning Authorities should set pitch targets for gypsies and travellers and plot targets for travelling showpeople which addresses the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities. Whilst the Gypsy and Traveller accommodation survey carried out across North Yorkshire in 2008 identified a shortfall of 9 traveller pitches and 2 show people

pitches across Ryedale District, additional Gypsy and Traveller accommodation has been provided elsewhere in Ryedale through the extension of the Tara Park in Malton. Therefore no gypsy or traveller accommodation needs to be identified in this plan.

6. Employment Provision

- 6.1 Helmsley has a range of economic activities, the town is a traditional market town, which offers a range of local services as well as high end retail offer and is also a significant tourist destination. According to the 2011 Census 1.6% of the population of the Helmsley Parish were classified as unemployed, which is well below national levels. The largest employment sectors in the Parish were wholesale and retail trade; motor vehicles and motor cycles (16.2% of the working population) closely followed by accommodation and food service activities (13.9% of working population). The Helmsley Plan aims to expand the existing employment opportunities for local residents through the allocation of additional land for employment. The main focus for employment in Helmsley is the Sawmill Lane Industrial Estate, where 6.05 hectares is protected by policy for employment use. There are also a cluster of businesses located around the market square, however other than a few offices above retail units there is no significant office market in the town.

Policy H4 – Employment Land

Proposals for new employment facilities will be supported on the sites below which are identified for this use on the Helmsley Plan Proposals Map.

Site EMP1, Land South of Riccal Drive – Up to 1.3ha

Site EMP2, Land to the East of Riccal Drive – Up to 0.6ha

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

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

- 6.2 In 2010 Ryedale District Council published the Employment Land Review Update carried out by Entec UK Limited. The review recommended that between 37 and 45 hectares of employment land should be allocated across Ryedale District to ensure a continuous rolling supply of land to support economic activity. From this evidence it is proposed that up to 2 hectares of employment land is allocated in the market towns of Helmsley and Kirkbymoorside, to ensure that there is sufficient available and deliverable land to meet the continued economic expansion of the towns. From the sites available for employment purposes EMP1 and EMP2 allocates 1.9ha of land in Helmsley for employment use. Infrastructure will be a key element to ensuring that new businesses are attracted to Helmsley, which will generate further employment opportunities for local people. The provision of a range of employment opportunities

will also help to lift local wage levels, which may assist local people in accessing the housing market. The Authorities consider it is important to ensure that the Helmsley Plan supports a wide range of employment opportunities including modern working practices including live-work units where appropriate.

- 6.3 Existing employment provision in Helmsley contributes significantly to the local economy as employees typically live within a close range of Helmsley. A significant employer in the town is Thomas the Bakers who have their headquarters at Sawmill Lane employing around 100 people. The Helmsley Plan seeks to support these existing operations, including their expansion and reconfiguration where needed. It is also important that the local employment opportunities, including the proposed employment allocations are retained for employment purposes where viable, to ensure the sustainable growth of Helmsley.
- 6.4 This policy supports the priorities of the York, North Yorkshire and East Riding Local Enterprise Partnerships Draft Strategic Economic Plan, particularly in relation to becoming a leader in food manufacturing and profitable and ambitious small businesses.

7. Retail and Commercial Development

- 7.1 Helmsley Town Centre and its marketplace are an essential part of the town's economy and community. The town provides a range of retail uses and holds a popular weekly market, which draws in residents from the wider local area. The commercial centre of the town provides a range of shops and other facilities which are vital to its continued sustainability. It is important to ensure that new proposals for shops and other non retail uses such as financial and professional services are encouraged to locate within the town centre in order to contribute to the continued vitality of the centre. Where proposals are put forward for retail uses out of the main commercial centre of the town applicants will need to meet the sequential tests set out in national policy.



Commercial Area of Helmsley

- 7.2 The Ryedale Plan: Local Plan Strategy in Policy SP7 sets out that there is a requirement particularly for additional non-food or 'comparison' shopping in Helmsley. However this is not to be achieved through the Authorities identifying specific retail allocations. Instead this will be achieved through appropriate development proposals coming forward for either intensified retail uses or the redevelopment of land or buildings within or on the edge of Helmsley town centre. Any proposal for main town centre use will need to satisfy Policy H5 of this Plan.

Policy H5 New Main Town Centre Uses

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

Developments involving main town centre uses (which include retail, leisure, commercial, office, cultural and community development) which are located outside of the commercial limits will only be permitted where they satisfy the retail sequential test as set out in national policy.

Proposals which involve the intensification of existing town centre uses or are ancillary to an existing use will be supported where they are judged to enhance the viability and vitality of Helmsley town centre.

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

500 sq m (gross) for comparison only schemes or

750sq m (gross) for convenience only schemes or;

Where a proposal involves a combination of convenience and comparison retail floorspace, a threshold of 1000 sq m (gross) of the total retail floorspace

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

- 7.3 It is essential that Helmsley town centre remains a vibrant town centre and adapts to changing circumstances when they arise. Where proposals are put forward for retail uses outside of the commercial limits of the town, applicants will need to meet the sequential test as set out in national policy which seeks to promote proposals in the town centre first.
- 7.4 It is also important that any proposals of a certain scale do not have a significant adverse impact on Helmsley town centre or any other local centres. A local floorspace threshold for the assessment of impacts for any scheme outside of the town centre and not in accordance with this plan has been set at a scale appropriate for Helmsley, to ensure that the impacts of any schemes are taken into account and comply with those set out in the Ryedale Plan: Local Plan Strategy.
- 7.5 Provision should be made for small scale recycling facilities alongside new retail uses where suitable to the use and where space allows.

Policy H6 – Protection of Retail Uses

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

- 7.6 To support Helmsley's role as a key Local Service Centre and tourist gateway, it is important that its vitality as an attractive and vibrant town centre is maintained. The loss of retail units in the town centre can have a detrimental effect, particularly on the Primary Retail frontages. The Authorities will carefully consider any proposal which – individually or cumulatively - will result in non retail or commercial use of premises in these locations.

Policy H7 – Loss of Community Facilities

Proposals which will result in the loss of community, cultural, leisure and recreational facilities (including Helmsley Town Hall, Helmsley Arts Centre and Recreational Facilities at Baxtons Lane) will be resisted unless it can be demonstrated that

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

All new proposals will need to be considered alongside other policies set out in the Ryedale Plan: Local Plan Strategy or the North York Moors National Park Authority's Core Strategy and Development Policies Document.

- 7.7 Both the National Park Authority and Ryedale District Council recognise the important role that local retail, employment, community, leisure and recreation facilities play in the continued vitality of Helmsley and its role as a Market Town. For this reason where planning permission is required the Helmsley Plan will seek to protect these facilities unless it can be robustly demonstrated that the facility is no longer viable. A marketing exercise will need to be undertaken and this must demonstrate that the existing facility has been advertised in public for a minimum period of 12 months, including regular advertisements in the local press.

8. Design

- 8.1 The town today retains much of its character from the 18th and 19th centuries with traditional features including wide streets interspersed with pedestrian or single track alleys. The majority of buildings in the centre of the town are small in scale and constructed of local stone. The dominant character is pavement edge development, while Borough Beck which flows through the town also defines its traditional appearance. More modern development to the east of the town feature very different characteristics to the historic core with cul-de-sacs and front gardens.



Wide open streets with frontage development along Bondgate and the High Street

- 8.2 In May 2010 Helmsley Town Council published a policy statement for the town called 'The Future of Helmsley'. The policy statement set out a number of guidelines which should be borne in mind when considering future development in the town. The Conservation Area Appraisal published jointly by Ryedale District Council and the National Park Authority also contains guidelines for design of future development. Reference should also be made to the National Park Authority's Design Guide (Parts 1 to 5). The policies set out below have taken into account some of the main guidelines from these documents which will apply to all new development. Specific guidance on design specific to each development site has been set out in the individual site development briefs.

Policy H8 - Important Open Views and Spaces

New development should respect the views, vistas and skylines that are influenced by the town's key historic buildings including All Saints Church, the Feversham Arms Memorial, the Town Hall, Duncombe Park and its Parkland, the remaining burgage plots to the west of Church Street/ Castlegate and the long distance views of the town which play an important role in the character of the town and the setting of the North York Moors National Park.

- 8.3 The fact that Helmsley is nestled within a hollow means that the roofscape is an important part of its character, particularly when viewed on the approach roads from Thirsk and Stokesley and attention should be paid to vary the ridge lines of new developments on the edge of the town. The taller historic buildings of All Saints Church, Helmsley Castle and the Town Hall have a significant impact on the character of the Conservation Area and the setting of these buildings and the views towards them should be retained.



Long distance views of the town from Thirsk and Stokesley approaches

- 8.4 There are a number of important open spaces which contribute to the setting of these historic buildings including the burgage plots to the rear of Church Street and Castlegate which are considered worthy of protection. Often the burgage plots have been constructed lengthways along the boundaries of the burgage plots and these low level buildings allow views through the area, in particular towards All Saints Church.



Remaining examples of Burgage Plots

Policy H9 - Design

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

- 8.5 The design of any new development should reflect the immediate environs in terms of massing, fenestration detailing and scale. The traditional detailing and local features should be reflected or complemented in the design of new buildings. Due to the high environmental quality and intact historic street frontages, it is envisaged that most new development will take place on back land areas. Where development takes place on back land areas it should respect the scale, massing, materials and character of the surrounding buildings. Where historic land divisions survive these should be maintained.



Important open spaces in the town

- 8.6 The marketplace forms the historic, social and commercial nucleus of the town. Careful attention should be made to the design of shop frontages and commercial information signs in order to the limit the visual clutter of this area.
- 8.7 When designing new proposals applicants should consider the implications for crime and for adequate provision of refuse and recycling receptacles.

9. **Renewable Energy**

- 9.1 A priority for both Planning Authorities is to mitigate the effects of climate change through the reduction of Carbon Dioxide emissions. As buildings can have a significant impact on carbon dioxide emissions it is important that they are constructed in a manner where they have as low an impact as possible. New buildings should incorporate enhanced insulation, renewable energy technologies and should be positioned to take advantage of passive heating and cooling. Officers will work closely with developers to ensure that new buildings are designed to maximise energy efficiency.

Policy H10 – Renewable Energy

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

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

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

- 9.2 The current recognised standards aimed at reducing energy emissions are the Code for Sustainable Homes and The Building Research Establishment Environmental Method (BREEAM). At present only some of these standards are mandatory through building regulations, however both Local Planning Authorities believe that all development should be built to as high a standard as is available nationally and deliver on site renewable and low carbon energy.
- 9.3 The Local Planning Authorities will take into account the feasibility and viability issues associated with the delivery of decentralised renewable and low carbon energy. Where it is not feasible or viable to provide on-site renewable/low carbon energy, consideration will be given to Allowable Solutions in line with agreed national definitions.

10. **Green Infrastructure**

- 10.1 Green spaces including woodland, grassland, rivers, streams, hedges and verges are collectively known as green infrastructure. Networks of green infrastructure together are integral to the character and appearance of the landscape, encourages tourism and helps to support communities in living healthy lifestyles.

Policy H11 – Green Infrastructure

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

- 10.2 There are opportunities through the Helmsley Plan to improve green infrastructure provision in the town, particularly through improving links with the Cleveland Way and increasing the use of the disused railway line. Provision for green infrastructure should be incorporated into the detailed design of each scheme and consideration should be made on the implications for crime.

11. Parking Provision

- 11.1 All development proposals in Helmsley will be expected to comply with the parking standards established by North Yorkshire County Council. The Current standards are set out at appendix 1.

12. Infrastructure Requirements

- 12.1 The current necessary improvements to utilities infrastructure required to facilitate the levels of development set out in the plan are set out in Table 1 below.

Table 1: Necessary Utility Infrastructure Requirements

Planned/Required	Risk and Contingency
Gas – potential requirement for reinforcement of supply depending on location of new sites	Low – none necessary
Electricity – no capacity issue/constraint currently identified but reinforcement of the distribution network may be required on a site by site basis	Low – none necessary
Water supply – no capacity issue/constraint currently identified	Low – none necessary
Sewerage Capacity – no constraints	Low – none necessary
Surface Water Drainage – as above for sewerage capacity	Low – none necessary

- 12.2 Reinforcement works to utility infrastructure required for the accommodation of development will normally be undertaken by the utility providers direct as part of their investment planning cycle process. Where a developer wishes to proceed with development in advance of this, discussion would need to take place with the utility providers.
- 12.3 A number of deficiencies in transport, open space, recreational space, health and education facilities have been identified, which will need to be addressed through the

site allocation process. These issues have been carried through to the development briefs for each site.

Table 2: Necessary Improvements to Community Facilities and Physical/ Environmental Infrastructure

Facility	Planned/Required
Transport	Improvements to internal highway junctions including Carlton Lane / A170 junction. Improved cycle and pedestrian facilities
Environmental	<p>Quantitative deficiencies in market town amenity space, central sites for children’s play, young people’s provision in south east Helmsley, outdoor sports including enhancements to the existing sports facilities at Baxton’s Lane and allotments</p> <p>Qualitative deficiencies provision for children and young peoples provision and outdoor sports</p> <p>Environmental improvements including, maximising/ enhancing green corridor networks</p> <p>Public realm improvements including Helmsley Market Place.</p> <p>Additional waste lorry and waste receptacles.</p>
Health and Education	<p>Primary Health Care. No capacity issue/constraint currently identified</p> <p>Requirement for 60 unit NYCC Extra Care facility</p> <p>Primary Education – additional capacity required to be met through the provision of additional classroom at Helmsley Community Primary School</p>

13. Developer contributions

- 13.1 Contributions from developers are an important way of providing necessary infrastructure improvements which are required as a result of new development such as any highways improvements or new classrooms. This will help integrate new development into Helmsley in a sustainable way. Contributions can be used in various ways but the main factors are to mitigate the impact of new development, or to compensate for the loss or damage to specific features or to deliver specific forms of development – in particular affordable housing.
- 13.2 Currently contributions are negotiated with developers and are secured as planning obligations through Section 106 Agreements. In the future, there are two ways of collecting contributions from developers. Section 106 agreements will be used to fund infrastructure improvements directly related to the development of the site e.g. highway improvements. Secondly through the Community Infrastructure Levy (CIL) whereby a charge is collected on all new development to pay for improvements across the charging authorities area which are set out in an infrastructure list.
- 13.3 The National Park Authority and Ryedale District Council are working jointly to establish a potential CIL charge for new development, which will help to provide the

new infrastructure required to support new development in the District. Ryedale has already undertaken consultation on a Preliminary Draft Charging Schedule and the National Park are investigating the viability of introducing a CIL charge. Any CIL Charging Schedule will be subject to a separate Examination. If a Charging Schedule is adopted by the Authorities, the scope of S106 agreements will be limited to site specific (“on-site”) provision including affordable housing, highways and open space.

Policy H12 – Developer Contributions

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

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

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

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

14. Open Space Provision

- 14.1 The Ryedale Local Plan Strategy seeks contributions for all new residential development for the provision of open space under Policy SP11 based upon the standards set out in the Council’s Open Space Study. As set out in Table 2 quantitative deficiencies have been identified in the informal market town amenity space, the central pay area, young people’s provision in the south east of the Town and in allotment provision.
- 14.2 Residential schemes up to 14 dwellings will need to provide an off-site contribution for open space in line with Table 3 above and Residential schemes of 15 dwellings or more will be required to include on-site provision of informal amenity space (e.g Local Area for Play), unless considered impractical or unfeasible and an off-site contribution is more appropriate. Residential schemes of 50 dwellings or more will be required to provide on-site formal children’s playspace (Local Equipped Area for Play or Neighbourhood Equipped Area for Play as appropriate). Requirements for open space are likely to be included within the 123 Infrastructure list for all the Authority’s CIL schedules. If CIL is adopted contributions for off-site open space will be collected through this mechanism unless on-site provision is required. Where contributions are sought through S106 agreements they will be subject to the scheme’s viability.

Policy H13 – Open Space Requirements

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

Table 3 Open Space Contributions

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

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

14.3 All proposals for new open space provision will need to be considered against other policies in both this plan and the North York Moors National Park's Core Strategy and Development Policies Document and the Ryedale Local Plan Strategy.

15. Telecommunications and IT Installations

15.1 The development of high speed broadband technology and other communications networks play a vital role in enhancing the provision of local services and is essential for sustainable economic growth, however careful consideration is required on the design and siting of new apparatus.

Policy H14 Telecommunications Installations

Proposals for IT and telecommunications infrastructure will be permitted where:

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

16. Proposed Allocations

16.1 The proposed allocations are identified on the Helmsley Plan Policies Map. Design Briefs and more detailed maps of each site are set out in the Development Brief section of the Plan. These have been chosen following the application of the Site Section Methodology – the process and outcome of this is set out in Appendix 2.

17. Monitoring

15.1 The sites allocated in the Helmsley Plan will be set out in a housing trajectory which will be updated and reported on annually as part of each Authorities Annual Monitoring Report or successor. Where the annual assessment of housing land supply identifies an issue of under supply both Authorities will take action to identify any barriers through discussions with landowners and developers.

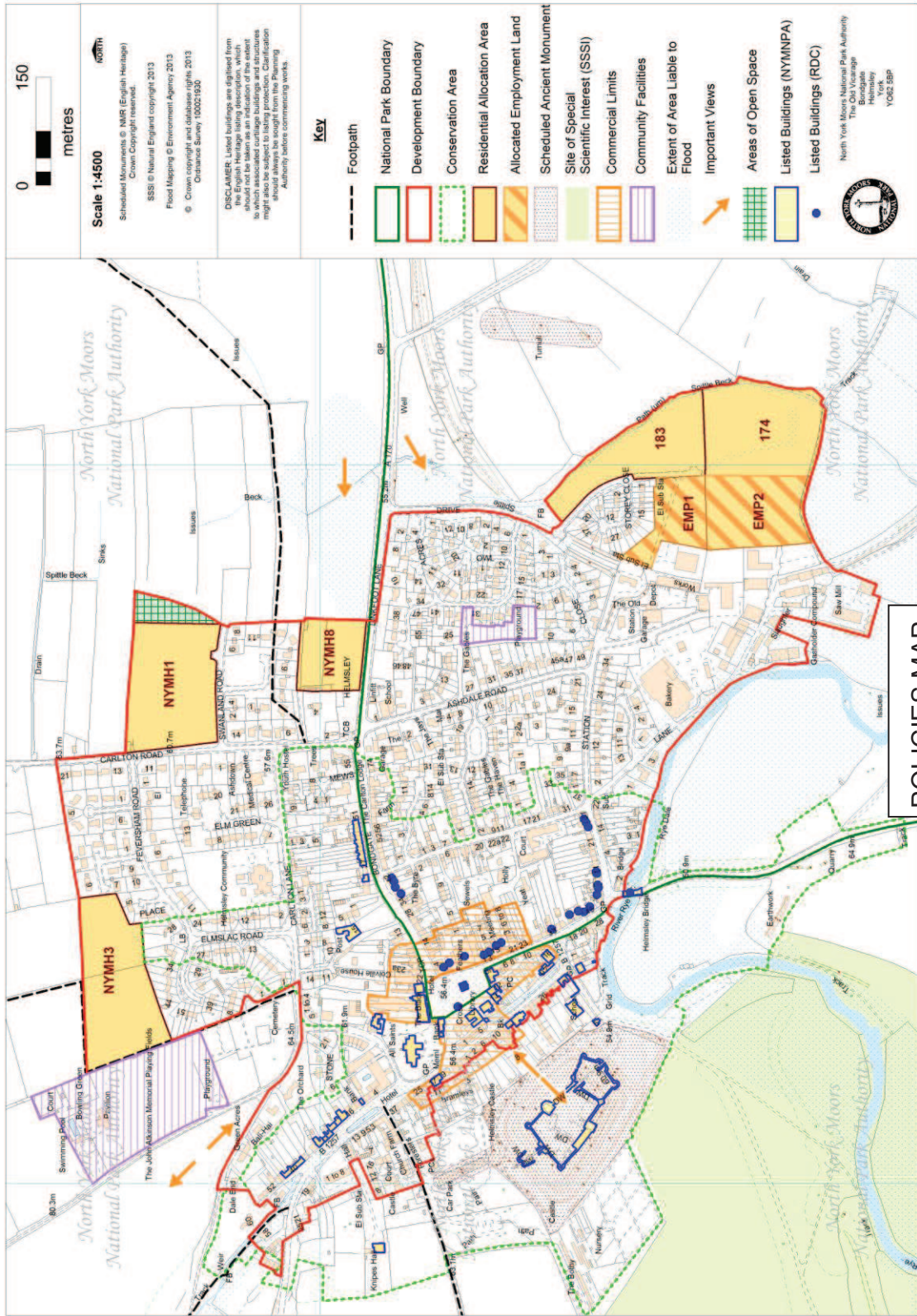
Site Reference	Indicator	Target
NYMH1, NYMH3, NYMH8, 183 and 174	Number of residential units completed	150 units completed a) By 2022 – at least 100 completed b) By 2027 – at least 150 completed
NYMH1, NYMH3, NYMH8, 183 and 174	Percentage of total units completed which are affordable as defined in NPPF	40% of all completions are affordable
EMP1 and EMP2	Area of employment land completed	Up to 1.9 ha of land has been allocated for employment use in the town

18. Sustainability Appraisal And Habitats Regulation Assessment

18.1 Sustainability Appraisal (incorporating the requirements for Strategic Environmental Assessment) has been undertaken as part of the production of the Helmsley Plan. Sustainability Appraisal enables the implications of the Plan on the environment, the community and the economy to be assessed throughout its production and for these implications to be taken into account as an integral part of the development of the Plan.

18.2 An assessment is also required under the Habitats Directive which seeks to ensure that the Plan does not harm the integrity of any internationally protected nature conservation sites (specifically Special Areas of Conservation, Special Protection Areas and RAMSAR sites).

18.3 Reports relating to both of these processes are available to accompany the Publication version of the Helmsley Plan. These can be viewed on the Authorities' websites or by contacting the Authorities.



DEVELOPMENT BRIEFS

Development Brief for Site NYMH1 Land North of Swanland Road and East of Carlton Road (to be read alongside Helmsley Plan Policies)

Proposed Site Area

2.3ha in total

Owner/Agent

Wharfedale Homes

Potential Residential Yield

60 units

Current Use

Grazing land.

Site Description

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.



The site comprises semi-improved and improved grassland used for sheep grazing. The site is enclosed along the western and northern edges by post and wire fencing.

Constraints

There are some mature trees on the north east corner of the site mainly oak with some sycamore. In addition there is a relic traditional apple orchard to the south east corner of the site between Swanland Road and Carlton Road. Historic mapping suggests that this is over 100 years old and part of a larger orchard that originally reached west to Carlton Road. These types of orchards are rare nationally. The design of the scheme should take into consideration these trees and should be planned in order that they can be retained.

Landscape Assessment

The site is directly overlooked at close range from the existing housing on Carlton Road, Swanland Road and Ryedale Close and its location generally conforms with the existing development pattern in the town. Long distance views from the north are largely contained by landform. Development on this site is considered acceptable in landscape terms subject to careful retention of the existing mature trees and restoration of the orchard area.

Accessibility

The site has good overall accessibility being within close proximity to a bus stop, primary school and doctors surgery.

Flood Risk

All of the site is located within Flood Zone 1. Any development greater than 1 hectare in size will require a Flood Risk Assessment at full planning application stage which should pay particular attention to drainage. Where feasible developers should consider the use of Sustainable Drainage Systems in order to mitigate against the threat to species in the River Derwent as a result of increased water run-off.

Highway Assessment

The Highways Authority have confirmed that access from the site is acceptable, however the impact on the existing highway network will need to be determined by a traffic assessment at full planning application stage.

Site Allocation

Up to 60 residential dwellings of a mix of different sizes.

Justification

The site is well located within 5 minutes walking time of the primary school and doctors surgery and less than 10 minutes walk from the commercial area. There are existing residential properties along the west and southern boundaries of the site and it is considered that the proposed allocation area can accommodate new residential development without causing harm to the character and setting of the town.

Key Principles for Development

Housing Types and Affordable Housing Provision

Development should comprise a small number of larger 4 and 5 bedroom properties with the majority being a mix of two and three bedroom. At least 5% of the total units should be bungalows to accommodate the aging population of the town. A small number of single bedroom apartments should also be accommodated. All new homes should meet Lifetime Homes standards(or its successor) to ensure that properties can be adapted to meet the changing needs of residents where required.

As set out in Policy H3 up to 40% of all units should be affordable. The starting point for discussions on the tenure of affordable housing is that it should be provided on the basis of 90% social and affordable rent tenures and 10% intermediate.

Design Principles and Infrastructure Requirements

The site is prominent and the design will need to be of very high quality. The predominant building materials will be natural stone and pantile. The density and character of the development should replicate and reinforce the existing street patterns being no greater than 2 storeys in height, although a mix in ridge heights will be required. The layout of the scheme should be in keeping with the scale and massing of the buildings in the immediate area.

Contributions will be sought for the necessary Improvements to Community Facilities and Physical/Environmental Infrastructure as set out in Table 2 of this Plan.

The proposed development should consider the guidelines for new development set out in the North York Moors National Park Design Guides (Part 1: General Principles and Part 3: Trees and Landscape).

The eastern boundary of the allocated area provides an opportunity for soft landscaping or open space, which will merge the built development with the open countryside beyond this identified on the Policies Map as an area of open space.

The site should be bounded with hawthorne hedges to replicate the existing boundary appearance of fields in this area. The layout and landscaping of the site should be carefully considered.

There are the remnants of an ancient orchard on the site, which could be retained and reinforced with new planting as part of a new development scheme, which could provide a community resource.

The design should encourage people to walk or cycle.

The implications for crime should be considered.

Street lighting should be kept to the minimum required.

All electricity and telephone connections should be placed underground within the site.

There is scope for a range of renewable energy solutions on the site and the developers are encouraged to integrate these technologies into the site.

Measures to address Sustainable Building and Waste Reduction should be encouraged in the final design. Developers are required to consider the use of Sustainable Drainage Systems in order to mitigate the effects of floods to people, property and species in the River Derwent catchment.

A children's play area will be required on-site where more than 50 units are proposed.

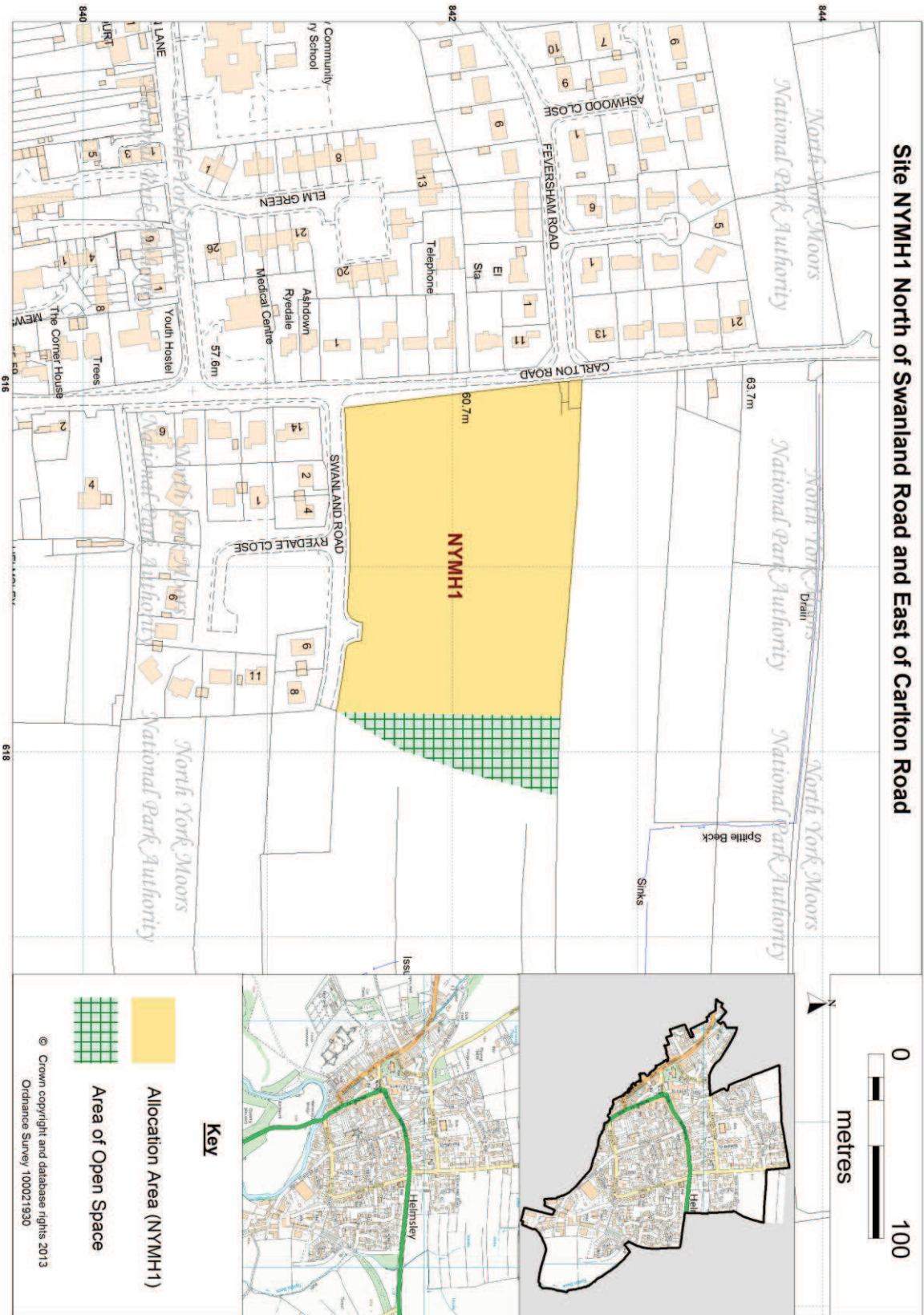
Broadband provision should be incorporated into the scheme design where possible.

Contributions will be sought for improvements to the junction between Carlton Road and the A170.

Timescale of Development

2014 to 2022

Site NYMH1 North of Swanland Road and East of Carlton Road



Key

- Allocation Area (NYMH1)
- Area of Open Space

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Development Brief for Site NYMH3 – Land North of Elmslac Road (to be read alongside Helmsley Plan Policies)

Site Area

2.1ha

Potential Residential Yield

35 plus 60 unit extra care facility

Owner/Agent

Keepmoat

Current Use

Half of the site is currently used as an overflow sports field the remaining is in grazing use.

Site Description

The site is located to the north of the Elmslac Estate in the north of the town and half is currently used as an overflow sports pitch. The site is adjoined by the existing housing along Elmslac Road, Feversham Road and Ashwood Close. The site is bounded by garden hedges and fences on the south, by a hawthorn hedge to the east, by close boarded fencing and a line of semi mature ornamental trees to the west and by post and wire fencing with some remnant hedgerow shrubs on the north.

The western part of the site is bounded to the west and north by a public footpath that is part of the Tabular Hills Walk, a long distance walking route that connects southwards to the Cleveland Way National Trail.



Constraints

Part of the site is currently utilised as an overflow sports field, an appropriate replacement for this provision will need to be secured prior to any planning permission being granted. Any proposal which results in the loss of a playing field will need to be referred to Sport England for their consideration.

Landscape Assessment

The site is contained to the south and east by the existing housing and to the west it is partly screened by trees. To the north it is largely open to view at close range although longer views in from the north are contained by the woodland and rising ground. There are almost no views of this site from any of the main approaches to Helmsley as it is largely hidden behind the built up area. There are views from the public road which runs to Carlton. Although the site fits in reasonably well with the existing built form, the fit is noticeably better in the east where the site tucks in behind Ashwood Close than in the west where the ground rises and the site projects further into open countryside. Development on the site is considered to have modest direct impacts on landscape fabric as the land has few landscape features of note.

Accessibility

The site has good overall accessibility being within close proximity to the primary school, the doctors surgery and the retail areas of the town.

Flood Risk

The site lies within Flood Zone 1. For any development site that is more than 1 hectare in size a site specific flood risk assessment will be required and should pay particular attention to drainage. Where feasible developers should consider the use of Sustainable Drainage Systems in order to mitigate against the threat to species in the River Derwent as a result of increased water run-off.

Highway Assessment

Highways have confirmed that the access from the existing highway is acceptable onto the road between Ashwood Close, however a traffic assessment will be required at full planning application stage.

Site Allocation

Up to 35 dwellings with a mix of sizes and a 60 unit extra care facility.

Justification

The site is considered suitable for residential development as it is well screened from wider views and not considered to have an adverse impact on the special qualities of the National Park. Full planning permission for the site will be subject to a legal agreement which will identify and provide for a replacement overflow sports field.

The remainder of the site is considered to be the most suitable site in Helmsley, as it relates well to the existing built form of this part of the town.

Key Principles for Development

Housing Types and Affordable Housing Provision

A mix of housing types will be required including a large proportion of 2 bedroom properties to meet the shortfall identified in the housing needs surveys. All new homes should meet Lifetime Homes Standards (or its successor) to ensure that properties can be adapted to meet the changing needs of residents where required.

The open market housing provision will be used to cross subsidise the extra care facility, however this itself will have an element of open market provision in order to provide a range of choice.

Design Principles and Infrastructure Requirements

An alternative site must be secured to replace the existing overflow sports field.

The predominant building materials for the new housing will be natural stone and pantile. The density and character of the development should replicate and reinforce the local development patterns. New dwellings should be no greater than two storeys in height.

Contributions will be sought for the necessary Improvements to Community Facilities and Physical/Environmental Infrastructure as set out in Table 2 of this Plan.

The effect of the existing vista view into the open countryside along Elmslac Road should be retained through the design of the development.

The extra care facility should not be greater than 2.5 storeys in height (i.e. floorspace to be accommodated through the use of dorma windows).

The proposed development should consider the guidelines for new development set out in the North York Moors National Park Design Guides (Part 1: General Principles and Part 3: Trees and Landscape).

Public access should be made available to allow people to walk to the sports facilities and playground on Baxtons Road and to link with the wider public footpath network.

The implications for crime should be considered.

Trees and hedgerows around the boundary of the site should be maintained where possible. A strong new hedgerow with hedgerow trees should be created along the northern edge of the site to soften the built edge in views from the north.

There is scope for a range of renewable energy solutions on the site and the developers are encouraged to integrate these technologies into the site.

Measures to address Sustainable Building and Waste Reduction should be included in the final design.

Developers are required to consider the use of Sustainable Drainage Systems in order to mitigate the effects of floods to people, property and species in the River Derwent catchment.

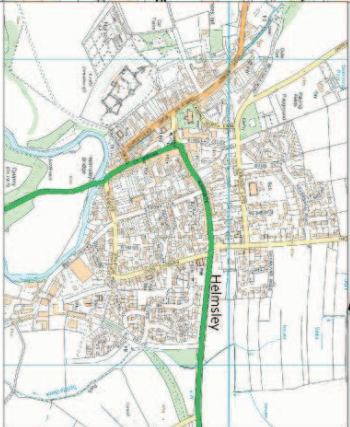
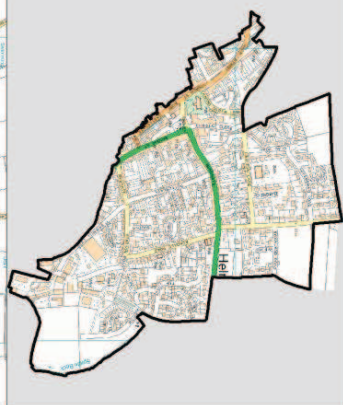
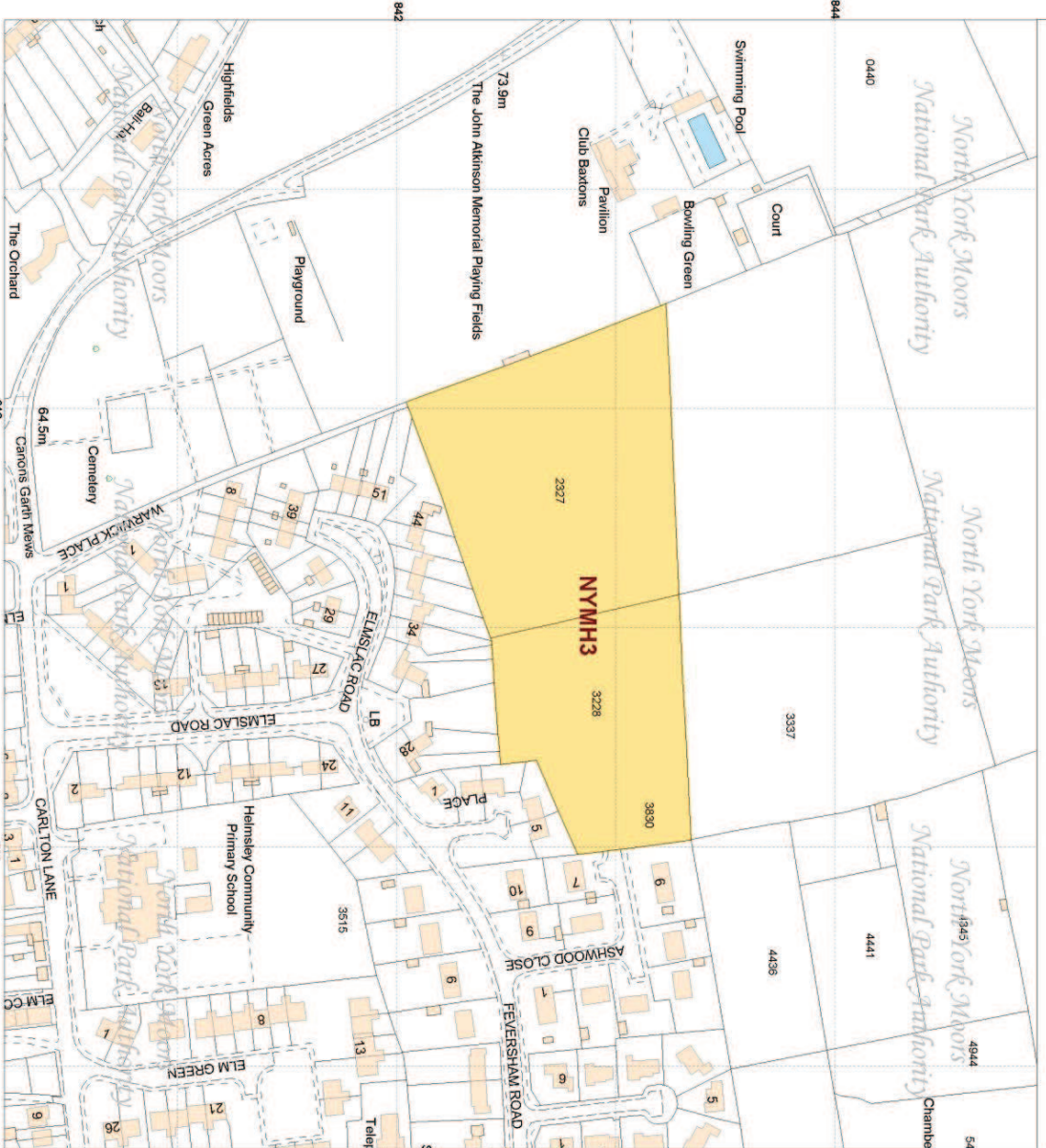
Broadband provision should be incorporated into the scheme design where possible.

Contributions will be sought for improvements to the junction between Carlton Road and the A170.

A traffic assessment and Travel Plan will be required with any detailed planning application.

Timescale 2014 to 2022

Site NYMH3 Land North of Elmslac Road



Key

Allocation Area (NYMH3)

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Development Brief for Site NYMH8 Land to the South of Swanland Road (to be read alongside Helmsley Plan Policies)

Proposed Site Area

0.8ha

Owner/Agent

Wharfedale Homes

Potential Housing Capacity

20 units

Current Use

Grazing land.

Site Description

This is a small site located between the A170 and the single storey development at Swanland Road. The land is relatively flat and is bounded along the A170 by a strong deciduous tree line. The site comprises semi-improved and improved grassland use for sheep grazing.

There is a public footpath to the north of the development site.



Landscape Assessment

The site is south of existing housing and is well contained visually being set slightly below road level and being fully enclosed by hedgerows as well as by young mature trees along the main road. The site is species poor improved pasture. The land is adjoined by existing housing to the north and south of the A170 and is considered that development of the site would have limited effects on landscape character. The site is not part of the relic open field system.

Accessibility

The site has good overall accessibility being within close proximity to a bus stop, primary school and doctors surgery.

Flood Risk

A small part of the south east corner of the site is located within Flood Zone2. Applicants will need to adequately address issues relating to surface water run-off as this may increase flood risk to residential properties to the south of the A170. Where feasible developers should consider the use of Sustainable Drainage Systems in order to mitigate against the threat to species in the River Derwent as a result of increased water run-off.

Highway Assessment

The Highways Authority have confirmed that access from site is acceptable, however the impact on the existing highway network will need to be determined by a traffic assessment. The existing bus stop will need to be relocated down the road and street lighting extended.

Site Allocation

Up to 18 dwellings.

Justification

The site is well contained visually by the surrounding housing developments and strong tree line along the A170. Access to the site will require the removal of one tree however the remaining tree line will be retained. It is considered that new development can be accommodated on this site without detriment the character of the town.

Key Principles for Development

Housing Types and Affordable Housing Provision

Development should comprise a small number of larger 4 and 5 bedroom properties with the majority being a mix of two and three bedroom. All new homes should meet Lifetime Homes standards (or its successor) to ensure that properties can be adapted to meet the changing needs of residents where required.

As set out in Policy H3 up to 40% of all units should be affordable. Affordable housing should be provided on the basis of 90% social and affordable rent tenures and 10% intermediate.

Design Principles and Infrastructure Requirements

The site is the gateway into the town and the design will need to be of very high quality. The predominant building materials will be natural stone and pantile. The layout of the scheme should be in keeping with the scale and massing of the buildings in the immediate area. New buildings should not be greater than 2 storeys in height in order to complement the existing built form.

Contributions will be sought for the necessary Improvements to Community Facilities and Physical/Environmental Infrastructure as set out in Table 2 of this Plan.

The existing trees along the A170 and hedgerow to the eastern boundary should be retained. Sufficient space should be provided to ensure the trees have space to develop into maturity.

The proposed development should consider the guidelines for new development set out in the North York Moors National Park Design Guides (Part 1: General Principles and Part 3: Trees and Landscape).

The design and layout should encourage people to walk or cycle.

Links should be made to the public right of way which runs to the north of the site. Links to the wider public rights of way network to the south of the site should be enhanced.

The implications for crime should be considered.

Street lighting should be kept to a minimum.

All electricity and telephone connections should be placed underground within the site.

There is scope for a range of renewable energy solutions on the site and the developers are encouraged to integrate these technologies into the site.

Measures to address Sustainable Building and Waste Reduction should be encouraged in the final design.

A Flood Risk Assessment is required.

Developers are required to consider the use of Sustainable Drainage Systems in order to mitigate the effects of floods to people, property and species in the River Derwent catchment.

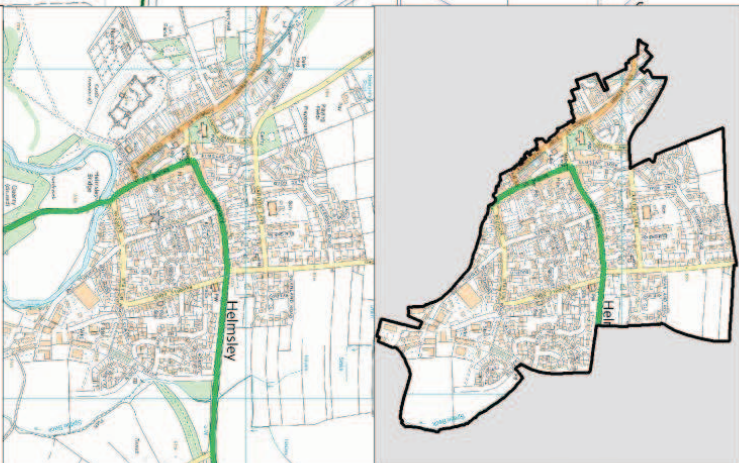
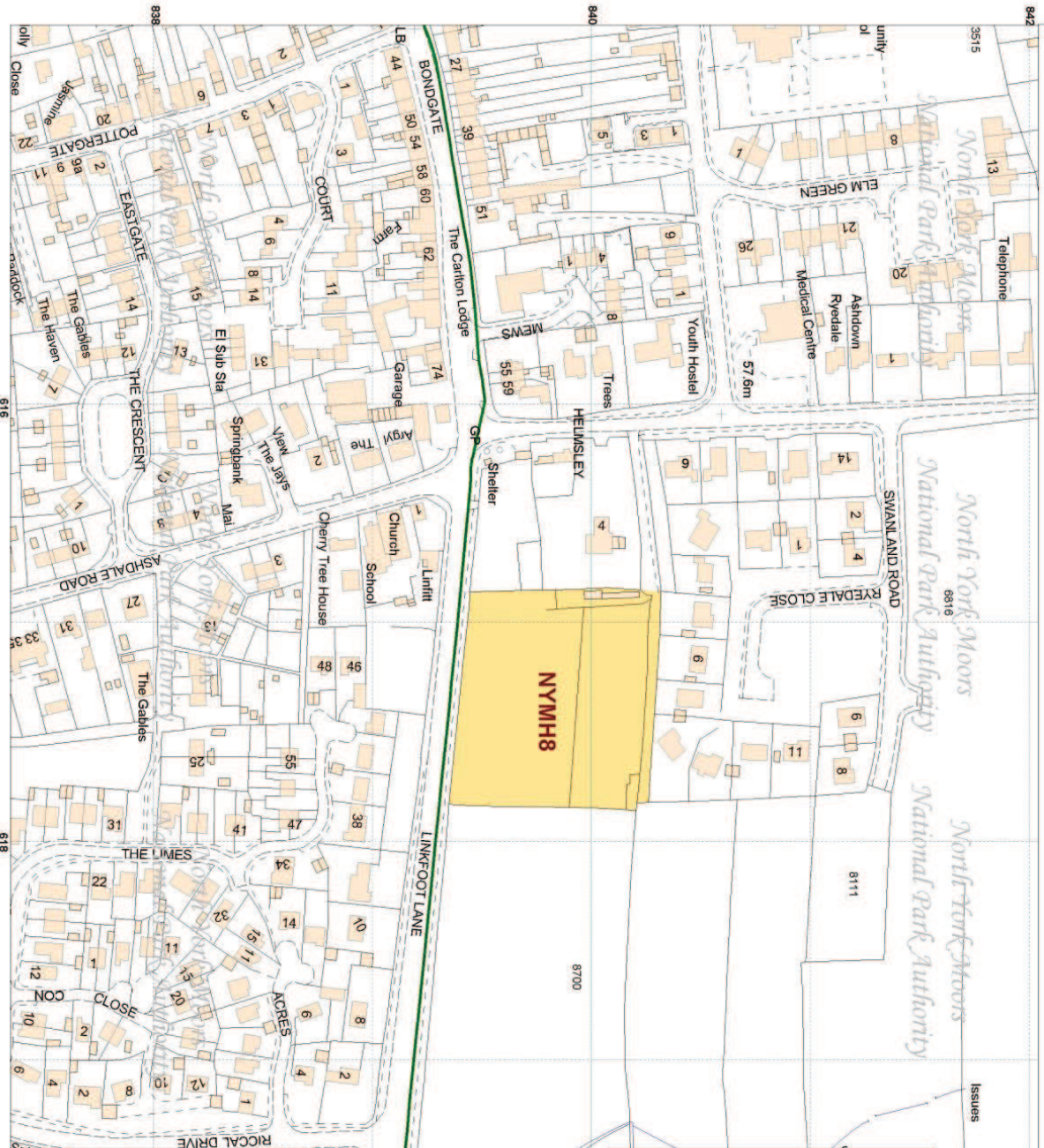
Broadband provision should be incorporated into the scheme design where possible.

Contributions will be sought for the relocation of the bus stop on the A170.

Timescale of Development

2014 to 2022

Site NYMH8 Land to the South of Swanland Road



Key

- Allocation Area (NYMH8)
- National Park (north of Linkfoot Lane)

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Development Brief for Site 174 Land South of Riccal Drive (to be read alongside Helmsley Plan Policies)

Site Area

1.9ha

Potential Residential Yield

50 Residential Units

Owner/Agent

Northminster Properties

Current Use

Agricultural

Site Description

The site lies to the south of the A170 and is accessed via Riccal Drive. The site is located north of the River Rye. The site is relatively flat, currently in agricultural use and is drained by Spittle Beck, which bounds the site to the east. To the west of the site lies a range of commercial and industrial uses located along Sawmill Lane and Station Road. The site is bounded by dense hedgerows on the south and west and by post and wire fencing on the north. There is a public right of way which follows the east bank for Spittle Beck and the former railway line.



Constraints

The site lies 160 metres to the west of three round barrows which are designated as Scheduled Monuments. The NPPF says that harm or loss of designated heritage assets of the highest significance, notably scheduled monuments should be wholly exceptional. Proposals will need to demonstrate that the development of this site would not harm any elements which contribute towards the significance of these assets including their setting.

The site is located adjacent to mixed agricultural land in a varied landscape of large trees, hedgerows, grassland and woodland. Spittle Beck is locally a very valuable feature for wildlife and is likely to be used a green linkage for many species including

bats, badgers and as a potential habitat perhaps for Otter or White Clawed Cray Fish.

Landscape Assessment

Spittle Beck which runs in a deeply incised channel in a north south direction forms the eastern boundary of the site. The beck has heavy scrub and self sown native trees along the eastern bank of the site, which provides visual containment, while to the south it is enclosed by double hedgerows. To the west views to the site are contained by the commercial and industrial development and by existing housing.

Accessibility

The site is within close proximity of the employment opportunities on Sawmill Lane but is the site furthest away from the school and doctors surgery.

Flood Risk

The area immediately adjacent to Spittle Beck is identified as Flood Zone 3 and this area should be avoided. It would be useful to design a buffer zone into the proposal to mitigate against flood risk. As the site is larger than 1 hectare, a Flood Risk Assessment will be required. Where feasible developers should consider the use of Sustainable Drainage Systems in order to mitigate against the threat to species in the River Derwent as a result of increased water run-off.

Highway Assessment

Highways have confirmed that access from the existing highway onto Riccal Drive is acceptable, however impact will need to be determined by a traffic assessment at full planning application stage.

Site Allocation

Allocation of up to 50 residential units.

Justification

Development of the site will have limited impact on the surrounding area as the site is well contained by existing screening. Some residential development on the eastern side is considered appropriate to meet Helmsley's identified housing needs.

Key Principles for Development

Housing Types and Affordable Housing Provision

The site is considered suitable for provision of flat development to provide a mix of 1 and 2 bedroom units for both open market and affordable provision. All new homes should meet Lifetime Homes standards (or its successor) to ensure that properties can be adapted to meet the changing needs of residents where required. The site provides a good opportunity to provide a small number of live/work units which can provide an interim zone between the employment and residential uses.

As set out in Policy H3 up to 40% of all units should be affordable. Affordable housing should be provided on the basis of 90% social and affordable rent tenures and 10% intermediate.

Design Principles and Infrastructure Requirements

Development should be coordinated with adjacent Sites 174, EMP1 and EMP2 to ensure an integrated form of development is achieved, including vehicular and pedestrian accesses. Density and layout of development should take its cue from nearby properties such as Station Road. Previous work undertaken for the Helmsley Town Team by Bauman Lyons Architects, provides useful analysis and consideration of design principles in developing this site.

Contributions will be sought for the necessary Improvements to Community Facilities and Physical/Environmental Infrastructure as set out in Table 2 of this Plan.

A footpath currently runs along the full length of the Spittle Beck along its eastern side, which connects to a number of other rights of way along the Rye Valley. There are opportunities to improve the green infrastructure provision and connections with this footpath network.

The implications for crime should be considered.

All existing boundary trees and hedging should be retained.

Ecological assessments will be required and mitigation measures adopted where required.

Developers are required to consider the use of Sustainable Drainage Systems in order to mitigate the effects of floods to people, property and species in the River Derwent catchment.

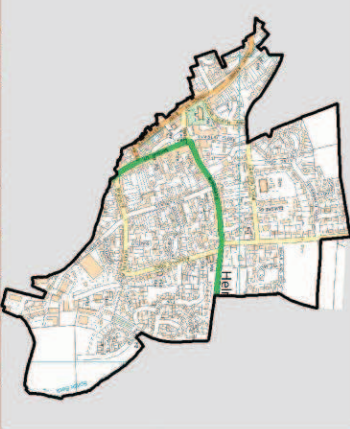
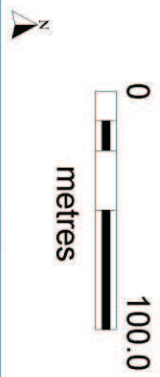
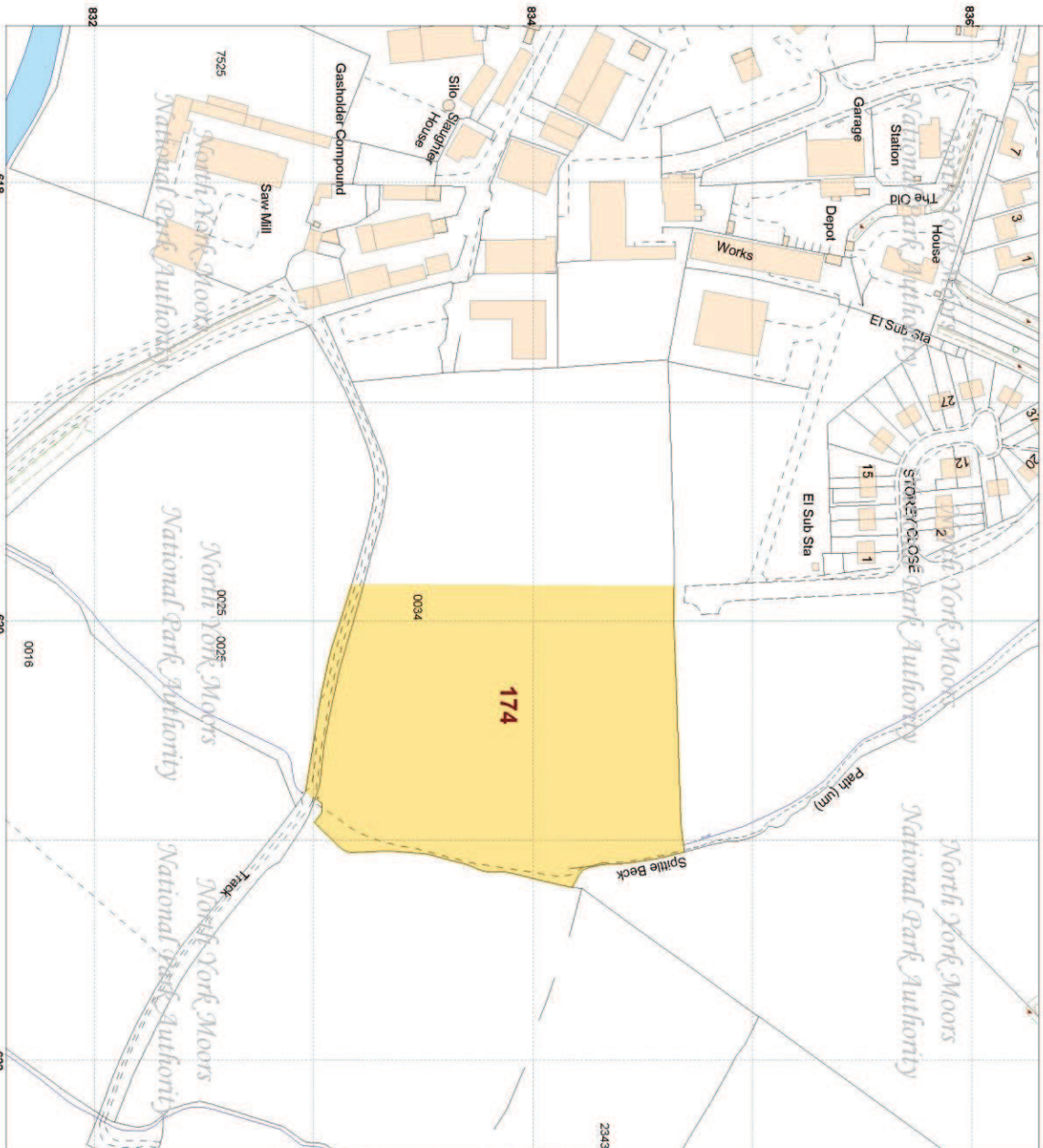
Broadband provision should be incorporated into the scheme design where possible.

A traffic assessment and Travel Plan will be required with any detailed planning application.

Timescale

2014 to 2027

Site 174 Land South of Riccal Drive



Key

 Allocation Area (174)

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Development Brief for Site 183 Land East of Riccal Drive (to be read alongside Helmsley Plan Policies)

Site Area

1.6ha

Potential Housing Capacity

45 units

Owner/Agent

Mr Pat Sweeney

Site Description

The site is located between the existing built form of Helmsley and Spittle Beck and sweeps around to the south of the modern housing estate of Storey Close. The land falls gradually in a southerly direction. The site is currently waste ground with ash and sycamore regeneration and tall grass as well as one or two larger ash trees. There is dense tree cover along the line of Spittle Beck. To the south east of the site there are a range of commercial and industrial uses, which are located along Sawmill Lane and Station Road. The site is well contained with limited wider views.



Constraints

The site lies 130 metres to the west of three round barrows which are designated as Scheduled Monuments. The NPPF says that harm or loss of designated heritage assets of the highest significance, notably scheduled monuments should be wholly exceptional. Proposals will need to demonstrate that the development of this site would not harm any elements which contribute towards the significance of these assets including their setting.

The development of the site is currently subject to a restrictive covenant which prevents the development of the site for residential use. Although the site may not come forward within the timescale of the plan it has been included as the principle of development of the site is considered suitable for development. The development of this site alongside site 174 is considered to provide the opportunity for a coordinated approach which will provide the best future in terms of planning for the town. Officers

will continue to work with interested parties regarding the possible options for this site. However it is important to recognise that if this site does not come forward it will not undermine the aims of the Helmsley Plan and it will still be possible to achieve the housing provision targets for the town through the development of the other allocation sites although there will be less flexibility.

Landscape Assessment

Spittle Beck which runs in a deeply incised channel in a north south direction forms the eastern boundary of the site. The beck has a heavy scrub and self sown native trees along the eastern bank of the site. Development of the site would have limited direct impact on the landscape as there are very few features of note. The site is relatively well contained visually with some substantial trees and hedges.

The site is located adjacent to mixed agricultural land in a varied landscape of large trees, hedgerows, grassland and woodland. Spittle Beck is locally a very valuable feature for wildlife and is likely to be used a green linkage for many species including bats, badgers and as a potential habitat perhaps for Otter or White Clawed Cray Fish.

Accessibility

The site has good overall accessibility being close to the shops, a bus stop, primary school and doctors surgery.

Flood Risk

The majority of the site is located within Flood Zone 1 with small areas within flood zone 2 along the roadways and flood zone 3 along Spittle Beck. As the site is larger than 1 hectare, a Flood Risk Assessment will be required. It would be appropriate to include some green infrastructure provision along the line of the Beck to provide a buffer zone so that if the Beck Floods there will be some land for it to flow onto rather than flooding properties. Where feasible developers should consider the use of Sustainable Drainage Systems in order to mitigate against the threat to species in the River Derwent as a result of increased water run-off.

Highway Assessment

Highways have confirmed that the access is acceptable onto Riccal Drive, however a traffic assessment will need to be carried out.

Site Allocation

Allocation of up to 45 residential dwellings.

Justification

Development of the site will have limited impact on the surrounding area as the site is well contained by existing screening. The site is located within walking distance of the main employment and commercial areas of the town. The site should be used for housing development.

Key Principles for Development

Housing Types and Affordable Housing Provision

The site is considered suitable for provision of flat development to provide a mix of 1 and 2 bedroom units for both open market and affordable provision. All new homes should meet Lifetime Homes Standards or its successor) to ensure that properties can be adapted to meet the changing needs of residents where required.

As set out in Policy H3 up to 40% of all units should be affordable. Affordable housing should be provided on the basis of 90% social and affordable rent tenures and 10% intermediate.

Design Principles and Infrastructure Requirements

Contributions will be sought for the necessary Improvements to Community Facilities and Physical/Environmental Infrastructure as set out in Table 2 of this Plan.

Any scheme should knit the site into the fabric of Helmsley, including the adjacent Storey Close development.

Development should be coordinated with adjacent Sites 183, EMP1 and EMP2 to ensure an integrated form of development is achieved, including vehicular and pedestrian accesses. Density and layout of development should take its cue from nearby properties such as Station Road. Previous work undertaken for the Helmsley Town Team by Bauman Lyons Architects, provides useful analysis and consideration of design principles in developing this site.

The site is located close on the other side of the railway embankment from the tumuli which are Scheduled Monuments and therefore consideration should given to the height of properties to ensure new buildings do not detract from the setting of this important historic asset.

There are opportunities to improve the existing green infrastructure around the site, particularly next to Spittle Beck.

The implications for crime should be considered.

Ecological assessments will be required and mitigation measures adopted where required.

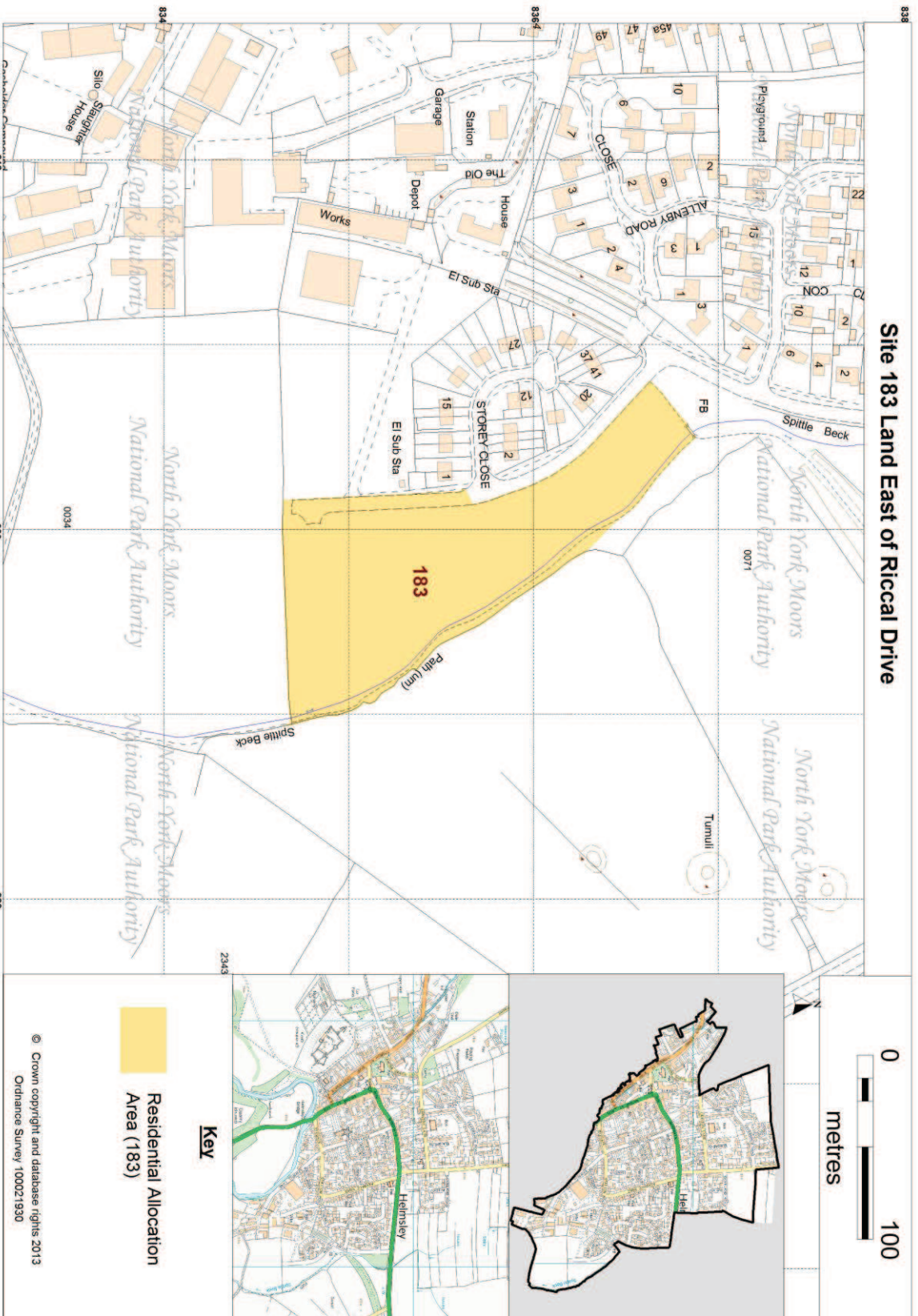
Developers are required to consider the use of Sustainable Drainage Systems in order to mitigate the effects of floods to people, property and species in the River Derwent catchment.

A flood risk assessment is required.

Broadband provisions should be included in the development.

Timescale of Development

20214 to 2027



Development Brief for Site EMP1 Land South of Storey Close (to be read alongside Helmsley Plan Policies)

Site Area

0.6ha

Potential Employment Land Capacity

0.6 ha

Owner/Agent

Mr Pat Sweeney

Site Description

The site is located between the existing built form of Helmsley and Spittle Beck and sweeps around to the south of the modern housing estate of Storey Close. The land falls gradually in a southerly direction. The site is currently waste ground with ash and sycamore regeneration and tall grass as well as one or two larger ash trees. There is dense tree cover along the line of Spittle Beck. To the south east of the site there are a range of commercial and industrial uses, which are located along Sawmill Lane and Station Road. The site is well contained with limited wider views.



Landscape Assessment

Spittle Beck which runs in a deeply incised channel in a north south direction forms the eastern boundary of the site. The beck has a heavy scrub and self sown native trees along the eastern bank of the site. Development of the site would have limited direct impact on the landscape as there are very few features of note. The site is relatively well contained visually with some substantial trees and hedges.

The site is located adjacent to mixed agricultural land in a varied landscape of large trees, hedgerows, grassland and woodland. Spittle Beck is locally a very valuable feature for wildlife and is likely to be used a green linkage for many species including bats, badgers and as a potential habitat perhaps for Otter or White Clawed Cray Fish.

Accessibility

The site has good overall accessibility being close to the shops, a bus stop, primary school and doctors surgery.

Flood Risk

The majority of the site is located within Flood Zone 1 with small areas within flood zone 2 along the roadways and flood zone 3 along Spittle Beck. It would be appropriate to include some green infrastructure provision along the line of the Beck to provide a buffer zone so that if the Beck floods there will be some land for it to flow onto rather than flooding properties. Where feasible developers should consider the use of Sustainable Drainage Systems in order to mitigate against the threat to species in the River Derwent as a result of increased water run-off.

Highway Assessment

Highways have confirmed that the access is acceptable onto Riccal Drive, however a traffic assessment will need to be carried out.

Site Allocation

Allocation of up to 0.6 hectares of employment land.

Justification

Development of the site will have limited impact on the surrounding area as the site is well contained by existing screening. The site is located within walking distance of the main employment and commercial areas of the town. The site is currently allocated for employment land in the Ryedale Local Plan.

Key Principles for Development

Design Principles and Infrastructure Requirements

Development should be coordinated with adjacent Sites 183, 174 and EMP2 to ensure an integrated form of development is achieved, including vehicular and pedestrian accesses. Density and layout of development should take its cue from nearby properties such as Station Road. Previous work undertaken for the Helmsley Town Team by Bauman Lyons Architects, provides useful analysis and consideration of design principles in developing this site.

In order to reduce the impact on residential properties a buffer zone should be created between this site EMP1 and 183, which is allocated for residential use. This could take the form of live work units, office use, natural bunding or landscaping and should be agreed by Ryedale District Council's Environmental Health department.

All proposals for the site will need to meet Environment Agency standards in relation to air quality

The site is located close on the other side of the railway embankment from the tumuli which are Scheduled Monuments and therefore consideration should be given to the height of properties to ensure new buildings do not detract from the setting of this important historic asset.

There are opportunities to improve the existing green infrastructure around the site, particularly next to Spittle Beck.

The implications for crime should be considered with the design of green infrastructure provision.

Ecological assessments will be required and mitigation measures adopted where required.

Contributions will be sought for the necessary Improvements to Community Facilities and Physical/Environmental Infrastructure as set out in Table 2 of this Plan.

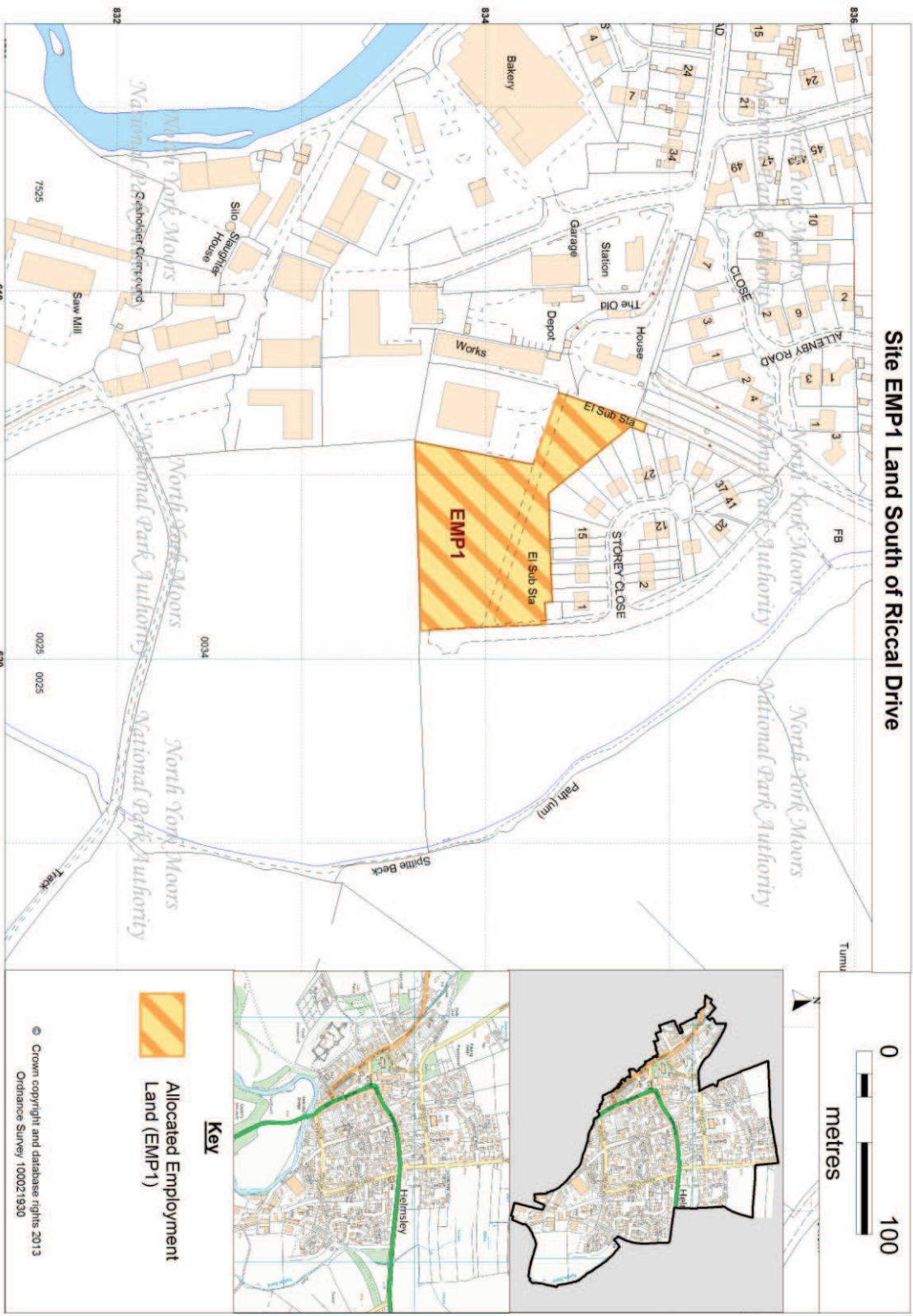
Developers are required to consider the use of Sustainable Drainage Systems in order to mitigate the effects of floods to people, property and species in the River Derwent catchment.

Broadband provisions should be included in the development.

Timescale of Development

2014 to 2027

Site EMP1 Land South of Riccal Drive



Development Brief for Site EMP2 Land South of Riccal Drive (to be read alongside Helmsley Plan Policies)

Site Area

1.3ha

Potential Employment Land Capacity

Up to 1.3ha of employment land.

Owner/Agent

Northminster Properties

Current Use

Agricultural

Site Description

The site lies to the south of the A170 and is accessed via Riccal Drive. The site is located north of the River Rye. The site is relatively flat, currently in agricultural use and is drained by Spittle Beck, which bounds the site to the east. To the west of the site lies a range of commercial and industrial uses located along Sawmill Lane and Station Road. The site is bounded by dense hedgerows on the south and west and by post and wire fencing on the north. There is a public right of way which follows the east bank for Spittle Beck and the former railway line.



Constraints

The site lies 106 metres to the west of three round barrows which are designated as Scheduled Monuments. The NPPF says that harm or loss of designated heritage assets of the highest significance, notably scheduled monuments should be wholly exceptional. Proposals will need to demonstrate that the development of this site

would not harm any elements which contribute towards the significance of these assets including their setting.

The site is located adjacent to mixed agricultural land in a varied landscape of large trees, hedgerows, grassland and woodland. Spittle Beck is locally a very valuable feature for wildlife and is likely to be used a green linkage for many species including bats, badgers and as a potential habitat perhaps for Otter or White Clawed Cray Fish.

Landscape Assessment

Spittle Beck which runs in a deeply incised channel in a north south direction forms the eastern boundary of the site. The beck has heavy scrub and self sown native trees along the eastern bank of the site, which provides visual containment, while to the south it is enclosed by double hedgerows. To the west views to the site are contained by the commercial and industrial development and by existing housing.

Accessibility

The site is within close proximity of the employment opportunities on Sawmill Lane but is the site furthest away from the school and doctors surgery.

Flood Risk

The area immediately adjacent to Spittle Beck is identified as Flood Zone 3 and this area should be avoided. It would be useful to design a buffer zone into the proposal to mitigate against flood risk. As the site is larger than 1 hectare, a Flood Risk Assessment will be required. Where feasible developers should consider the use of Sustainable Drainage Systems in order to mitigate against the threat to species in the River Derwent as a result of increased water run-off.

Highway Assessment

Highways have confirmed that access from the existing highway onto Riccal Drive is acceptable, however impact will need to be determined by a traffic assessment at full planning application stage.

Site Allocation

Allocation of up to 1.3ha of employment land.

Justification

Development of the site will have limited impact on the surrounding area as the site is well contained by existing screening. Some residential development on the eastern side is considered appropriate to meet Helmsley's identified housing needs.

Key Principles for Development

Design Principles and Infrastructure Requirements

Contributions will be sought for the necessary Improvements to Community Facilities and Physical/Environmental Infrastructure as set out in Table 2 of this Plan. Development should be coordinated with adjacent Sites 174, 183 and EMP1 to ensure an integrated form of development is achieved, including vehicular and

pedestrian accesses. Density and layout of development should take its cue from nearby properties such as Station Road. Previous work undertaken for the Helmsley Town Team by Bauman Lyons Architects, provides useful analysis and consideration of design principles in developing this site.

In order to reduce the impact on residential properties a buffer zone should be created between this site EMP2 and 174, which is allocated for residential use. This could take the form of live work units, office use or landscaping and should be agreed by Ryedale District Council's Environmental Health department.

All proposals for the site will need to meet Environment Agency standards in relation to air quality.

A footpath currently runs along the full length of the Spittle Beck along its eastern side, which connects to a number of other rights of way along the Rye Valley. There are opportunities to improve the green infrastructure provision and connections with this footpath network.

The implications for crime should be considered with the design of green infrastructure provision.

All existing boundary trees and hedging should be retained.

Ecological assessments will be required and mitigation measures adopted where required.

Developers are required to consider the use of Sustainable Drainage Systems in order to mitigate the effects of floods to people, property and species in the River Derwent catchment.

A traffic assessment and Travel Plan will be required with any detailed planning application.

Broadband provisions should be included in the development.

Timescale

2014 to 2027

Appendix 1

The following table shows relevant standards for employment and residential uses. It should be noted that over the lifespan of the Helmsley Plan these standards may be reassessed by North Yorkshire County Council

Land Use	Use Class	Vehicular Requirements	
Office	B1/A2	1 space/40m2 GFA	
Manufacturing	B2 to B7	1 space/75m2 GFA	
Warehousing	B8	Staff/visitors – 1 space/300m2 GFA Plus for office areas – 1 space/40m2 GFA	
Garages/Car Repair Workshops	None	Staff – 1 space/. Staff Car repairing /servicing – 4 spaces/repair bay Sales – 1 space/4 cars displayed Parts – 1 space/25m2 GFA Paint/Body Shop – 1 space/20m2 GFA	
Motorist centres (tyre/exhaust fitting etc)	None	Staff – 1 space/4 staff Users – 2 spaces/repair bay	
Residential dwelling 4 or more bedrooms	C3	2 spaces	1 designated visitor parking space per 5 dwellings for shared access roads or estate roads with a carriageway width of less than 5.5 metres. These must be contiguous with the highway and must not be conveyed to an individual dwelling.
Residential dwelling 3 bedrooms	C3	2 spaces	
Residential dwelling 2 bedrooms	C3	1 space	
Residential dwelling 1 bedroom	C3	1 space (for estates with more than 50 dwellings an average 1.5 spaces per dwelling should be provided)	

Appendix 2

Identification and Assessment Of Proposed Development Sites

The town has limited development opportunities lying partly within the National Park and is further constrained by the Duncombe Park Estate, (a National Nature Reserve and Historic Park and Garden, the castle (a Scheduled Ancient Monument) and the flood plain of the River Rye. However a total of 11 sites were submitted to Ryedale District Council as part of their call for development sites in 2009.

In Autumn 2011 Ryedale District Council consulted widely on a draft Site Selection Methodology. The final version of the methodology has been used to assess the sites which have been submitted by developers in order to select the most appropriate locations for further development in the Town. The process for site selection involved an initial sift of the proposal sites against the questions set out below;

- Is the site above 0.3 ha?
- Conformity with Core Strategies
- Does the site cause harm to national/international nature conservation sites?
- Is the site within Flood Zones 3b

Sites which failed to meet these criteria were not progressed any further. The second stage of site selection methodology assesses sites under a number of criteria which fall under the headings:-

- Accessibility
- Retail
- Flood Risk
- Highway Assessment
- Biodiversity and Geodiversity
- Special Qualities, Landscape (including statutory designation) and Setting
- Culture and Heritage
- Low Carbon Development and Renewable Energy
- Sustainable Building and Waste Reduction
- Efficient Use of Land
- Natural Resources
- Amenity
- Flood Risk
- People
- Meeting Needs
- Community Facilities, Utilities and Infrastructure
- Strong Economy
- Deliverability/Developability

All of the sites submitted to the Local Planning Authorities have been assessed through the site selection process and this has informed the outcome of the allocations set out in this document. A critical element of the selection of sites for allocation is having the confidence that it will be delivered. There is no logic to allocating a site if the landowner has no intention of making the site available or there are physical or environmental constraints which prevent the site from being successfully developed. Although there were a total of 11 sites submitted by developers the Helmsley Plan selection process has resulted in the proposed allocation of a total of 7 sites which are considered both suitable for development,

deliverable and with the capacity to meet the assessed housing and employment requirements for the town. Some of the sites were dismissed as they were smaller than 0.3ha in size, once site has subsequently been built on and one site was considered to cause harm to the setting of or the National Park itself and Conservation Area and is considered as an important open view. On large site originally put forward by developers has subsequently been reduced and subdivided following negotiations with Officers.

Submitted sites not put forward for Allocation

Larger area of Site NYMH1

Owner/Agent

Wharfedale Homes

Current Use

Grazing Land

Reasons for not allocating the site

This site is located directly to the north of an area of site NYMH1 which is being put forward as an allocation for residential development.

Ordnance Survey maps and aerial photographs suggest that the site comprises former medieval strip patterns. These are the relics of the 'open field system' under which each manor or village had four very large fields farmed by individual families. This appears to be the only surviving area of medieval strip fields around Helmsley. The remaining medieval field patterns should be retained as they form in an important feature of the existing landscape character and have considerable historic interest.

The allocation of the area to the south of this site will have less impact on long distance views of the town as it will be contained within the existing pattern of development.

Site NYMH2 – Land North of Beckdale Road

Owner/Agent

Wharfedale Homes

Current Use

Agricultural

Reasons for not allocating the site

The site lies to the North West of Helmsley and is triangular in shape. The site is bounded by Beckdale Road and Baxton's Sprunt and falls gently from north-west to south-east. To the north of the site lies playing fields and to the east the cemetery and the area as a whole provides an area which connects Helmsley to the open countryside to the north. There are no pronounced landforms, trees or landscape features within the site itself.

There are clear views from the site from the National Park to towards the Helmsley Conservation Area. Development of this site would significantly affect the visual settings of All Saints Church and Helmsley Castle as new development would occupy the foreground of views and interrupt the wooded character of the settlement edge. Development of the site would completely change the existing open landscape character of this part of the town and would interrupt views to the prominent ridge above the site, impacting the setting of the National Park.

Any development of this site would also be visible from the Ionic Temple at Duncombe Park, which has been identified as an important view in the Conservation Area appraisal.

Due to the negative impact development of the site would have on the setting of the National Park, the Conservation Area and important historic assets including All Saints Church and Helmsley Castle this site is not considered suitable for allocation.

Remaining Sites

All the sites listed below have been dismissed as they fall below the threshold of 0.3 ha and therefore did not get through the first sift of the Site Selection Methodology Proposals for the development of these sites will be considered under the windfall policy.

Site NYM4 – Land West of 4 Buckingham Square

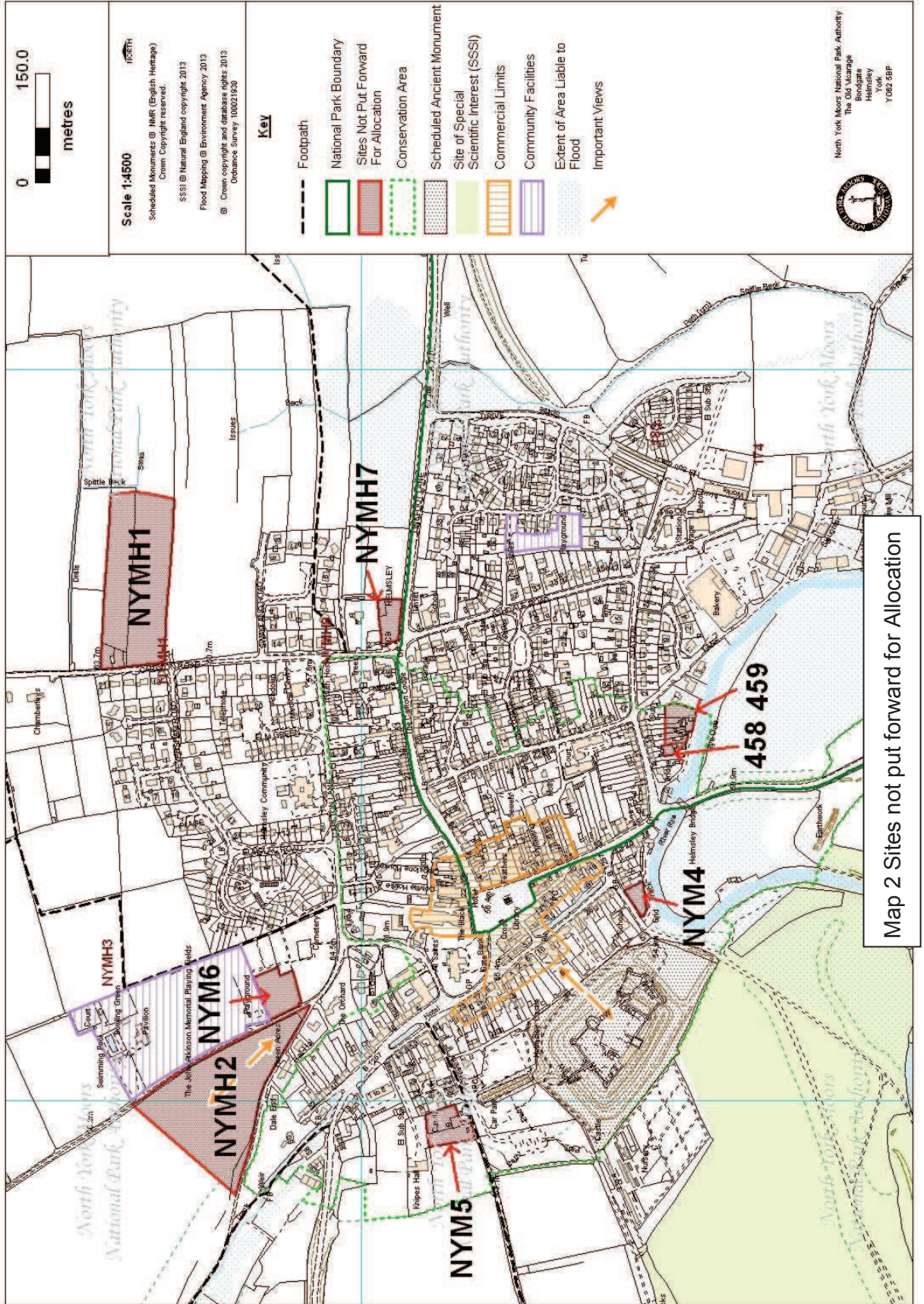
Site NYM5 – Land West of Castle Court

Site NYM6 – Land North of the Cemetary

Site NYM7 – Land North of Linkfoot Lane and East of Carlton Road

Site 458 – Land South of 9 – 10 Ryegate

Site 459 – Land South of 12 – 22 Ryegate



Map 2 Sites not put forward for Allocation

Appendix 3 - Glossary

Affordable Housing

Affordable housing is defined in the NPPF as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households.

Choice Based Lettings

This is the new way of looking for council and Registered Provider homes and other types of housing. Instead of Local Authorities and Registered Providers deciding which housing to offer, tenants choose which properties interest them. In North Yorkshire the scheme is called North Yorkshire Home Choice.

Community Infrastructure Levy

A levy which allows local authorities to raise funds from owners or developers of land undertaking new building projects in their area to provide new infrastructure required as a result of these developments.

Deliverable sites

To be considered deliverable sites should be available now, offer a suitable location for development now and be achievable with realistic prospect that housing will be delivered on the site within five years and in particular that development of the sites is viable.

Developable sites

To be considered developable sites should be in a suitable location for housing development and there should be a reasonable prospect that the sites is available and could be viably developed at the point envisaged.

Green Infrastructure

A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Previously Developed Land

Land which is or was occupied by a permanent structure including the curtilage of the developed land and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Registered Provider

Registered Providers in England are independent societies, bodies of trustees or companies established for the purpose of providing low-cost social housing for people in housing need on a non-profit-making basis and are often referred to as Housing Associations. Registered Providers are regulated by the Homes and Communities Agency.

Renewable and low carbon energy

Includes energy for heating, cooling and generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Transfer/Acquisition Price

Maximum price that will be paid by a Registered Provider to a developer for various standard house types.

Windfall sites

Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.



REPORT TO:	COUNCIL
DATE:	9 JANUARY 2014
REPORT OF THE:	COUNCIL SOLICITOR ANTHONY WINSHIP
TITLE OF REPORT:	TIMETABLE OF MEETINGS 2014-2015
WARDS AFFECTED:	ALL

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

1.1 This report presents the draft timetable of meetings for 2014-2015 for approval.

2.0 RECOMMENDATION

2.1 That Council is recommended to approve the timetable of meetings for 2014-2015, attached as Annex A to this report.

3.0 REASON FOR RECOMMENDATION

3.1 To provide a timetable for all decision making, advisory and overview and scrutiny meetings for use by Members, officers, the public and other interested parties.

4.0 SIGNIFICANT RISKS

4.1 There are no significant risks relating to this recommendation.

5.0 POLICY CONTEXT AND CONSULTATION

5.1 A timetable of meetings is agreed and published for each municipal year. This is an essential part of making the Council's decision making process open and accessible to all interested parties. Management Team have been consulted on the draft timetable of meetings for 2014-2015.

REPORT

6.0 REPORT DETAILS

6.1 The draft timetable of meetings, attached as Annex A of the report, has been based on the meeting cycle used in 2013-14, but amended to take into account the decision of Full Council on 31 October 2013 to support in principle a revised committee structure for 2014/15 which has the following 3 main Committees:

- Policy and Resources
- Regulatory (Planning and Licensing)
- Overview and Scrutiny (including Audit, Crime and Disorder and Standards)

6.2 The schedule at Annex A takes account of particular reporting requirements relating to the Annual Governance Statement and Statement of Accounts. No meetings have been scheduled to coincide with Maundy Thursday (12 April 2015), the Ryedale Show (29 July 2014), the European Parliamentary Elections (22 May 2014), the Combined Parliamentary, District and Parish Elections (7 May 2015) and the Local Government Association Conference (8-10 July 2014).

6.3 Members have the option to approve, amend or reject the draft timetable of meetings attached at Annex A. If the current draft timetable is not acceptable to Members, an alternative will need to be agreed.

7.0 IMPLICATIONS

7.1 The following implications have been identified:

- Financial
The costs of meetings within the Council are built into existing budgets.
- Legal
None.
- Other (Equalities, Staffing, Planning, Health & Safety, Environmental, Crime & Disorder)
None. An equality impact assessment was carried out three years ago when start times to meetings were reviewed.

8.0 NEXT STEPS

8.1 Once the timetable of meetings has been approved it will be published on the Council's website using the Modern.gov committee management system.

Anthony Winship
Council Solicitor

Author: Simon Copley, Democratic Services Manager
Telephone No: 01653 600666 ext: 277
E-Mail Address: simon.copley@ryedale.gov.uk

Background Papers:
None.



TIMETABLE OF MEETINGS MAY 2014 TO MAY 2015

COMMITTEE	MAY 2014	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	JAN 2015	FEB	MAR	APR	MAY	Day
Council	15*		3		4	9		18		Tues 24	5***	16	21**	Thurs
Policy & Resources		19			25			4		5		2		Thurs
Scrutiny		26				2		11		12		9		Thurs
Audit			31		24 Wed		6		29			23		Thurs
Planning Committee and Licensing Committee		3	1& Wed 30	27 Wed	23	21	18	16	13	10	10 & 31	28		Tues (6pm)
Resources Working Party		4			10		19		7		11			Wed
Parish Liaison Meeting		11				22								Wed (7pm)
Member Development		18	23			1		3	14****		18			Wed

All meetings start at 6.30pm unless otherwise indicated.

Extraordinary Council (Sites) – possibly 22 January 2015

NOTES

- * Annual Council at 3 pm and Ordinary Council at 6.30 pm
- ** Annual Council at 3pm
- *** Reserve date for business not transacted on 24 February 2015
- **** Budget briefing

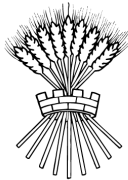
ELECTIONS

- 22 May 2014 – European Election
- 7 May 2015 – District & Parish Election and General Election

Bank Holidays

Spring Bank Holiday	-	Monday 26 May 2014
Late Summer Bank Holiday	-	Monday 25 August 2014
Christmas Bank Holiday	-	Thursday 25 & Friday 26 December 2014
New Year's Day Holiday	-	Thursday 1 January 2015
Council Offices closed	-	Thursday 25 Dec 2014 to Fri 2 Jan 2015 incl
Easter	-	Friday 3 April and Monday 6 April 2015
May Day	-	Monday 4 May 2015

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REPORT TO:	COUNCIL
DATE:	9 JANUARY 2014
REPORT OF THE:	CORPORATE DIRECTOR (s151) PAUL CRESSWELL
TITLE OF REPORT:	TREASURY MANAGEMENT MID-YEAR REVIEW
WARDS AFFECTED:	ALL

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

- 1.1 To report on the treasury management activities to date for the financial year 2013/14 in accordance with the Chartered Institute of Public Finance and Accountancy's (CIPFA) Code of Practice on Treasury Management (the Code).

2.0 RECOMMENDATIONS

- 2.1 It is recommended that:
- (i) Members receive this report; and
 - (ii) The mid-year performance of the in-house managed funds to date is noted.

3.0 REASON FOR RECOMMENDATIONS

- 3.1 The Council has adopted the Code. A provision of the Code is that a mid-year review report must be made to the Full Council relating to the treasury activities of the current year.

4.0 SIGNIFICANT RISKS

- 4.1 There are significant risks when investing public funds especially with unknown institutions. However, by the adoption of the CIPFA Code and a prudent investment strategy these are minimised. The employment of Treasury Advisors also helps reduce the risk.

REPORT

5.0 BACKGROUND AND INTRODUCTION

- 5.1 The Council operates a balanced budget, which broadly means cash raised during the year will meet its cash expenditure. Part of the treasury management operations ensures this cash flow is adequately planned, with surplus monies being invested in low risk counterparties, providing adequate liquidity initially before considering

maximising investment return.

- 5.2 The second major function of the treasury management service is the funding of the Council's capital plans. These capital plans provide a guide towards whether the Council has a borrowing need, essentially the longer term cash flow planning to ensure the Council can meet its capital spending operations. This management of longer-term cash may involve arranging long or short term loans or using longer term cash flow surpluses.
- 5.3 Treasury management in this context is defined as:
"The management of the local authority's investments and cash flows, its banking, money market and capital market transactions; the effective control of the risks associated with those activities; and the pursuit of optimum performance consistent with those risks."
- 5.4 The CIPFA Code of Practice on Treasury Management 2009 was adopted by this Council on 22 February 2010 and this Council fully complies with its requirements.
- 5.5 The primary requirements of the Code are as follows:
1. Creation and maintenance of a Treasury Management Policy Statement which sets out the policies and objectives of the Council's treasury management activities.
 2. Creation and maintenance of Treasury Management Practices which set out the manner in which the Council will seek to achieve those policies and objectives.
 3. Receipt by the Full Council of an annual Treasury Management Strategy Statement (including the Annual Investment Strategy and Minimum Revenue Provision Policy) for the year ahead, a Mid-Year Review Report and an Annual Report covering activities during the previous year.
 4. Delegation by the Council of responsibilities for implementing and monitoring treasury management policies and practices and for the execution and administration of treasury management decisions.
 5. Delegation by the Council of the role of scrutiny of treasury management strategy and policies to a specific named body, which in this Council is the Overview and Scrutiny Committee.
- 5.6 This mid-year report has been prepared in compliance with CIPFA's Code of Practice and covers the following:
- An economic update for the first seven months of 2013/14;
 - A review of the Treasury Management Strategy Statement and Annual Investment Strategy;
 - A review of the Council's investment portfolio for 2013/14;
 - A review of compliance with Treasury and Prudential Limits for 2013/14.

6.0 POLICY CONTEXT

- 6.1 The Council has adopted the CIPFA Code of Practice on Treasury Management in Local Authorities and this report complies with the requirements under this Code.

7.0 CONSULTATION

- 7.1 The Council uses the services of Sector Treasury Services Limited to provide treasury management information and advice.

8.0 REPORT DETAILS

Economic Update

- 8.1 During 2013/14 economic indicators suggested that the economy is recovering, albeit from a low level. After avoiding recession in the first quarter of 2013, with a 0.3% quarterly expansion the economy grew 0.7% in Q2. There have been signs of renewed vigour in household spending in the summer, with a further pick-up in retail sales, mortgages, house prices and new car registrations. The strengthening in economic growth appears to have supported the labour market, with employment rising at a modest pace and strong enough to reduce the level of unemployment further. Pay growth also rebounded strongly in April, though this was mostly driven by high earners delaying bonuses until after April's cut in the top rate of income tax. Excluding bonuses, earnings rose by just 1.0% y/y, well below the rate of inflation at 2.7% in August, causing continuing pressure on household's disposable income. The Bank of England extended its Funding for Lending Scheme (FLS) into 2015 and sharpened the incentives for banks to extend more business funding, particularly to small and medium size enterprises. To date, the mortgage market still appears to have been the biggest beneficiary from the scheme, with mortgage interest rates falling further to new lows. Together with the Government's Help to Buy scheme, which provides equity loans to credit-constrained borrowers, this is helping to boost demand in the housing market. Mortgage approvals by high street banks have risen as have house prices, although they are still well down from the boom years pre 2008.
- 8.2 Turning to the fiscal situation, the public borrowing figures continued to be distorted by a number of one-off factors. On an underlying basis, borrowing in Q2 started to come down, but only slowly, as Government expenditure cuts took effect and economic growth started to show through in a small increase in tax receipts. The 2013 Spending Review, covering only 2015/16, made no changes to the headline Government spending plan, and monetary policy was unchanged in advance of the new Bank of England Governor, Mark Carney, arriving. Bank Rate remained at 0.5% and quantitative easing also stayed at £375bn. In August, the MPC provided forward guidance that Bank Rate is unlikely to change until unemployment first falls to 7%, which was not expected until mid 2016. However, 7% is only a point at which the MPC will review Bank Rate, not necessarily take action to change it. The three month to July average rate was 7.7%. CPI inflation (MPC target of 2.0%), fell marginally from a peak of 2.9% in June to 2.7% in August. The Bank of England expects inflation to fall back to 2.0% in 2015.
- 8.3 The overall balance of risks to economic recovery in the UK is now weighted to the upside after five months of robust good news on the economy. However, only time will tell just how long this period of strong economic growth will last, and it remains exposed to vulnerabilities in a number of key areas. The longer run trend is for gilt yields and PWLB rates to rise, due to the high volume of gilt issuance in the UK, and of bond issuance in other major western countries. Near-term, there is some residual risk of further QE if there is a dip in strong growth or if the MPC were to decide to take action to combat the market's expectations of an early first increase in Bank Rate. If the MPC does take action to do more QE in order to reverse the rapid increase in market rates, especially in gilt yields and interest rates up to 10 years, such action could cause gilt yields and PWLB rates over the next year or two to significantly undershoot the forecasts.
- 8.4 The tension in the US over passing a Federal budget for the new financial year starting on 1 October and raising the debt ceiling in mid October could also see bond yields temporarily dip until agreement is reached between the opposing Republican and Democrat sides. Conversely, the eventual start of tapering by the Fed. will cause bond yields to rise.

- 8.5 With regard to interest rates, Sector's view is that there is unlikely to be any increase in Bank Rate until the second quarter of 2016, rising to 1.25% in the first quarter of 2017. Sector's latest forecast for the Bank Rate is as follows:

Dec-2013	Dec-2014	Dec-2015	Mar-2016	Jun-2016	Sep-2016	Dec-2016	Mar-2017
0.50%	0.50%	0.50%	0.50%	0.75%	1.00%	1.00%	1.25%

Treasury Management Strategy Statement and Annual Investment Strategy Update

- 8.6 The Treasury Management Strategy (TMSS) for 2013/14 was approved by this Council on 26 February 2013. There are no policy changes to the TMSS, the details in this report update the position in the light of the updated economic position and budgetary changes already approved. Council's Annual Investment Strategy, which is incorporated in the TMSS, outlines the Council's investment priorities as follows:

- Security of capital
- Liquidity

- 8.7 The Council will also aim to achieve the optimum return on investments commensurate with the proper levels of security and liquidity. In the current economic climate it is considered appropriate to keep investments short term (maximum loan period of 12 months) and only invest with highly credit rated financial institutions, using Sector's suggested creditworthiness approach, including sovereign rating and credit default swap (CDS) overlay information provided by Sector.

- 8.8 Investments during the first seven months of the year have been in line with the strategy and there have been no deviations from the strategy.

- 8.9 As outlined above, there is still considerable uncertainty and volatility in the financial and banking market, both globally and in the UK. In this context, it is considered that the strategy approved on 26 February 2013 is still fit for purpose in the current economic climate.

Investment Portfolio 2013/14

- 8.10 In accordance with the Code, it is the Council's priority to ensure security of capital and liquidity and to obtain an appropriate level of return which is consistent with the Council's risk appetite.

- 8.11 As set out earlier in the report, it is a very difficult investment market in terms of earning the level of interest rate commonly seen in previous decades as rates are very low and in line with the 0.5% Bank Rate.

- 8.12 The Council's investment position at the beginning of the financial year was as follows:

Type of Institution	Investments (£)
UK Clearing Banks	5,750,000
Local Authorities	0
Building Societies	0
Total	5,750,000

- 8.13 A full list of investments held as at 31 October 2013, compared to Sector's counterparty list and changes to Fitch, Moodys and S&P's credit ratings during the first seven months of 2013/14 is shown in annex B and summarised below:

Type of Institution	Investments (£)
UK Clearing Banks	6,500,000
Foreign Banks	0
Building Societies	0
Local Authorities	0
Total	6,500,000

- 8.14 As illustrated in the economic background section above, investment rates available in the market are at a historical low point. The average level of funds available for investment purposes in the first seven months of 2013/14 was £10.5m. These funds were available on a temporary basis and the level of funds available was mainly dependent on the timing of precept payments, receipt of grants and progress on the capital programme.
- 8.15 The table below compares the investment portfolio yield for the first seven months of the year against a benchmark of the average 7 day LIBID rate of 0.36%.

	Average Investment (£)	Average Gross Rate of Return	Net Rate of Return	Benchmark Return	Interest Earned (£)
Cash Equivalents	4,713,037	0.56%	n/a	n/a	15,570
Fixed Term Deposits	842,682	0.81%	n/a	0.36%	27,320

- 8.16 The Council's budgeted investment return for 2013/14 is £90k and performance during the financial year to 31 October 2013 is £43k, which is £11k below the profiled budget.
- 8.17 The current investment counterparty criteria selection approved in the TMSS is meeting the requirement of the treasury management function.

Compliance with Treasury and Prudential Limits

- 8.18 It is a statutory duty for the Council to determine and keep under review the "Affordable Borrowing Limits". The Council's approved Treasury and Prudential Indicators (affordability limits) are outlined in the approved Treasury Management Strategy Statement (TMSS).
- 8.19 During the financial year to date the Council has operated within the treasury limits and Prudential Indicators set out in the Council's TMSS and in compliance with the Council's Treasury Management Practices. The Prudential and Treasury Indicators are shown in annex A.
- 8.20 The Council has no long-term borrowing and is likely to retain its status as a debt-free authority in the current financial year. There have been no temporary borrowing transactions in the year.

9.0 IMPLICATIONS

- 9.1 The following implications have been identified:
- a) Financial
The results of the investment strategy affect the funding of the capital programme. The investment income return to 31 October 2013 was £43k, which is lower than estimated.
 - b) Legal

There are no additional legal implications within this report.

- c) Other (Equalities, Staffing, Planning, Health & Safety, Environmental, Crime & Disorder)

There are no additional implications within this report.

Paul Cresswell
Corporate Director (s151)

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Background Papers:

None.

PRUDENTIAL AND TREASURY INDICATORS

Prudential Indicators

	2012/13	2013/14	2014/15	2015/16
Extract from budget setting report	Actual	Estimate	Estimate	Estimate
Capital Expenditure	£1.968m	£4.289m	£0.860m	£0.700m
Ratio of financing costs to net revenue stream	1.31%	2.69%	2.57%	1.68%
Net borrowing requirement	-£5.405m	-£3.173m	-£2.668m	-£2.916m
Capital Financing Requirement as at 31 March	£0.295m	£2.327m	£2.832m	£2.585m
Annual change in Capital Financing Requirement	-£0.178m	£2.032m	£0.505m	-£0.247m
Incremental impact of capital investment decisions Increase in council tax (band D) per annum	N/a	£4.15	£6.61	£6.60

Treasury Management Indicators

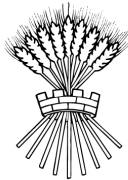
	2012/13	2013/14	2014/15	2015/16
	Actual	Estimate	Estimate	Estimate
Authorised Limit for external debt -				
Borrowing	N/a	£20.0m	£20.0m	£20.0m
Other long term liabilities	N/a	£1.0m	£2.0m	£2.0m
Total	N/a	£21.0m	£22.0m	£22.0m
Operational Boundary for external debt -				
Borrowing	N/a	£5.0m	£5.0m	£5.0m
Other long term liabilities	N/a	£0.3m	£1.1m	£0.9m
Total	N/a	£5.3m	£6.1m	£5.9m
Actual external debt	£0.295m	£2.327m	£2.832m	£2.585m
Interest rate exposure				
Borrowing:				
Limits on fixed interest rates	N/a	100%	100%	100%
Limits on variable interest rates	N/a	5%	5%	5%
Investments:				
Limits on fixed interest rates	N/a	100%	100%	100%
Limits on variable interest rates	N/a	50%	50%	50%
Upper limit for total principal sums invested for over 364 days (per maturity date)	N/a	£1.0m	£1.0m	£1.0m

Investment Portfolio as at 31 October 2013

Investment by Institution	Investment £	Duration of Investment	Latest Sector Duration Band Rating	Sovereignty Rating
UK Clearing Banks				
National Westminster Bank	1,500,000	On Call	12 Months	AA+
Bank of Scotland	1,000,000	12 Months	12 Months	AA+
Bank of Scotland	500,000	12 Months	12 Months	AA+
National Westminster Bank	1,000,000	95 Day Notice	12 Months	AA+
National Westminster Bank	1,000,000	60 Day Notice	12 Months	AA+
Bank of Scotland	1,000,000	3 Months	12 Months	AA+
Bank of Scotland	500,000	3 Months	12 Months	AA+
Grand Total	6,500,000			

Fitch and Moodys Sovereignty Rating for the UK is AA+ while S&P's is AAA.
All the above borrowers met the required credit rating at the time of investment.

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REPORT TO:	COUNCIL
DATE:	9 JANUARY 2014
REPORT OF THE:	CORPORATE DIRECTOR (s151) PAUL CRESSWELL
TITLE OF REPORT:	BUSINESS RATE POOLING
WARDS AFFECTED:	ALL

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

- 1.1 This report updates Members on the proposals for the Council to join a Business Rates Pooling arrangement with other Authorities. Such an arrangement would relate to the 'retained' element of the business rates which is now part of the Local Government Finance System.

2.0 RECOMMENDATION

- 2.1 It is recommended that members note the updated position and that the Corporate Director (s151) will decide on Business Rate Pool membership by the 14 January 2014.

3.0 REASON FOR RECOMMENDATION

- 3.1 Whilst progress has been made the final decision to join a pool will take place on or before the 14 January 2014.

4.0 SIGNIFICANT RISKS

- 4.1 There are no significant risks in considering this update report.

5.0 POLICY CONTEXT AND CONSULTATION

- 5.1 This issue impacts on the overall financial position of the Authority as part of its budget setting process and consequently the Financial Strategy. This is a key strategy document that affects all service delivery. It links to the Corporate Plan and all other strategic plans as well as providing the means for attaining the Council's objectives and priorities.

REPORT

6.0 REPORT DETAILS

6.1 Council on the 5 September 2013 after considering the report on pooling of business rates members resolved:

That:

- (i) delegated authority be given to the Corporate Director (s151) in consultation with the Group Leaders to join a business rate pool for 2014/15 should he be satisfied that such an arrangement is likely to be in the financial interests of the Council;
- (ii) delegated authority be given to the Corporate Director (s151) in consultation with the Resources Working Party to respond to the consultation document 'New Homes Bonus and the Local Growth Fund'; and
- (iii) a report on business rates proposals be brought to January Full Council.

6.2 An update report on Business Rate Pooling was sent to the Group Leaders on the 11 October 2013. This was ahead of the 31 October deadline for the formal joint application to the Department for Communities and Local Government (DCLG).

6.3 The main benefit of pool membership is reducing the amount the Government takes from authorities who are receiving business rates above their target. The current levy rate for RDC is 50%, therefore 50% of any growth goes to Government. RDC then gets 40% of the remainder, so the marginal benefit of increases in business rates to RDC is only 20%.

6.4 A Business Rate Pool as proposed reduces the levy rate payable to government from 50% to 0%. The total amount saved, based on current year figures across the proposed pool area would be c£900K.

6.5 As detailed in the report in September the Business Rate Pool works as the County Council is in the opposite position to Districts in that its Business Rates income (9% of the total of each district) is insufficient for its to qualify for the Government's specified start up funding position and it therefore receives a 'top up' payment. Without North Yorkshire County Council there would be no benefit to Business Rate Pooling for the Districts.

6.6 To reflect this the County Council need to take some reward and risk of the Business Rate Pool. The County Council share in the 13 Business Rate Pools which presently operate range from 5% to 60%. Officers have been in negotiations with the other proposed partners and agreed the following sharing arrangement for any surplus:

- Host authority costs (not expected to exceed £20k per annum).
- The first £250k or 20% (whichever the lower) is set into a shared pot and made available to the Leaders and Chief Executives Group to allocate to economic Development Spend across the Business Rate Pool area. This money would not be available until 2015/16, then:

• NYCC	30%
• District share proportionate to growth	35%
• District share proportionate to funding target	35%

6.7 Should there be any deficits on the pool the above percentages would also apply.

6.8 Following Council further meetings, negotiations and risk management work was

undertaken between the prospective Business Rate Pooling partners. Part of this work involved a review of the highest business rates payers within each District area. Early in this process it became clear that Selby DC did bring an element of increased risk. The rates income from the top 10 rates payers from the 5 Districts (excluding Selby) totals c£25m. The top 10 for Selby DC total approximately the same figure.

- 6.9 Within the Selby figures are two large power stations Drax and Eggborough. Both have plans for a switch to renewable energies which would bring their rates income outside of a pooling arrangement (although Selby were prepared to look at a mechanism to make good Business Rate Pool losses arising from the conversion). A review of the rates income over the years from the two sites also showed significant variability. Taking all relevant information into account it was decided that the Business Rate Pooling application would only cover Ryedale, Scarborough, Craven, and Richmondshire, Hambleton Districts plus the County Council. Without Selby there was no financial benefit to the inclusion of the North Yorkshire Fire Authority in the pool. For information Harrogate Borough Council are already part of the Leeds City Region Business Rate Pool.
- 6.10 The Councils received notification that the Business Rate Pooling application had been successful on the 17 December 2013, the day before the Local Government Finance Settlement. The Authorities have to confirm by the 14 January 2014 that they would like to proceed with the Business Rate Pool. If any single authority chooses not to proceed the pool will not be formed.
- 6.11 The difficulty in taking this forward is the uncertainty over the retained business rates for each Authority. The key document in determining the benefits of Business Rate Pooling is the completion of the NNDR1 return which estimates within each district their forecast business rate income for 2014/15. The DCLG has not yet released the form (which is complex and had over 40 cells to complete for 2013/14) or the guidance to complete the form. There are key issues around the provision for appeals and the accounting treatment for the first year of the scheme (2013/14) has yet to be resolved.
- 6.12 Initial projections were that Business Rate Pooling could benefit RDC by c£60k; however the benefits cannot be recalculated until the form and guidance are received. This may or may not be before the 14 January 2014 deadline.
- 6.13 Notwithstanding this the fact that all Districts are predicted to be ahead of their 'target' and the work undertaken so far indicates that pooling is likely to be beneficial financially to all of the partners. There is no certainty with this decision; it is a judgement at a point in time informed by the work undertaken so far.

7.0 IMPLICATIONS

- 7.1 The following implications have been identified:
- a) Financial
There are no new financial implications highlighted in this report.
 - b) Legal
There are no new legal implications in this report.
 - c) Other
There are no new other implications in this report.

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Background Papers:
None.