



---

<b>PART A:</b>	<b>MATTERS DEALT WITH UNDER DELEGATED POWERS</b>
<b>REPORT TO:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>4 JUNE 2013</b>
<b>REPORT OF THE:</b>	<b>HEAD OF PLANNING AND HOUSING GARY HOUSDEN</b>
<b>TITLE OF REPORT:</b>	<b>HELMSLEY PLAN – DRAFT FOR CONSULTATION</b>
<b>WARDS AFFECTED:</b>	<b>HELMSLEY</b>

---

## **EXECUTIVE SUMMARY**

### **1.0 PURPOSE OF REPORT**

- 1.1 To present the draft Helmsley Plan document, seek comments from Members and endorse the Draft Plan for consultation.

### **2.0 RECOMMENDATIONS**

- 2.1 It is recommended that:
- (i) Members approve the Draft Helmsley Plan for consultation; and
  - (ii) Members authorise Officers to make any other minor text changes in preparing the document for consultation.

### **3.0 REASON FOR RECOMMENDATIONS**

- 3.1 To ensure Officers (both National Park and Ryedale District) are able to begin a six-week consultation on the Helmsley Plan Development Plan Document in a timely manner.

### **4.0 SIGNIFICANT RISKS**

- 4.1 This report is concerned with seeking Member's approval to consult upon the Helmsley Plan. It is a statutory requirement for Development Plan Documents to be subject to a series of six week consultations at prescribed stages of production. If the document is not subject to appropriate consultation it will fail to meet the procedural requirements, and risks being found 'unsound'.
- 4.2 If delays occur this can impact on the ability on both the National Park Authority and Ryedale to progress site specific allocations in Helmsley, which will form part of the

planned supply of the Ryedale Plan. However this is the first consultation draft of the Helmsley Plan before the production of a publication draft which is formally submitted to the Secretary of State for Examination. Therefore it is considered to be at less risk of delay as the plan has not reached an advanced stage.

## **5.0 POLICY CONTEXT AND CONSULTATION**

- 5.1 The Helmsley Plan is part of a suite of documents which form the Ryedale Plan. These will form the Development Plan, used for allocating land for development and assessing planning applications. The justification, scope and content of this document are set out in the Council's Local Development Scheme.
- 5.2 In July 2011 a Joint Member Working Group was established to take forward the Helmsley Plan comprising 3 Members from the National Park Authority and 3 Members from Ryedale District Council. At the initial meeting of the Member Working Group, Members also agreed to invite two representatives from Helmsley Town Council to the Working Group. The Draft Helmsley Plan has been amended following discussions at the Member Working Group meeting in April 2013.
- 5.3 Consultation on the Draft Helmsley Plan has faced significant delays largely as a result of ongoing discussions regarding housing figures for Helmsley which have taken place at the examination of the Ryedale Local Plan Strategy. Although the examination is still ongoing, the Inspector has published an interim report, which has informed the drafting of this Plan. A full copy of the Draft Helmsley Plan is attached at Appendix 1.
- 5.4 In early 2012 a Discussion Paper called 'The Helmsley Plan – We Need Your Views' was sent to every dwelling and business in the town. The Discussion Paper fulfilled the requirements of Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 in that it sought views on the scope and content of the Plan. The consultation generated a lot of interest from the local community and a total of 72 formal responses were received. A petition was also received with a total of 81 signatures objecting to the development of a large site which was originally proposed for site NYMH1 and which has been subsequently reduced in size by the developers.
- 5.5 Many of the comments received in response to the Discussion Paper were in relation to concerns about the level of new housing development proposed and whether this could be accommodated. The other main points highlighted in the responses were
  - The need to provide both affordable housing and housing for the elderly
  - The need to retain the existing character of the town
  - Concerns about flood risk
  - Impact on services such as the local school
- 5.6 A number of formal responses to the Discussion Paper were also received from a number of statutory consultees. All these comments have helped to inform the Draft Helmsley Plan. A schedule of the consultation responses is available in Appendix 2.
- 5.7 Authorisation to approve the Draft Helmsley Plan for consultation is required from both authorities and Members of the North York Moors National Park Planning Committee have already agreed the draft Helmsley Plan for consultation on 16 May 2013.

## **6.0 REPORT**

### **Draft Helmsley Plan**

- 6.1 The Helmsley Plan allocates of land for housing and employment to meet future growth needs for the next 15 years in the parish of Helmsley, together with a suite of policies. This is in line with the strategic approach set out in the Local Plan Strategy which is progressing through the Examination process. This provides a clear commitment to developers and local residents about where growth will take place over the next 15 years. Although the Draft Plan contains development briefs for each site, which sets out what development should look like; detailed planning applications will still be required for each site.
- 6.2 Given that Helmsley is split by the National Park Boundary, and there are various constraints which will limit growth in the Ryedale part of the town, it is a document which is jointly prepared with the North York Moors National Park Authority (although the NYMNP are the lead authority on preparation of the Document). The principle of developing sites allocated in this document will be supported by both Ryedale District Council and the North York Moors National Park Authority, subject to the details of each scheme.
- 6.3 The Plan proposes to allocate seven sites for development to accommodate around 208 residential units and up to 1.8 hectares of employment land. This is well above the proposed figure of 150 units contained in the Ryedale Local Plan Strategy, but allows for flexibility to ensure that the minimum number is met should one or more sites not come forward.
- 6.4 The Draft Plan includes an introduction to the characteristics of Helmsley and puts into context the constraints the town has in terms of further expansion. The Plan explains the background to the allocation documents and explains how it fits in with national and local planning policies. The Plan includes a total of 11 planning policies which will be used to assess new proposals in the town and includes development briefs for each site.

### **How the Sites Have Been Chosen**

- 6.5 In 2009 Ryedale District Council asked developers to submit sites for development for new housing and employment use as part of the work on the Ryedale Local Plan Strategy. This 'call for sites' led to 12 sites being submitted, which were located in Helmsley, and have subsequently been considered for inclusion in the Helmsley Plan. All the sites submitted in Helmsley have been assessed against the criteria adopted by Ryedale District Council known as the Site Selection Methodology, which will also be used to assess sites for the Ryedale Plan: Local Plan Sites Document. The Site Selection Methodology brings together many factors which must be considered when choosing suitable sites for development and represents an objective and transparent method for assessing sites. The assessment involves 3 separate stages of consideration:-

Stage 1 – an initial sift of sites which includes criteria in terms of size and significant constraints

Stage 2 – this involves three levels of assessment, considering factors such as accessibility, social, economic and environmental considerations as well as the deliverability of the scheme.

Stage 3 – represents the outcome of stages 1 and 2 to enable choices to be made on the results of the detailed assessment.

- 6.6 The Site Selection Methodology assessment of the sites in Helmsley has been informed through information provided by a range of third parties including statutory organisations such as the Highways Authority and Environment Agency, and developers.
- 6.7 From the submitted sites, four fell below 0.3 hectares in size, which meant that they did not progress further than the initial sift of the Site Selection Methodology. One site had already been developed, and one was not considered suitable following assessment against the Site Selection Methodology criteria. The conclusions from the Site Selection Methodology assessment are that seven sites are proposed for allocation through the Helmsley Plan.

### **Development Limit Boundary**

- 6.8 A Development Limit defines the boundary within which appropriate development will normally be permitted. Development Limits can provide clarification for the application of housing policies by providing a division between the built up area of a settlement and the open countryside.
- 6.9 The National Park Authority has not adopted Development Limits within its existing Core Strategy. Ryedale District Council has established development limits in the 2002 Ryedale Local Plan, and the Ryedale Local Plan Strategy currently under examination, intends to retain them until amended by site allocations document. This means that Helmsley currently has a Development Limit on the south of the town in the Ryedale area, which stops at the National Park boundary.
- 6.10 For the purposes of good planning and to avoid confusion, it was considered appropriate to establish a development boundary for the whole of Helmsley, which in essence means establishing a new boundary for the area located in the National Park. This approach has been endorsed by members of the Working Group. The rationale used to define the Ryedale Local Plan (2002) has been used to draw the Development Limit shown as a red line on the Proposals Map for the draft Helmsley Plan. This is set out in detail in Appendix 1. The Development Limit has been drawn around the proposed allocation sites, however if these are deleted for any reason they will be excluded from the Development Limit. This has recently been agreed by Members of the National Park Authority.

## **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.
  - b) Legal  
The Helmsley Plan will be subject to the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012.
  - c) Other (Equalities, Staffing, Planning, Health & Safety, Environmental, Crime & Disorder)

National Park Officers are leading the preparation of the Helmsley Plan with support from Ryedale District Officers.

A Sustainability Appraisal, also incorporating the requirements for Strategic Environmental Assessment must be carried out as part of the preparation of the Helmsley Plan and the Authority must also undertake a Habitats Regulations Assessment. The Sustainability Appraisal and Habitats Regulations Assessment that were carried out for the Core Strategy and Development Policies DPD (National Park) and the Local Plan Strategy (Ryedale District) will inform this process and the assessments will be carried out within the North York Moors National Park Planning Policy team as the Helmsley Plan is developed.

## **8.0 NEXT STEPS**

- 8.1 The Draft Helmsley Plan will be circulated for public consultation for 6 weeks in June/July 2013. All those who submitted comments on the Discussion Paper will be notified of the consultation alongside the statutory consultees listed in the Regulations. A copy of the Draft Plan will also be made available in Helmsley Library and on the both Authority's websites. As part of this consultation period two open days will be held at the National Park offices so that members of the public can view the plans and discuss proposals in detail. Officers will also attend a meeting of Helmsley Town Council to answer any questions about the Draft Plan at their June meeting.
- 8.2 Following this consultation the plan will be amended to reflect the comments received and a publication version will be prepared. Following a further, statutory 6 week consultation period the plan will then be formally submitted to the Secretary of State.

**Gary Housden**  
**Head of Planning and Housing**

**Author:** Mrs. Jill Thompson (Forward Planning Manager)  
**Telephone No:** 01653 600666 ext: 309  
**E-Mail Address:** [jill.thompson@ryedale.gov.uk](mailto:jill.thompson@ryedale.gov.uk)

**Background Papers:**  
Initial Consultation on the Helmsley Plan  
Vision for Helmsley  
**Background Papers are available for inspection at:**  
Ryedale District Council Website

<http://extranet.ryedale.gov.uk/default.aspx?page=7144>

Initial consultation:  
<http://extranet.ryedale.gov.uk/PDF/Publication1.pdf>