

Catterick Garrison Long Term Development Plan First Review

April 2008

Contents

- 1 Introduction
- 2 Military Context and Capacity
- 3 Housing
- 4 Community and Recreation
- 5 Transport and Infrastructure
- 6 Sustainable Development
- 7 Conclusions

Figures

- 1.1 Catterick Garrison: Location of Sites
- 2.1 Catterick Garrison Main Military Sites Capacity Assessment
- 2.2 Catterick Garrison Outlying Sites Capacity Assessment
- 3.1 Potential Housing Sites
- 4.1 Open Space and Recreation Provision (Outside the Wire)
- 7.1 Catterick Garrison LTDP Refresh Proposals Map
- 7.2 Town Centre Proposals Map
- 7.3 Transport Proposals Map

1. INTRODUCTION

Scope

- 1.1 Catterick Garrison has been designated as one of Land Command's highest priorities for creating a 'super garrison' to meet the basing and estate challenges of an army which will become progressively UK-based as a result of the drawdown in Germany. To guide the future modernisation and expansion of Catterick Garrison the Ministry of Defence (MOD) commissioned the preparation of the Catterick Garrison Long Term Development Plan (LTDP). This was endorsed on 25 July 2005 by the Catterick Forward Programme (CFP) Board.
- 1.2 Following publication, there was a period of consultation and this, along with a need to ensure the LTDP remains a live document, dictated the need to refresh the LTDP. This report sets out the LTDP Refresh, and is intended to:
 - a) Provide guidance to military planners regarding the capacity at Catterick for future basing decisions; and
 - b) Set out a land use framework to enable the MOD to protect its interests when submitting information and representations to Richmondshire District Council (RDC) on its Local Development Framework (LDF).
- 1.3 The objectives of the plan are to create, through the development of Catterick Garrison into the Army's premier base in the Northern UK:
 - a) A community which integrates military and civilian communities in an environmentally sustainable way, and which encourages social and economic development. We will do this by providing a mix of military and civilian jobs and a range of housing, together with community, commercial and recreational facilities in a new town centre, sports and leisure centre and community centre;
 - b) A military facility which maximises operational effectiveness, recruiting and retention, and which achieves estate efficiency and value for money. We will do this by building top quality technical facilities and single living accommodation, supported by state of the art messing facilities;
 - c) A pool of sufficient land to provide for all anticipated future demands.

- 1.4 Catterick Garrison comprises Catterick Garrison Main and the outlying sites at Marne Barracks, Dishforth, Alanbrooke Barracks (Topcliffe) and Ripon Station. These sites are all located along a 25 mile stretch of the A1 corridor in North Yorkshire (refer **Figure 1.1**).
- 1.5 The LTDP Refresh has been prepared for DE's Land Management Services (LMS) by a consultancy team appointed through DE under Project Estate (DE6/3062/1). The Consultants team has been led by GVA Grimley and supported by Scott Wilson Group (services infrastructure) and Milestone Transport Planning (transportation).
- 1.6 The LTDP Refresh comprises two parts:
 - a) Summary Report (ie this document); and
 - b) Annex A which sets out the planning policies and a Proposals Map to guide the future development of Catterick Garrison Main, and which will form the basis of the submission to RDC as part of the statutory consultation processes leading to the preparation of the Richmondshire LDF, and in particular the Area Action Plan (AAP) for Richmond/Catterick Garrison and the A1 Corridor settlements. This replaces Chapter 6 of the original LTDP.

Background

- 1.7 The LTDP Refresh takes into account on going military planning policy work, changes to national, regional and local planning policy, feedback arising from the official launch of the LTDP in November 2005 and the public consultation which took place during Spring 2006, and progress on implementation.
- 1.8 With respect to military planning, the MOD has initially considered two long term scenarios for the Garrison, which could result in either another Brigade or a Divisional HQ and Divisional Troops moving into Catterick Garrison in the medium to long term (a typical Brigade would comprise 7 - 9 major units (battalions) with 4-6,000 troops and a total population of 8-11,000 including dependants). This could effectively double the number of operational units based at Catterick Garrison and have significant implications for the provision of living and technical accommodation and have a significant impact on supporting facilities including training areas, housing, schools, and health and recreational facilities

- 1.9 On the planning policy front, the government has introduced a number of key changes to the planning system over the past two years, which are reflected in Planning Policy Statements (PPSs) and a new system of development plans comprising Regional Spatial Strategies (RSSs) and LDFs; further changes are anticipated as a result of the Planning White Paper (Planning for a Sustainable Future) and Housing Green Paper (Homes for the Future – More Affordable, More Sustainable), both published earlier this year. The modernisation and expansion of Catterick Garrison will have to take full account of this planning policy framework, as follows:
- a) At the national level the main thrust of these policy initiatives is to establish a framework to create sustainable communities which rely on increased use of renewable energy including on-site generation, reduce the need to travel and encourage the use of other modes of transport to the private car, create zero carbon developments, ensure better designed built environments, and safeguard and enhance environmental and heritage resources;
 - b) At the regional level the draft Regional Spatial Strategy (RSS) for Yorkshire and the Humber has identified Richmond/Catterick Garrison as a Joint Principal Service Centre where future housing and employment growth in Richmondshire should be concentrated. The RSS requires Richmondshire to make provision for up to 200 dwellings per annum plus specifically at Catterick Garrison any additional housing requirement to meet the needs of military expansion;
 - c) At the local level Richmondshire District Council (RDC) has commenced work on its Local Development Framework (LDF) and to date has produced an Issues and Options Consultation Paper (November 2006). This Paper identified two options for the focus of future development in the District. In both options Catterick Garrison Main and the A1 corridor are identified as the main focus for growth supported by lesser but varying levels of development in Richmond, Leyburn and the other settlements. RDC has also produced a further consultation paper on the impact of Catterick Garrison on the delivery of the Core Strategy (April 2007).

1.10 During the launch of the LTDP and subsequent public consultation there was considerable support for the further expansion of Catterick Garrison, although consultees did express concerns about the impact of military growth. Particular areas of concern related to impacts of expansion on the local housing market, local road network, local schools, health services, community and recreation facilities, the services infrastructure, and the environmental quality of the Garrison. Several respondents considered that the modernisation and expansion of the garrison represented a unique opportunity for it to be a model of sustainable development in North Yorkshire in line with the government's agenda to create sustainable communities.

1.11 Since the LTDP was launched considerable progress on implementation can be reported. Recently completed, committed and planned projects include:

- Marne Bks – construction of new JRSLA for two regiments together with a JR Mess (complete);
- Land West of Plumer Road – Detailed planning permission for Catterick Campus 1 (CC1) and outline planning permission for CC2 was granted in 2006; construction is now underway on new single living accommodation blocks and mess facilities on CC1 for 4 major units, together with additional technical accommodation at Megiddo Lines East;
- Redevelopment of Gaza Barracks: Construction underway on new technical and single living accommodation;
- Infantry Training Centre (Helles and Vimy Barracks) – On-going modernisation and expansion including a new JR Mess on Vimy Bks, the demolition of the Barry Block in Helles Barracks and new build SLA;
- Sports and Leisure Centre: Funding agreed and construction commenced October 2007;
- Town Centre: Outline Planning Application approved Dec 2007;
- Other: New EOD garages and Court Martial Centre at Piave Lines now complete, and agreement reached and contract let to provide new offices for DE, also at Piave Lines;
- Infrastructure: Junction improvements including new roundabout along Scotton Road at entrance to the ITC; reinforcement to HV electricity supply into the Garrison and improvements to distribution rings and sub stations within the Garrison.

1.12 In addition, there has been considerable private sector investment in Catterick Garrison Main. Key projects have included private sector housing on the former Arras Lines site and the development of the Colburn Employment Park on the east side of the Garrison.

1.13 The key features of the Garrison are summarised in **Table 1.1**.

Table 1.1: Catterick Garrison Key Features

	Catterick Garrison Main	Marne Bks	Dishforth	Alan-brooke Bks (Topcliffe)	Ripon Station	TOTALS
MANPOWER AND POPULATION						
No of Major Units	6 ¹ (+3)	2	1	1	1	11 (+3)
Estimated Site Population	13,500 ²	1,600	1,100	1,200	1,500	18,900
Establishment Manpower	7,070 ²	1,286	435	462	644	9,897
MOD Civilians and Contractor Staff	1,358	50	56	36	47	1,547
LAND AND BUILDINGS						
Site Area	790ha	158 ha	205 ha	279 ha	67 ha	1,499ha
No of Buildings ³	455	121	36	61	75 (Claro), 41 (Deverell)	789
Total Floorspace ³	380,391m ²	61,730m ²	51,336m ²	52,472m ²	48,222m ² (Claro), 17,037m ² (Dev)	611,188m ²
LIVING ACCOMMODATION						
SLA No of Bedspaces	6153	674	334	384	607 (Claro)	8152
No of SFA	1,394	144	231	209	256	2,216

Source: GVA Grimley/HQ Catterick Garrison 2005;

¹ There are six operational battalions plus the equivalent of 3 battalions under training at the ITC; ² Post 4 Mech Bde relocation and Including ITC Catterick at Vimy and Helles Bks; ³ Excluding new build projects under construction/recently completed

2. MILITARY CONTEXT AND CAPACITY

Context

- 2.1 The Garrison currently provides living and technical accommodation for one deployable Brigade, currently 19 Light Brigade (19 Lt Bde), and a number of supporting troops. In total there are 10 major units located within the Garrison – 6 at Catterick Garrison Main, 2 at Marne Bks, and 1 each at Alanbrooke Bks (Topcliffe) and Claro Bks (Ripon). In addition, an Army Air Corps (AAC) Regt is based at Dishforth, whilst the Infantry Training Centre (ITC), equivalent to three battalions, occupies significant estate at Vimy and Helles Bks within Catterick Garrison Main. The Defence Medical Education and Training Agency (DMETA), the Military District Hospital Unit (MDHU) at Northallerton, the Army Base Repair Organisation (ABRO) and the Defence Storage and Distribution Agency (DSDA) also occupy large areas of estate at Garrison Main.
- 2.2 The military composition of the Garrison from 2008 onwards will undergo a major transformation. During 2008 the units comprising 19 Lt Bde will relocate. They will be replaced by 4 Mechanized Brigade (4 Mech Bde) from Germany, who will take up estate left behind by 19 Lt Bde to achieve unit integrity and brigade cohesion as far as practicable. The establishment manpower of 4 Mech Bde is approximately 10% larger than 19 Lt Bde (equivalent to about 500-600 additional military personnel and an additional population including dependents of 1,000 – 1,200). However, the new build single living accommodation (SLA) on Catterick Campus 1 (CC1) on the west side of Garrison Main added to the works already completed will ensure that there is sufficient estate available to meet their needs. At the same time a short term requirement for 150 additional SFA units (potentially rising to 200) has been identified. To meet this need DE is negotiating to lease properties locally, mainly in Darlington, Thirsk and also at Catterick Garrison itself.
- 2.3 With the relocation of 4 Mech Bde the overall establishment will comprise around 11,500 personnel, including 9,900 military (including ITC trainees), 650 civilians and around 900 contractor staff providing direct services in support of the military. Within Catterick Garrison Main it is estimated that there are a further 1,000 persons in non-military employment predominantly within education, retailing and other service sector activities.

- 2.4 4 Mech Bde requires greater flexibility to meet its estate requirements and enable it to achieve greater Brigade cohesion by enabling an additional logistics regiment to relocate to Catterick Garrison. Initial planning for this is underway, with a target of 2012-2015 for achieving this cohesion.¹

Capacity

- 2.5 To provide guidance to military decision-makers regarding future moves, the LTDP Refresh has reassessed capacity in the light of decisions to relocate 4 Mech Bde into Catterick Garrison, the requirement for Brigade cohesion and resultant from the consultation process.
- 2.6 The assessment of capacity at Catterick Garrison Main and the outlying sites has been determined having regard to the availability and suitability of land to accommodate new development. Land suitability has taken into account operational requirements, planning policy considerations, environmental and heritage constraints, infrastructure and highway capacities etc. Detailed technical assessments of capacity are contained in the Catterick Garrison LTDP Technical Paper 1, Assessment of Capacity Catterick Garrison Main (June 2004) and the Catterick Garrison LTDP Technical Paper 2, Outlying Sites Capacity Assessment (October 2004).
- 2.7 For military planning purposes, capacity has been quantified by having regard to the number of major units that can be accommodated. A major unit is assumed to require a barracks capable of providing command and training, technical, and living accommodation for an establishment of around 600 soldiers together with associated welfare and sports facilities, vehicle parking (private and military) and SFA (180-300 dwellings per unit depending on assumptions on take up and SFA entitlement policy). With dependants, the overall population of a major unit is estimated at 1,200 -1,300. Overall, it is estimated that a site area of 15ha to 20ha (excluding SFA) is required for each major unit, recognising that there will be opportunities for economies of scale and the application of a 'pair and share' approach (ie where units share common facilities such as workshops, armouries/ammunition stores, training facilities, sport and recreation facilities, messes etc).

¹ Current thinking is to use Marne Barracks

Catterick Garrison Main

- 2.8 There are five major areas of concentration of military activities at Catterick Garrison Main (refer **Figure 2.1**). These are referred to as:
- a) MD1: Land West of Plumer Road comprising Alma, Cambrai, Bourlon and Megiddo Barracks, CC1 (land off Waithwith Road and Tankadrome) and CC2 (undeveloped land to the west of Bourlon Barracks). This whole area (known as Münster Barracks) currently accommodates four major units and has outline planning permission for 2 additional units, although it is assessed that there is sufficient capacity for a total of 3 additional units. This would be achieved by using the CC2 site where the LPA agreed areas suitable for 2 and 3 storey development and on infill sites and within vacated barrack blocks at Alma, Cambrai and Bourlon Barracks. In total, infill sites amounting to 12.3 ha and vacant floor space amounting to 35,000m² will be available comprising 13 accommodation blocks plus the Sandhurst Block at Bourlon Barracks, up to 3 JR cookhouses and 3 JR Clubs. The overall condition of the building stock is generally satisfactory. It is considered that these barracks could be remodelled, to include reuse of buildings and redevelopment to accommodate at least one major unit and/or a number of minor or lodger units.
 - b) MD2: Somme Barracks and Loos Reserve Bks site. Somme Bks currently has capacity for one major unit. The site area is 16.7 ha, but by including the Loos Reserve Bks site the site area can be doubled. During the period of the LTDP consideration will need to be given to modernising and/or replacing the SLA to achieve scale entitlements. At this point consideration could be given to remodelling the site to incorporate two regiments on a pair and share basis. There are also limited infill opportunities at Somme Bks extending to about 1ha;
 - c) MD3: Vimy and Helles Bks (ITC). The ITC at Vimy and Helles Bks has been modernised and expanded in recent years, with building refurbishment and new build works on-going. There are now only limited opportunities for further infill development, extending to about 2 ha.
 - d) MD4: Gaza Bks. This barracks is currently being remodelled and rebuilt to provide bespoke technical and scaled single living accommodation for a 2 medical regiments when 4 Mech Bde relocates into the Garrison.

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- e) MD5: Piave Lines. This site provides accommodation for a range of minor and support units including the Court Martial Centre, an EOD Sqn, Band Practice Rooms, DSDA Support Centre, ABRO workshops and other support units. Plans have also been recently approved to build new offices for DE on this site. The site has some limited spare capacity for further infill development and/or redevelopment of out-dated buildings.
- 2.9 In conclusion, it is considered that **MD1 - MD5 have an unconstrained capacity to accommodate a further 4 major units** (3 on Land West of Plumer Road – MD1, and one unit on Somme Bks/Loos Reserve Bks site – MD2). There are no significant constraints to delivering this capacity².
- 2.10 In addition, part of the Shaiba Training Area (referred to as MD6), which is previously developed land, has been identified as having potential for military development. However, the DTE has indicated that Shaiba is also an important part of the Catterick Training Area (CTA) and any plans to develop even a part of this area for a new barracks would be strongly resisted. There will also be planning policy issues to be addressed, not least of which are the landscape and visual impacts of any large scale development in this area. As such the Shaiba Training Area has been identified as a long term reserve site (for possible development after 2021) with potential for one major unit, subject to the agreement of the DTE and after all other alternatives have been explored.
- 2.11 Apart from the major areas of concentration of military activities identified above, the MOD also occupies a large number of small sites within Catterick Garrison Main. These sites are also shown on **Figure 2.1** and details summarised in **Table 2.1**. The sites can be categorised into 3 groups:
- a) Those which will need to be retained in military use over the period of the LTDP - Beach Head Lines (RMP Bks) and CAST (North) – Site Ref Nos MS01 and MS02;
 - b) Sites which have potential to be released for development in the medium to long term subject to the existing uses being reprovided - Ypres Lines, Peronne Lines, Resettlement Centre, Le Cateau gymnasium, Army Welfare Services, and Piave Lines (North) along Leyburn Road) – Site Refs MS03 –08;
 - c) Sites which could be released for development in the short to medium term subject to the re provisioning of the existing facilities – Pinhill Messes, DKB, the DSDA Support Centre site, Harden Bks, and Piave Lines (North Side) – Site Refs MS09 -12
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2.12 The total area of these sites is approximately 28.8ha.

Table 2.1 Proposals to develop four Small Military Sites, Catterick Garrison

Plan Ref No	Site	Existing Uses	Area (ha)	Recommendation	Comment and Recommendation
MS01	Beach Head Lines	RMP Bks	1.0		Retain as is
MS02	Parcel Ref CSTN00	CAST (North) and other uses	0.9		Retain as is
MS03	Ypres Lines	RMP/MGS Vehicle Compound	3.5		Potential for extension to town centre in medium/long term subject to reprovision of RMP technical facilities and vehicle park
MS04	Peronne Lines	Catterick Garrison HQ	3.7		Subject to possible merger of Bde and Garrison HQ functions – Potential to reprovise and release site for mixed use scheme in medium/long term
MS05	Resettlement Centre and Army Welfare Services	Offices and stores for RRS and AWS	2.1		Potential housing site subject to reprovision of other uses in medium/long term
MS06	Le Cateau Gymnasium	Regional Rehabilitation Centre	1.0		Upon completion of Sport and Leisure Centre, potential to reuse rehabilitation centre for community use or redevelop as a housing site.
MS07	Piave Lines, North Side of Leyburn Road	Bonded Warehouse	1.0		Potential redevelopment site – commercial subject to reprovision of

² It is believed area MD2 would not be suited to a unit with heavy equipment.

Plan Ref No	Site	Existing Uses	Area (ha)	Recommendation	Comment and Recommendation
					existing uses
MS08	Horne Road	Contractors Offices, Thrift Shop	1.0		Potential redevelopment site for housing subject to reprovion of existing uses
MS09	Duchess of Kent Bks	Garrison Medical Centre and various lodger units	5.3		Proposed housing site – subject to reprovion of Garrison Medical Centre and other uses in short to medium term
MS10	Pinhill	Officers and SNCOs Mess for MDHU	2.5		Proposed housing site – subject to release of Mess facilities in short to medium term
MS11	Training material Park	DSDA Support Centre	2.3		Proposed housing site subject to reprovion of DSDA Support Centre in short to medium term
MS12	Harden Bks	JRSLA and mess facilities for MDHU	4.5		Proposed housing site after new JRSLA built on land west of Plumer Road
	Retain in military use during period of LTDP				
	Potential to release for other uses in medium to long term				
	Sites which HQ Catterick Garrison has indicated that it is prepared to release for reuse/redevelopment in short to medium term, subject to the reprovioning of existing uses				

- 2.13 It is recommended that Land Command and DE agree a disposals strategy for these smaller military sites, particularly those that could be available for release in the short to medium term (ie Site Ref Nos MS09 –MS12), and to put in place action plans including Statements of Need (SONs) to reprovide existing uses. The release of other smaller military sites should be reviewed at regular intervals.

Outlying Sites

- 2.14 Opportunities for development at the outlying sites are shown on **Figure 2.2**.
- 2.15 **Marne Bks:** Marne Bks is strategically located on the east side of the A1 about 3 miles to the east of Catterick Garrison Main. It extends to 154 ha; of which 75ha comprises a local training area incorporating the Castle Hills Scheduled Ancient Monument (SAM) and Oran House and Grounds (Grade 2 Listed). It currently provides accommodation for two regiments and has benefited from major investment in new JRSLA, JR Mess, P&RTC and infrastructure improvements. Further works are planned to replace the SNCOs' accommodation and to upgrade the technical accommodation, including the two main hangars. The planned upgrade of the A1 in 2010 will improve access to Marne Bks. It may also provide an opportunity to consider the disposal of Oran House which could then be accessed via the proposed A1 service road; however, any disposal strategy for this site will need to have regard to Counter Terrorism Measure (CTM) guidelines.
- 2.16 The main opportunity for expansion lies to the south of the former runway, where there is approximately 25ha available for development, sufficient land to accommodate one major unit. However, planning policy (the site lies in the open countryside where there is a presumption against development), heritage (this area is rich in archaeological history) and infrastructure capacity (particularly water supply and sewage capacity) constraints would need to be addressed.
- 2.17 Within the main built up part of the barracks there are also opportunities for infill development and for a number of former JRSLA blocks to be either reused for other uses or demolished and reused. In total six infill sites with a total area of 2.1 ha and vacant floorspace totalling approximately 10,000m² have been identified for reuse or redevelopment. The buildings would suit support or lodger units seeking office and stores accommodation, or even rattle/temporary accommodation for units undertaking training exercises in the region. Redevelopment will need to have regard to the setting of listed buildings on the site, and also CTM guidelines as some redevelopment sites are close to the site boundary.
- 2.18 In conclusion, **Marne Bks is considered to have a constrained capacity for one additional major unit**, subject to overcoming significant planning policy, heritage and infrastructure constraints. In addition there is also some spare capacity to accommodate one or more minor units by reusing vacant buildings and through infill development.

- 2.19 **Dishforth:** Dishforth is also strategically located on the east side of the A1, some 20 miles south of Catterick Garrison Main and would be ideally suitable for logistics units. It extends to 205 ha of which 25 ha comprises the secure area (living and technical accommodation) and the remainder is the airfield. 9 Regt AAC are resident at Dishforth and have only 222 JRSLA bedspaces compared to a requirement of 300-350 for a full sized regiment. However, the JRSLA is all in single rooms (some are en suite), in generally sound condition and categorised as Grade 2, and so there should be no urgency to replace or modernise this accommodation. The technical accommodation is also in sound condition having benefited from recent investment to ensure the hangars are fit for purpose and secure to meet the requirements of the helicopters currently based at Dishforth.
- 2.20 The main constraints to expansion at Dishforth relate to planning policy (the airfield is considered to be in the open countryside where there is a presumption against development) and airfield operations (the airfield is used as a Relief Landing Ground (RLG) for Tucano T1s from RAF Linton-on-Ouse). It is understood that the RAF is reviewing the rationalisation of RLGs under the Defence Airfields Review (DAR) and the PFI for the Military Flying Training System (MFTS) but no firm decisions have been taken on the future of Dishforth as a RLG.
- 2.21 In conclusion, **Dishforth has an unconstrained capacity to accommodate one replacement major unit** subject to the construction of additional SLA (two 54 bed blocks). If planning policy and operational constraints can be overcome to allow development on the airfield area then it is considered that Dishforth would have **further constrained capacity for up to two additional major units** (a total capacity of 3 units). There is limited scope to accommodate any minor or lodger units in existing buildings. If military expansion of Dishforth were to be considered, then it would be necessary to provide additional SFA; the LPA has suggested that ideally these should be provided within nearby towns such as at Thirsk, Ripon or at Catterick Garrison Main, where there is good access to local services.

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- 2.22 **Alanbrooke Bks, Topcliffe:** Alanbrooke Bks is located some 4 miles to the south west of Thirsk along the A168 and 7 miles from Dishforth. The barracks is currently the home of an Artillery Regiment, as well as having a continuing RAF presence using the airfield and one hangar. Like Dishforth the airfield is used as a RLG for Tucano T1s based at RAF Linton-on-Ouse and also by a squadron of the RAF's Volunteer Gliding School (VGS). The site extends to 279ha which includes the main technical and domestic area (34ha), the airfield (120ha), and the airfield perimeter which is used as a back-door training area (90ha), sports-field (17ha) and SFA (18ha). Overall, the quality and quantity of accommodation for one major unit is considered to be satisfactory and fit for purpose. SLA is grade 3 for Officers, grade 4 for SNCOs and a mix of Grade 3 & 4 for JRs.
- 2.23 Within the built up area there is an opportunity to re-model and redevelop the site at a higher density for the equivalent of two major units. 14 infill sites with a site area of 6.5 ha have been identified. In addition existing SLA blocks and adjoining land could be redeveloped as and when decisions are taken to upgrade or replace the SLA with scaled accommodation.
- 2.24 Further expansion for, say, a third major unit would involve development on the airfield. However, development on the airfield area is constrained by planning policy (the site lies in the open countryside outside defined development limits where there is a general presumption against development); airfield operations (like at Dishforth, development on the airfield will depend on the outcome of the DAR and MFTS PFI and whether the RAF will need to retain it as a RLG). Infrastructure network capacities (foul and surface water drainage systems, water supply and distribution system and HV electricity supply would require upgrading and/or reinforcement); and access (although Topcliffe is well located in relation to the strategic road network, local access involves passing through Topcliffe village where there is a severe bend and is unsuitable for large vehicles) would also need to be addressed.
- 2.25 In conclusion **Alanbrooke Bks has an unconstrained capacity to accommodate one additional major unit.** If planning policy, airfield operational, infrastructure and access constraints could be overcome, then it is considered that the site would have **further constrained capacity for two additional major units** (a total capacity of 3). If major expansion was agreed to at Topcliffe, then the LPA has indicated that it would wish for any additional requirement for SFA to be provided within nearby towns such as at Thirsk and Ripon.

- 2.26 **Ripon Station:** Ripon Station which comprises Claro Bks, Deverell Bks and Laver Banks was established in 1914 and is an integral part of Ripon town. It is located 20 miles south of Catterick Garrison Main. The total site area is 75ha. It currently provides barracks accommodation for an engineering regiment (at Claro Bks), training accommodation and mess facilities in a hutted camp at Deverell Bks (DTE asset) – it is a popular training camp for the TAs and cadets - and a DSDA Support Centre (at Laver Banks).
- 2.27 The condition of the estate at Claro Bks is generally satisfactory (the technical accommodation was replaced some 10-15 years ago). However, the SLA is mostly Grade 4. The services infrastructure is generally sound and has capacity to absorb further development.
- 2.28 It is considered that Ripon Station has limited scope for infill development. Expansion will require the DTE hutted camp facilities and for the DTE to vacate Deverell Bks. In considering intensification of military activities at Ripon, a number of issues need to be carefully considered:
- a) Intensification and expansion onto un-developed areas (ie the sports field) will be contrary to existing policies to safeguard recreation areas from development; also part of the site falls within an area of potential subsistence arising from the gypsum dissolution, where development is discouraged);
 - b) Access: All military vehicles from the A1 have to pass through the centre of Ripon and this involves passing over a Grade 1 listed bridge;
 - c) CTM guidelines: The site is surrounded by development on three sides and re-development will need to comply with the MOD's latest CTM guidelines which require a minimum set back from the security fence of about 50 metres – this could sterilise a large part of the site;
 - d) Availability of developable land: There is limited land potentially available at Deverell Bks (11 ha), which is insufficient to accommodate an additional major unit;
 - e) Disposal value: Of all of the sites comprising Catterick Garrison, Ripon Station has the highest disposal value per ha. In the long term there may be a benefit in considering the disposal of part or the entire site, probably less the SFA, realising a capital receipt and re-providing Ripon Station facilities elsewhere on lower value sites within the Garrison.

- 2.29 In conclusion, **Ripon Station has limited spare capacity to facilitate the upgrading of the existing facilities.** The constraints identified above would make it extremely difficult to consider locating an additional major or even a minor unit at Ripon Station. As a singleton barracks site with very limited scope for expansion, Ripon Station may not have a long-term future and should be reviewed at intervals. However, the good quality SFA at the location has good access to schools and other community facilities and should be retained. Further expansion of the SFA stock at this location should be considered on an opportunity basis.

Defence Training Estate

- 2.30 The Defence Training Estate in the north of England comprises DTE North which includes the Catterick and Warcop Training Areas and a number of secondary training areas, and DTE Otterburn. In total the DTE in the north of England extends over 42,000ha and includes 50 small arms ranges and 2 artillery ranges. The Catterick Training Area (CTA) which adjoins Catterick Garrison Main extends to over 9,300ha. It can support dry training exercises up to Company level (CT2), and includes the Bellerby and Battle Hill ranges, live firing facilities at Feldom and a Fighting in Built Up Areas (FIBUA) complex adjoining the ITC on the edge of Catterick Garrison Main.
- 2.31 The CTA is unsuitable for Battle Group and Brigade level exercises and also for exercises involving armoured vehicles (for example such vehicles can only be used in ones or twos and at low speeds). The most appropriate use of the CTA is for infantry training exercises at the Company level.
- 2.32 A Management Development Plan (MDP) was prepared for DTE (North) in March 2006, which sets out a number of costed short and medium term recommendations to improve the capacity and training capabilities of the estate. The main recommendations included an additional range at Bellerby³, upgrading of existing ranges, the construction of new access tracks, new woodland planting, additional FIBUA facilities on the CTA, and improvements to the management and booking systems. The MDP considered that the DTE has capacity to support training up to CT2 level for a further 3 major units (assuming light infantry units or similar).

³ In hand as a project, due to complete 2011

Summary of Military Capacity Assessment

- 2.33 Based on the above analysis **Table 2.2** below summarises the constrained and unconstrained capacity of Catterick Garrison to accommodate additional major units. **In total, the Garrison has the spatial capacity to accommodate 5 additional major units without any constraints, and a capacity for 10 additional major units (with constraints on 5 of these).** This capacity broadly matches with HQ Land Forces' direction to consider scenarios for expansion to accommodate a divisional HQ and supporting units (approximately 5 major units) or an additional brigade (approximately 9 major units). In addition, Alma, Cambrai and Bournon Barracks at Catterick Garrison Main also have spare capacity to accommodate a number of minor or support units through the reuse of empty barrack blocks and infill development. Effectively, therefore, the Garrison could accommodate an additional Brigade together with a number of minor and/or support units. This could be achieved without the need for development on the DTE at Shaiba (Site Reference MD6) assuming constraints to development at the outlying sites can be addressed.
- 2.34 With respect to the provision of additional SFA at the outlying sites, a reasonable planning assumption is that this would be provided within Catterick Garrison Main and/or in market towns close to the outlying sites, such as at Thirsk, Northallerton, Ripon and Boroughbridge.

Table 2.2: Catterick Garrison: Constrained and Unconstrained Capacity

	Catterick Garrison Main	Marne Bks	Dishforth	Alanbrooke Bks	Ripon Station	TOTAL
Existing capacity No of Major Units (4 Mech Bde) (+ ITC)	6 (+3)	2	1	1	1	11 (+3)
Maximum Number of Additional Major Units (if all constraints addressed)	5	1	2	2	0	10
Maximum Number of Additional Major Units (on land which has no constraints to be addressed)	4	0	0	1	0	5
Key Constraints	DTE (Shaiba), Landscape	Planning Policy, Archaeology	Airfield operations, Planning	Airfield operations, Planning, Traffic	Planning, Traffic, Site Value	

3. HOUSING

- 3.1 In reviewing and updating the housing policies and preferred housing land allocations contained in the LTDP (June 2005), the following factors have been taken into account:
- a) A long term assessment of the MOD's potential requirements for Service Families Accommodation (SFA) having regard to the military expansion options currently under consideration for the Garrison, which may include an additional brigade, and having regard to changing policies on SFA entitlement and other policy changes to encourage personnel who join the Armed Forces to purchase homes during their period of service;
 - b) National and regional housing policies, and in particular the proposed modifications to the RSS for Yorkshire and the Humber. This states that RDC will need to make provision for 200 new homes per annum during the plan period (2004-2026) and that these should be concentrated in the Joint Principal Service Centre of Richmond/Catterick Garrison. These modifications also state that housing for military personnel is to be regarded as additional to the level of housing provision for Richmondshire District, and indicates that up to 2,250 additional homes may need to be provided depending on the level of military growth;
 - c) Emerging Core Strategy for Richmondshire and the Richmond/Catterick AAP which will need to reflect the housing provision figures contained in the RSS and the MOD's aspirations for Catterick Garrison;
 - d) A review of housing sites proposed in the Catterick Garrison LTDP by HQ Catterick Garrison, DE and other military stakeholders;
 - e) Affordable Housing – In accordance with Government policy, Richmondshire District is considering introducing a policy whereby 40% of all the district's housing requirements should be provided as affordable housing. Guidance from the Government Office for Yorkshire and the Humber (GOYH) indicates that this requirement will not apply to the provision of SFA and to key worker housing for civilians and contractors employed directly by the military. However, given the rapid rise in house prices in the District in recent years, the provision of affordable housing has become a high political priority, and new housing schemes in the Garrison will need to respond to local aspirations;

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- f) Feedback on the LTDP public consultation – consultees indicated a desire for more mixed housing in terms of size, provision of affordable housing and guarantees that further SFA will not be sold off.

Housing Demand

- 3.2 There are approximately 1,540 SFA units within Catterick Garrison Main and at Catterick village. This is sufficient to meet current demand which is equivalent to a take up rate of 32% of all personnel. This compares to a national planning assumption of 40% and a working assumption of 50% take up if the MOD's policy entitlement to SFA is widened. In addition, a further 150 dwelling units are being rented in local towns to meet the increased demands generated by 4 Mech Bde, when they relocate to Catterick during 2008.
- 3.3 The maximum long term requirement for SFA at Catterick Garrison and Marne Bks will depend on the number of additional units which relocate to the Garrison and assumptions on the take up rate for SFA. Under a worst case scenario up to 6 major units could locate to Catterick Garrison Main and Marne Bks; assuming a 50% take up rate and the replacement of 150 units currently being rented on the open market this could result in a total demand for 1,950 SFA units. On the other hand, if the constrained capacity of 4 major units were adopted then the requirement would be only 1,110 assuming a 40% take up rate, and assuming the replacement of the rented units.
- 3.4 With respect to contributing towards meeting Richmondshire's housing provision, the overall requirement is for 200 units per annum over the period 2004-2026 (ie 4,400 units over the plan period in the RDC area). Officers at RDC have indicated that as a Joint Principal Service Centre they would like to see land made available to meet a significant proportion of this requirement, say 70-100 units per annum.

Housing Land Availability

- 3.5 In terms of housing land supply 23 sites have been identified with a capacity for 2,200 houses (refer **Figure 3.1** and **Table 3.1**). However, during the lifespan of the LTDP further sites could come forward for housing development. These will include some of the smaller military sites identified for rationalisation and consolidation in Chapter 2 and not already identified for housing development, particularly site reference nos MS03 to MS08. In total these sites extend to 12.3 ha (equivalent to a housing capacity of 430 dwelling units at 35 units per ha).

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- 3.6 There is also scope to remodel a number of the older SFA housing estates as part of the on-going SFA modernisation programme. Many of these estates have been built at relatively low densities and include areas of underutilised open space which is expensive to maintain. Redevelopment may therefore enable not only new modern houses to be provided, but also higher densities to be achieved, again increasing the overall housing capacity of the Garrison in the long term.

Housing Proposals

- 3.7 It can thus be demonstrated that Catterick Garrison has the capacity to accommodate the maximum forecast demand for SFA at a 50% of establishment take-up rate (1950 units against an identified housing land availability for 2,200 units). However, this would leave 250 plots for open market/affordable housing. A more realistic assumption may be to safeguard land for SFA amounting to 1,110 units (i.e. sufficient SFA to meet the demand for 4 additional major units at 40% take up plus the replacement of 150 rented units). If more land were to be required then this could be found by further rationalisation of the smaller military sites and remodelling of existing SFA estates in the medium to long term. To meet this requirement it is proposed that, as a minimum, the following sites should be safeguarded for SFA on an indefinite basis: Haig Road H/01, H/02 Plumer Road, H/05 Richmond Road, H09 & H10 West of Harden Barracks, H17-H19 (all off Horne Road). In total these sites have a total capacity for 1,108 units. This approach will enable the majority of new SFA to be built close to the areas identified for expansion – sites to the west of Richmond Road would serve expansion on land to the west of Plumer Road, whilst development of the Horne Road sites could serve the needs of expansion of Somme Bks/Loos Road Reserve Bks site.
- 3.8 With respect to meeting the RDC housing requirement it is proposed that the MOD provides certainty to meeting a significant proportion of RDC's 5 year housing land supply requirement. It is therefore proposed that the following sites be released over the short term for open market and affordable housing: Site Nos H/03 & H/04 Land off Gough Road, H/06 Town Centre, H/07 Coronation Park, H/08 Catterick Road, H/15 Arras Lines Phase 3, and H/16 Arras/Colburn. In total these sites have a capacity of 497 units - enough for a 7 year land supply requirement using the target range suggested by RDC Officers.

3.9 It is proposed that the remaining sites should be retained as a reserve land supply for SFA or open market/affordable housing. In total these have a capacity for another 595 units. They include the DKB, Pinhill Messes, DSDA Support Centre and Harden Bks sites. The release of these sites will be reviewed at regular intervals in conjunction with AIO, say every 2 years, as basing decisions at Catterick Garrison become clearer, and also as MOD housing policies on entitlements and house purchase schemes become clearer. Ideally the release of any further sites for open market/affordable housing should move from east to west along Catterick Road. Thus the next sites coming forward to be considered for release would include the Pinhill Messes and DSDA Support Centre site and then the DKB and Harden Bks sites.

Table 3.1 Catterick Garrison Main – Housing Provision

Site Ref	Location	Net Dev Area	Density	Capacity (SFA)	Capacity (Open Market)	Capacity (SFA or Open market)	Timing of Site Releases
H/01	Haig Road	1.6	30	48			As required
H/02	Plumer Road	7.8	30	234			As required
H/03	Gough Road	1.3	30		40		2008-13
H/04	Gough Road	1.1	40		44		2008-13
H/05	Richmond Road	8.9	30	267			As required
H/06	Town Centre	-	-		183		2008-13
H/07	Coronation Park	0.6	35		20		2008-13
H/08	Catterick Road	0.2	35		10		2008-13
H/09	West of Harden Bks	2.3	35	80			As required
H/10	West of Harden Bks	1	35	35			As required
H/11	Harden Bks	4	35			140	Post 2013
H/12	DKB	4.8	35			170	Post 2013
H/13	Pinhill Messes	2.2	35			75	Post 2013
H/14	DSDA TMP	2.1	35			75	Post 2013
H/15	Arras Lines (Ph 3)	2	35		70		2008-13
H/16	Arras/Colburn	3.8	35		130		2008-13
H/17	Horne Road	3.5	35	125			As required
H/18	Horne Road	0.7	35	25			As required
H/19	Horne Road	2.1	35	75			As required
H/20	Horne Road	3.9	35			135	Post 2013
H/21	Land off Loos Road	3.1	30	93			As required
H/22	Land off Loos Road	3.5	30	105			As required
H/23	Land off Loos Road	0.7	30	21			As required
	TOTALS			1108	497	595	

Source: GVA Grimley, DE and HQ Catterick Garrison

4 COMMUNITY AND RECREATION FACILITIES

- 4.1 The provision of high quality community and recreation facilities is an essential ingredient to creating an attractive modern town where people wish to come and live. The MOD has recognised the importance of this issue in terms of recruitment and retention of its military personnel and in recent years has been striving hard to deliver first class facilities at the Garrison. In recent years new shopping facilities have been provided in the Garrison, including Richmond Walk, together with the Darlington College Site at Catterick (DCAT). At the same time the next wave of projects are well advanced which will make a significant difference to quality of life in the Garrison. These include the sports and leisure centre and the town centre extension project which will include additional non food shops, restaurants and other leisure facilities and a Forum (ie community centre). The town centre project will also support improvements to Coronation Park, recreation facilities, cycling/pedestrian routes and public transport.
- 4.2 During the public consultation on the LTDP a large number of responses were received from members of the public and stakeholder organisations to improve the range and quality of community and recreation facilities, including access to them. Key issues raised included:
- a) Need to safeguard recreation and open space facilities from development, to upgrade the quality of existing facilities, and improve public access to 'behind the wire' military recreation facilities;
 - b) Provision of more 'exciting and adventurous' recreation facilities such as the provision of a skateboard park, BMX track, access to climbing walls for older children, dance halls etc;
 - c) Protection of and enhancements to Coronation Park;
 - d) Improved linkages to the Yorkshire Dales National Park such as ensuring that all newcomers are provided with information packs on the 'resources' available in the Park;
 - e) Provision of a new High School with a sixth form centre;
 - f) Safeguarding of and improving primary and secondary healthcare services at the Garrison for the benefit not only of the Garrison community but also for the Dales communities;

- g) Ensuring a joint approach to the provision of facilities in Richmond and Catterick Garrison Main.

4.3 The latest position statements on the provision of improved community and recreation facilities are set out below.

Education

4.4 Education provision at Catterick Garrison Main comprises:

- a) 3 primary Schools plus a further two local schools at Hipswell village and at Colburn. Although school enrolments are variable due primarily to unit deployments when many dependents often return home to live, there appears to be ample spare capacity, estimated at 200+ spaces in 2005. Based on Department of Education guidelines LEAs calculate that new housing will generate additional primary school places at 0.18 places per 3 bedroomed house (ie 180 places per 1000 houses). Thus, based on the housing assumptions above, the Garrison should have adequate capacity for 4 major units worth of households. Thereafter, consideration will need to be given to extending the existing schools or providing one new primary school;
- b) 1 secondary school plus two secondary schools in Richmond – only Richmond School has a sixth form centre. Current spare capacity is around 300+ spaces, most at Risedale Community College in Hipswell village. Using the Department of Education calculator of 0.24 places for a 3 bedroomed house, then there is sufficient capacity for over 1,200 additional households. Again, the Garrison should have adequate capacity for 4 major units worth of households. However, NYCC has a long term, as yet unfunded aspiration to replace the Risedale Community College with a new purpose built school with a sixth form centre. NYCC has suggested informally that this be provided within Catterick Garrison Main and one option is development on a site at the junction of Hipswell Road West and Richmond Road. With this option there may be an opportunity to consider a housing land swap whereby the existing school site is redeveloped for housing. The advantages of a more central location would be many including access to the sport and leisure centre facilities, potential use of the adjoining sports fields and reduced traffic flows through Hipswell village;
- c) Darlington College at Catterick which offers adult education courses and has proved to be an important asset to the Garrison;

- d) Garrison Adult Education Centre which is located in Vimy Bks – a more accessible location should be considered, possibly within vacated accommodation at Alma, Bourlon or Cambrai Bks where the majority of troops will be located in the future.

4.5 Education provision at Catterick Garrison Outstations is not covered by this LTDP and would therefore have to be considered separately.

Health

4.6 Healthcare and dental facilities comprise the Garrison Medical Centre (DKB), ITC Medical Centre (Vimy Bks), Garrison Dental Centre (Scotton Road), DDA offices (Catterick Road), The Harewood Primary Healthcare Practice (Catterick Town Centre), private dental practices (along Catterick Road) and the Regional Rehabilitation Centre (RRC) in the Le Cateau gymnasium off Scotton Road. In addition, there are additional primary healthcare and dental facilities in Colburn and Richmond. The nearest hospital is at Northallerton, where the Military District Hospital Unit (MDHU) is responsible for two wards.

4.7 The following improvements and changes are planned as part of the modernisation and expansion of the Garrison:

- a) Reprovision of the RRC into the new sports and leisure centre;
- b) Replacement NHS primary healthcare centre as part of the redevelopment of the town centre, (using private and NHS sources of funding);
- c) Reprovision of the Garrison Medical and Dental Centres, probably on land west of Plumer Road – this is an unfunded aspiration at present.

4.8 In addition, the MDHU staff will be provided with scaled SLA on CC1 (JRs) and at Tankadrome (Officers and SNCOs) which will release Harden Bks and the Pinhill mess sites to the reserve pool for potential future redevelopment.

4.9 Locally, there is concern about the level of service provision, particularly for secondary care services such as Accident and Emergency services due to the distance to be travelled to reach Northallerton. Whilst the MOD is not a healthcare provider to the local community it can facilitate improved provision through making land available for new facilities. Considerable consultation will be required amongst the main stakeholders including the MOD, NHS and public sector healthcare providers to determine how best to provide healthcare at the Garrison for the benefit of the military community and the wider community.

- 4.10 Dialogue with NHS and public sector healthcare providers will continue as plans for additional units become clearer, in order that local service provision can adjust to suit the changing circumstances.

Community and Welfare Facilities

- 4.11 The Army Welfare Services (AWS) is located in Hipswell Lodge and provides a range of welfare services to the Garrison population. Facilities include: two community centres (White Rose and The Dalesman); the Almondree Project; HIVE; after school clubs; nursery schools; and crèches operated by the AWS. Additionally there are several churches located within the Garrison and in nearby settlements, which meet the needs of the Garrison and the local community. It should also be noted that over 70 encroachments (ie non public sector funded activities) are recorded within the Garrison, including various sports clubs, special interest clubs and welfare activities. These all occupy MOD assets and make a valuable contribution towards enhancing the quality of life for soldiers and their families.

- 4.12 Proposals to improve community and welfare facilities include:

- a) A Forum building to be provided as part of the new town centre and which may enable some existing facilities including The Dalesman to be rationalised;
- b) Replacement library to be provided in the sports and leisure centre.

- 4.13 The development of new housing estates may enable other improvements in community and welfare facilities to be provided under planning gain agreements.

- 4.14 Community and Welfare provision at Catterick Garrison Outstations is not covered by this LTDP and would therefore have to be considered separately.

Town Centre and Retail Facilities

- 4.15 The town centre comprises Richmondshire Walk (Tesco, Filling Station, McDonalds and a parade of shops), an Aldi Store and shops, bars, restaurants and banks along Shute Road and Richmond Road. In addition, there is a parade of local retail outlets known as the White Shops at the junction of Catterick Road and Horne Road, together with a number of local shops within the residential areas.
- 4.16 The town centre project which will be developed on the Central Sportsground and through redevelopment along Shute Road and Richmond Road will comprise:

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- a) New non food shops, banks and finance outlets (7,896m²);
 - b) Offices (1,945m²);
 - c) Restaurants and Bars (1,942m²);
 - d) Hotel (with 84 rooms);
 - e) Residential (183 units);
 - f) Forum community centre (3,000m²);
 - g) Replacement healthcare centre (1,690m²).
 - h) Improvement to existing sports facilities at Leyburn Road and Robertson Road

4.17 It is anticipated that this development will commence construction during 2008/09 and be complete 2-3 years later. A proportion of the disposal receipts from the town centre project will fund enhancements to Coronation Park, public transport, pedestrian and cycling route improvements, junction improvements at Catterick Road/Horne Road and upgrading of recreation facilities.

4.18 In the longer term as the town expands and demand increases further expansion of the town centre may become necessary. The natural direction of expansion is northwards to encompass Ypres Lines subject to existing military uses being reprovided. In addition, it has been concluded that the town centre should also include the area of woodland along Risedale Beck between the Tesco development and Richmond Road to ensure that the area can be effectively integrated into the town centre as public open space in much the same way as Coronation Park to the east.

Recreation

4.19 As part of the planning application submission for the town centre scheme a detailed analysis of the provision of recreation facilities at the Garrison was undertaken to underpin the justification for developing the town centre on the Central Sportsground.

4.20 In summary there are 260 ha of open space, sport and recreation facilities outside the wire, including 46 ha of sports pitches, golf course and saddle club grazing areas (87 ha), 40 ha of parks and gardens and amenity green space, and 87 ha of woodland and green corridors (refer **Figure 4.1**). This is equivalent to 16.7 ha per 1,000 population and well in excess of RDC's recommended level of provision of 2.43 ha per 1,000 population.

- 4.21 In addition, the Garrison has numerous additional facilities located outside the wire including 21 sports pitches for rugby, football and cricket, 15 gymnasiums/fitness suites, 15 tennis courts, 8 squash courts, a trapezium, an all weather pitch, athletics stadium and also Scotton Park (within the ITC).
- 4.22 The conclusions of this analysis were that there is an overall excess of provision in relation to RDCs minimum standards, but the quality of many of the outdoor sports facilities was average to poor, and that many of the 'behind the wire' facilities were underutilised and not easily accessible to the non military community. In order to mitigate for the loss of the Central Sportsground the study recommended that existing sports facilities at the Leyburn Road Athletic Stadium (west side of the Garrison) and at the Robertson Road Sportsground (east side of the garrison) be upgraded to improve the pitches, changing facilities and car parking provision. These recommendations have been endorsed by Sport England, and are supported by the Catterick Garrison Commander and the Chairman of the Army Sports Board.
- 4.23 Indoor provision will be greatly enhanced by the development of the Sport and Leisure Centre which will be complete by 2009/10.
- 4.24 In terms of future strategy, the focus should be on upgrading the quality of existing outdoor sports facilities. Whilst there is ample provision the redevelopment of sports pitches for housing and other uses should only be seen as a final option and where demonstrable improvements in the quality of provision can be proven. The loss of playing fields to development is contrary to government policy and these recreational areas will, in any case, be required if additional units move to the area.
- 4.25 Provision at Catterick Garrison Outstations is not covered by this LTDP and would therefore have to be considered separately.

5 Transport and Infrastructure

Transport

5.1 Transportation issues raised the most responses during the public consultation on the LTDP. Issues raised included:

- a) Increased levels of traffic passing through local villages giving rise to road safety and amenity concerns;
- b) Capacity of the B6136 which links Catterick Garrison Main to the A1, and impact of the A1 upgrading on the routing of traffic along the B6136.
- c) Construction traffic routes;
- d) Road links to Northallerton;
- e) Levels of public transport;
- f) Use of local roads in the Garrison as short cuts.

5.2 Over the past year some of these concerns have been addressed. NYCC as the Highway Authority has implemented a traffic calming scheme through Tunstall village; construction traffic routes for the major construction schemes at Gaza Bks and on land west of Plumer Road have been agreed to with NYCC; a traffic calming scheme and a new pedestrian and cycleway link along Gough Road is subject to a detailed scheme and will be implemented as part of the Catterick Campus 1 (CC1) development; other measures to be implemented as part of the development of CC1 include a new bus terminal and taxi turn round facility along Ava Road adjacent to the site entrance and upgrading of the Ava Road/Leyburn Road junction; a package of transport measures will be funded and implemented as part of the town centre project – these will include: public transport improvements; new pedestrian and cycle way links and junction improvements at Catterick Road/Horne Road which will greatly improve traffic flow along Catterick Road.

5.3 At the same time NYCC's traffic model of Catterick Garrison Main and the surrounding areas has been validated and can now be used to carry out traffic impact assessments associated with future development. The upgrading of the Scotch Corner - Penrith route is currently being implemented, whilst the Highways Agency has indicated that work to upgrade the A1 to motorway standard will commence in 2010.

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- 5.4 Outstanding issues include assessing the impacts of the A1 upgrading including the rationalisation of junctions at Catterick village, determining the routing of traffic bound for Richmond and the Dales through the Garrison. Options are being discussed by NYCC and the Highways Agency; DE is participating in these discussions to ensure that the Garrison's position is adequately addressed.
- 5.5 RDC has also raised the issue of improving bus links between Catterick Garrison town centre and Richmond town centre, possibly including a Park and Ride service, in order to ensure that trade in both centres is optimised. This will have to be the subject of further discussion.
- 5.6 Finally, it should be noted that the Garrison's Green Travel Plan is to be updated to take account of recent developments (on-going and planned).

Services Infrastructure

- 5.7 A strategic appraisal of the services infrastructure was undertaken by Scott Wilson Group as part of the LTDP process during 2004/05. More detailed studies have subsequently been undertaken to facilitate the implementation of the developments at Gaza Bks, land west of Plumer Road, ITC and elsewhere in the Garrison. At the same time Project Aquatrine has been established and a contractor appointed with responsibility for managing and maintaining the water supply and distribution networks and the foul and surface water sewer systems within the military parts of the Garrison. To date the main focus has been on reducing the substantial water leakages across the garrison to make better use of the water resources.

Electricity

- 5.8 NEDL is currently constructing a new 33 Kv HV line from Darlington to the Garrison. This will increase the HV supply to the Garrison by 15 MVA (exclusively for MOD use), effectively tripling the capacity of electricity supply into the Garrison from 7.8 MVA, and providing long term capacity. At the same time electricity distribution is being upgraded.
- 5.9 Given the emphasis of government policy expressed in the MOD's own targets now incorporated with planning guidance, on meeting at least 10% rising to 20% of all energy from on-site renewable resources by 2021, work has begun on a cross Garrison solution to this challenge (see para 6.6).

Water Supply and Distribution

- 5.10 With respect to water supply and distribution the Garrison can meet its own requirements from its facilities which involve abstracting water from the River Swale, treating the water at the Lowenthwaite water treatment works and the Waithwith and Hilltop water storage tanks. Yorkshire Water is responsible for supplies to the non-military parts of the garrison including the SFA estates. To date Yorkshire Water has not indicated any capacity concerns arising from new development. However, further expansion of the Garrison for non-military uses may ultimately require Yorkshire Water to construct a new water main from Thornton Steward to the south of the Garrison. This will have to be the subject of further discussion.

Gas

- 5.11 The Garrison is served by an extensive gas distribution network, which operates at both low and medium pressure. It is maintained by Transco, and has adequate capacity to meet current and known future demands at the Garrison.

Foul Water Drainage

- 5.12 The foul drainage system represents the one key area where there is concern about the capacities of the sewers and sewage treatment works at Colburn. Whilst there is sufficient capacity to address on-going projects at the Garrison up to 2010, Yorkshire Water has indicated that further expansion is likely to necessitate an expansion or replacement of the Colburn Sewage Treatment Works. DE is currently negotiating through C2C, its Prime Contractor, and Yorkshire Water for these enhancements as part of the OFWAT improvement plan, thereby minimising any potential contributions from the MOD.

Surface Water Drainage

- 5.13 With respect to surface water drainage this has been addressed by local schemes discharging into local water courses supported by Sustainable Urban Drainage Systems (SUDS) and the provision of attenuation tanks. Given that most development has taken place on PDL in recent years there has often not been a significant net increase in surface water run off. Development of Catterick Campus 2, which would represent a major Greenfield development is likely to represent a major challenge in addressing surface water run-off.

6 Sustainable Development

Background

- 6.1 Sustainable development is at the heart of government policy. Sustainability issues were also raised by a number of key respondents to the LTDP consultation – the general view was that the LTDP was going in the right direction, but that considerable effort will be needed to create a truly sustainable Garrison town.
- 6.2 In PPS1: PPS1: Delivering Sustainable Development the Government has set out four aims for sustainable development. These are:
- Social progress which recognises the needs of everyone;
 - Effective protection of the environment;
 - The prudent use of natural resources; and
 - The maintenance of high and stable levels of economic growth and employment.
- 6.3 PPS1 also sets out the principles to be applied to ensure that development plans and decisions on planning applications deliver sustainable development. In particular, development should aim to mitigate the effects of, and assist the adaptation to:
- Climate change through the reduction of greenhouse gas emissions and the use of renewable energy;
 - The protection of the wider countryside and the impact of development on landscape quality;
 - The promotion of biodiversity and the management of waste in ways that protect the environment and human health, including producing less waste and using it as a resource wherever possible;
 - The need to improve the built and natural environment in and around urban areas, including the provision of good quality open space;
 - The preservation and enhancement of built and archaeological heritage;
 - The potential impact of the environment on proposed developments by avoiding new development in areas at risk of flooding and sea-level rise;

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- 6.4 Other PPSs and PPGs elaborate on these themes including PPS3: Housing; PPS7: Sustainable Development in Rural Areas; PPS9: Biodiversity and Geological Conservation; PPS10: Planning for Sustainable Waste Management; PPS25 Development and Flood Risk; PPG13: Transport; PPG15 Planning and the Historic Environment; PPG16: Archaeology and Planning; and PPG17: Planning for Open Space, Sport and Recreation.
- 6.5 The emerging RSS for Yorkshire and the Humber and the RDC LDF both establish more detailed interpretations of these policy statements at a regional and local level, and in some cases set specific targets such as for all new developments to achieve 10% on-site energy generation from renewable sources.
- 6.6 The MOD is fully committed to delivering sustainable development across its estate generally and specifically having regard to the modernisation and expansion of Catterick Garrison. Its commitment to sustainable development is demonstrated by its adoption of a number of policy commitments and procedures. Recently it has committed to achieving certain targets in its Sustainable Action Plan 2007-2012, as follows:
- a) **Waste:** Reduce waste arisings by 5% by 2010 and 25% by 2020 relative to 2004/05 levels; and increase recycling to 40% by 2010 and 75% by 2020;
 - b) **Building Standards:** Achieve DREEAM Excellent Rating for all new build and major refurbishments;
 - c) **Energy:** Use 10% from renewables by 2010 and 15% from CHP by 2015; and reduce carbon emissions by 12.5% by 2011 and 30% by 2030;
 - d) **CO2 Emissions:** Reduce carbon dioxide emissions from administrative road vehicles by 15% by 2012;
 - e) **Biodiversity:** Exceed the aim of having 95% of SSSIs in sole MOD ownership in target condition by 2011;
 - f) **Land Quality:** Complete appropriate and prioritised desk top assessments;
 - g) **Water:** Reduce water leakage by 25% by 2020;
 - h) **Heritage:** For no listed buildings or scheduled ancient monuments to be in an unknown condition.
- 6.7 Whilst these are targets for the whole of the Defence Estate, Catterick Garrison will be
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expected to make a significant contribution to meeting these targets given its status as Britain's largest garrison. Areas where good progress is being made include: building standards, biodiversity, land quality, reduced water leakage and heritage. However, further efforts will be needed to achieve the demanding waste reduction and recycling targets, use of renewable energy, and reducing CO2 emissions.

Delivering Sustainable Development at Catterick Garrison

6.8 Since the LTDP (June 2005) was produced the MOD has gone a long way towards ensuring that the modernisation and expansion of Catterick Garrison is based on the wider principles of sustainable development, as follows:

- a) **Concentrating new development on previously developed land:** Most new development at the Garrison is taking place or will take place on previously developed land within the existing built up part of the Garrison, where there is good access to everyday services by walking, cycling or by the use of public transport. An example of this commitment is to be found on the land to the west of Plumer Road where the Garrison amended its planning application to avoid building on undeveloped land off Plumer Road and redeveloping on the Tankadrome site;
- b) **Contributing to sustainable economic development:** A study of the economic impact of the modernisation and expansion of the Garrison by KPMG concluded that the impact of increased spending on goods and services resultant from an additional 2 major units would create 1,560 jobs nationally, of which 410 jobs would be created locally and a further 370 jobs would be created in the Yorkshire and Teeside. These figures were for a given assumption of 2 major units and have not been extrapolated to indicate the impact of greater growth. Other benefits will include promoting educational attainment in the schools, improving skills and entrepreneurship and employability in the economy, reducing benefit payments and increasing tax revenues and generating a requirement for further employment in local public services;

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- c) **Protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities** – The LTDP aims to protect the green appearance of the Garrison including the recreation areas, woodland areas and many becks which flow through the Garrison, and which together make up one third of the Garrison Main's land area. Indeed, DE is involved in the active management of the woodlands, whilst on the Catterick Training Area reforestation schemes are being implemented. The LTDP also aims to safeguard buildings and sites of historic interest and buildings of historic and architectural importance, where appropriate uses can be identified and financial viability is proven;
- d) **Ensuring high quality development through good and inclusive design and the efficient use of resources – planning** applications for new development are submitted with Design and Access Statements to ensure developers produce high quality and well designed buildings which take account of local building features and characteristics. The MOD is also committed to developing buildings which achieve a DREEAM Excellent Rating;
- e) **Ensuring that development supports existing communities** and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community – A key objective of the LTDP is to create a more balanced and integrated town where the military and civilian populations can live side by side and make joint use of the wide range of facilities available;
- f) **Reducing the need to travel:** The modernisation and expansion of the garrison will create a town capable of being self supporting in terms of providing a wide range of locally accessible services and jobs. Within the Garrison an integrated cycle network has been created serving all parts of the Garrison; public transport is being improved as part of the delivery of major projects;
- g) **On site energy generation:** The MOD is committed to ensuring that all new developments achieve a minimum of 10% on site generation of energy from renewable sources. The MOD is committed to commissioning a feasibility study to determine options for achieving this objective in a holistic way across the garrison;
- h) **Avoiding areas at risk from flooding:** Based on the EAs flood risk maps, only small areas along the becks which flow through the Garrison are at risk from flooding. Development in these areas can be avoided, and/or mitigation measures put in place. New development will incorporate Sustainable Urban Drainage Systems (SUDS).
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- i) **Avoiding light pollution:** Security lighting can be a source of light pollution. In the case of new developments the MOD is committed to reducing these impacts through the implementation of appropriate lighting schemes which minimise light pollution.

7 Conclusions

7.1 The key conclusions arising from the LTDP Refresh are:

- a) **Military Capacity:** Catterick Garrison has sufficient spare spatial capacity to accommodate an additional Brigade (ie the equivalent of 7 - 9 additional battalions) through maximising the constrained development potential at Catterick Garrison Main and at the outlying sites. However, a number of significant constraints would need to be addressed at both Catterick Garrison Main and the outlying sites, including planning policy, capacities of the services infrastructure and access arrangements, heritage and environmental considerations. Up to five battalions could locate to Catterick Garrison based on the unconstrained capacity;

- b) **Housing:** Catterick Garrison Main has sufficient land identified to enable 2,200 homes to be built over the plan period, although the release of some sites will require existing military uses to be replaced elsewhere on the Garrison. Further rationalisation of small military sites could enable this housing capacity to be increased. SFA requirements over the plan period range from 1,100 up to 1950 depending on key assumptions regarding the military capacity of the Garrison and the policies relating to entitlements and support packages to encourage home ownership by serving military personnel. At the same time Catterick Garrison Main will be expected to contribute towards Richmondshire's housing requirements. It is proposed that sites for around 1,100 homes be safeguarded for SFA, and that sites for around 500 homes be made available to meet Richmondshire's requirements in the short term (ie over the next five years). The remaining sites for about 600 homes plus other sites which may come forward from other sources be retained as reserve sites for development in the medium/long term for SFA and/or open market/affordable housing. However, the release of these sites should be reviewed in conjunction with AIO at regular intervals, say every two years. If expansion at the outlying sites is agreed to, then it will be necessary to negotiate to provide additional SFA in nearby towns such as at Ripon, Thirsk, Boroughbridge and Northallerton;

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- c) **Community and Recreation Facilities:** On-going and planned improvements in the quantity and quality of community and recreation facilities, including the town centre development scheme, will greatly enhance the quality of life for the military and civilian populations at Catterick Garrison Main. There is adequate spare capacity at local schools to cope with an additional 4 major units - thereafter additional schools may be required depending on basing decisions affecting Catterick Garrison. NYCC has a long term aspiration to reprovide the Risedale Secondary School from Hipswell village to a more central location in the Garrison;

 - d) **Infrastructure and Transport:** Following a programme to strengthen the capacity of the services infrastructure at Garrison Main, there is adequate capacity to meet current planned requirements. Further expansion may require upgrading of the sewerage and sewage treatment works; the gas and water supply and distribution systems may also need strengthening in the longer term. If decisions are taken to expand the outlying sites, then it is likely that the services infrastructure at these sites will need strengthening. A number of improvements to the transport system have taken place in recent years or are planned as part of major development projects. The upgrading of the A1 to motorway standards could have significant implications for traffic movements through the Garrison, and the situation will need monitoring closely with the Highways Agency and NYCC as the Highway Authority;

 - e) **Sustainable Development:** The MOD is committed to ensuring that the principles of sustainable development are reflected in the modernisation and expansion of Catterick Garrison. Key challenges which lie ahead relate to ensuring greater use of renewable energy resources, including on site generation, high quality design of buildings which are energy efficient and achieve DREEAM 'Excellent' ratings, meeting demanding waste management targets for waste reduction and recycling, and safeguarding and enhancing the environment.

7.2 The revised LTDP Proposals Map for Catterick Garrison Main is shown on **Figure 7.1**; more detailed proposals plan for the town centre is shown on **Figure 7.2** and transport proposals are shown on **Figure 7.3**.