

## Appendix – Main Modifications

The modifications below are expressed either in the form of ~~striketrough~~ for deletions and **bold** for additions of text, or by specifying the modification in words in *italics*.

Ref	Policy/paragraph	Main Modification
MM1	Paragraph 1.8	<p><i>Amend to read as follows:</i></p> <p>The Core Strategy is the first part of the Council's Local Plan, <b>which needs to be supplemented by further detailed policies and guidance, in the following</b> additional key planning documents:</p> <ul style="list-style-type: none"> <li>• Delivering Development Plan – <b>defining development limits for the larger settlements on the proposals maps and identifying detailed policies and site allocations for the following:</b> <ul style="list-style-type: none"> <li>○ <b>Housing</b></li> <li>○ <b>Employment</b></li> <li>○ <b>Town Centre Uses</b></li> <li>○ <b>MoD Uses</b></li> <li>○ <b>Infrastructure</b></li> <li>○ <b>Open Space and Green Infrastructure</b></li> <li>○ <b>Sport and Leisure Facilities</b></li> </ul> </li> </ul> <p><b>Site evaluation in the allocations process will include consideration of infrastructure requirements</b></p> <ul style="list-style-type: none"> <li>• Supplementary Planning Documents – <b>providing detailed guidance on the implementation of Core Strategy policies covering:</b> <ul style="list-style-type: none"> <li>○ <b>Affordable Housing Guidance</b></li> <li>○ <b>Heritage &amp; Design Guidance</b></li> <li>○ <b>Settlement Development Guidance</b></li> </ul> </li> </ul> <p><b>The timetable for their production will be published in the Council's Local Development Scheme.</b></p>

Ref	Policy/paragraph	Main Modification
MM2	Paragraphs 3.1.25 and 3.1.27	<p><i>Amend the two paragraphs to read as follows:</i></p> <p>Population and household forecasts are the normal starting point when considering the scale of housing development. The Richmondshire population has proved difficult to project consistently and household projections have fluctuated widely in the past 10 years. The Regional Spatial Strategy proposed an annual target of 200 additional new houses each year. The ONS/CLG mid-2006 based household forecasts increased this to 400, which was subsequently decreased to 250 each year by the mid-2008 household forecasts. <b>The first household projection following publication of the main 2011 Census results indicate a much reduced target of 80 homes per annum. The reasons for this variation stem from incorrect assumptions concerning international migration in the 2001 based series of population projections and the impact of the large military population on modelling assumptions. The international migration methodology problem has since been addressed by ONS in recent improvements to its methodology. The latest mid-2011 based interim population and household forecasts (April 2013) present a different problem tantamount to the population standing still over the whole plan period, with any household growth accounted for by decreasing household size. This comes from projecting forward the severe recessionary trends of the preceding five years. These issues were reviewed in detail in the Richmondshire Scrutiny of Population Estimates and Projections (2012) and the Development Target Review (August, 2013). Together these conclude that the growth expectations projected in the Richmondshire Scrutiny of Population Estimates and Projections (2012) presented the most realistic growth trend and indicated a housing target of an average of 180 houses each year.</b></p> <p><b>This target of 180 homes each year is not a ceiling for the level of expected growth. It is considered to be realistic, deliverable and therefore an achievable target to address current and future needs. A managed approach will be taken should further suitable, sustainable and deliverable housing sites come forward, they will be considered on their merits. This housing target is also based on change in the whole Richmondshire population, but is related to development in the area outside of the Yorkshire Dales National Park. This recognises the national park's policy to address locally defined housing needs, the limited capacity for new housing development in this area and the district wide roles of the main towns in the Plan area. Monitoring of delivery against the target will, therefore, include net new housing development in the National Park area. It will also be related to economic growth indicators to enable the relationship between economic growth and housing growth to be managed.</b></p>

Ref	Policy/paragraph	Main Modification
MM3	Paragraph 3.1.30	<p><i>Amend to read as follows:</i></p> <p><b>The implementation of the Army Basing Plan (MoD 2013) will not be complete until 2017.</b> The likely scale of <b>additional</b> service families' housing required for military personnel at Catterick Garrison needs to be dealt with separately and planned for flexibly to account for changing national priorities. The Catterick Garrison Long Term Development Plan (CGLTDP, 2008) indicated that space is available on MoD sites to accommodate a large amount of new military housing. <b>Current expectations for additional accommodation are more modest and flow from an expectation to consolidate this type of accommodation. Initial estimates suggest that, subject to military housing policy, between 300 and 500 homes could be built. Although plans have not been confirmed for this development, it is necessary</b> to retain military expansion capacity at this level in the Core Strategy to ensure reasonable options for national defence policy can be addressed in the local context.</p>
MM4	Paragraph 3.1.31	<p><i>Amend to read as follows:</i></p> <p><b>The most recent evidence indicates a high level of vacancy in current provision for the Gypsy and Traveller accommodation and no expected demand (GTAA 2013). This is reflected in the lack of unauthorised encampments, enforcement action or applications for additional sites in Richmondshire, which does not call for strategic allocations. Any identified need can be met on existing sites and applications for further sites will be dealt with in the development management process, consistent with Planning Policy for Travellers Sites (CLG 2012) using Core Policy CP4.</b></p>
MM5	Policy SP4	<p><i>Amend to read as follows:</i></p> <p>Provision is also made for the development of up to <b>500 homes</b> for military service families' accommodation at the Catterick Garrison main military site by 2028 if required by national defence strategy and will be additional to the general housing requirement in Catterick Garrison.</p> <p>Additional Gypsy and Traveller accommodation requirements will be met through Core Policy CP4.4.</p>
MM6	Paragraph 3.1.35	<p><i>Amend to read as follows:</i></p>

Ref	Policy/paragraph	Main Modification
		<p>The Richmond Swale Valley Community Initiative (RSVCI) Strategic Framework (2009 – 2014) <b>prioritised</b> economic diversification and attracting new business. Richmond's important tourism offer and scope for creative industries is recognised, as is the need for complementary growth in Catterick Garrison to address the limited capacity for development in Richmond. <b>The Local Enterprise Partnership has recognised that Catterick Garrison offers the greatest potential for economic growth in this part of North Yorkshire.</b></p> <p>The Economic Impact of the Military Presence in North Yorkshire (February 2010) looked at the economic impact of the military and its likely future growth. This study showed that military related employment accounts for 44% of total employment in Richmondshire. Military procurement is expected to continue on a predominantly national basis with few local growth opportunities apart from smaller local supply-chain contracting opportunities. <b>The upgrade of the A1 to motorway standard through the District and its associated junction improvements will promote the longer term potential of the local economy as a whole through better connectivity particularly for the key employment areas in Richmond, Catterick Garrison and at Gatherley Road. It also introduces the prospect of appropriate development related to the Catterick Central junction, but subject to the known flood risk, archaeological and natural constraints and the feasibility of any connection to the strategic road network and links to the local road network.</b></p>
MM7	Spatial Principle SP5	<p><i>Add the following:</i></p> <p><b>Appropriate economic development opportunities related to the A1 upgraded junctions at Catterick Central, Scotch Corner and Barton will be considered subject to a detailed appraisal of their requirements to link directly with the strategic road network, the feasibility of this link and local conditions that exist in these locations.</b></p>
MM8	Paragraph 3.2.9	<p><i>Add the following:</i></p> <p><b>Fig 8 indicates the general direction of strategic growth and, although not definitive, provides guidance for the identification of strategic development sites that are well related to this area. Development areas will be formally defined in the Delivering Development Plan through specific land use and settlement development limit policies. Prior to the allocation of land in the Delivering Development Plan, the Council will consider development proposals that are well related to this area and contribute to the overall strategy for Catterick Garrison.</b></p>
MM9	Figure 8	<p><i>Replace Figure 8 with a new version as shown in the Addendum to this Appendix</i></p>

Ref	Policy/paragraph	Main Modification
MM10	Paragraph 3.2.10	<p><i>Amend to read as follows:</i></p> <p><b>The roles of the town centres of Richmond and Catterick Garrison are further defined in Core Policy CP9: Supporting Town and Local Centres. and the scale and type of town centre developments in the Garrison Area will be determined in the Delivering Development Plan. Prior to the preparation of that Plan, planning applications for Commercial development in either Catterick Garrison or Richmond will be expected to address the potential consequences upon the other centre in line with Core Policy CP9.</b></p>
MM11	CRSS Part 3e	<p><i>Amend to read as follows:</i></p> <p><b>The development of</b> sustainable and accessible brownfield sites within the town will be <b>encouraged in preference to</b> edge of settlement sites.</p>
MM12	CRSS Part 5	<p><i>Amend to read as follows:</i></p> <p>5. High quality new housing and employment development, <b>which pending the Delivering Development Plan, is well related to the strategic direction of growth indicated in Figure 8, and;</b></p> <p>g. provides <b>improved accessibility for public transport and non-motorised users</b> within the built-up area, particularly between the new development, town centre and social and recreational facilities;</p>
MM13	CRSS Part 5.a	<p><i>Amend to read as follows:</i></p> <p><b>encourages</b> existing vacant and previously developed sites in the built-up area, south east from Catterick Garrison town centre first, subject to the demonstrable availability and deliverability of sites;</p>
MM14	CRSS Part after 6.h	<p><i>Add the following:</i></p> <p><b>Development will be considered at the new Catterick Central junction on the upgraded A1 subject to Spatial Principle SP5.</b></p>
MM15	NRSS	<p><i>Amend to read as follows:</i></p>

Ref	Policy/paragraph	Main Modification
		<p>Growth in North Richmondshire will be modest and development will be small in scale, reflecting the role of the Sub Area and its relationship to Darlington.</p> <p>In the Primary Service Villages of Middleton Tyas, Barton and Melsonby support will be given for:</p> <ul style="list-style-type: none"> <li>• their Primary Service Village roles, which whilst relatively separate share a close geographical relationship to the A1 and A66</li> </ul> <p>In the Secondary Service Villages of Newsham – Ravensworth – Dalton (cluster), Eppleby – Caldwell – Aldbrough (cluster), North Cowton and Gilling West:</p> <ul style="list-style-type: none"> <li>• small scale and a modest level of development may be acceptable where it supports the social and economic needs and sustainability of the local community.</li> </ul> <p>Elsewhere in the rural parts of the Sub Area, sustainable development in accordance with Spatial Principle SP3 will be supported.</p> <p><b>At junctions on the upgraded A1 motorway: Priority will be given to:</b></p> <ul style="list-style-type: none"> <li>• <b>consolidation of the existing and committed employment development at Scotch Corner, with no further expansion onto undeveloped land;</b></li> <li>• <b>the approved A1:Barton junction Service Area proposal;</b></li> <li>• <b>appropriate motorway related development will be considered subject to Spatial Principle SP5.</b></li> </ul>
MM16	Core Policy CP1	<p><i>Amend to read as follows:</i></p> <p><b>1b. satisfactorily addresses landscape and visual impacts</b> on visual receptors or landscape character (particularly <b>including</b> cumulative impacts or impacts in the National Parks and Areas of Outstanding Natural Beauty arising from intervisibility) in accordance with the framework set out in 'Managing Landscape Change: Renewable &amp; Low Carbon Energy Developments – A Sensitivity Framework of North Yorkshire and York' (2012), and</p>

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<b>MM17</b>	Core Policy CP1 Part 2a	<p><i>Delete the following:</i></p> <p><del>2a. Existing Development – Consequential Improvements When applications are made to extend dwellings the Council will seek to secure reasonable improvements to the energy performance of the dwelling. This will be in addition to the requirements under Part L of the Building Regulations for the changes for which planning permission is sought.</del></p>
<b>MM18</b>	Paragraphs 4.1.10 to 4.1.12	<p><i>Delete the following:</i></p> <p><del>It is estimated that 80% of buildings in the UK will still be in use by 2050. As such, it is important that these buildings use energy in the most efficient way. The 'Richmondshire Local Renewable and Low Carbon Energy Capacity Study' (2012) highlights that buildings across significant parts of the District have comparatively high heating demand, indicating that there are opportunities to increase energy efficiency. Furthermore, there are a significant proportion of homes that are not connected to the gas network, and are instead reliant on more carbon intensive means of heating by using electricity, oil or coal. As such, the Council will support and encourage consequential improvements to properties when applications for extensions are made. Since consequential improvements for non-domestic buildings are required for the Building Regulations this policy focuses solely on housing.</del></p> <p><del>The Council will support homeowners in delivering efficiency improvements by identifying financial support initiatives that are applicable to the proposed energy efficiency measures and likely to pay for themselves in energy cost savings in less than seven years. Support from the Council would be via identification of financial initiatives and grants to householder. A flexible approach will be applied when dealing with listed buildings or buildings in conservation areas. In cases where improvements cannot be made to an existing dwelling without causing harm to the significance of a heritage asset it may be suitable, as an alternative, to investigate whether specific measures could be incorporated that would help safeguard the asset from harm arising as a result of climate change. Ensuring the safeguarding of older dwellings can often be a more sustainable option than allowing their demolition and rebuilding of new dwellings to modern standards due to the CO2 emissions that would result from the demolition/construction process.</del></p> <p><del>The Council will prepare a Supplementary Planning Document to set out the policy and procedure which will be</del></p>

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		<p><del>applied to all householder applications for planning applications to extend their homes. Therefore this requirement of Core Policy CP1 will not be fully implemented until the Supplementary Planning Document is adopted. It will seek to make the most of any straightforward opportunities for improvement that exist by working with householders. The SPD will set out the types of improvements; they may include, but not be restricted to, loft and cavity wall insulation, draught-proofing, improved heating controls and replacement boilers. The SPD will include a checklist which applicants will be asked to complete to identify which measures are appropriate to their home. The SPD will ensure reasonableness and proportionality.</del></p>
MM19	Core Policy CP1 Part 2b	<p><i>Amend to read as follows:</i></p> <p>2b All new residential development will be expected to <b>exceed the minimum level of the Code for Sustainable Homes or equivalent standards prevailing through Part L of building regulations at the time by achieving the highest level of Code for Sustainable Homes or equivalent standards that is feasible and viable on site.</b></p>
MM20	Paragraph 4.1.13	<p><i>Amend to read as follows:</i></p> <p>New development across Richmondshire will add to energy demands and could have wider environmental consequences. Sustainable development and good environmental performance is a priority for Richmondshire, and all new residential development will be expected to <b>exceed the minimum level of the Code for Sustainable Homes or equivalent standards prevailing through Part L of building regulations at the time by achieving the highest level of Code for Sustainable Homes or equivalent standards that is feasible and viable on site.</b> In addition to providing a framework for assessing the energy credits, the Code for Sustainable Homes will also <b>deliver</b> wider sustainability performance of buildings. The Richmondshire Affordable Housing Viability Assessment (2011) demonstrates that there is likely to be capacity in property values to maintain viability while incorporating cost uplifts associated with higher standards. In addition during the seven year period 2004 – 2011, 23% of planning permissions granted were on sites for single dwellings, with an average of 57 per annum. The majority of these were in the villages and smaller settlements. If it is considered that the application of <b>standards in excess of the minimum</b> would make development unviable, the developer will be expected to demonstrate this through an open-book approach.</p>
MM21	Core Policy CP1	<p><i>Delete the following:</i></p>



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	Part 2b	All new non-residential development of 1000m <sup>2</sup> gross external floorspace or more will be expected to meet BREEAM very good
MM22	Paragraph 4.1.13	<i>Delete the following:</i> Similarly, for non-domestic buildings the Local Planning Authority will expect BREEAM (2011) Very Good (and Defence Related Environmental Assessment Methodology (DREAM) for MoD development).
MM23	Core Policy CP1 Parts 3a to 3d	<p><i>Amend to read as follows:</i></p> <p>3. Climate Change Adaptation All new <b>development</b> will be expected to be adaptable to climate change in terms of <b>both its location and the specific</b> design and layout of buildings and associated external spaces. <b>Development proposals should:</b></p> <ol style="list-style-type: none"> <li>a. <b>Demonstrate</b> how their design, orientation, materials and construction will minimise mechanical cooling needs and risk of overheating;</li> <li>b. <b>Demonstrate how green infrastructure will be incorporated</b>, including tree planting, green roofs and walls, and soft landscaping, where possible;</li> <li>c. <b>Be steered away from flood risk areas by adopting a sequential approach as set out in prevailing national guidance;</b></li> <li>d. Be designed to minimise flood risk on-site and <b>elsewhere, by:</b> <ul style="list-style-type: none"> <li>- <b>Incorporating Sustainable Drainage Systems (SuDS) unless they are demonstrated to be impracticable or they will pose an unacceptable pollution risk. SuDS should minimise surface water flood risk, protect waterways and provide aesthetic and ecological benefits;</b></li> <li>- <b>Not building over or culverting watercourses unless it is to facilitate essential access and;</b></li> <li>- <b>Encouraging the opening of existing culverts.</b></li> </ul> </li> </ol>

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		<p>e. <b>Show how development will seek to minimise waste production.</b></p>
<p><b>MM24</b></p>	<p>Paragraphs 4.1.19 and 4.1.20</p>	<p><i>Amend to read as follows:</i></p> <p><b>The measures highlighted above will help to reduce future carbon emissions. Emissions already released have contributed to continuing climate change.</b> As such, it is recognised that Richmondshire needs to be prepared for these future changes in climate. All new development should demonstrate that it has taken climate change effects into account in its design.</p> <p><b>The National Planning Policy Framework (NPPF) sets out the approach to consideration of development in areas at risk of flooding and must begin with the application of a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk. The aim of the sequential test is to steer new development to areas with the lowest probability of flooding. The North West Yorkshire Level 1 Strategic Flood Risk Assessment (2010) provides the basis for applying this test and informed the distribution of development and identification of the strategic growth areas within the strategy.</b> It identifies the general areas and scale of flood risk in the plan area. This indicates particular flood risks relating to the Swale – downstream of Richmond, particularly around Catterick Village; to Skeeby Beck with problems for Gilling West; and the Tees – properties in Croft on Tees at risk from the Tees and Clow Beck. The Ure is considered unlikely to result in flood risks because the river runs through rural areas and wide natural floodplains. <b>If following the application of the sequential test it is not possible for the development to be located in zones with a lower probability of flooding, the Exception test will be applied if appropriate.</b> To comply with Core Policy CP1 flood risk assessments will be required for all new housing proposals of 1 ha or more in Flood Risk Zone 1 and for all housing in Flood Risk Zones 2 or 3. In the Catterick Strategic Development Area all applications must include assessments to determine the most vulnerable areas to flooding and demonstrate an appropriate strategy to protect and mitigate against potential impacts.</p>
<p><b>MM25</b></p>	<p>Paragraph 4.1.7</p>	<p><i>Amend to read as follows:</i></p> <p><b>National Planning Practice Guidance (Paragraph: 003 Reference ID: 5-003-20140306) states that “Whilst local authorities should design their policies to maximize renewable and low carbon energy</b></p>

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		<p><b>development, there is no quota which the Local Plan has to deliver". The plan will therefore seek to maximise the development of the opportunities identified for renewable electricity generation. This will contribute to the achievement of the UK's legal commitments to cut greenhouse gas emissions and meet increased energy demand from renewable sources.</b></p> <p>There is also significant resource for generating heat from renewable fuels. Delivery of the infrastructure to distribute this heat is however potentially more onerous. The greatest <b>opportunity to maximise this</b> potential comes from developing a district heating network coordinated with delivery of strategic development around Catterick Garrison. <b>The delivery of 1900 general housing need homes and the 500 MoD service families' homes in this area, presents a significant opportunity for all new homes to obtain their heat from a District Heating Network. The delivery of this project does however present considerable coordination challenges which would need to be addressed in order for it to be developed.</b></p>
<b>MM26</b>	Paragraph 4.1.10	<p><i>Add the following:</i></p> <p><b>Development proposals should take in to account specific planning considerations for renewable and low carbon energy development identified by the National Planning Practice Guidance (NPPG).</b></p>
<b>MM27</b>	Core Policy CP1 Part 2b	<p><i>Amend to read as follows:</i></p> <p>All new development of ten dwellings or more and non-residential development with a gross external floorspace of 1000m<sup>2</sup> <b>which, pending its detailed definition in the Delivering Development Plan, is well related to the strategic direction of growth indicated in Figure 8, for Catterick Garrison and Figure 11, for Leyburn,</b> will be required to demonstrate reasonable endeavours will be undertaken to actively contribute towards the development of a district heating network including:</p>
<b>MM28</b>	Core Policy CP2	<p><i>Add the following to the list:</i></p> <p><b>n the reduction of waste, the promotion of recycling and the provision of suitable and accessible sites which foster sustainable waste management.</b></p>
<b>MM29</b>	Core Policy CP2	<p><i>Amend to read as follows:</i></p>

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		<p>Development proposals will be <b>encouraged to re-use or adapt</b> existing buildings. Where this is not practicable or is shown to be a less sustainable solution, proposals should seek to reuse existing materials, where possible.</p> <p>Development <b>will be encouraged to</b> utilise previously developed land first (brownfield land), where that land is in a sustainable location <b>and is not of high environmental value</b>, in preference to greenfield sites.</p>
MM30	Core Policy CP2	<p><i>Add the following:</i></p> <p><b>Development Proposals will be expected to provide an appropriate remediation strategy that addresses any issues of land contamination or land instability arising from past uses or activities.</b></p> <p><b>Where non-mineral development is proposed within Mineral Safeguarding Areas defined by the Coal Authority, the local planning authority will expect consideration to be afforded to the extraction of the mineral resource prior to development’.</b></p>
MM31	Core Policy CP3 and paragraphs 4.3.1 to 4.3.8	<p><i>Delete Core Policy CP3 and paragraphs 4.3.1 to 4.3.8 inclusive.</i></p>
MM32	Paragraphs 4.4.1 to 4.4.6	<p><i>Amend to read as follows:</i></p> <p><b>Core Policy CP4 defines the general extent of development in settlements defined in the Spatial Principles where development and activities will be supported. Core Policy CP4 is essential for the plan’s implementation and provides guidance to facilitate development, set a context for Neighbourhood Planning and support the preparation of future detailed land availability policies.</b></p> <p>There is a continuing impetus to meet needs for development for housing or employment driving the need to identify specific sites. Facing this is a <b>delay until land availability policies can be updated and adopted in the Delivering Development Plan</b>. The ability to meet immediate needs, or to make pressing decisions on planning applications, should not be frustrated by the time taken to prepare <b>future detailed policies and flexibility is needed until this is produced and adopted.</b></p> <p><b>The Local Plan Core Strategy establishes the strategic principles to guide change in the plan area.</b></p>

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		<p><b>Spatial Principle SP2 sets out a settlement hierarchy for the plan area and explains its justification. This gives a framework for more detailed decision making about service provision and new development reflecting roles in the hierarchy. Spatial Principle SP3 recognises that the large rural area outside of the settlement hierarchy is also a living and working environment containing many villages where appropriate development will be required. Spatial Principle SP4 indicates the broad distribution for new housing in the settlement hierarchy and elsewhere in the countryside. Most new homes will be concentrated in the Principal Towns of Richmond and Catterick Garrison and the Local Service Centre at Leyburn, followed by the Primary Service Villages, the Secondary Service Villages and then Elsewhere in the smallest settlements.</b></p> <p><b>Settlement Development Limits were established in the Richmondshire Local Plan (1999-2006) Policy 23 and defined on the Proposals Map for most settlements, down to the very small villages, but excluded the Catterick Garrison Administrative Area. The defined boundaries sought to manage the expansion of settlements into the surrounding countryside, taking account of prevailing development needs and opportunities. They sought to ensure new development is sympathetic in scale and location to the form and character of the settlement, does not conflict with environmental and other policies and respects local infrastructure and facilities capacity. These aims remain important, but the Settlement Development Limits are becoming out of date and there is now increasingly limited opportunity for new development in many settlements.</b></p> <p><b>The Settlement Development Limits should be reviewed to guide the location of future development to 2028. This is a time consuming task and pending their formal review the strategic approach needs to allow for ongoing growth to support local services and ensure community sustainability and wellbeing. Core Policy CP4 therefore refers to areas adjacent to Settlement Development Limits and main built-up confines until the Richmondshire Local Plan (1999-2006) Policy 23 designations on the Proposals Map are superseded. This is expected to be undertaken through the Delivering Development Plan or future revisions to the Local Plan.</b></p> <p><b>The scope for development adjacent to the settlement edge depends on the application of other policies and in particular Core Policies CP2, CP3, CP4, CP8, CP12 and CP14. In all cases, development proposals must respect the scale, form and character of the settlement and its service and infrastructure provision.</b></p>

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		<p><b>The settlement's position in the hierarchy and the scale of housing development established in Spatial Principle SP4 will be particularly important factors guiding the scale of development in individual settlements. The scope for development and activities in the higher order settlements will be greater than in those further down the hierarchy and will be limited in the smaller settlements.</b></p> <p>The criteria in this policy guide decision making by addressing location issues including infrastructure availability, local environmental impact and any settlement and area specific guidance. Location criteria seek to ensure that development is well-related to an existing settlement <b>and priority should be given to sites within Settlement Development Limits or main built-up confines first, where such developable opportunities still exist.</b> They also seek that existing infrastructure either has capacity, or extra capacity or facilities will be provided, in accordance with Core Policy CP14. Environmental criteria ensure that locally important matters, such as open spaces or flooding risks, are taken into account in accordance with Core Policies CP2, CP3, CP11 and CP12. Cross reference is made to the broad locational guidance included in the Sub Area Strategies (Chapter 3) for specific settlements where significant change or pressures for change are anticipated.</p> <p><b>Neighbourhood level planning and local ownership of decisions will require specific support and encouragement. This needs clear guidance which links the area-wide development plan to support community planning initiatives, wherever they may come forward, and encourage development and change, consistent and complementary with its wider context. Settlement Development Guidance will be produced to provide detailed Local Plan assessments of each settlement. These would provide an initial step towards Neighbourhood Planning for those communities wishing to establish locally detailed policies.</b></p>
<b>MM33</b>	Core Policy CP4 Parts 1 and 2	<p><i>Amend to read as follows:</i></p> <p><b>Development or activities of a scale and nature appropriate to secure the sustainability of each settlement in the hierarchy defined in Spatial Principle SP2 and elsewhere through Spatial Principle SP3 will be supported taking account of the following:</b></p> <ol style="list-style-type: none"> <li>1. Proposals should reflect and deliver: <ol style="list-style-type: none"> <li>a. the strategy for the future development of the plan area, in particular in terms of the scale and distribution of development defined <b>in the Core Strategy;</b></li> </ol> </li> </ol>

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		<ul style="list-style-type: none"> <li>b. an effective response to Climate Change in accordance with Core Policy <b>CP2</b> and sustainable development in accordance with Core Policy <b>CP3</b>, and consistent with national planning policy relating to the achievement of sustainable development and communities;</li> <li>c. the settlement or location specific guidance contained in the Sub Area Strategies <b>and supplementary guidance</b>;</li> <li>d. development which provides for the social and economic needs of the local community;</li> <li>e. development that is proportionate to the existing settlement size <b>and</b> local service provision;</li> <li>f. the expressed preferences of the local community about the type, form and location of development in each settlement, advanced through Neighbourhood Planning processes;</li> <li>g. any future planning policy documents, including masterplans concerning detailed matters relating to the layout, design or other aspects of the development.</li> </ul> <p><b>2. The location of any development proposal should be:</b></p> <ul style="list-style-type: none"> <li>a. <b>consistent with the Delivering Development Plan or revised Local Plan land availability policies once published. Pending the Delivering Development Plan or revisions to Local Plan land availability policies, development proposals should be in, or if deliverable opportunities do not exist within, adjacent to the settlement's Development Limits as defined on the Local Plan 1999-2006 Proposals Map or main built up confines where they do not exist;</b></li> <li>b. <b>in all cases:</b> <ul style="list-style-type: none"> <li>i accessible and well related to existing facilities;</li> <li>ii within the capacity of existing infrastructure, or it can be demonstrated that necessary additional infrastructure will be provided.</li> </ul> </li> </ul>
<b>MM34</b>	Core Policy CP4 Part 3b	<p><i>Amend to read as follows:</i></p> <p>lead to the loss of, or adverse impact on, <b>or cause deterioration</b> of important nature conservation, <b>water bodies or</b> biodiversity or geodiversity sites;</p>
<b>MM35</b>	New paragraph before Core Policy CP4	<p><i>Add the following new paragraph:</i></p> <p><b>The Council's updated Gypsies and Travellers Accommodation Assessment (October 2013) shows that there is high vacancy rate on local sites and no expected demand for this available capacity. Planning</b></p>

Ref	Policy/paragraph	Main Modification
		<p><b>Policy for Travellers Sites (CLG, March 2012) requires a criterion based policy to assess applications for other private sites. This approach to the release of sites is analogous to that for general development set out in Core Policy CP4 subject to the specific requirements of the national policy for travellers sites provided for in CP4.4.</b></p>
<p><b>MM36</b></p>	<p>Core Policy CP4</p>	<p><i>Add a new Part 4 as follows:</i></p> <p><b>4. Provision will be made for travelling groups at the existing site of Lime Kiln Wood at Catterick Village. Where required, proposals for additional Gypsies and Travellers and Travelling showpeople sites, should satisfy the requirements of all policies contained within the Local Plan Core Strategy, where applicable, and be consistent with national policy for travellers sites, in particular they should:</b></p> <ul style="list-style-type: none"> <li><b>a not dominate but should respect the scale and form of the existing settlement;</b></li> <li><b>b be well related and in proportion to accessible local service provision including schools and healthcare reducing the need to travel as well as avoiding undue pressure on local infrastructure and services;</b></li> <li><b>c provide for the social and economic needs of the local community, appropriate to provide a safe and healthy environment for residents and encouraging a peaceful and integrated co-existence with the local community;</b></li> <li><b>d positively enhance the environment and increase its openness through well planned landscaping which should avoid isolating the site from the rest of the community;</b></li> <li><b>e consider the effect of the local environmental quality including noise and air quality on the health and wellbeing of travellers resulting from existing neighbouring and future proposed development uses;</b></li> </ul> <p><b>Proposals for new traveller site development in the open countryside away from existing settlements will be strictly limited;</b></p>
<p><b>MM37</b></p>	<p>Paragraphs 4.6.1 to 4.6.15</p>	<p><i>Amend to read as follows:</i></p> <p><b>The provision of more affordable housing to meet local needs is a key objective of the Council and</b></p>



Ref	Policy/paragraph	Main Modification
		<p><b>Government. Development conditions vary from site to site and this policy ensures that affordable housing provision is subject to thorough economic viability assessment. Most affordable homes will be provided through the strategic scale and distribution of housing planned in Spatial Principle SP4. This places affordable homes directly in relation to local service provision. This approach may not address all needs that may arise in this rural area and provision is made for the exceptional development of affordable homes where permission may not normally be granted.</b> The overall sizes, types and tenures of dwellings, both market and affordable, will be negotiated and determined on a site by site basis with regard to the most up-to-date evidence on local housing need and demand in accordance with Core Policy CP5.</p> <p><b>The North Yorkshire Strategic Housing Market Assessment (NYSHMA)</b> confirmed the high level of local housing need and the severe problems of affordability. It found that Richmondshire has experienced a rise in average house prices since 2000 peaking, in line with wider markets, at a high of £228,700 in 2007/08. The income required to purchase a lower quartile house, based on a 3.5 times multiplier of household income is £41,429. However, in the current market many lending institutions require that mortgage repayments should be less than 20% of household income. Therefore, the income level required to purchase a lower quartile property would be £58,495.</p> <p>This provides a stark illustration of the affordability issue in the plan area where the average median gross household income is just less than £23,000 pa. Lower quartile house prices do show some variation across the three sub areas (£123,488 in Central Richmondshire, £170,000 in Lower Wensleydale and £179,000 in North Richmondshire) although median gross household incomes remain reasonably similar. Therefore, the affordability ratio between median gross household income and a lower quartile house in the Central area is in excess of five times income which extends to over eight times in North Richmondshire.</p> <p><b>Spatial Principle SP4 sets out the scale and distribution of housing across the plan area, providing the spatial distribution of the proposed 180 dwellings per year build rate. It is through this pattern of development that most affordable homes will be delivered. The SHMA (2011) evidence indicates that over the next 5 years 260 homes per year are estimated to be in housing need but cannot afford to move to address this need. This includes all households indicating that their homes did not meet their current needs, but a number of these could address the issues identified without the need for a new home. This includes homes where adaptations would be needed and households seeking homes in other areas, for</b></p>

Ref	Policy/paragraph	Main Modification
		<p><b>example. It is also based on assumptions concerning access to housing finance products available at the time of writing. This level of demand is also not apparent from the parish level housing needs surveys. Although the SHMA does need to be read with care, it remains more important than ever to set the most ambitious affordable housing targets possible, whilst maintaining the viability of local development.</b></p> <p><b>The Richmondshire Affordable Housing Viability Assessment (AHVA), 2011) examined the impact of differing percentages of affordable housing on a range of sites across the plan area. In particular it considered an appropriate target and threshold in the light of the varying local market and land supply conditions. It recommended general affordable housing targets of 30% in North Richmondshire and 40% in central Richmondshire and Lower Wensleydale as viable to maximise delivery across the three sub areas. The following table demonstrates the proportion of proposed development in each sub area compared to the 'gross annual housing need' identified in the SHMA. It can be seen that affordable housing need outstrips proposed delivery across all sub areas.</b></p> <p><b>The AHVA did not find any evidence to suggest that a lower site size threshold would affect viability or hold sites back, except where significant constraints or abnormal site conditions prevail e.g. barn conversions. It found that smaller sites can generate 'exclusivity' and hence produce higher land values. During the seven year period 2004 – 2011, some 23% of planning permissions granted were on sites for single dwellings, with an average of 57 per annum. The majority of these were in the villages and smaller settlements and a relatively high proportion were in the higher value Council Tax bands. The Council will therefore seek contributions from all housing developments regardless of size, in order to maximise the provision of affordable housing and in effect set the threshold at a single dwelling net gain.</b></p> <p><b>It is most practical to deliver affordable homes on-site in larger developments. The overall sizes, types and tenures of dwellings, both market and affordable, will be negotiated and determined on a site by site basis with regard to the most up-to-date evidence on local housing need and demand in accordance with Core Policy CP5. Commuted sum contributions will also be considered when, for example sites are small and contributions would not provide a complete home. The Council expects to pool any commuted sums received to be used in support of furthering affordable housing provision across the district. Single dwellings that are built to meet an affordable housing need will not make a contribution</b></p>

Ref	Policy/paragraph	Main Modification
		<p>so long as that home is retained as an affordable home in perpetuity. This enables landowners to provide local small scale housing for family members or employees on their land, subject to its suitability for development.</p> <p>If the application of the sub area target on the total number of dwellings proposed does not produce a whole number of affordable dwellings then the balance will be provided as a financial contribution.</p> <p><b>Calculation of off-site affordable housing contributions</b>  <b>3 steps can be taken to calculate the off-site affordable housing contribution:</b></p> <p><b>Step 1. Calculate the Number of affordable dwellings required by:</b></p> <ul style="list-style-type: none"> <li>· Sub Area Affordable Housing Target x Total Dwellings in Scheme</li> </ul> <p><b>Step 2. Calculate the Gross Contribution by.</b></p> <ul style="list-style-type: none"> <li>· No. Affordable Dwellings x Total Cost to Provide an Affordable Unit</li> </ul> <p><i>(The total cost of providing an affordable unit includes: Construction Cost (Average gross internal floor area OR 100sqm, whichever is less X Assumed standardised cost of construction for an affordable dwelling per sqm), Land, Infrastructure &amp; Services and Professional Fees)</i></p> <p><b>Step 3. Calculate the Net Contribution by:</b></p> <ul style="list-style-type: none"> <li>· Gross Contribution – Relative Registered Provider Transfer Price</li> </ul> <p><i>(The relative transfer price will be reflective of the number of affordable units required; i.e. the No. affordable dwellings multiplied by the price paid per unit by the Registered Provider)</i></p> <p>Further information is provided within the Affordable Housing Supplementary Planning Document (SPD)</p> <p>Local Needs Housing Schemes assist to deliver housing which cannot be provided by the market and play an important role in sustaining the rural economy by providing the opportunity for local people to</p>

Ref	Policy/paragraph	Main Modification
		<p><b>live and work in the same rural community. They are restricted to 100% affordable housing in perpetuity and, in most cases, their construction is subsidised through grant funding and below market land costs on sites that would not normally be granted planning permission. Such exceptional development is additional to the direct delivery of affordable housing through the development strategy. The Delivering Development Plan or revised detailed Local Plan land availability policies will through the formal review of settlement development limits deliver the flexible approach to land supply expected by NPPF (2012). This will enable exceptions to be defined for SP2 settlements. Until such a time, exceptions will be identified when development targets have been met or commitments are failing to deliver. The criteria to be used in the selection of appropriate Local Needs Housing Scheme sites will be CP4 1b-3e, this will ensure that these sites respect their proposed settings and reflect the local capacity for this additional development.</b></p> <p><b>Local Needs Housing Schemes are provided for eligible occupiers who have a 'local connection' to the settlement in which the homes are built, as their main or principal residence and have a need to reside there because they are:</b></p> <ul style="list-style-type: none"> <li><b>i existing residents of the relevant parish establishing a separate household; or</b></li> <li><b>ii a head of household who or whose partner is in or is taking up permanent employment in an already established business within the relevant parish; or</b></li> <li><b>iii householders currently living permanently in a dwelling which is either shared but not self contained, overcrowded or is otherwise unsatisfactory by environmental health standards and which is within the relevant parish; or</b></li> <li><b>iv persons having to leave tied accommodation within the relevant parish; or</b></li> <li><b>v persons currently living in accommodation which is temporary or occupied on insecure terms, or</b></li> <li><b>vi persons having a medical need for alternative accommodation; or</b></li> </ul>

Ref	Policy/paragraph	Main Modification
		<p style="text-align: center;"><b>vii former residents of the relevant parish with immediate relatives in the parish accepted in writing by the Council as having an exceptional need to return to the area.</b></p> <p><b>Categories set out in paragraphs (i), (ii), (iii), (iv), (v), (vi) above will apply only to persons who have resided or worked permanently in the relevant parish for the preceding three years. Housing provided through the Policy should be offered in the first instance to those who meet the local connection criteria relating to the Parish within which the need has been identified. If, no eligible occupier can be found within the Parish then those who meet the local connection criteria in the immediate neighbouring Parishes will be eligible. If no one here is available, then a third priority area would then become valid, embracing all Parishes, including those which fall within the Yorkshire Dales National Park.</b></p> <p><b>The NPPF suggests that 'local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs'. Examples of such circumstances may include: where no grant is available; or, where a reduced grant rate and/or abnormal site development costs render the proposed scheme economically unviable. Cross-subsidy may be permitted where:</b></p> <ul style="list-style-type: none"> <li data-bbox="674 890 2051 959"><b>i A parish housing needs survey has identified a housing need; and, a suitable site has been found but HCA grant would not be available for a minimum of two years; or,</b></li> <li data-bbox="674 991 2051 1059"><b>ii A reduced grant rate and/or abnormal site conditions make a 100% affordable housing scheme economically unviable; or,</b></li> <li data-bbox="674 1091 2051 1160"><b>iii The applicant is a Community Land Trust as defined in The Housing and Regeneration Act 2008 or any successor legislation.</b></li> </ul> <p><b>The maximum number of open market dwellings permitted will be the minimum required to subsidise the development of the affordable housing. The Council will expect an 'open-book' approach to any application to cross-subsidise on an exception site and will not accept any land valuations which exceed comparable financial transactions in the Plan area.</b></p>

Ref	Policy/paragraph	Main Modification
		<p><b>An Affordable Housing Supplementary Planning Document (SPD) will support the delivery of Policy CP6 by providing detailed guidance regarding the implementation of the policy. The areas within the policy that the SPD provides further explanation and guidance on are:</b></p> <ul style="list-style-type: none"> <li>• <b>Calculating commuted payments</b></li> <li>• <b>Market Housing cross-subsidy</b></li> <li>• <b>Building your own affordable home/ Single plot exception sites</b></li> <li>• <b>Transfer Prices</b></li> <li>• <b>Safeguarding Affordable Housing</b></li> <li>• <b>Exempt Accommodation</b></li> <li>• <b>Application Negotiations</b></li> <li>• <b>Financial Viability</b></li> </ul>
<b>MM38</b>	Core Policy CP6	<p><i>Amend to read as follows:</i></p> <p>The Council will work with private developers and registered providers to achieve the following targets for affordable housing in all developments with a net gain in dwellings, subject to economic viability assessment:</p> <p>Central Richmondshire and Lower Wensleydale.....40%</p> <p>North Richmondshire Sub Area.....30%</p> <p><b>In general, the affordable housing contribution will be met on site. Commuted sums in lieu of on-site provision will be considered where some or all of the contribution would not provide for a complete home. Commuted sums may be considered where they enable the Council to achieve greater affordable housing benefits than on-site.</b></p> <p><b>The affordable housing contribution will be waived on small scale schemes whose purpose is to meet a proven local affordable housing need. Where the contribution is waived the dwellings must remain affordable in perpetuity. The contribution will be payable should the dwellings be sold on the open market.</b></p>

Ref	Policy/paragraph	Main Modification
		<p><b>Small scale Local Needs Housing Schemes may be permitted on suitable sites where development would not normally be permitted. These schemes must meet a proven local affordable housing need and the dwellings must remain affordable in perpetuity. Their suitability for development will be assessed through Core Policy CP4 1b – 3e.</b> The Council may accept an element of on-site market housing to help subsidise the delivery of the affordable homes.</p>
MM39	Paragraph 4.9.3	<p><i>Add the following:</i></p> <p><b>The complementary town centre approach, between Richmond and Catterick Garrison aims to provide retail and leisure facilities that cannot be provided elsewhere in the District. The evolution of Richmond and Catterick Garrison Town Centres should be taken forward as a shared vision. The Council has a range of relationships with the local business, conservation and military communities. It has worked with the Richmond and Swale Valley Community Initiative (RSVCI), which has taken forward a range of initiatives designed to enhance the attractiveness of local town centres. A Town Centres Forum will be set up to enable local businesses and organisations to work together to promote the viability and vitality of the District Centre. The complementary roles of Richmond and Catterick Garrison will be progressed through regular healthchecks and other town centre focused activities. It will also assist in building a better understanding of the performance of each town centre to enable detailed consideration of development proposals and related opportunities as they arise.</b></p>
MM40	Core Policy CP9 Part 2	<p><i>Amend to read as follows:</i></p> <p><b>2a. Support will be given to maintaining and enhancing the vitality and viability of the town centres of Richmond, Catterick Garrison and Leyburn (defined in Figures 14, 15 and 16). Proposals which help create, protect, retain or enhance retail and other main town centre uses within these centres will be supported where:</b></p> <ul style="list-style-type: none"> <li data-bbox="566 1198 2051 1302"><b>i. development is of a scale appropriate to the role of these centres, provided that development respects the character of the environment, including any special architectural and historic interest and assists in maintaining and/or enhancing its existing function; or</b></li> </ul>

Ref	Policy/paragraph	Main Modification
		<p>ii. for developments over 500m<sup>2</sup>, it is demonstrated that they will not adversely impact on the role, vitality and viability of the District's town centres or on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal.</p> <p>2b. Proposals involving the loss of retail uses (A1) within the primary shopping frontages of the town centres (defined in Figures 14, 15 and 16) will only be supported where there is evidence that:</p> <p>i. the use is no longer required and is redundant;</p> <p>ii. it is no longer, or cannot be made viable;</p> <p>iii. satisfactory alternative provision can be made that outweighs the loss; or;</p> <p>iv. the loss will not adversely impact upon the vitality and viability of the centre.</p>
MM41	After paragraph 4.9.11	<i>Insert new Figures 14, 15 and 16 as shown in the Addendum</i>
MM42	Paragraph 4.9.7	<p><i>Amend to read as follows:</i></p> <p><b>Opportunities for larger format comparison goods stores are required to help retain some of this leakage and support the achievement of a sustainable rural economy (Spatial Principle SP3). Catterick Garrison town centre provides such opportunities in the Gough Road / Richmondshire Walk / Shute Road / Richmond Road area. These are capable of supporting larger format stores (over 200 m<sup>2</sup>), particularly for comparison and discount retailers, which are difficult to provide for within the constraints of Richmond and Leyburn. Catterick Garrison Town Centre's role is therefore to complement Richmond and Leyburn Town Centres and supplement the District's existing retail, leisure and commercial offer.</b></p>
MM43	Paragraph 4.9.9	<p><i>Amend to read as follows:</i></p> <p><b>NPPF Annex 2 defines the range of Main Town Centre Uses. Town Centre boundaries encompassing these uses and including primary and secondary frontages are defined where relevant for Richmond, Catterick Garrison and Leyburn in Figures 14, 15 and 16. The Council will seek to prevent the loss of retail uses (A1) in the primary frontages to maintain the vitality and viability of the centres. The Primary frontage in Catterick Garrison will include units in the proposed Town Centre Development upon its completion.</b></p>



Ref	Policy/paragraph	Main Modification
MM44	Paragraph 4.9.9	<p><i>Add the following:</i></p> <p><b>Town centre healthchecks will be incorporated in to the annual monitoring process to ensure that the vitality and viability of the town centres at Richmond, Catterick Garrison and Leyburn can be closely monitored.</b></p>
MM45	Core Policy CP11 Parts 1, 2, 2d, 3a, 3b, and paragraph 4.11.6	<p><i>Amend references from Community and Recreation Assets to Community, <b>Cultural</b> and Recreation Assets.</i></p>
MM46	Paragraph 4.11.2	<p><i>Add the following:</i></p> <p><b>Despite this a re-assessment of local sporting facilities (Settlement Facilities Sporting Supplement 2013) using established Sport England methods does not show a deficit in provision. The Settlement Facilities Study will be routinely updated through the annual monitoring process in order to monitor the change in circumstances of all types of community assets and the extent to which they contribute to local needs.</b></p>
MM47	Paragraph 4.11.3	<p><i>Amend to read as follows:</i></p> <p>'Community Assets include village halls or meeting rooms, local shops and post offices, convenience stores, nurseries, care homes, places of worship, public houses, <b>cultural buildings</b> ....'</p>
MM48	Paragraph 4.11.5	<p><i>Add the following:</i></p> <p><b>The future Delivering Development Plan document will seek to allocate areas for open space, sports and recreation facilities where necessary. This will be informed by an updated quantitative and qualitative assessment of open space, sports and recreation facilities and will include the identification of surpluses and shortfalls in the supply of these facilities at settlement level.</b></p>
MM49	Paragraph 4.12.11	<p><i>Add the following:</i></p> <p>The approach will take account of Natural England's Joint Character Areas; the North Yorkshire and York Landscape Characterisation Project; and more detailed local landscape character and enhancement. <b>The Core Strategy is designed to provide a strategic policy framework with further detail and site specific matters</b></p>

Ref	Policy/paragraph	Main Modification
		<p><b>to be addressed in the forthcoming Delivering Development Plan. That document will contain detailed policies and proposals maps for the various components of the local ecological network, including opportunities for habitat restoration and creation.</b></p>
<p><b>MM50</b></p>	<p>Paragraph 4.12.12</p>	<p><i>Add the following:</i></p> <p><b>Prior to preparation of the Delivering Development Plan, when considering matters affecting biodiversity and geodiversity assets, particular regard will be given to the following key sites, habitats and species commensurate with their status and giving appropriate weight to their importance and the contribution that they make to wider ecological networks:</b></p> <p><u>Inclusion of following titles to separate bullets</u>  <b>Internationally Designated Sites</b>  <b>Nationally Designated Sites</b>  <b>Locally Designated Sites</b>  <b>Locally Important Sites, Habitats and Species</b></p>
<p><b>MM51</b></p>	<p>Paragraph 4.12.16</p>	<p><i>Amend to read as follows:</i></p> <p>When considering matters affecting historic assets, particular regard will be given to the following list and also to any SPD covering such issues:</p> <ul style="list-style-type: none"> <li>• <b>those elements which contribute to the special architectural or historic interest of Richmondshire's Conservation Areas and their settings as identified in the respective Conservation Area Appraisal;</b></li> <li>• <b>the pre-Roman heritage of the plan area such as Stanwick Fortifications and Scots Dyke;</b></li> <li>• <b>the Roman forts and civilian settlements at Cataractonium and along the line of Dere Street;</b></li> <li>• <b>other recorded sites of archaeological importance across the plan area and the archaeologically sensitive areas in and around the historic cores of Richmond and Middleham;</b></li> <li>• <b>the medieval heritage including the network of impressive fortifications such as Middleham and Richmond Castles, monastic houses such as Jervaulx Abbey and abandoned settlements and</b></li> </ul>

Ref	Policy/paragraph	Main Modification
		<p><b>field-systems including Walburn Hall;</b></p> <ul style="list-style-type: none"> <li>• buildings and structures included on the National Heritage List for England;</li> <li>• <b>opportunities to secure a sustainable future for assets</b> on English Heritage's Heritage at Risk Register or which may be included on a Local At Risk Register;</li> <li>• undesignated heritage assets which contribute to the overall character of the area;</li> <li>• <b>the character of Market Towns, including their grain, plot layouts and passageways;</b></li> <li>• historic shop fronts in Richmond, Middleham and Leyburn as well as some villages;</li> <li>• locally important boundary walls, hedges or railings, historic passageways and yards, important trees and tree groups, pinfolds, troughs, pumps, mounting blocks, pillar boxes, K6 telephone kiosks, orchards and historic plot layouts;</li> <li>• historic public viewpoints from Richmond Castle Keep; Castle Walk, Richmond; Frenchgate Head, Richmond; Maison Dieu, Richmond; the Grandstand on Richmond's former Racecourse; Slegill, south of Richmond; Middleham Castle Keep; and The Shawl, Leyburn;</li> <li>• sites designated by English Heritage as Registered Parks and Gardens at Aske Hall, Constable Burton Hall, Forcett Hall, St. Nicholas, the Temple Lodge Grounds and Middleton Lodge;</li> <li>• <b>the landscape, buildings and other structures associated with</b> local country estates including Croft Hall and Halnaby, Barningham Estate, Cliffe Hall, Bolton Estate, East Witton Estate and Hornby Castle.</li> </ul>
<b>MM52</b>	Core Policy CP12 Parts 1, 2, 2b, 2c, 2d viii, 2e, 3 & 4	<p><i>Amend Part 1 to read as follows:</i></p> <p><b>Development or other initiatives will be supported where they conserve and enhance the significance of the plan area's natural and man-made, designated or undesignated assets. Development will not be supported which:</b></p> <p><i>Amend Part 2 to read as follows:</i></p> <p><b>Environmental Assets</b></p> <p><b>1. Where avoidance of adverse impacts is not possible,</b> necessary mitigation must be provided to address any potential harmful implications of development. <b>Where adequate mitigation measures are not possible, compensatory measures will be required.</b> This approach will apply to specific assets as follows:</p>

Ref	Policy/paragraph	Main Modification
		<p><i>Amend Part 2b to read as follows:</i></p> <p>the landscape character of the plan area will be maintained, enhanced and, where appropriate, restored to ensure a sustainable future for the natural <b>and historic</b> environment;</p> <p><i>Add the following to Part 2c</i></p> <p><b>Particular support will be given to initiatives to improve the natural environment where it is poor and lacking in diversity</b></p> <p><i>Add the following as Part 1d viii</i>  <b>sites important for biodiversity and geodiversity referred to at Paragraph 4.12.12.</b></p> <p><i>Amend Parts 2e, 3 and 4 to read as follows:</i></p> <p><b><u>Historic Assets</u></b></p> <ol style="list-style-type: none"> <li><b>1. Those elements which contribute to the significance of the heritage assets across the Plan area will be conserved and, where appropriate, enhanced. Particular attention will be paid to those assets referred to in Paragraph 4.12.16 which make a particularly important contribution to the character and sense of place of Richmondshire.</b></li> <li><b>2. Where a proposal is likely to result in harm to the significance of a designated heritage asset and there are compelling reasons for allowing that development, opportunities will be sought to offset this harm by ensuring that other elements which contribute to the significance of that particular asset are enhanced or their significance better revealed.</b></li> <li><b>3. ...Consideration of development proposals will also need to take into account the objective of securing the long term existence of the heritage asset. <b>This is particularly the case for those assets which have been identified as being at risk.</b> Enabling development <b>may be</b> considered acceptable in the particular location (site or buildings), where all other alternatives have been explored, and the development or use proposed is the only practical means of securing the <b>future conservation of a heritage asset.</b></b></li> </ol>

Ref	Policy/paragraph	Main Modification
MM53	Core Policy CP12 Part 2c	<p><i>Add the following:</i></p> <p>the biodiversity and geodiversity of the plan area will be maintained, enhanced and, where appropriate, restored to ensure a sustainable future for the natural environment in support of the Yorkshire and Humber Regional Biodiversity Strategy, the North Yorkshire Biodiversity Action Plan, and the Richmondshire Biodiversity Action Plan <b>and the Humber River Basin Management Plan</b>. Particular support will be given to initiatives to improve the natural environment where it is poor and lacking in diversity;</p>
MM54	Core Policy CP12 Part 2d iv	<p><i>Amend to read as follows:</i></p> <p>the gap between the settlements of Leyburn and Harmby, and <b>the agricultural countryside between Colburn Town, Colburn Village and Hipswell;</b></p>
MM55	Paragraph 4.12.6	<p><i>Amend to read as follows:</i></p> <p>Green infrastructure is an important element of sustainable communities and although in some ways more relevant to urban areas, it also relates to the rural environment. Establishing the strategic and locally important elements of the plan area's rich green infrastructure will be an important responsibility of the plan, <b>which will be defined in the Delivering Development Plan.</b></p>
MM56	Paragraph 4.12.8	<p><i>Amend to read as follows:</i></p> <p>Catterick Garrison is particularly notable for its green infrastructure, which is made up of corridors of open spaces, recreation areas and trees <b>flowing</b> through the urban area <b>to compliment the regionally important corridors identified by Natural England. The agricultural countryside north of Catterick Road between Colburn Town, Colburn Village and Hipswell contributes to the overall openness of Catterick Garrison and acts as a buffer to the old village of Colburn and the landscape assets north of the River Swale. Detailed land use allocations and revised settlement development limits will formally define the extent of</b></p>

Ref	Policy/paragraph	Main Modification
		<p><b>this area taking into account the impact of former military activity in this vicinity. Until the Delivering Development Plan is prepared, the Council will consider development proposals that are well related to the strategic site search area illustrated in Figure 8. Where such proposals impact on this area they should be designed to remediate areas of former military activity, and enhance the surrounding green infrastructure.</b> In the urban area of Richmond, The Batts and Round Howe to the west of the town are particularly important.</p>
MM57	Core Policy CP13	<p><i>Add the following:</i></p> <p><b>Development proposals should be supported by a Design Statement.</b></p>
MM58	Paragraph 5.5	<p><i>Amend to read as follows:</i></p> <p>The plan or specific elements of it will be formally reviewed <b>every 5 years from its start date of April 2012 to ensure that it stays on course and remains responsive to local and wider conditions. In these reviews adjustments to the scale and direction of development will be considered in the light of development progress, land availability assessment and market conditions.</b> Contingency arrangements are considered to be unnecessary in most of this rural area, where significant change is not expected. The exception to this is Catterick Garrison where the scale and timing of future military-related development <b>will be affected by successive national Defence and Security Reviews, but the timing of the 5 year review cycle means that the strategy will remain alert to military policy.</b></p>
MM59	Paragraph 5.15	<p><i>Amend to read as follows:</i></p> <p><b>Yorkshire Water has also indicated that there is sufficient existing waste water treatment capacity to accommodate the scale of development expected over the first 5 years of the plan. Longer term development would be restricted due to limited existing capacity at the larger Waste Water Treatment Works (WWTW) at Richmond and Colburn in particular. New investment in the water infrastructure, possibly resulting in a completely new WWTW facility to serve Richmond and Catterick Garrison. The development of specific sites will need to managed in line with the resolution of these capacity issues. Yorkshire Water's future Asset Management Plan 6 (AMP6) covering the period 2015-2020, to ensure</b></p>

Ref	Policy/paragraph	Main Modification
		<p><b>funding for improvements is available is expected to address these issues. Leyburn WWTW has the capacity to accommodate the proposed level of growth, subject to some local improvements to mitigate any adverse impacts on existing development. Substantial growth in the smaller settlements could raise waste water treatment capacity issues in these settlements.</b></p>
<p><b>MM60</b></p>	<p>Table 7</p>	<p><u>Before</u>                      Installed commercial wind renewable energy</p> <p>Increase in generated capacity</p> <p><u>After</u>  <b>Installed large scale renewable energy – Wind, Hydro, Solar</b></p> <p><b>Maximise increase in generated capacity (NPPG, Ref 5-003-20140306)</b></p>
<p><b>MM61</b></p>	<p>Table 7</p>	<p><u>Before</u>                      Climate change adaptation of existing stock</p> <p>Maximise potential improvements identified in the 2011 Vantage Carbon Modelling Report</p> <p><u>After</u>  <b>Carbon Emissions</b></p> <p><b>Decrease</b></p>
<p><b>MM62</b></p>	<p>Table 7</p>	<p><u>Before</u>                      Climate resilience of new housing.</p> <p>All new housing approved to meet CSH level 4 minimum</p> <p><u>After</u>  <b>Code for Sustainable Homes (or equivalent) standards.</b></p>

Ref	Policy/paragraph	Main Modification
		<b>Increase proportion exceeding minimum standards</b>
MM63	Table 7	<u>Deletion of</u> Improved climate resilience of employment development  All employment development of 1000 m2 and above approved from 2013 to meet BREEAM very good standard
MM64	Table 7	<u>Addition of</u> <b>Incorporation of Sustainable Drainage Systems (SuDS)</b>  <b>Maximise until SuDS Approval Body (SAB) sets a target</b>
MM65	Table 7	Central Richmondshire and Lower Wensleydale: 40 % North Richmondshire: 30 %  Central Richmondshire and Lower Wensleydale: 40 % <b>subject to viability</b> North Richmondshire: 30 % <b>subject to viability</b>
MM66	Table 7	<u>Addition of:</u> <b>Vitality and viability of town centres at Richmond, Catterick Garrison and Leyburn (assessed using healthchecks)</b>  <b>Increase in vitality and viability (index) of town centres at Richmond, Catterick Garrison and Leyburn.</b>
MM67	Table 7	<u>Addition of:</u> <b>Number of (A1) retail units in defined primary shopping frontages</b>  <b>Maintain or improve upon proportion identified in existing surveyed levels</b>
MM68	Table 7	<u>Addition of:</u> <b>Ability to deliver Humber RBMP actions</b>  <b>Maximise opportunities</b>
MM69	Annex 1	<i>Add the following:</i>  <b>5 – Design in the Countryside</b>



Ref	Policy/paragraph	Main Modification
		<p><b>8 – Landscape Zones</b></p> <p><b>9 – Brompton on Swale Riverside Protection Area</b></p> <p><b>12 – Traditional Barns and Barns Groups</b></p> <p><b>51- Historic Shop Fronts</b></p> <p><b>58 – Richmond: Residential Streets adjoining the Town Centre</b></p> <p><b>69 – Scorton Lakes</b></p> <p><b>83 – Richmond: Primary and Secondary Shopping Frontages</b></p> <p><b>88 – Signs and Advertisements in Town Centres and on Commercial Premises Elsewhere</b></p>