

# Richmondshire Local Plan Review Issues and Options Consultation



## September 2018

## Contents

	<b>Summary</b> .....	1
	<b>Consultation Information</b> .....	2
<b>1.0</b>	<b>Introduction</b> .....	4
<b>2.0</b>	<b>Context</b> .....	8
2.1	Location.....	8
2.2	Settlements.....	9
2.3	Population.....	10
2.4	Housing.....	12
2.5	Military.....	13
2.6	Economy.....	14
2.7	Transport and Accessibility.....	16
2.8	Environment.....	17
<b>3.0</b>	<b>Strategic Issues and Opportunities</b> .....	19
<b>4.0</b>	<b>Vision</b> .....	21
<b>5.0</b>	<b>Strategic Objectives</b> .....	23
<b>6.0</b>	<b>Local Objectives</b> .....	25
<b>7.0</b>	<b>Spatial Principles</b> .....	27
7.1	Sub Areas.....	27
7.2	Settlement Hierarchy.....	29
7.3	Rural Sustainability.....	35
7.4	Scale of Housing.....	36
7.5	Distribution of Housing.....	37
7.6	Scale of Economic Development.....	42
7.7	Distribution of Economic Development.....	43
7.8	Other Spatial Principles.....	46
7.9	Glossary.....	47

## Summary

Richmondshire District Council is beginning a review of its Local Development Plan for the towns and villages outside of the Yorkshire Dales National Park.

The Local Plan sets out what (and where) development is acceptable, and once agreed and adopted, will govern how planning applications are assessed.

The first of a number of stages in the production of the revised Local Plan and the first of many opportunities for residents, businesses and other interested parties to be involved in planning for our future is the development of Issues and Options.

The purpose of the Issues & Options consultation is to identify the key issues and opportunities for Richmondshire the revised Local Plan should address. It will also identify some options and initial ideas for the strategic policies in certain areas including the scale and location of housing and economic development.



# Consultation Information

## How to respond to this consultation

Consultation on the Issues and Options referred to in this document runs from **3 September 2018 to 31 October 2018**

The development of Issues and Options is the first stage in the production of the revised Local Plan and the first of many opportunities for residents, businesses and other interested parties to help plan our future.

The scope of the Issues & Options consultation is to identify the key strategic issues and opportunities the revised Local Plan should address. It will also identify some options and initial ideas for the strategic policies in certain areas such as the scale and location of housing and economic development.

You can respond to this consultation by:

- Completing our survey online which can be found at:  
[www.richmondshire.gov.uk/local-plan-review](http://www.richmondshire.gov.uk/local-plan-review)
- Completing our survey and posting to:  
Planning Policy,  
Richmondshire District Council  
Mercury House, Station Rd,  
Richmond, North Yorkshire  
DL10 4JX

We would prefer comments to be returned on the Issues and Options survey form provided.

Any responses received as part of this consultation cannot be treated as confidential. The Council is required to make these available for public inspection. Any personal data provided will be handled in accordance with the current data protection legislation and will not be published.

## How to find out more

All information published as part of this consultation can be viewed and downloaded from our [website](#)

Paper copies of the consultation documents can be viewed during normal opening hours at the following Community Offices & Libraries:

- Council Offices, Mercury House, Richmond
- Colburn Community Office & Library
- Leyburn Community Office & Library
- Richmond Community Library
- Catterick Garrison Community Library

Four drop-in sessions will also be held by the planning policy team which are open for anybody to attend to obtain further information on the consultation. These will be held at:

- Leyburn - Thornborough Hall, Leyburn – Thursday 27 September (3pm-7pm)
- Richmond - Richmond Town Hall, Richmond – Monday 1 October (3pm-7pm)
- Gilling West - Gilling West Village Hall, Gilling West – Thursday 4 October (3pm-7pm)
- Colburn - Colburn Village Hall, Colburn – Friday 5<sup>th</sup> October (3pm-7pm)

Further information and updates regarding these events is available at [www.richmondshire.gov.uk/local-plan-review](http://www.richmondshire.gov.uk/local-plan-review)

## What happens after the consultation?

Once the consultation closes, we will read and analyse all the comments we receive, known as 'representations'. We will produce a schedule of representations, which we will publish on our website.

Your views, along with the evidence that supports the Local Plan and the outcome of the Sustainability Appraisal will be used to help develop our new Local Plan to the next stage of Preferred Options. This is where we will set out what we think is the best strategy to deliver Richmondshire's needs.

We will carry out further public consultation on the preferred options, which will include specific sites for possible allocation for certain types of development in the new Plan and the Catterick Area Masterplan. At this time we expect this consultation will take place in summer 2019.

By responding to this consultation and agreeing to have your contact details stored on our database, you will automatically be notified of future consultations.

For further information on the timetable for producing our Local Plan up to formal adoption, please see [www.richmondshire.gov.uk/local-plan-review](http://www.richmondshire.gov.uk/local-plan-review)

## 1.0 Introduction

### What is the Local Plan?

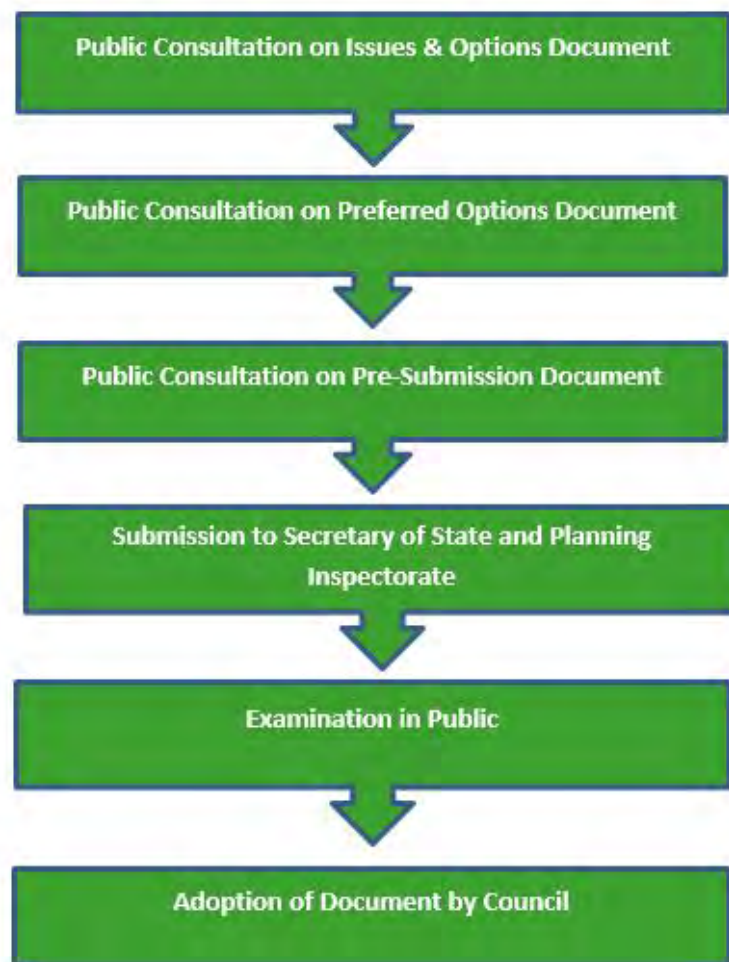
- 1.0.1 The Government requires all local councils to develop a long-term plan which provides a positive vision for the future of their area and sets out how and where land can be developed over a minimum of the next 15 years. The purpose of this is to meet the growing needs of local people and businesses.
- 1.0.2 The Local Plan provides a platform for local people to shape their surroundings and sets out what (and where) development is acceptable, and once agreed and adopted, will govern how planning applications are assessed. The plan can also reflect local features and circumstances which give places their very distinct identity.
- 1.0.3 The National Planning Policy Framework (NPPF) is the government policy on planning and this places Local Plans at the heart of the system. It is essential that they are in place and kept up to date. An up to date Local Plan enables the council to pro-actively guide where, when and how new housing, employment and other development takes place.

### Why are we reviewing the Local Plan Core Strategy (2012-2028)?

- 1.0.4 The current Local Plan for the part of Richmondshire outside of the Yorkshire Dales National Park (YDNP) is the Richmondshire Local Plan Core Strategy (2012-2028). This was adopted in December 2014 and is now in need of review. This is because the Government now requires us to review Local Planning policies at least once every five years and also over time the local context changes (e.g. announced military expansion at Catterick and completion of A1 upgrade). New evidence also comes to light (e.g. population and economy) that local planning policies need to respond to in order to remain up to date.

### Process and Timetable for the Local Plan Review

- 1.0.5 The review of the Local Plan will result in a single revised Local Plan being adopted for the Richmondshire plan area (outside of the YDNP) for the period until 2035. The revised Local Plan will include:
- Revised Strategic and Core Policies (currently within Local Plan Core Strategy)
  - Catterick Area Masterplan
  - Strategic Site Allocations
  - Detailed Development Management Policies
  - Planning Obligations Policies
- 1.0.6 The production of the revised Local Plan is expected to take around three years and involves a number of stages which are outlined below at Figure 1. There will be three opportunities to be involved and have your say on its content prior to it being submitted for examination by an independent planning inspector where they will be further opportunities to provide comments to the Inspector.



**Figure 1: Key stages in the preparation of Local Development Documents**

1.0.7 We are required to develop the Local Plan so that it is in accordance with national planning policy outlined within the revised National Planning Policy Framework and national planning legislation<sup>1</sup>.

1.0.8 In order to be found 'sound' at examination by an independent planning inspector the revised Local Plan must satisfy a range of tests, which are:

**Positively prepared** – provides a strategy which as a minimum seeks to meet the areas objectively assessed needs and agreements are in place with neighbouring areas to accommodate any unmet need.

**Justified** – an appropriate strategy taking in to account the reasonable alternatives and based on proportionate evidence

<sup>1</sup> Town and Country Planning (Local Planning) (England) Regulations 2012

**Effective** – deliverable over the plan period and based on effective joint working with neighbouring authorities and organisations on issues of joint interest.

**Consistent with national policy** – enabling the delivery of sustainable development in accordance with the NPPF.

**Supported by a Sustainability Appraisal** – demonstrating how the plan has addressed relevant economic, social and environmental objectives, avoiding significant adverse impacts which are unavoidable.

## Scope of the Issues & Option Consultation

- 1.0.9 The development of Issues and Options is the first stage in the production of the revised Local Plan and the first opportunity for residents, businesses and other interested parties to help plan our future.
- 1.0.10 The scope of the Issues & Options consultation is to identify the key strategic issues and opportunities the revised Local Plan should address. It will also identify some options and initial ideas for the strategic policies in certain areas such as the scale and location of housing and economic development.
- 1.0.11 The strategic policy areas we are consulting on within this document are:
- Strategic Issues
  - Vision
  - Strategic Objectives
  - Local Objectives
  - Spatial Principles
- 1.0.12 As we are at an early stage of plan preparation, further work needs to be done and evidence gathered before we can give consideration to the development of detailed policies or potential sites for the allocation for housing or other uses. Therefore, this stage of the plan does not contain potential locations for allocation for housing or other uses, but considers the distribution of development at the settlement level.
- 1.0.13 A Sustainability Appraisal Scoping Report will be published at a later date for consultation with the relevant organisations. This will review relevant plans and programmes and identify the sustainability objectives the proposed policies will be appraised against when we are identifying the preferred policy options.

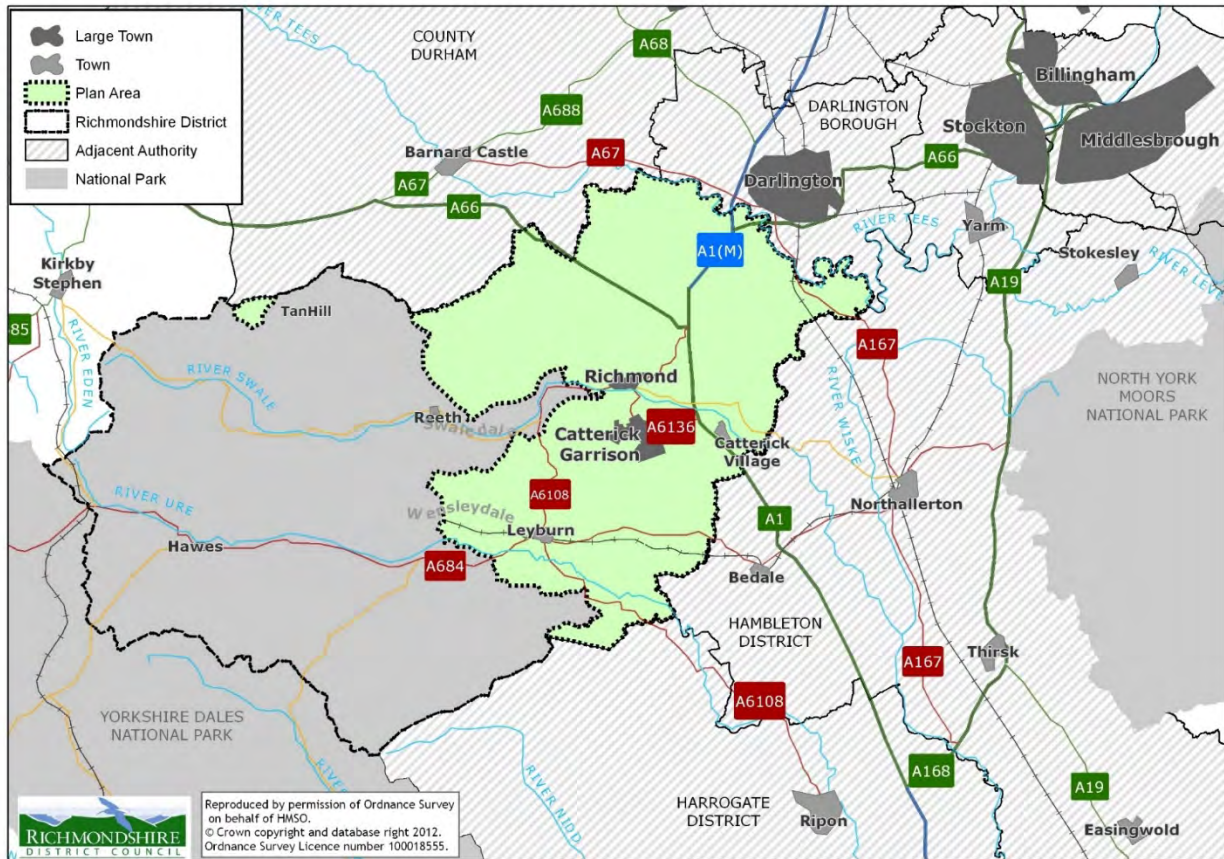
## Evidence Base

- 1.0.14 When preparing and reviewing policies in the Local Plan we have to ensure they are informed by relevant and up to date evidence.
- 1.0.15 To support the preparation of the revised Local Plan we are producing and updating a range of evidence studies. These will be published throughout the review process



as they become available. The currently completed studies referred to in this consultation are available to view at [www.richmondshire.gov.uk/local-plan-review](http://www.richmondshire.gov.uk/local-plan-review)

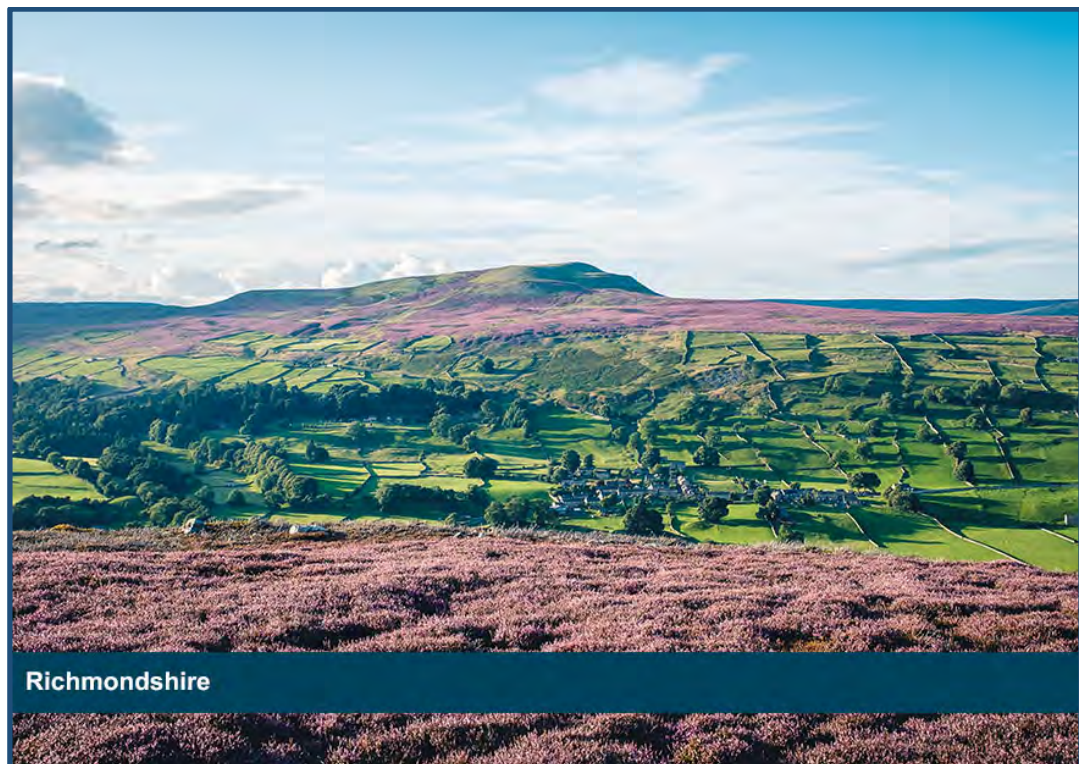
**Figure 2: Richmondshire Plan Area**



## 2.0 Context

### 2.1 Location

- 2.1.1 The Richmondshire plan area, shown on Figure 2, is situated in the east of the District and lies outside the Yorkshire Dales National Park. It stretches from the Tees Valley and Vale of Mowbray lowlands in the east, through the Pennine fringe into lower Swaledale and Wensleydale in the northern Yorkshire Dales. It also includes a small outlying area around Tan Hill.
- 2.1.2 The plan area sits within a wider geographic context bordering Darlington in the Tees Valley and the deeply rural Yorkshire and Durham Dales and rural lowlands. Darlington acts as a sub-regional centre for much of the plan area population, providing retail and other services, and employment. It is linked by several roads, including the upgraded A1 (m), A66, A167 and B1263.
- 2.1.3 The Richmondshire and Hambleton plan areas share many similarities, reflected in shared transport links between towns and villages. The A684 runs through Wensleydale to Bedale and the upgraded A1 (m) at Leeming Bar. The Wensleydale Railway currently links Leeming Bar with Redmire via Leyburn.
- 2.1.4 The towns of Leyburn, Richmond and Catterick Garrison provide important services and employment opportunities across this wide area and to the settlements within the Yorkshire Dales National Park.
- 2.1.5 Barnard Castle provides a similar role for small settlements in the north of the plan area. The short boundary with Harrogate runs through a remote rural area in the Nidderdale Area of Outstanding Natural Beauty.



## 2.2 Settlements

- 2.2.1 Richmond is an award-winning historic Market Town positioned on the steep slopes of the Swale Valley. Historically it has been the main administrative and service centre for the District. Its significance remains but, with the post-war growth of the military base at Catterick Garrison and neighbouring settlements, it is no longer as dominant as it once was and it has lost out to the growth in Darlington and other larger centres.
- 2.2.2 A large part of the town and its immediate surroundings have been designated as Conservation Areas. Richmond Castle and its dramatic setting, together with outstanding built heritage is a major tourism draw along with the large cobbled Market Place.
- 2.2.3 Hipswell, Scotton and Colburn - including the Catterick Garrison main military site - is generally known as Catterick Garrison. This masks a complicated area that has evolved through the growth of military facilities, which have coalesced with the settlements.
- 2.2.4 A modern town centre has now been created which provides a range of retail and leisure facilities serving residents of the whole of Richmondshire and beyond. This has reduced reliance on neighbouring centres outside of the District such as Darlington for shopping and leisure. This began with the building of a Tesco superstore, Leisure Centre and more recently the Princes Gate development containing numerous shops, restaurants and a cinema.
- 2.2.5 Although there is a strong military character to this area it is not exclusive and there are now large areas of open market housing following disposal of military accommodation and development on former military land. Colburn is the largest domestic settlement offering a range of housing and other services and has been the main focus for growth in recent years.
- 2.2.6 A number of employment locations have been developed mainly in Colburn including Walkerville Industrial Estate and Colburn Business Park reflecting its proximity to the A1 (M). Access to the A1 (M) has been improved significantly following the creation of a new Catterick Central Junction as part of the recent A1 upgrade to motorway standard.
- 2.2.7 The area has grown around the A6136 which has recently been upgraded to ensure the additional development outlined in the current Local Plan Core Strategy (2012-2028) can be accommodated. A further Strategic Transport Assessment is currently being carried out to identify whether there is sufficient capacity on the A6136 to accommodate further development and outline if any improvements are necessary.
- 2.2.8 Leyburn is the main town serving a wide rural catchment area covering Lower Wensleydale and Upper Swaledale. It is a market town serving the local agricultural economy and is also an important tourist centre. The town sits at a crossroads and operates as a hub for public transport in the area. Its connections favour east west travel along Wensleydale towards Bedale and Northallerton.

2.2.9 There are over 70 villages which vary in size considerably and are distributed across this large rural area.

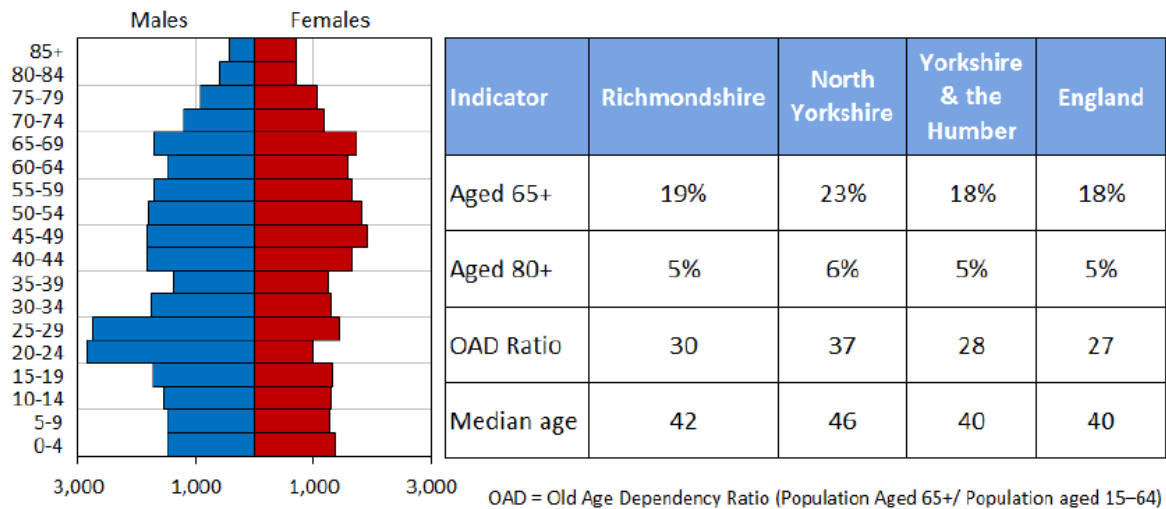


## 2.3 Population

2.3.1 The population of the plan area is estimated to be 46,218 (ONS, 2015), which is 88% of the District total.

2.3.2 The age profile of Richmondshire is skewed by the large military population, particularly by the number of young adult males (aged 20–34) associated with the army at Catterick Garrison.

2.3.3 Figure 3 compares Richmondshire's age profile to the county, region, and England profiles. Richmondshire has a younger age profile than North Yorkshire in total, with more similarity with the more youthful age profiles of the Yorkshire & Humber region and England as a whole because of the Armed Forces population.



**Figure 3: Age Structure & Old Age Dependency Ratio**

- 2.3.4 Richmondshire has an Old Age Dependency ratio of 30, compared to a national average of 27 for England, 46 for North Yorkshire and 40 for the Yorkshire and Humber region. This means that the 65+ population of Richmondshire is equivalent to 30% of the 15–64 age-group population, compared to 27% across England in aggregate, 46% in North Yorkshire and 40% in the region.
- 2.3.5 However, the impact of ageing locally will mean that the older population in Richmondshire is dependent on a much smaller younger population if the military population was removed from this equation.
- 2.3.6 The plan area can expect an increase in its age profile as the ‘baby boom’ generation reaches retirement age during the reviewed plan period to 2035.
- 2.3.7 Two thirds of this population live in the seven largest settlements, with estimated populations of Catterick Garrison 16,630, Richmond 8,450, Catterick Village (including Marne Barracks) 3,320, Leyburn 2,230 and Brompton on Swale 1,730. (NYCC, 2016)
- 2.3.8 95% of the local population is white, which is greater than regional and national levels.

## 2.4 Housing

2.4.1 There are about 19,350 (2016) dwellings in the plan area, of which around 2% are second homes, 0.6% are holiday homes and around 3% are vacant properties.

63% of dwellings in the plan area are owner occupied, 15% are privately rented, 12% are social rented or shared ownership and the remaining 10% are Service Families Accommodation.

2.4.2 There are two distinct Housing Market areas in Richmondshire. The central and northern parts of the plan area fall mainly into the Darlington and the Tees Valley area. The remaining, predominantly rural area, participates in much wider high value and leisure markets characterised by affluent commuters, quality of life, second and holiday homes. In-migration and rural attractiveness are strong drivers of the housing market.

2.4.3 The ratio of median house price to median gross annual earnings in Richmondshire is 7.94 (ONS, 2018). This is lower than the neighbouring North Yorkshire areas but significantly higher than the neighbouring Tees Valley areas.

2.4.4 The Richmondshire Strategic Housing Market Assessment (SHMA, 2017) confirms the ongoing affordable housing issue. It calculates a net annual imbalance of 29 affordable dwellings each year across the Richmondshire Plan Area.

2.4.5 The SHMA suggests that the affordable housing tenure split starting point should be 80% affordable rent and 20% intermediate tenure, although acknowledges the importance of intermediate home ownership products.

2.4.6 The median gross annual income of £25,197 in the District is a barrier to owner-occupation for many families.

2.4.7 The median house price is £200,000 and requires a household income of £51,428 to purchase (assuming a 10% deposit and 3.5x income multiple is required for mortgage).

2.4.8 The private rented sector makes up 15% of the total dwellings. Median rents have remained fairly stable over the period 2010-2015 rising from £546 to £594 by 2015. Social housing waiting lists accounted for 1.4% of households.



## 2.5 Military

- 2.5.1 There are two substantial military sites in the plan area. The Catterick Garrison main site has grown within the parishes of Hipswell, Scotton and Colburn since it was established in 1915, while Marne Barracks is at Catterick Village by the A1.
- 2.5.2 The military population is currently estimated to be in the order of 12,000 personnel and dependents (comprising 7,000 personnel and 5,000 dependants), which is over a quarter of the plan area population. In addition to this there are a further 3,000 personnel transient through the Garrison annually.
- 2.5.3 The Ministry of Defence has recently announced its intention to increase the military presence at Catterick Garrison which will be home to two newly created Strike Brigades. This is expected to result in an additional 4,900 military service personnel and dependents being based there by 2035. This will comprise of in the region of 2,700 service personnel plus 2,200 dependents.
- 2.5.4 It is anticipated that the additional military personnel will arrive in two tranches with around 1,350 between 2019 - 2023 and the remaining 1,350 between 2027-2031.
- 2.5.5 The development of the Catterick Garrison Town Centre including Princes Gate assists in meeting aspirations to make Catterick Garrison a modern and attractive location for service personnel and their families.



## 2.6 Economy

- 2.6.1 Richmondshire's working age population, including the military, is around 33,500, of which 81% are economically active and 77% are in employment, higher than regional and national levels (ONS, Annual Population Survey 2017).
- 2.6.2 The claimant rates for employment related benefits remain well below national (2.1) and regional levels (2.5) at 1.4 (NOMIS, 2018).
- 2.6.3 Richmondshire resident full time weekly earnings (£539.7) is higher than regional but lower than national weekly earnings. Richmondshire workplace full time weekly earnings (£485.0) is significantly lower than regional and national earnings (ONS, ASHE, 2017).
- 2.6.4 There were 17,000 employee jobs, not including the military or self-employed, in Richmondshire in 2016 (ONS business register). 59% are Full-Time and 41% are Part-Time. The proportion of part-time is higher than regional and national averages.
- 2.6.5 Total employment levels in Richmondshire were only slightly higher in 2015 than their 2009, growing by around 1.6% (BRES).
- 2.6.6 Three sectors which had a significant absolute expansion were accommodation and food services (26%), professional, scientific and technical (61%) and retail (14%). Three sectors saw a significant absolute contraction which were public administration and defence (-24%), wholesale (-26%) and Health (-14%)
- 2.6.7 The resident workforce occupy about 70% of local jobs, in Catterick Garrison this figure rises to 85%, because of military accommodation (2011 Census, WU01EW).



- 2.6.8 Micro scale businesses (0-9 employees) account for 90% of local business units and enterprises compared with 88% across Yorkshire and Humber (IDBE, ONS 2017)
- 2.6.9 Full planning permission has been granted for a Designer Retail Outlet at Scotch Corner. This project will provide in the order of 250,000 sqft retail space and support over 700 gross direct jobs once fully occupied. Construction is expected to start in the near future.
- 2.6.10 Middleham, in Lower Wensleydale, remains an important centre for the horse racing industry employing 227 people with around 550 racehorses in training. The total value of this industry to the area is estimated to be £12.7m (Lower Wensleydale Study 2009).
- 2.6.11 Three scenarios have been developed within the Employment Land Review based on projections of how the economy is expected to change.



## 2.7 Transport & Accessibility

- 2.7.1 Transport and accessibility in the plan area reflects the housing market areas. The north eastern area facing the Tees Valley is close to the national road network via the A1 and A66. The main strategic road (A1) junctions in the plan area are Scotch Corner in the north to Richmond (A6108), Catterick Central along the A6136 to Hipswell, Scotton and Colburn, and from Leeming Bar through Wensleydale along the A684 to Leyburn and the Yorkshire Dales National Park.
- 2.7.2 The A1 motorway upgrade between Leeming Bar and Barton has significantly improved access to existing employment and residential areas. The new Catterick Central junction has substantially improved access to the plan area and particularly Catterick Garrison. The A684 Bedale bypass has also improved access to Leyburn and Lower Wensleydale.
- 2.7.3 The proposed upgrading of the A66 to dual carriageway is likely to significantly improve safety and access to the North Richmondshire villages located along it.
- 2.7.4 The road junctions along the A6136, which were identified as near to or approaching capacity in the Catterick Garrison Strategic Transport Assessment (2011) have now been upgraded to enable future development. A Strategic Transport Assessment is currently being carried out in the Catterick Garrison area to consider the capacity of and identify any further upgrades that will be necessary to support the review of the Local Plan
- 2.7.5 Richmond and centres in Catterick Garrison have regular bus services that connect them to Darlington. Leyburn is a hub for local bus services through Wensleydale and across to Richmond. The most rural parts of the plan area have more limited services, whose frequency depends on how near they are to the main routes through the area.
- 2.7.6 Mainline and local train services can be reached at Darlington and Northallerton. The Wensleydale Railway is a tourist railway operating between Leeming Bar and Redmire via Leyburn and aims to re-establish links to the mainline at Northallerton.
- 2.7.7 Accessibility reduces as you move further away from the main corridors and into the more rural areas. Although the most rural wards in the plan area are among the least deprived in the country, the Index of Multiple Deprivation (IMD, 2015) places them in the country's most deprived areas when measured by the limited access to services and the housing market alone.



## 2.8 Environment

- 2.8.1 The plan area lies to the east of the Yorkshire Dales National Park, and the lower stretches of the Swale and Ure valleys form natural extensions of this nationally designated landscape area. The Nidderdale and North Pennines Areas of Outstanding Natural Beauty (AONB) extend from the south and north-west into small parts of the plan area.
- 2.8.2 Within the remainder of the area there are many other identifiable landscapes with their own distinctive qualities and character. Many areas have a local landscape importance, particularly around the historic settlements. The present landscape has been influenced by several country estates. The Ministry of Defence (MoD) is the largest single landowner and operates training estates over very substantial areas of moorland.
- 2.8.3 The plan area is rich in its green infrastructure, encompassing extensive habitats, major landscape features such as river corridors and flood meadows, along with wide green corridors and ecological networks. The Tees, Swale and Ure river corridors are important wildlife habitats, as are the upland moorland areas, all supporting the locally rich biodiversity.
- 2.8.4 Numerous areas, sites and other features provide a network of nature conservation resources spread across the plan area. There are 11 Sites of Special Scientific Interest, along with over 200 local Sites of Importance for Nature Conservation, including Foxglove Covert, an important Local Nature Reserve in the Catterick Garrison military estate.

- 2.8.5 West of the plan area, the North Pennines Dales Meadows, are designated as a Special Area of Conservation and this overlaps in part with the North Pennine Moors Special Protection Area which has rare and vulnerable birdlife. Both of these areas are of European importance.
- 2.8.6 Over 1,200 archaeological sites are identified by the North Yorkshire Environmental Record in the plan area. There are 41 designated Conservation Areas, and over 1,200 listed buildings and structures.
- 2.8.7 In addition to formally recognised built heritage, there are many other buildings of genuine quality or features which enrich the urban and rural environments that give the plan area its local distinctiveness. Scott's Dyke is a nationally important linear earthwork running through the plan area and along the eastern edge of Richmond, in particular.
- 2.8.8 There is very little contaminated land and air quality is good. The River Swale and River Tees floodplains limit development, particularly in lowland areas. The River Ure floodplain does not pass through any settlements in the plan area.
- 2.8.9 Large parts of the plan area provide important sources of groundwater.
- 2.8.10 In the area east of the A1 and north of the A66 the district has potentially viable commercial wind energy resources.



### 3.0 Strategic Issues and Opportunities facing Richmondshire

- 3.0.1 The consideration of Richmondshire's context in terms of its population, economy and environment for example enables the challenges and opportunities facing Richmondshire to be identified. These will be what the revised Local Plan will need to address.
- 3.0.2 The current adopted Local Plan Core Strategy (2012-2028) identified the challenges and opportunities that the development strategy within the Local Plan needed to address. These were titled the Key Strategic Issues.
- 3.0.3 We have reviewed the Key Strategic Issues identified against the updated context and feel the majority of these remain current and should be retained for inclusion in the revised Local Plan. There are however some changes proposed in light of the changing local context such as the announced military expansion at Catterick Garrison, the completed upgrade of the A1(M) and the approval of a Designer Outlet at Scotch Corner.
- 3.0.4 The Key Strategic Issues proposed to be included in the revised Local Plan are: (The text in bold illustrates the proposed changed wording and additions)
- a. achieving rural sustainability, while retaining local character
  - b. developing a complementary relationship between town centres in Richmond and Catterick Garrison, **and Scotch Corner Designer Outlet.**
  - c. supporting the integration of communities in the wider Garrison area through the development of a main town centre and related services
  - d. securing wider local benefits of a sustained **and increased** military presence
  - e. improving access to facilities in the villages
  - f. dealing with poor housing mix and lack of access **to a wider range of tenures including affordable housing**
  - g. promoting a more diverse rural economy **with a wider range of employment opportunities and wages**
  - h. developing the quality of the tourism offer
  - i. conserving and enhancing natural and built heritage
  - j. increasing installed renewable electricity and heat capacity and reducing carbon emissions
  - k. complementing neighbouring areas and supporting communities in the Yorkshire Dales National Park.
  - l. **addressing the declining and ageing population particularly prevalent in the rural parts of the Plan Area.**

- m. **securing wider local economic and employment benefits of an upgraded Strategic Road Network (A1(M) / A66)**

### Questions

- Q1 Do you agree with the addition of the Scotch Corner Designer Outlet to Strategic Issue B?
- Q2 Do you agree with the re-wording of Strategic Issue F to include a 'wider range of tenures'?
- Q3 Do you agree with the re-wording of Strategic Issue G to include a 'wider range of employment opportunities'?
- Q4 Do you agree with the inclusion of Strategic Issue L regarding the declining and ageing population?
- Q5 Do you agree with the inclusion of Strategic Issue M regarding the upgraded strategic road network?
- Q6 Do you agree with the Strategic Issues proposed?
- Q7 Are there any other Strategic Issues you feel should be included?

## 4.0 Vision

- 4.0.1 The Vision is a statement of ambition setting out what changes and developments the policies within the revised Local Plan should seek to be achieved in the area by 2035. The vision from the current adopted Local Plan Core Strategy 2012-2028 still remains relevant albeit for an extended period to 2035. The revised vision proposed below only contains a small number of amendments to reflect the changing local context.
- 4.0.2 The additions include: reference to accessible green corridors and Scotch Corner Designer Outlet; addition of realising economic opportunities offered by the A1 upgrade and improved digital infrastructure; and removal of reference to renewable energy targets which no longer exist.



4.0.3 The revised vision proposed is as follows:

**Vision for 2035**

**In 2035, sustainable growth in the Richmondshire plan area's towns and villages supports the quality of life of rural communities and addresses their needs for local homes, work and leisure, through development and the provision of services. This growth has also complemented neighbouring areas, by supporting communities in the Yorkshire Dales National Park and the regeneration strategy in the Tees Valley.**

**The towns of Richmond, Catterick Garrison and Leyburn play distinct roles as centres for local communities and are the main focus for housing and employment offering a wide range of services and facilities. Their growth has led to improvements in links to and from surrounding villages and other centres. Richmond has realised the potential offered by its heritage and increased its economic importance to the surrounding area. Private and military investments have transformed Hipswell, Scotton, Colburn and Catterick Garrison into an excellent living environment shared by local and military communities with a modern town centre, high quality development, accessible green corridors and improved road network. Historic Richmond, the modern Catterick Garrison town centre and the Scotch Corner Designer Outlet complement each other in the range of facilities and opportunities they offer to the District. Leyburn continues to be an important centre for a large rural area extending over Wensleydale and Swaledale. The area retains its character and sense of place while offering wider housing and employment choices. The villages and countryside beyond continue to reflect their high quality settings, but a flexible approach to development has provided a range of accessible housing and employment opportunities for local people.**

**A diverse, competitive and successful rural economy, providing access to local job opportunities has grown alongside market and affordable homes and embraced opportunities offered by the upgraded A1(m) and improved digital infrastructure. More people live and work locally, with commuting to and from the plan area reduced. The area's strong rural cultural identity, with its rich variety of environmental and historic assets, has been sustained and enhanced. Local measures have helped the area to respond to climate change and mitigate the impact of development. Installed renewable electricity and heat opportunities have been realised and green renewable and low carbon industries have developed. These have supported renewable energy provision and low carbon developments.**



## Question

Q8 Do you agree with the Vision proposed? Please explain further

## 5.0 Strategic Objectives

5.0.1 In order for the vision to be achieved a range of objectives need to be set. The starting point for this is to establish the main objectives for the Local Plan which are known as Strategic Objectives.

5.0.2 The Strategic Objectives from the adopted Local Plan Core Strategy 2012-2028 remain largely current and are proposed to be included in the revised Local Plan as follows:

- a. **Overall change in Richmondshire should reflect the needs of the area**, taking into account the great concern to protect its high quality environment. This should ensure consistency in its relationships with its neighbours with similar or different objectives.
- b. **A managed approach to ensure an appropriate level of housing and employment provision which will meet local social and economic needs** helps to reduce commuting out of the plan area and supports regeneration and growth in the Tees Valley. This will provide support for the rural economy and local social and community needs, including scope to provide for the identified need for affordable housing.
- c. **Development and provision of services will be concentrated in locations which reflect a defined sustainable settlement hierarchy.**
- d. **Development in Richmond and Catterick Garrison will promote their complementary roles and provision of facilities.** It will recognise their close relationship in terms of provision of services and impact of development in one on the other.
- e. **Rural sustainability will be supported, by:**
  - i. safeguarding local quality of life, environmental values and characteristics
  - ii. encouraging a more diverse, competitive and successful economy, with access to economic opportunities and increased self-sufficiency within the rural economy, in ways which should allow people to live and work locally

- iii. meeting locally generated needs for both market and affordable housing, and supporting the social needs of rural communities
  - iv. promoting its rural cultural identity, including supporting the role of market towns and tourism
  - v. supporting communities to provide for their own needs.
- f. **Priority will be given to protecting and conserving the rich variety of environmental and historic assets and mitigating and adapting to the prospects of climate change**, including through measures which support the achievement of challenging levels of renewable energy provision and low carbon developments.

5.0.3 Further detail will be added to these objectives to reflect the exact amount of developments the plan seeks to achieve once all the evidence has been gathered.

### Questions

Q9 Do you agree with the Strategic Objectives proposed?

Q10 Do you think any other Strategic Objectives should be included?

## 6.0 Local Objectives

6.0.1 The Local Objectives build upon the strategic objectives and provide more detailed objectives to be delivered and will be tied to specific policies which will be designed to deliver them.

6.0.2 The Local Objectives from the adopted Local Plan Core Strategy 2012-2028 are considered to remain relevant and are proposed to be included in the revised Local Plan as follows:

1.	Thriving and sustainable communities are supported by locating development where it will enable people to access jobs and key services like education, training, healthcare, recreation and other facilities
2.	The need for travel is reduced and access to jobs and key services by sustainable forms of transport, such as public transport, walking and cycling, is made safer and easier
3.	The dynamic character of rural communities is supported across the whole plan area and their social and economic fabric is sustained
4.	Local and military authorities work together to create lasting and mixed communities, which will benefit the whole District
5.	Future population and employment growth is accommodated in line with local requirements and responsive to neighbouring areas
6.	Good quality housing is provided with an appropriate mix of different sizes, types and tenures which meet the housing needs of local communities
7.	The adverse impact of society on the environment and the implications of climate change are responded to
8.	The historic heritage, character and identity of local towns and villages is protected and enhanced by ensuring that new developments are appropriate in terms of scale and location in the context of settlement form and character
9.	The countryside, wildlife diversity and habitats are protected and improved
10.	Local economic growth is supported in ways which are compatible with environmental objectives and deliver increased prosperity for the whole community
11.	Vibrant and prosperous towns are supported to function as service centres with a range of good quality jobs, businesses, shops and services
12.	High quality design of new developments helps to create attractive and safe places to live, work and play in

<b>13.</b>	Effective partnership between public and private organisations and local communities delivers the vision for the plan area.
------------	---

### Questions

Q11 Do you agree with the Local Objectives proposed?

Q12 Do you think any additional Local Objectives should be included?

## 7.0 Spatial Principles

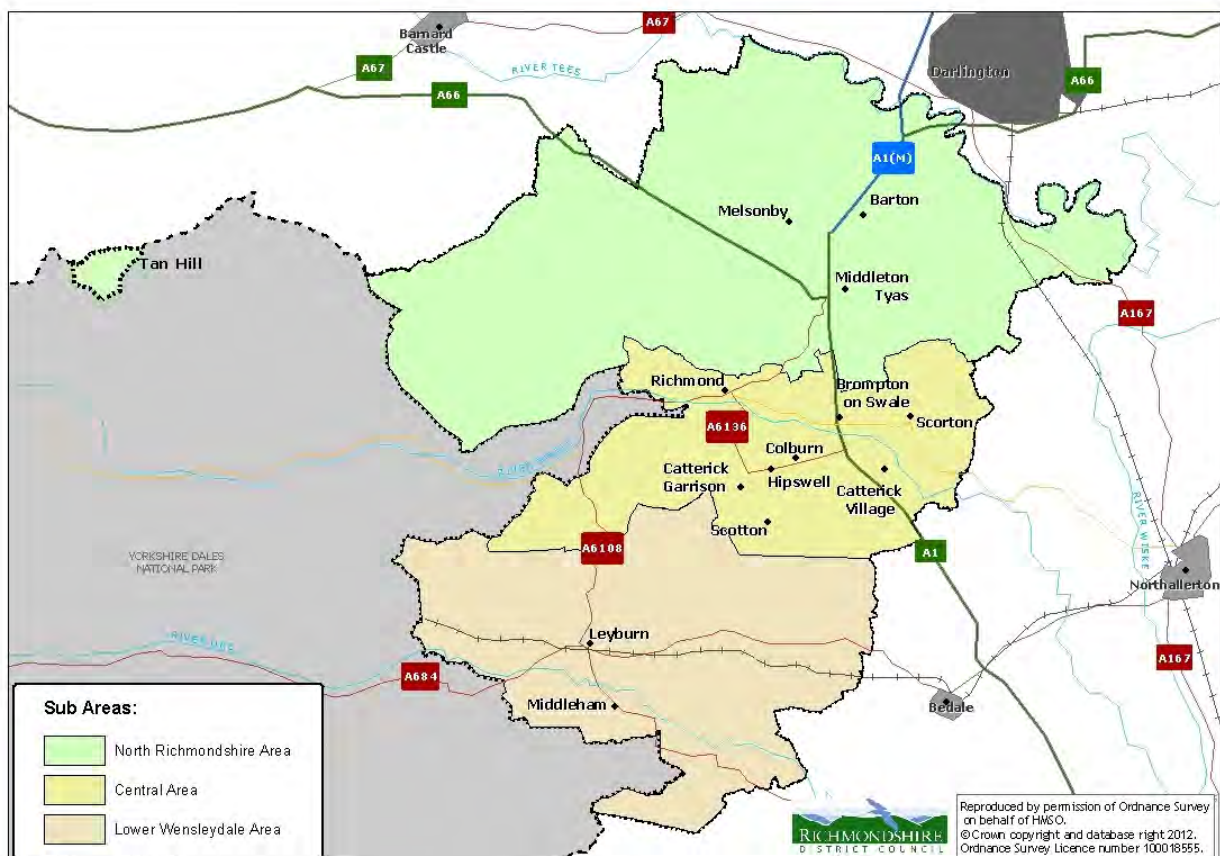
7.0.1 Spatial Principles are currently at the heart of the strategy within the adopted Local Plan Core Strategy (2012-2028) and are the policies which are key to delivering the strategy and make it locally distinct to the needs of the plan area. These contain policies on the settlement hierarchy and scale and distribution of housing and economic development.

## 7.1 Sub Areas

7.1.1 The Sub Areas are descriptive but are at the heart of framing the strategy and policies within the adopted Local Plan (2012-2028) to ensure that they reflect the locally distinctive nature and character of the different parts of the Local Plan area. They also enable readers to understand further what in general will be happening in their area. Sub Areas also provide the framework for policies on matters including affordable housing and housing mix to ensure policy requirements dovetail with local need evidence for that area not just across the whole Plan area.

7.1.2 The current Local Plan (2012-2028) identifies three Sub Areas – Central Richmondshire, Lower Wensleydale and North Richmondshire (figure 4) which were developed to broadly reflect local geography, settlement pattern and the relationship and sharing of services between settlements.

**Figure 4: Spatial Principle 1: Sub Areas (Local Plan Core Strategy 2012-2028)**



7.1.3 The Sub Area options proposed are:

**Option A** – Retain 3 Sub Areas of Central Richmondshire, Lower Wensleydale and North Richmondshire

7.1.4 This option would retain the approach identified in the current Local Plan Core Strategy.

**Option B** – Include an additional Sub Area for the area within the Catterick Area Masterplan Boundary

7.1.5 This option would see an additional Sub Area created specifically for the area that will fall within the boundary of the Catterick Area Masterplan. This would separate this area from the Central Richmondshire Sub Area which it is currently located within.

**Option C** – Remove Sub Areas

7.1.6 This option would mean that no Sub Areas will be included in the revised Local Plan.

## Questions

Q13 Which is your preferred option in relation to the Sub Areas? Are there any other options which you feel should be considered?

## 7.2 Settlement Hierarchy

7.2.1 The Settlement Hierarchy is the way in which settlements are ordered reflecting their size and the range of facilities and services they offer. The Settlement Hierarchy (Figure 4) identified in Spatial Principle SP2 of the current adopted Local Plan Core Strategy (2012-2028) is considered to be largely still reflective of the local context. An update of the Settlement Facilities Study (2017) has been carried out to determine the current provision of services and facilities available in each settlement.

7.2.2 The Settlement Hierarchy is built around the size of a settlement and the role it serves to local people. Four levels are defined in the current hierarchy as follows:

- Principal Towns
- Local Service Centres
- Primary Service Villages
- Secondary Service Villages

7.2.3 The criteria that was used to identify the settlements that fit within these four levels is summarised for each below:

### **Principal Towns**

7.2.4 Principal towns were identified as being the main local focus for housing and employment and because they provide shopping, leisure, education, health, cultural activities and facilities. They were also identified as they are accessible from surrounding areas with public transport links to other centres and had viable town centres and contributes much to local character.

7.2.5 The settlements that were identified as best fulfilling this criteria were Richmond and Catterick Garrison which were considered to be the largest settlements with the most facilities.



Catterick Garrison

### Local Service Centre

- 7.2.6 The definition given to a Local Service Centre was that they are smaller than Principal Towns but remain important hubs for a range of local housing, employment and services.
- 7.2.7 On this basis Leyburn was identified as a Local Service Centre reflecting its role as an important service centre in Richmondshire and although a small town in its own right, that it is at the centre of rural communities extending into wide areas of Wensleydale and Swaledale including the Yorkshire Dales National Park.





### Primary Service Villages

7.2.8 Primary Service Villages were considered to provide services that supplement those found in larger towns and help meet needs in dispersed communities throughout the wider rural hinterland. A key principle, when looking at the scope for future development in these villages, was the maintenance of existing or new services. Primary Service Villages were identified from the Settlement Facilities Study (2011) as fulfilling the following criteria:

- the availability of a good range of community facilities and services –a primary school, food shop, community hall and sport and recreation facilities
- their location throughout the sub area – seeking to ensure good access to local services
- public transport access to larger centres
- potential for some further development
- availability of local employment

7.2.9 The settlements that were considered to best fulfil this criteria were:

#### Central Richmondshire

- Brompton on Swale
- Catterick Village
- Scorton

### Lower Wensleydale

- Middleham

### North Richmondshire

- Barton
- Melsonby
- Middleton Tyas



### Secondary Service Villages

7.2.10 Secondary Service Villages were considered to share some of the attributes of the Primary Service Villages but are smaller in size and with a lesser amount of facilities and services. Examples include remoter villages like Spennithorne and Ravensworth which are served by small primary schools or Aldbrough which has a GP surgery. The presence of these services were also considered to suggest that clusters of neighbouring settlements share and support services between them. For example, the school in Ravensworth serving Dalton and Newsham and Spennithorne serving Harmby & Finghall.

7.2.11 The settlements considered to fulfil this criteria were:

#### Lower Wensleydale

- Finghall-Harmby-Spennithorne cluster
- Hunton

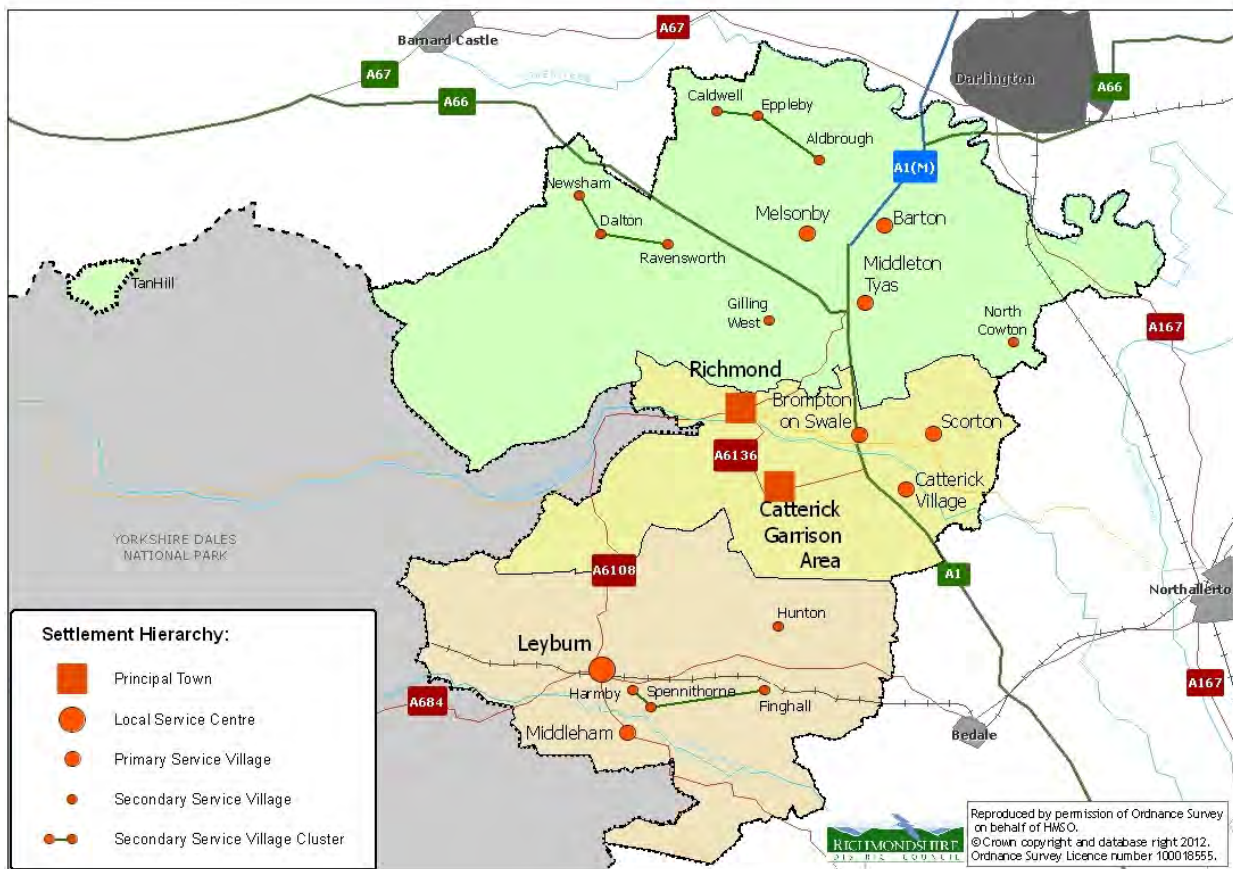
#### North Richmondshire

- Aldbrough-Caldwell-Eppleby cluster
- Dalton-Newsham-Ravensworth cluster
- Gilling West
- North Cowton



7.2.12 All other settlements were not considered to fulfil the criteria for each of the four levels of the hierarchy and are identified as 'Elsewhere' settlements.

Figure 5: Spatial Principle 2: Settlement Hierarchy



## Questions

- Q14 Are the four levels set still appropriate? Do you think there is a need to increase or decrease the number of levels to better reflect the role and nature of settlements?
- Q15 Should an additional tier be added to the hierarchy to separate smaller villages from elsewhere hamlets and isolated dwellings in the countryside?
- Q16 Is the criteria set for each of the four levels in the hierarchy still appropriate?
- Q17 Do the settlements identified within the settlement hierarchy still fulfil the criteria of that level in the settlement hierarchy?
- Q18 Are there any settlements not identified within the Settlement Hierarchy that you consider should be?
- Q19 Do you have any comments to make on the Settlement Facilities Study (2017)?

## 7.3 Rural Sustainability

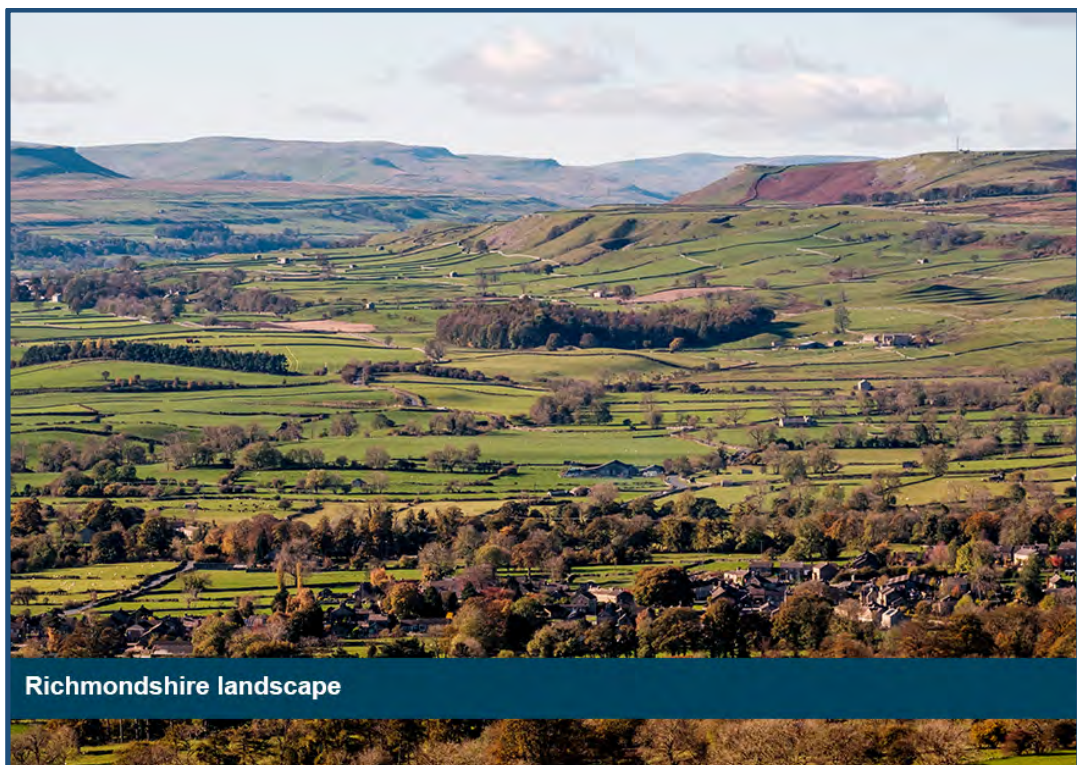
7.3.1 The adopted Local Plan Core Strategy (2012-2028) currently contains Spatial Principle SP3 which was developed reflecting the predominantly rural nature of the plan area, to promote rural vitality and quality and to address local concerns and priorities of striking the balance between growth and protecting the countryside.

7.3.2 Spatial Principle SP3 states that:

**Priority will be given to supporting the rural sustainability of the whole plan area, protecting and enhancing its environmental assets and character, and sustaining the social and economic fabric of its communities, by promoting:**

- a sustainable rural economy
- social and economic regeneration
- conservation or improvement of the rural environment
- appropriate rural housing schemes to achieve sustainable communities
- the appropriate reuse of redundant buildings
- renewable energy generation and associated technologies.

7.3.3 This therefore gives support to development in the larger settlements to meet local needs but also recognises that the countryside is a living, working place that also needs to adapt to economic change through appropriate diversification of traditional rural industries and the re-use of their buildings which contribute to the character of the local landscape.



## Questions

- Q20 Do you feel it is still necessary for rural sustainability to be included as a Spatial Principle or should this just be addressed through more detailed policies?
- Q21 Are there any amendments you consider should be made to the existing Spatial Principle on Rural Sustainability?

## 7.4 Scale of Housing

7.4.1 The Scale of Housing is the amount of new housing development that will be required over the timeframe of the revised plan to 2035. The scale of housing included in the current adopted Local Plan Core Strategy is 180 homes per annum.

7.4.2 The most recent household and projections available are those from mid-2014 although the mid-2016 household projections are expected to be published soon. The mid-2014 projections suggest that the Richmondshire population is not expected to increase as much as it was expected to in previous projections and therefore lesser additional households will be created resulting in a lower need for housing.

Therefore, whilst the housing requirement included in the reviewed Local Plan is currently expected to be lower than the current 180 homes per annum there are still some differing options to be considered.

7.4.3 The Scale of Housing options proposed are:

### Option A – Low Scenario - 15 homes per annum

7.4.4 This figure is calculated through the government's proposed standard housing method and is based upon the 2014 Sub National Population Projections with an uplift for affordability. The Richmondshire SHMA/OAN (2017) and SHMA Demographics (2017) paper identify that the 2014-based projections take account of the 2014-based population estimates that have been significantly affected by population change associated with the Army at Catterick Garrison which resulted in significant unit movements out particularly in 2013/14 being projected forward which has since being reversed by unit movements in during 2016 which is after the base date for the projection. This has resulted in a more negative migration trend being projected forward and a lower population total than what is likely to occur in reality

### Option B – Medium Scenario - 120 homes per annum

7.4.5 This option is based upon a projection again using the mid-2014 Sub National Population Projections where the migration trend has been recalculated to exclude the Army movements in 2013/14. This includes a 20% uplift for affordability. This

would accommodate the medium economic growth scenario identified in the Employment Land Review (2018) of 57 jobs per year.

### Option C – High Scenario - 160 homes per annum

- 7.4.6 This option is based upon the same projection as option B using the mid-2014 Sub National Population Projections where the migration trend has been recalculated to exclude the Army movements in 2013/14. However an additional uplift has been made which enables the additional jobs growth associated with the higher economic growth scenario identified in the Employment Land Review (2018) of 109 jobs per year to be accommodated.

### Questions

- Q22 Which scale of housing option do you consider to be the most appropriate, taking in to account the way each has been calculated?
- Q23 Are there any other scale of housing options that the Council should consider?

## 7.5 Distribution of Housing

- 7.5.1 The distribution of housing development establishes which towns and villages will accommodate the scale of housing development across the plan area.
- 7.5.2 The starting point for the distribution of housing development contained within the current Local Plan Core Strategy is the established Sub Areas, Settlement Hierarchy and approach to Rural Sustainability. This reflected the roles and potentials of the individual settlements in each tier and their location across the plan area. Development was prioritised in locations close to existing facilities and infrastructure subject to its feasibility in terms of a range of constraints, infrastructure capacities, the availability of developable land and its consequences in terms of the local environmental impact of development.
- 7.5.3 The current Local Plan Core Strategy outlines that most of the plan area's development is expected to proceed in Catterick Garrison. It acknowledges that although Richmond performs the role of Principal Town, physical constraints around it are a major limit to future development extensions. It also acknowledges that the important role of Leyburn as Lower Wensleydale's Local Service Centre recommends additional modest growth.
- 7.5.4 The current Local Plan identifies that the Primary and Secondary Service Villages require an appropriate scale of development to meet local needs and support the continued delivery of local services, like primary schools and shops, in the most rural areas. There are few settlements with capacity for major growth in North Richmondshire. The approach for this area reflects its pattern of smaller settlements and the aim to reduce out-commuting to the Tees Valley. It also states that small scale limited development in accordance with specific Core Policies is also

appropriate in the remaining 40 villages beyond the Spatial Principle SP2 Settlement Hierarchy to support rural sustainability subject to respect for environmental considerations.

7.5.5 The adopted Local Plan Core Strategy currently distributes housing development in SP4 across the settlement hierarchy as follows:

**Sub Area distribution (Spatial Principle SP1)**

<b>Central Richmondshire</b> .....	<b>79%</b>
<b>Lower Wensleydale</b> .....	<b>12%</b>
<b>North Richmondshire</b> .....	<b>9%</b>

**Settlement Hierarchy (Spatial Principle SP2)**

<b>Catterick Garrison</b> .....	<b>62%</b>
<b>Richmond</b> .....	<b>8%</b>
<b>Leyburn</b> .....	<b>7%</b>
<b>Primary Service Villages</b> .....	<b>13%</b>
<b>Secondary Service Villages</b> .....	<b>5%</b>
<b>Elsewhere in the plan area</b> .....	<b>5%</b>

7.5.6 A number of options are proposed regarding the approach to the Distribution of Housing Development in the revised Local Plan. These are:

**Option 1: Retain existing distribution contained within Spatial Principle SP4 of the adopted Local Plan**

7.5.7 This approach is explained in paragraphs 7.5.2 to 7.5.5 above.

7.5.8 A potential strength of this option is that the largest amount of housing development is distributed to the most sustainable settlements with the greatest range of facilities and services. Development is also distributed to reflect a settlements location in the hierarchy accounting for its ability to accommodate the scale of development proposed.

7.5.9 A potential weakness of this option would be that a significant majority of anticipated future development will be distributed to a single settlement which may affect maintaining the amount of services and facilities in other settlements and could require significant investment in infrastructure in Catterick Garrison to accommodate it.



### **Option 2: Reduction in civilian housing numbers at Catterick Garrison and redistribute proportionately across the rest of the Settlement Hierarchy**

- 7.5.10 This option would decrease the proportion and amount of civilian housing development distributed to Catterick Garrison (Hipswell, Scotton and Colburn) and result in the amount of housing development distributed to the rest of the hierarchy increasing proportionately.
- 7.5.11 A potential strength of this option would be a more even balance of the amount of development across the settlements within the hierarchy and ensure that the impact of additional Service Families Homes that will be required in Catterick Garrison as part of the military expansion is accounted for.
- 7.5.12 A potential weakness of this option would be that a higher amount of development will be distributed away from the largest settlement in the area to less sustainable locations including remoter villages and settlements where there are limited facilities and services.

### **Option 3: Reduction in civilian housing numbers at Catterick Garrison and redistribute to increase numbers in Secondary and Elsewhere settlements**

- 7.5.13 This option would decrease the proportion and amount of civilian housing development distributed to Catterick Garrison (Hipswell, Scotton and Colburn) and result in the amount of housing development distributed to the smallest settlements in the area increasing significantly.
- 7.5.14 A potential strength of this option would be to spread further the amount of development across the settlements within the hierarchy and ensure that the impact of additional Service Families Homes that will be required in Catterick Garrison as part of the military expansion is accounted for. This option may assist in maintaining the sustainability of the smallest settlements in the area.
- 7.5.15 A potential weakness of this option would be that it will significantly increase the amount of development in the least sustainable settlements in the area with the least amount of facilities and services. It will also mean that there is likely to be more development distributed to the secondary service villages than the primary service villages.

### **Option 4: Reduction in civilian housing numbers at Catterick Garrison and redistribute to increase numbers in Richmond, Leyburn and the Primary Service Villages**

- 7.5.16 This option would decrease the proportion and amount of civilian housing development distributed to Catterick Garrison (Hipswell, Scotton and Colburn) and result in the amount of housing development distributed to the other largest settlements in the area increasing.
- 7.5.17 A potential strength of this option would be to spread further the amount of development across the settlements within the hierarchy and ensure that the impact

of additional Service Families Homes that will be required in Catterick Garrison as part of the military expansion is accounted for.

- 7.5.18 A potential weakness of this option would be that it will increase the amount of development distributed to Richmond where the current Local Plan concluded that physical constraints around it are a major limit to future development extensions.

**Option 5: Increase in civilian housing numbers at Catterick Garrison and reduce numbers proportionately across the rest of the Settlement Hierarchy**

- 7.5.19 This option would increase the proportion and amount of civilian housing development distributed to Catterick Garrison (Hipswell, Scotton and Colburn) in the current Local Plan and result in the amount of housing development distributed to the rest of the hierarchy decreasing proportionately.

- 7.5.20 A potential strength of this option would be to increase the amount of development in Catterick Garrison (Hipswell, Scotton and Colburn) which is the largest settlement in the area and one of the settlements with the most facilities and services in the area.

- 7.5.21 A potential weakness of this approach would be that a significant majority of anticipated future development will be distributed to a single settlement which may affect maintaining the amount of services and facilities in other settlements and could require significant investment in infrastructure in Catterick Garrison to accommodate it.

**Option 6: Increase in civilian housing numbers at Catterick Garrison and redistribute to reduce numbers in Secondary and Elsewhere settlements**

- 7.5.22 This option would increase the proportion and amount of civilian housing development distributed to Catterick Garrison (Hipswell, Scotton and Colburn) in the current Local Plan and result in the amount of housing development distributed to the rest of the hierarchy decreasing in the Secondary Service Villages and Elsewhere settlements which are the smallest in the area.

- 7.5.23 A potential strength of this option would be to increase the amount of development in Catterick Garrison (Hipswell, Scotton and Colburn) which is the largest settlement in the area and one of the settlements with the most facilities and services in the area.

- 7.5.24 A potential weakness of this approach would be that a significant majority of anticipated future development will be distributed to a single settlement which may affect maintaining the amount of services and facilities in other settlements and could require significant investment in infrastructure in Catterick Garrison to accommodate it. It may also impact on maintaining the sustainability and provision of facilities and services in the Secondary Service Villages.

**Option 7: Increase in civilian housing numbers at Catterick Garrison and redistribute to reduce numbers in Richmond, Leyburn and the Primary Service Villages**

- 7.5.25 This option would increase the proportion and amount of civilian housing development distributed to Catterick Garrison (Hipswell, Scotton and Colburn) in the

current Local Plan and result in the amount of housing development distributed to the rest of the hierarchy decreasing in Richmond, Leyburn and the Primary Service Villages.

- 7.5.26 A potential strength of this option would be to increase the amount of development in Catterick Garrison (Hipswell, Scotton and Colburn) which is the largest settlement in the area and one of the settlements with the most facilities and services in the area.
- 7.5.27 A potential weakness of this approach would be that a significant majority of anticipated future development will be distributed to a single settlement which may affect maintaining the amount of services and facilities in other settlements and could require significant investment in infrastructure in Catterick Garrison to accommodate it. It may also impact on maintaining the sustainability and provision of facilities and services in Richmond, Leyburn and the Primary Service Villages.

### Questions

- Q24 Which distribution of housing option do you consider to be the most appropriate?
- Q25 Are there any other distribution of housing options you think the Council should consider?

## 7.6 Scale of Economic Development

- 7.6.1 The Scale of Economic Development is the amount of economic development identified that can be brought forward over the plan period. This is usually derived from projections of how the economy is expected to change and any known local economic drivers including committed developments.
- 7.6.2 The scale of economic development identified in SP5 of the Local Plan Core Strategy was a high growth scenario with a net additional land requirement of 12 hectares which was calculated based on anticipated growth in Richmondshire's economy and committed developments.
- 7.6.3 The options under consideration for inclusion in the revised Local Plan are as follows:

### Option 1 - Low Growth

- 7.6.4 This is based upon a pessimistic economic growth projection which produces a contraction in economic growth with a reduction in net additional jobs of -20 jobs per annum and a negative requirement for additional employment land. This option would not affect the scale of housing option selected.

### Option 2 - Medium Growth

- 7.6.5 This will be based on a more optimistic economic growth projection of 57 net additional jobs per annum. This results in a negative or marginal requirement for net additional employment land. This level of additional economic growth is likely to be able to be accommodated within a housing requirement of around 120 per annum.

### Option 3 - High Growth

- 7.6.6 This will be based on the more optimistic economic growth projection of 109 net additional jobs which includes a further allowance made for additional economic growth not factored in to the projections such as existing commitments (Scotch Corner Designer Outlet) and further growth anticipated as a result of changing local circumstances such as the A1 upgrade and military expansion at Catterick Garrison. This will result in a higher housing growth scenario being necessary of 160 homes per annum.

## Questions

- Q26 Which scale of economic development do you consider to be the most appropriate, taking in to account the way each has been calculated?
- Q27 Are there any other scale of economic development options you think the Council should consider?

## 7.7 Distribution of Economic Development

7.7.1 The distribution of economic development is where and what location we would like to see the scale of economic development to take place at. The distribution of economic development identified in SP5 of the Local Plan Core Strategy is a 'combined approach' which is outlined as option 1 below.

7.7.2 The options proposed for consideration are as follows:

### Option 1 - Combined Approach

7.7.3 This would be to continue with the approach taken in SP5 which seeks to:

- Encourage major employment development in the Colburn area;
- Consolidate and improve existing key employment locations at Colburn Business Park; Walkerville Industrial Estate; Gallowfields, Richmond; Harmby Road, Leyburn; the stables in Middleham; and Gatherley Road;
- Enable appropriate economic development opportunities at the upgraded A1 junctions;
- Appropriate town centre development;
- Small scale development elsewhere to meet local employment needs

7.7.4 A potential strength of this option is that all aspects of the economy and employment locations will have an opportunity to consolidate or expand.

7.7.5 A potential weakness of this option is that the scale of economic development could be spread thinly across a range of areas restricting the ability for a larger scale development in a specific location.

### Option 2 - Consolidation of existing employment locations

7.7.6 This option would be to focus economic development growth towards existing key employment locations in existing settlements. This will consolidate and improve them and limit opportunities for any further development in other locations such as the upgraded motorway junctions.

7.7.7 A potential strength of this option is that existing key employment locations in close proximity to the largest concentration of people will be given priority for consolidation and expansion.

7.7.8 A potential weakness of this approach would be that economic growth and access to new economic sectors created as a result of the A1 upgrade may be missed.

### Option 3 - Motorway Junctions

7.7.9 This option would be to focus economic development at the upgraded A1 motorway junctions at Scotch Corner, Catterick Central and Barton and with easy access to the upgraded A1(m) and Local Access Road. This option would limit any further development and consolidation of key existing employment locations.

- 7.7.10 A potential strength of this approach would be that economic growth and access to new economic sectors created as a result of the A1 upgrade may be realised.
- 7.7.11 A potential weakness of this option is that they are not located within existing settlements in the hierarchy and are therefore less sustainably located than existing key employment locations.

#### **Option 4 – Motorway Junctions and existing employment locations**

- 7.7.12 This option would focus development on the motorway junctions but also enables small scale consolidation and expansion of existing key employment locations.
- 7.7.13 A potential strength of this option would be that economic growth and access to new economic sectors created as a result of the A1 upgrade may be realised. It will also ensure that existing key employment locations can consolidate and expand which are located in existing settlements and in close proximity to the largest amounts of people.
- 7.7.14 A potential weakness of this option is that small scale development will not be encouraged outside of the main employment areas and motorway junctions which may impact on the ability to maintain and encourage the sustainability of rural areas.



## Questions

- Q28 Which distribution of economic development options do you consider to be the most appropriate?
- Q29 Are there any other distribution of economic development options that the Council should consider?

## 7.8 Other Spatial Principles

- 7.8.1 In the preceding sections we have identified the areas that we feel should be covered by Spatial Principles but would consider any additional options put forward to be included as Spatial Principles in the revised Local Plan.

### Question

- Q30 Are there any other areas/topics which you feel should be included as Spatial Principles?



## **Glossary**

### **Adoption**

The final confirmation of a Local Plan being given full status by a Local Planning Authority

### **Catterick Area Masterplan**

This will form part of the revised Local Plan and will identify detailed policies and site allocations for military and non-military uses. It is likely to cover Hipswell, Scotton, Colburn, Brough with St Giles and Marne Barracks

### **Core Strategy**

A Development Plan Document forming part of the Local Plan outlining the vision and key policies which form the planning framework for the area

### **Detailed Development Management Policies**

Detailed policies on specific matters including for example Design and Layout

### **Development Plan Documents**

Documents that form part of the Local Plan

### **Duty to Cooperate**

A legal requirement for local planning authorities to work collaboratively with neighbouring authorities and other public bodies across local boundaries on strategic priorities, such as development requirements which cannot wholly be met within one local authority area.

### **Dwelling**

Building or part of a building used as residential accommodation, usually housing a single household. A dwelling may be a house, bungalow, flat, and maisonette or converted farm building

### **Employment Land Review**

An evidence study assessing the local economy and identifying the additional amount of employment land that will be required to support the growth of the local economy

### **Evidence Base**

Information and data gathered in the form of studies which will inform the development of policies to be included in the Local Plan

### **Examination in Public**

The process where a Local Plan is assessed by an Independent Planning Inspector to determine if the Local Plan is an appropriate development strategy for the area and has been prepared in accordance with national policy and legislation.

## **Issues and Options**

The first stage in the preparation or review of a Local Plan to identify the key strategic issues and opportunities the Local Plan should seek to address. It also identifies the broad strategic policy options available for consideration.

## **Local Development Scheme**

The timetable Local Planning Authorities are required to produce for the production of Local Planning documents

## **Local Plan / Local Development Plan**

Plan for the future development of the local area, drawn up by the local planning authority in consultation with the community.

## **National Planning Policy Framework**

Government planning policies which must be taken into account in the preparation of Local Plans and is a consideration in planning decisions.

## **Neighbourhood Plans**

A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area

## **Objective Assessment of Need**

A method for establishing the housing requirement for the area based on how the population is expected to change

## **Planning Inspectorate**

The Planning Inspectorate is an independent agency with responsibilities including the examination of Local Plans

## **Planning Obligations Policies**

Policies outlining the requirements and contributions required from development towards the provision of infrastructure, services and other areas such as affordable housing

## **Planning Practice Guidance**

Government Guidance supporting national policies outlined in the National Planning Policy Framework

## **Preferred Options**

A key stage in Local Plan production where the preferred policy options are outlined for consultation

## **Pre-Submission**

A key stage in Local Plan production where the proposed Local Plan policies are published for consultation prior to submission for independent examination

### **Strategic Housing Market Assessment**

An evidence base study providing the latest available evidence to help to shape the future planning and housing policies of the area

### **Strategic Site Allocations**

Large sites that are allocated for development in a Local Plan

### **Sub-National Population Projections**

Population projections are published by the Office for National Statistics and estimate how population is going to change as a result of range of factors including births, deaths and migration

### **Sustainability Appraisal**

An appraisal of the economic, environmental and social effects of the policies within the Local Plan



**Richmondshire District Council**

Mercury House, Station Rd, Richmond, DL10 4JX

01748 829100

[localplan@richmondshire.gov.uk](mailto:localplan@richmondshire.gov.uk)

[richmondshire.gov.uk/local-plan-review](http://richmondshire.gov.uk/local-plan-review)