

Richmond: Development Search Areas and Strategic Directions of Development

Development Requirements in Preferred Core Strategy

**Housing = 200 dwellings
(existing permissions = approximately 150, residual requirement = 50 dwellings or about 2 hectares at 25 dwellings per hectare)**

Employment = 3 hectares

Existing Land Use in Richmond

Richmond's character is derived from its dramatic topography, geology and hydrology with the sweep of the River Swale and rock face creating cliffs and high ground to the north; and meadowlands with meandering wooded valley sides to the south.

With the exception of the old railway station and depot, and some limited historical development in the area south of the River Swale, little building has occurred on the southern bank of the Swale and the setting of the town has remained remarkably unchanged since the middle ages. Within the built up area the hilliness and medieval street pattern create a rich townscape of twisting streets around the castle and market place. Additionally 18th century prosperity created a distinctive Georgian character in parts around Newbiggin, Frenchgate and Bargate.

Today the River Swale and the environs continue to provide the limit to the town to the south; to the west the town has extended along the valley bottom; to the north it has extended up the less steep hillsides. The town is contained by a ridge running east from High Gingerfields to Low Moor and Pilmoor Hill. To the east the ancient Scots Dyke provides a limit to the edge of the town. The central Market Place is predominantly retail with commercial, municipal and residential uses on the periphery. To the north west is the main commercial area at Gallowfields industrial estate. Education facilities are concentrated to the east off Darlington Road and there are large 20th century residential areas to the north and north east of the town centre, and smaller areas at Hurgill to the north west and west off Reeth Road.

Development Constraints

The following table sets out the main development constraints and existing infrastructure position within Richmond which provides the context for future potential development areas identified.

Development Constraints	
<i>Transport</i>	Richmond is not accessible by train. It is located at the intersection of 5 main roads: the A6108 Reeth Road from Swaledale and the west, the B6274 Gilling Road from the north, the A6108 Darlington Road from the north east, the B6271 from Brompton-on-Swale and the east and the A6136 Richmond Road from Catterick Garrison and the south. The roads converge to the north of the historical town centre, which is largely free of through traffic. However buses run along all of the main routes and the terminus is in the Market Place. The main services are to Darlington, Catterick Garrison and Leyburn.
<i>Footpaths & Rights of Way</i>	The Coast to Coast footpath runs west to east through the area entering Richmond at Hurgill and leaving the town along the south side of the Swale from Station Bridge. There are numerous footpaths and rights of way

	around the town, particularly along the Swale Valley to the south and also around the edges of the town, connecting to the wider network.
Nature Conservation Areas	The area has a significant wildlife resource of high nature conservation value. There are Special Areas of Conservation (SACs) of European status and nationally important Sites of Special Scientific Interest (SSSIs) at Gingerfields, north of the racecourse and to the south associated with the river corridor. There are several local designations (Sites of Importance for Nature Conservation – SINCs) with the majority concentrated in the River Swale corridor on its southern side.
Water Courses	The River Swale flows west to east and has carved a route with tight loops which wrap around the south of Richmond providing a dramatic riverside setting to the town and castle. The Environment Agency identifies the River Swale valley bottom as a high flood risk area.
Topography	The area falls generally from north west to south east with a high of 319m AOD at Beacon Hill in the north west to a low of 91m AOD near St Trinian's Hall in the south east and has areas of steep terrain which is difficult to access and develop. The area is cut by the meandering valley of the River Swale running broadly west-east through the middle, before turning south. In the central area the river is deeply incised with steep hillsides, including rocky cliff faces.
Landscape & Settlement Character	Richmond and this part of the Swale Valley lie in the Pennine Dales Fringe area of North Yorkshire. The western edge of the town meets the boundary of the Yorkshire Dales National Park with the Swale Valley corridor to the South. The surrounding landscape, laid out on the banks of the river, has a diverse but strongly rural character composed of small tenanted farms; woodland and upland heather moor all with a rich heritage of archaeological and built features. To the north and north east it is more agricultural and larger in scale and to the north and northwest the landscape has a more moorland character. The character of the town draws from this landscape setting. Richmond is rich in historical and cultural assets and most have significant settings which reflect their origins and the dramatic topography, hydrology and geology. Richmond's present character and setting is also influenced by man. To the north of the town the Aske Hall estate and to the West of the town centre and east of the River - Temple Grounds are both designated as Grade II* Historic Park or Garden Landscapes. Policy 7 of the Richmondshire Local Plan identified the countryside surrounding Richmond as an 'Area of Great Landscape Value'.
Agricultural Land Value	Paragraph 167 of the Draft National Planning Policy Framework states that "Where significant development of agricultural land is demonstrated to be necessary local planning authorities should seek to use areas of poorer quality land in preference to that of higher quality, except where this would be inconsistent with other sustainability consideration of the Local Plan's growth strategy and where poorer quality land is unavailable or unsuitable." The current Planning Policy Statement 7 PPS7 (para 28) defines low quality as land classified as Grades 3b, 4 and 5 and high quality being Grades 1, 2 and 3a. There is no Grade 1 or 2 agricultural land within the area. To the east and north east there is Grade 3 agricultural land. There is no breakdown of Grade 3 land available.
Key Views	Key views within the central area of the town are identified in the Richmond Conservation Area Appraisal. They are largely views to and from the Castle, a key focal point for the town. Key views from outside the town centre are indicated on the constraints map at the Racecourse, looking south east, from Maison Dieu looking east and from the south of the River Swale looking north. The artist J M W Turner painted watercolours of Richmond and the views from the key viewpoints on Maison Dieu, Round Howe and Holly Hill are representative of the views Turner may have sketched from. Turner's paintings are the subject of cultural guides.

Key Woodland and Tree Preservation Orders	There are significant areas of woodland around Richmond, particularly along the Swale Valley and they are identified on the constraints map.
Historic Areas	The archaeological resource of the area is considerable, from the Iron Age Scots Dyke to the east; the remnants of medieval strip fields to the north west of the town, to the important industrial archaeology found along the banks of the Swale, the Castle, the Friary and the monastic Easby Abbey. The known archaeological resources of the area are concentrated in, but not exclusively, the Richmond Conservation Area and the Swale Valley to the south east of the town. There are 3 conservation areas. The Richmond Conservation Area covers all of the central historical, retail, commercial and municipal areas. The other two lie to the north of the town - the Racecourse Conservation Area at Low Moor and Richmond Hill Conservation Area, based on the site of the former Richmond Barracks/Garden Village.
Other Constraints & Constraints identified by Key Consultees	<p><u>Land in Trust</u> Richmondshire Landscape Trust is a local amenity organisation and owns land at West Field, Earl's Orchard and Mercury Bridge. The National Trust owns land to the south west of Richmond town centre adjacent to the River Swale. These areas of land are held in trust for their long term protection as open spaces.</p> <p><u>Foul Water Drainage – Yorkshire Water (YW)</u> YW advise that capacity at the Richmond Waste Water Treatment Works (WWTW) is limited. The WWTW serves approximately 10,000 people. It can probably accommodate the likely phased annual delivery from existing sites with planning permission (circa 150 dwellings) up to 2015. Development beyond this may need to be co-ordinated with the provision of additional capacity. Any further significant level of development in the period up to 2015 could create a gap between the level of growth proposed and YW's investment plans up to 2015 and may need to be phased so that YW can include the development in their investment plans and growth forecasts for the period 2015-2020 and beyond. In addition the sewer network serving Richmond has limited capacity and individual sites would have to be investigated to establish the level of capacity available. Brownfield sites will generally benefit from existing infrastructure.</p> <p><u>Flooding - Environment Agency (EA)</u> Two flood zones lie within the area. One lies to the north beyond any area of development consideration. The other is the River Swale Valley significantly affects, and precludes development from, areas of the meadowlands either side of the River Swale. With the exception of Option H, the EA raise no drainage issues which would adversely affect any of the other options or be insurmountable.</p> <p><u>Historic Assets - English Heritage (EH)</u> EH identify significant heritage assets within the area of national significance and are concerned that for all options there would be a need to demonstrate that development could be achieved in a manner which would not harm those elements which contribute to the significance of the assets.</p> <p><u>Ministry of Defence Estates (MoD)</u> No MOD land forms any part of the potential options at Richmond.</p> <p><u>Children & Young People's Services – NYCC</u> Education facilities are concentrated on Darlington Road. Whilst this provides convenience of co-location it also creates traffic management issues and highway safety at the am and pm peak times is an on-going issue of concern and investigation for the NYCC Education There are 2 junior schools, and one secondary. The junior schools are presently</p>

	<p>experiencing capacity problems and the level of housing proposed would exacerbate this and needs addressing.</p> <p><u>Health & Safety Executive</u> No issues have been identified in relation to hazardous sites or pipelines.</p> <p><u>Highways - NYCC</u> Capacity on the highway network is an issue and further assessment of the ability of Richmond to accept the level of development proposed is required, particularly in respect of the Gallowgate/Pottergate signalised junction.</p> <p><u>Public Utilities (Gas, Electricity, Telecoms)</u> No issues have been identified.</p>
--	--

Diagram

Development Constraints and Search Areas



Key

Settlement Built Form	
Development Search Areas	
Main Roads	
Secondary Roads	
Road Junction with Problems	
Footpaths and Rights of Way	
Water Courses	
Key Views	
Key Woodlands/Tree Groups	
Nature Conservation Areas	
Richmond Waste Water Treatment Plant	
Historic Areas	
Schools	

Development Search Areas

Option A – Within Richmond

Description

This option covers the existing built area of Richmond and includes potential sites, as yet unidentified, which might deliver new employment and housing during the plan period. It assumes that there will be minimal impact in terms of development outside of the existing extent of the built up areas, assuming all needs can be met within the town. From an initial assessment of potential development land within Option A sites were identified within the existing built up area where it is estimated that they could potentially provide the land take required for approximately 50 dwellings (over and above the sites with planning consent which is for about 150 dwellings), assuming a density of 25 per hectare and no constraints.

Pros	Cons
All within existing built up areas.	Limited amount of potential leading to a possibility of there being a shortfall in land supply and possible uncertainty over the deliverability of the number of dwellings
Does not require greenfield land or extension into the countryside on the edge of the town.	Unlikely to be able to deliver the employment requirements and so could only form part of any proposed strategy.
Spreads development across the town.	English Heritage is concerned to ensure that development would not harm heritage assets and it could involve land within the Richmond Conservation Area.
Majority of land likely to be brownfield and therefore reused and enhanced.	Potential town cramming and could involve loss of car parking and/or open spaces.
Development will be relatively close to the town centre, its services and amenities.	Due to the nature of sites it may be difficult to achieve a suitable range and mix of housing types (e.g. low and high density).

Option B – West (South)

Description

This area comprises land to the south of Hurgill Road around to the south of Reeth Road.

Pros	Cons
Does not contain any statutory landscape, historical or cultural designations.	Major part of the Westfields area is owned by Richmondshire Landscape Trust who purchased the land to protect its long term amenity value and openness. Therefore availability of the larger part of this area for development is highly unlikely and if it were available it would result in the loss of an amenity area and allotments.
Close to the town centre.	Vehicular access and the capacity of the surrounding roads would need to be investigated and may limit the amount of development possible.
Need not extend development beyond the existing limits of development to the west if limited to the eastern part.	Sloping landform: the area falls steeply north west to south east and will require careful attention to detail to prevent adverse impacts. This option area has the steepest and largest slope.
Woodland blocks to the west screen wider	The Coast to Coast footpath runs adjacent to

views, limiting the impact of development in the landscape.	and along Westfields affording an attractive view into Richmond from the west which is recognised in tourism and cultural guides. Careful attention to details to ensure no adverse impact in views would be required.
Ownership of part of the area is known and some land confirmed as available (with a maximum potential of approximately 50 dwellings).	Hurgill Lodge, a Grade II Listed Building, lies on the northern edge and need to protect its setting.
	One of the most distant options from educational facilities.
	Cemetery and setting would need to be protected. Some significant mature trees and allotments on part of the area. Mature tree lines along boundaries are particularly notable.
	Unlikely to be able to deliver the employment requirements and so could only form part of any proposed strategy.

Option C – West (North)

Description

Option C wraps around the western side of the Gallowfields industrial estate. It has a southern boundary adjoining gardens at Maplefields and Hurgill Road forms the western boundary.

Pros	Cons
Development would not extend further north or west than the existing built up area.	This is the second most steeply sloping option and is on the highest ground, therefore careful attention to details to ensure no adverse impact in views would be required.
Potentially large enough to provide for the housing and employment needs of Richmond for the plan period and provides an opportunity to create a mixed residential and employment use development close to existing residential and employment areas.	Potential access issues, with no direct access for employment development from the cul-de-sacs off Racecourse Road. Therefore, negotiation with other landowners is required.
Does not contain any statutory landscape, historical or cultural designations and affords an opportunity to achieve landscape and visual enhancement with layered structural woodland / tree belt planting to create a stronger more attractive western edge to the town and help screen existing unattractive development in views from the Castle northwards.	Potential issues with the suitability of the surrounding road network, junctions and capacity -requiring assessment for the traffic generation from this amount of development.
Land is partially within the existing Richmondshire Local Plan settlement boundary and part of the site has previously been considered suitable for development The land directly south of Gallowfields (1.8 hectares) was identified for protection for longer term employment development in the Richmondshire Local Plan although that policy was not saved.	Significant nature conservation interests within close proximity, with a European Special Area of Conservation at Gingerfields north of the Racecourse.

	Grade II listed buildings at the northern end of this area and it abuts the Richmond Racecourse Conservation Area to the north.
	There are long range views across the top of the town from the Racecourse Grandstand area but these would be above the top of development.
	Southern boundary adjoins the Coast to Coast footpath. The area forms a small part of the view into the town. Careful attention to details to ensure no adverse impact in views would be required.
	Relatively distant from educational facilities.

Option D – North West

Description

Option D lies north of Richmond town centre, sandwiched between existing development and Green Howards Road runs through the middle. It adjoins the Racecourse Conservation Area to the north, Whashton Road to the north east, Gallowfields industrial estate to the west and residential development at Swalegate to the east. It lies to the north of Quaker Lane and west of residential development at Alexander Way and Olav Road and east of residential development at Quarry Road.

Pros	Cons
Potentially large enough to provide for a mixed use development for the housing and employment needs of Richmond for the plan period in close proximity to existing housing and employment areas.	This is one of the steeper areas. Careful attention to details would be required to mitigate impact in views. This green slope is recognised as providing a backdrop to the town and a green swathe from north to south reaching into the heart of Richmond and contains remnants of medieval strip fields.
Part of area is allocated in the Richmondshire Local Plan for employment development: (2.8 hectares on the eastern edge of Gallowfields) and it is within the existing settlement boundary.	Potential access issues with the suitability of the surrounding network, junctions and capacity requiring assessment for the traffic generation from this amount of development.
Development would not extend the settlement limits beyond existing lines and the area adjoins development on 3 sides.	Significant nature conservation interests within close proximity, with a European Special Area of Conservation at Gingerfields north of the Racecourse.
Development would enable layered structural woodland/ tree belt planting to help mitigate unattractive development in views from the Castle northwards and frame attractive views.	There are Grade II listed buildings at the southern end of this area. Part is also within the Richmond Conservation Area.
Only part of the area is within the Richmond Conservation Area.	Existing open space uses and rights of way would need integrating in development.
Reasonably closely related to the town centre with convenient access to shopping, employment and educational facilities.	A local footpath crosses the northern part north to south affording views over Richmond. Careful attention to details to ensure no adverse impact in views would be required.
Land ownership is known and availability confirmed for part of the area.	

Option E - North

Description

This area lies between Whashton Road to the west and Gilling Road to the east.

Pros	Cons
Good potential vehicular access from Whashton Road or Gilling Road.	Significant nature conservation interests within close proximity, with a European Special Area of Conservation (SAC) at Gingerfields north of the Racecourse, west of this area.
Reasonably located in relation to access to education facilities and the main employment area.	Sensitive landscape forming part of the setting of Aske Hall, a Grade II* Registered Historic Park and Garden, to the north. Also abuts the boundary of Richmond Racecourse Conservation Area.
Significant woodland blocks could help mitigate the impact of development in views from the north.	Located on relatively high ground with potential for development to breach the skyline. Development could also result in the edge of the town being visible in views from the north where it is presently well concealed.
Remote from and unlikely to impact upon the historic core of the town or the town's dramatic and significant setting to the south in the Swale Valley.	Forms part of existing golf course therefore availability is very unlikely and would involve loss of this recreational facility.
No designated nature conservation interests historic or cultural assets on the site.	Relatively remote from the town centre. Employment development here would be unrelated to the commercial centre or existing employment areas
Potentially large enough to provide for a mixed use development for the housing and employment needs of Richmond for the plan period	Scrubland areas and significant woodland and tree coverage, particularly along the southern edge which adjoins the rear gardens of residential development could be prejudiced.

Option F - North East

Description

This area of land is north of Darlington Road and east of Gilling Road.

Pros	Cons
Good potential vehicular access from Gilling Road and Darlington Road although there are known safety issues on Darlington Road due to school traffic.	To the north, along the inner edge of this option area, forming a distinct tree lined eastern boundary to the town seen from the main Darlington Road approach to Richmond, is Scots Dyke. This is a scheduled monument and part of a linear earthwork extending 14km from the River Swale to the River Tees, built during the C6th and C7th. As a rare monument type of considerable importance to the study of early medieval territorial patterns, all surviving examples are of national importance.
Ability to create new woodland blocks on the outer edges to create screening and softening of the north eastern edge in the	The folly "Olliver's Ducket" is a Grade II listed building located in the north west part of the area which was built as a focal point

wider landscape and an existing woodland block would provide screening between new development and existing.	for the Aske Hall estate, a Grade II* Registered Historic Park and Garden and forms a prominent landmark feature to the north of the town. In addition, High Wathcote (on the south eastern edge of this area) is a Grade II listed building.
Remote from and unlikely to impact upon the historic core of the town or the town's dramatic and significant setting to the south in the Swale Valley.	Located on relatively high ground with the potential for development to breach the skyline of the town in views from the south and for the edge of the settlement to be visible in views from the north and north east, including from footpaths on the perimeter of the area, which are presently restricted and where the present edge of the settlement is relatively well concealed.
Potential to achieve a long term management and accessibility plan for the scheduled ancient monument of Scots Dyke.	Relatively remote from town centre.
Potentially large enough to provide for a mixed use development for the housing and employment needs for the plan period	Grade 3 agricultural land (moderate).
	Employment development would be unrelated to the commercial centre or employment areas.

Option G - East

Description

This area comprises land south of Darlington Road and north of Maison Dieu.

Pros	Cons
Good potential vehicular access Darlington Road although there are known safety issues on Darlington Road due to school traffic.	The scheduled ancient monument "Scots Dyke" runs along the edge of this option area, forming a distinct tree lined eastern boundary to the town seen from the main Darlington Road approach to Richmond. Scots Dyke is a scheduled monument and part of a linear earthwork extending 14km from the River Swale to the River Tees, built during the C6th and C7th. As a rare monument type of considerable importance to the study of early medieval territorial patterns, all surviving examples are of national importance. English Heritage advises that surrounding this important monument by residential development is likely to have a significantly adverse impact upon its setting and its relationship to the surrounding landscape.
Potential to achieve a long term management and accessibility plan for the Scheduled Ancient Monument of Scots Dyke.	Southern edge of this area lies opposite St Nicholas Gardens, a Grade II Registered Historic Park and Garden. In addition, there are a number of Grade II listed buildings on the boundaries of this area.
Well located for access to education facilities.	This area slopes from the north west to the south east and could therefore create views of development and a new eastern edge of Richmond in views from the east and south

	east, including from footpaths on the perimeter of the area, which are presently restricted.
Ability to create new woodland blocks on the outer edges to create screening and softening of the eastern edge in the wider landscape.	This area is Grade 3 agricultural land (moderate) and one small area of former quarried land.
Unlikely to impact upon the historic core of the town or the town's dramatic and significant setting to the south in the Swale Valley.	Relatively remote from the town centre and employment development here would be unrelated to the commercial centre or existing employment areas.

Option H - South

Description

Option H wraps around the town south of the river. A large area is identified because it is a known area of significant constraints and would require detailed analysis within the large area to find potential suitable land for development.

Pros	Cons
Closely related to the town centre.	A large part is within Richmond Conservation Area. This area is extremely prominent in views out of the town and, as such, development upon it could result in harm to elements which contribute to the significance of the Scheduled Monument of Richmond Castle and the Grade II Registered Park and Garden at Temple Grounds.
Potential to seek additional areas of land for long term management and protection as part of any development.	Impacts upon the dramatic and significant setting in the Swale Valley. The south bank of the River Swale features in J M W Turner's watercolours of Richmond.
	The area to the east of the A6136 is particularly sensitive and includes parts of the remains of Scots Dyke, the ruins of St Martin's Benedictine Priory (a Grade I Listed Building within a Scheduled Monument), and several Listed Buildings, including the Grade II* former Richmond Station.
	River Swale flood plain prevents development of areas adjacent to the river and would have implications for development of other areas.
	Land is all at a significantly lower level than the town centre, therefore although close, accessibility for pedestrians and cyclists is poor.
	Roads are restricted and the existing lanes and vehicular access may not be suitable for some areas.
	The area contains a lot of footpaths including the Coast to Coast footpath affording views of the River Swale valley and the setting of the town from the south.
	The National Trust owns land adjacent to the River Swale held in trust for the long term protection as open spaces.

Conclusion

In the case of Richmond the analysis to date indicates that due to infrastructure and environmental constraints, it is not possible to identify an acceptable strategic direction of growth for the town. This supports the Core Strategy's proposal to tightly restrict the scale of development in Richmond to a level which can be accommodated within the existing built up area, through redevelopment and in small scale extensions around the edge. The analysis indicates that a combination of some small sites coming forward from within the town (Option A) together with some small sites on the edge of Richmond's built up area, probably in the north west quadrant, should be able to achieve the low level of development anticipated by the Core Strategy. Development in this way and at a small scale would be non-strategic and would be provided for by the provisions of Policy CP14.

This means that Richmond's needs are to be largely met by strategic growth at Catterick Garrison (Hipswell, Scotton and Colburn) for housing and employment.

The main reasons for rejecting the strategic growth options around Richmond are as follows:

- Options B - D present significant highway infrastructure issues which limit development and these areas have some of the steepest and highest land.
- Options C, D, E and F could have significant nature conservation impacts upon interests of European significance.
- Options E and F have potentially significant landscape impact issues upon landscape of designated national importance.
- Options F and G have significant archaeological issues upon a nationally important scheduled ancient monument, and
- Option H has the potential for significant impact upon the nationally recognised setting of the town as well as having several other constraints issues.

Furthermore, search areas E, F, G and H have such significant environmental constraints that it would be difficult to find even suitable small development sites within these areas.

ANNEX A Sustainability Appraisal – Development Search Areas - Richmond

Introduction

The Local Development Framework Core Strategy should be in accordance with sustainability principles and strike the best balance between securing necessary social, economic and physical development and protecting the environment locally. The Sustainability Appraisal Scoping Report of the Richmondshire Local Development Framework (January 2008) has examined in depth the range of local sustainability issues and identified a set of Sustainability Appraisal Objectives to help test the Core Strategy (Table 7.1, page 23 of the Scoping Report).

This particular assessment on the sustainability of development search areas for the key settlements of Hipswell, Scotton and Colburn (Catterick Garrison), Richmond and Leyburn has two elements. Firstly, it considers the compatibility of each option relating to each settlement with the relevant Sustainability Appraisal Objectives and then informs the selection of the preferred areas, where appropriate, against the range of options that have not been pursued. This assessment is set out in the table below. At this stage, given the strategic nature of the options, the sustainability appraisal assessment is based on the provision of mixed development in each option and does not specifically distinguish between particular types of development (e.g. housing or employment).

Key

Assessment	Symbol
Strongly Supportive	↑↑
Supportive	↑
Neutral	~
Unsupportive	↓
Strongly Unsupportive	↓↓

Sustainability Appraisal Objectives	Option A Within Richmond	Option B West (South)	Option C West (North)	Option D North West	Option E North	Option F North East	Option G East	Option H South	Comments
	1. Good quality employment opportunities available to all.	↑↑	↑	↑↑	↑↑	↑	↓	↓	
2. Conditions for business success, economic growth and investment.	-	-	-	-	-	-	-	-	Not applicable. Assessment of this is covered under Objective 1.
3. Education and training opportunities which build the skills and capacity of the population.	-	-	-	-	-	-	-	-	Not applicable. Difficult to assess this objective at this strategic stage.
4. Quality housing available to everyone.	↑	↑	↑	↑	↑	↑	↑	↑	All options score positively as quality housing development is a requirement of relevant development policies.
5. Safety and security for people and property.	↑	↑	↑	↑	↓	↑	↑	↓↓	All options score positively except Option H due to its potential for flooding to put lives and homes at risk.
6. Conditions and services to engender good health.	-	-	-	-	-	-	-	-	Not applicable. Difficult to assess this objective at this strategic stage.
7. Culture, heritage, leisure and recreation activities to all.	↑↑	↑	↑	↑	↑	↑	↓↓	↓↓	All options have the potential to increase and enhance such activities through their development and through increased links to existing activities. Option A contains the Richmond Conservation Area The exceptions are the development of Options G and H which could significantly adversely impact on cultural and heritage resources.
8. Prudent and efficient use of energy and natural resources, minimal production of waste.	↑↑	↓	↓	↓	↓	↓	↓	↓↓	Only Option A provides potential development which will predominantly be on previously developed land in preference to greenfield areas. All other options will involve almost exclusive use of greenfield land.
9. Minimise greenhouse									Not applicable.

Sustainability Appraisal Objectives	Option A Within Richmond	Option B West (South)	Option C West (North)	Option D North West	Option E North	Option F North East	Option G East	Option H South	Comments
gas emissions and a managed response to the effects of climate change.	-	-	-	-	-	-	-	-	Assessment of this is covered under Objectives 10 and 11.
10. Reduction of flood risk to people and property.	~	~	~	~	~	~	~	↕↕	Most options have no impact on this objective. Negative impacts have been identified for Option H due to the River Swale floodplain.
11. A transport network which maximises access whilst minimising detrimental impact.	↑↑	↓	↓	↓	↑	↑↑	↑↑	↓	Option A is identified as significantly positive as it maximises existing infrastructure. However, this option could raise capacity issues unforeseeable at this time. Options B to D are negative due to the problems with capacity at the Gallowgate junction and elsewhere. Option E has access potential from Gilling Road to the east and Whashton Road to the west although the latter will have an impact on capacity at the Gallowgate junction. Options F and G score most highly having good access to Darlington Road and public transport services. Option H has the poorest access to local transport services and facilities as well as being likely to maximise its detrimental impact.
12. Minimal pollution levels.	-	-	-	-	-	-	-	-	Not applicable. Difficult to assess this objective at this strategic stage.
13. Bio-diverse natural environment.	~	↓	↕↕	↕↕	↕↕	↕↕	↓	↕↕	Option A is potentially least harmful. Options B to F all have potential impacts for designations including the European SAC at Gingerfields. Option H also has multiple interests and another two SAC sites.
14. A quality built environment that protects and enhances its historic assets and efficient land use patterns, that makes	↑	↑↑	↑↑	~	~	~	↕↕	↕↕	Option A is supportive of this objective in that development will seek to improve the quality of the built environment, making efficient use of land use patterns, previously developed land and

Sustainability Appraisal Objectives	Option A Within Richmond	Option B West (South)	Option C West (North)	Option D North West	Option E North	Option F North East	Option G East	Option H South	Comments
good use of derelict sites, minimises travel and promotes balanced development.									minimising travel needs as they are well related to existing transport networks provided it does not result in town cramming. Options B & C support this objective by promoting efficient land use patterns and balanced development in areas of weakest landscape and seeking to secure environmental benefits/improvements. Options D to F are all neutral due to potential for improvements and sensitive heritage assets which could potentially be detrimental. Options G and H are both negative impacts due to the assets they could adversely affect (Scots Dyke for G and the setting of the town for H).
15. Vibrant communities that participate in decision making.	-	-	-	-	-	-	-	-	Not applicable. Difficult to assess this objective at this strategic stage.
16. Local needs met locally.	↑↑	↑	↑	↑	↑	↑	↑	↑	Option A provides the most supportive response to this objective as it seeks development within the existing settlement and its facilities and services. All other options are all scored equally given their relatively peripheral proximity to the existing settlement.

Richmond: Development Search Areas and Strategic Directions of Development

Errata		
Page 8 Option B	Hurgill Lodge, is not a listed building	Delete “Hurgill Lodge, a grade II Listed Building, lies on the northern edge and need to protect it’s setting”