Richmondshire Local Plan Submission Core Strategy Consultation Statement

April 2012

Contents

1.0   Introduction

1.1   This statement describes how Richmondshire District Council has undertaken community participation and involvement in connection with the production of the Core Strategy. As such, the statement is prepared in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 which requires that the Local Authority, in the preparation of a local plan, must notify each of the specified bodies/persons of the plan being prepared and invite them to make representations about the plan and its content.

1.2   Changes to the plan making system were introduced in March 2012 with the publication of the National Planning Policy Framework (NPPF). The previous system of Local Development Frameworks (LDF) has now been replaced by a Local Plan and the Submission Core Strategy reflects this change. However, reference to the LDF still appears throughout the Consultation Statements as that was the document title at that time.

2.0   Stages of Consultation

2.1   There have been 5 stages of public consultation in the plan preparation process.

- Plan Our Future 1 (March-May 2009)
- Plan Our Future 2 (November 2009)
- Plan Our Future 3 Preferred Core Strategy (June-July 2010)
- Local Strategy Statement (February–March 2011)
- Area Strategies and Core Policy CP14 (September to October 2011)

The full reports to the last four consultations can be found as Appendices to this document.

Plan Our Future 1

2.2   The original 'Plan Our Future' consultation took place in March/May 2009 and involved a variety of different consultation methods including: a questionnaire, website responses, town centre events and a telephone survey in order to provide information on how people felt about specific issues in five identified sub-areas (A66, Centre, The Garrison, Lower Wensleydale and Upper Dales). Provocative posters were also produced to advertise the 'Plan Our Future' process. This work formed a scoping exercise to gain an understanding of the issues within Richmondshire. Work on Plan Our Future 1 was subsequently abandoned in favour of 'Issues & Options' in line with the emerging LDF process, which was the form of plan preparation at that time.

Plan Our Future 2 Issues and Options

2.3   The Issues and Options consultation took place during November 2009 and papers consisted of ten separate topic papers covering settlement hierarchy; three area strategies; scale and distribution of development; economy; environmental assets; housing; infrastructure and climate change. The papers were circulated to over 300 interested individuals and organisations as well as being publicised in the Council's Curlew newspaper, which was distributed to 24,000 homes and businesses and supported by 3 public

meetings. Further detail of this consultation can be found in Appendix 1 of this document.

Plan Our Future 3 Preferred Strategy

2.4   The Preferred Strategy document was a single, comprehensive document which set out the strategic options for the plan area. Public consultation was undertaken June/July 2010 and 422 individuals were invited to participate in the consultation and 4 public meetings were held. Further detail of this consultation can be found in Appendix 2 of this document.

Local Strategy Statement

2.5   The Local Strategy Statement took forward the discussion of strategic issues for the plan area and the overall context for the preparation of the plan. This additional stage of plan preparation took place during February/March 2011 and was considered necessary because of the expected revocation of Regional Spatial Strategies (RSS) through the Localism Act. Further detail of this consultation can be found in Appendix 3 of this document.

Sub Area Strategies and Core Policy CP14

2.6   Consultation took place on the Area Strategies and a new Core Policy CP14 concerning 'Control and release of sites for development' in September/October 2011. This document was produced in anticipation of changes to the plan making system and additional features such as Neighbourhood Planning and the draft NPPF. It was recognised that the Council needed to adapt its approach to ensure that there were no delays in being able to assess the suitability of individual site proposals and to steer the direction of growth around the main towns.

3.0   Sustainability Appraisal Consultation

Who was consulted?

3.1   Copies of the Preferred Core Strategy Sustainability Assessment (July 2010) were sent to the four SA/SEA statutory consultees and to the Planning Inspectorate and Town and Parish Councils. Other consultees were notified by letter of the documents availability.

How they were consulted?

3.2   The Preferred Core Strategy Sustainability Assessment (SA) was produced for consultation alongside the Preferred Core Strategy. Consultation was carried out over the same six week period from 14th June to 31st July 2010. The SA was also made available on the Council's website.

What they said and the Council's response

3.3   There were three comments relating to the SA. These comments and the Council's response to them can be found at Appendix 5. The main comment from Natural England queried compliance with SEA.

Richmondshire District Council

Local Development Framework

Core Strategy Issues and Options

Plan Our Future 2 Consultation Responses

June 2010

Report of Consultations on Core Strategy and

Strategic Policies : Issues And Options

1.   Introduction

1.1.   This report describes the consultation process carried out and results obtained by Richmondshire Council in relation to the Core Strategy Issues and Options of the Local Development Framework.   The consultation is required under the Town and Country Planning (Local Development) (England) Regulations 2004 as amended and the Town and Country Planning (Local Development) (England) Amendment Regulations 2008. This report will be combined with a further round of consultations at the Preferred Options stage and the subsequent pre-submission stage.

1.2   The consultation has been undertaken in accordance with the programme and time-table set out in the Local Development Scheme for the preparation of the Richmondshire Local Development Framework.

1.3   In addition the consultations follow the methodology and techniques set out in the Statement of Community Involvement which is available to view on Richmondshire's web-site www.Richmondshire.gov.uk

1.4   The Statement of Community Involvement in turn reflects the government guidance, particularly as set out in "Creating Local Development Frameworks: a Companion Guide to PPS12."

1.5   Valuable experience of community engagement was also gained from the consultation exercise in connection with the first stage of the 'Plan our Future Events' in spring 2009.

2.   How Did We Consult?

2.1   The consultation methods used were a combination of prepared documents (the Consultation Papers and Questionnaires) letters to a range of statutory and non statutory bodies and individuals, press and public notices, area meetings, and further meetings with interested bodies and Parish Councils. Copies of all the documents were also posted on the Council's web-site, 'planourfuture.co.uk', which presented the opportunity to download the documents, of course, including the questionnaires. The web site enabled responses to be returned online to the District Council.

2.2.   The Consultation Paper titles were as follows:
- Achieving Sustainable Communities – Settlement Hierarchy
- Achieving Sustainable Communities in the Central Area
- Achieving Sustainable Communities in Lower Wensleydale
- Achieving Sustainable Communities in the A66 N. Richmondshire area
- Scale and Distribution of Development
- Economy
- Environmental Assets
- Housing
- Infrastructure
- Climate Change

2.3   Each report asked a series of questions about issues for debate, for example, how should small villages be treated in terms of development? or, how should Richmond and Catterick Garrison grow? Detailed responses were encouraged to any of the questions using the on-line form on the Richmondshire web-site or by writing to the District Council or, if people preferred, simply getting in touch with the Council to talk about the Local Development Framework.

2.4   The Consultation Papers were circulated to over 300 interested individuals and organisations as set out in Appendix 1 Local Development Framework List of Consultees. Arrangements were made to provide the Consultation Papers in alternative formats or languages, in accordance with the Council's Equal Opportunities Policy. The Questionnaire, which was published with the Consultation Papers, set out 170 questions covering different aspects of the Consultation Papers and is reproduced as Appendix 4.

2.5   The Issues and Options consultation was also publicised through Curlew, the Council's own newspaper which is distributed to 24,000 homes and businesses; the September 2009 edition of Curlew included a full page article on the consultation and set out summaries of the main issues and explained how and when to respond. A copy of the article is included as Appendix 3.

2.6   Three public meetings were held in The Station, Richmond; Thornborough Hall, Leyburn; and the Memorial Hall, Middleton Tyas, to talk about the Local Development Framework and raise issues which the District Council and the community face in preparing such a Framework for Richmondshire (excluding, of course, the National Park Area for which a separate Local Development Framework is being prepared by the National Park Authority). At the meetings, the 41 people attending were encouraged to respond through the formal consultation process.

3.   **Consultees**

3.1   The Local Development Framework List of Consultees notified of the Consultation Papers was compiled in accordance with the Town & Country Planning Local Development Regulations 2004 and as amended in 2008. The list, therefore, included specific consultation bodies such as the Yorkshire & Humberside Regional Assembly and government agencies like Natural England and the Highways Agency. In addition, a large number of general consultation bodies were consulted, including voluntary groups, religious groups, disabled persons and business community representatives; adjoining District Councils and Parish Councils were also invited to take part in the consultation exercise.

3.2   In total 41 responses were received from a mixture of specific and general consultation bodies and also a number of individuals and groups, who all took the opportunity to comment on the issues raised in the Consultation Papers. A list of those responding is included as Appendix 2 of this report.

4. What Did They Say?

4.1 Achieving Sustainable Communities – Settlement Hierarchy

SC1: Localities in the Local Development Framework area

4.1.1. For the purposes of preparing the Richmondshire Local Development Framework, the Yorkshire Dales National Park part of Richmondshire is excluded because the National Park Authority is responsible for preparing an Local Development Framework for the entire area within the Park. It is the remainder of the Richmondshire District, therefore, which has been sub-divided into three Sub-Areas – Central, Lower Wensleydale and A66 North Richmondshire. The Council then posed two questions, as follows:

SC1a – Do you consider that these three areas are a good starting point for developing our approach to spatial planning in the Local Development Framework area of Richmondshire?

4.1.2 Seventeen of the twenty respondents to this question, including Defence Estates and North Yorkshire County Council, supported the sub-division into the three Sub-Areas, especially if the approach then was to plan according to the different characters of each area. By contrast, one of the seventeen respondents (the Civic Society), qualified its support for the three areas and asked why not identify four areas instead by separating Richmond and Catterick. Another respondent, however, was highly critical of the three Sub-Areas, arguing they had been defined without thought for the villages' character and how they related to the wider area, although she did concede that Lower Wensleydale makes sense, focused on Leyburn. While the Highways Agency had no particular comment at this stage, North Yorkshire County Council agreed that the three Sub-Areas was a suitable approach to policy development at the local level.

SC1b – Do they each represent areas with distinctive characters and identities which should be reflected in the Local Development Framework Strategy?

4.1.3 Thirteen of the fourteen replies said the three Sub-Areas had distinctive characters and identities and the Local Development Framework Strategy, therefore, should be respectful of that. However, two respondents pointed out that within the Sub-Areas there were further Sub-Areas, the implication being that they needed to be taken into account too. The respondent who was critical of the Sub-Areas in principle, maintained her opposition to the Sub-Areas in her reply to this question. The Civic Society repeated its previous point that in supporting three Sub-Areas it thought four Sub-Areas would be better. Defence Estates for its part, emphasised the importance of the Ministry of Defence to the economy of the District in contributing 44% of Richmondshire's jobs.

The Sustainable Settlement Hierarchy

4.1.4   The Issues and Options Consultation Paper includes a sustainable settlement hierarchy as the most efficient means of organising service provision and development within the Richmondshire District. The hierarchy has four levels:
- Richmond/Catterick Garrison – the Joint Principal Town
- Leyburn – a local service centre
- Service settlements – with a small range of services
- remaining settlements – with few or no services

SC2 - the Joint Principal Town of Richmond/Catterick Garrison

SC2a – How well do Richmond and Catterick Garrison currently fulfil their potential as a principal town?

4.1.5.   The eighteen respondents had mixed views about the relationship between Richmond and Catterick Garrison. Most, including the Civic Society, recognised they had different functions but thought they both needed strengthening in what they were doing. Six replies felt Richmond was still the more important town. Public transport links between Catterick Garrison and Richmond, it was considered, needed to be cheaper and more frequent if they were to operate together. One respondent felt strongly that the two settlements were very distinct and separate and should remain so. Another feared that extra retail development in Catterick Garrison would be harmful to Richmond. Defence Estates expressed the view that both Richmond and Catterick Garrison needed to expand their service offer to reduce leakage to Northallerton and Darlington.

SC2b - What distinct roles could Richmond and the Garrison play for the whole of Richmondshire?

4.1.6.   All of the thirteen replies emphasised the different roles which Richmond and Catterick Garrison now play. Richmond was seen, by most respondents, including the Civic Society, as an historical market town and tourist centre with important service, cultural and administrative functions which the Garrison does not have. Indeed, one respondent insisted that Catterick Garrison catered for the military firstly and only secondly for the public. On the other hand, several respondents saw Catterick Garrison as providing other large-scale facilities, including the superstore and employment areas which Richmond is unable to offer because of the limited amount of land available for development. Defence Estates thought the title of 'principal town' was very appropriate.

SC2c – How can Richmond and the Garrison be developed so that they complement each other in an enhanced Principal Town role?

4.1.7   There were seventeen replies to this question and again, there was much common ground; there was general concern for Richmond to be developed further as a tourist, administrative and specialist shopping centre. While both Catterick Garrison and Richmond were seen as meeting local needs, most respondents thought Richmond should, and did, serve a wider area. One respondent, however, believed that Catterick Garrison could serve a wider area for higher level sport, medical, education and employment facilities. Three respondents had conflicting views about whether Richmond could and should have significant further residential development; two of them thought there should be only high quality, small-scale development in order to keep within defined limits in Richmond while the third felt that further housing was needed to support Richmond's vitality and viability. The Civic Society felt it was very difficult to extend Richmond as compared with the Garrison. One respondent thought that complementary development of Richmond and the Garrison was very difficult to achieve. Two others argued for green infrastructure and connectivity links between the two centres. Out of town retail outlets, such as those in Darlington, should be provided in the Garrison, according to another two respondents. Defence Estates emphasised Richmond's strong heritage and cultural links and felt that development at the Garrison should complement it.

SC3: Leyburn the Local Service Centre

4.1.8   Leyburn is identified in the Yorkshire and Humber Regional Spatial Strategy as a Local Service Centre providing market and Affordable Housing, employment, local services and facilities in an attractive setting.

SC3a – How well does Leyburn fulfil the role of the Local Service Centre for Lower Wensleydale?

4.1.9. Nine of the twelve replies to this question (including the Civic Society and North Yorkshire County Council) regarded Leyburn as performing well as a Local Service Centre with the other three admitting to not knowing. One respondent stressed the need for more development at Leyburn, to reflect its Service Centre function. Only one reply was actually critical of Leyburn, saying folk head for either Masham or Bedale, but this was from a settlement closer to Bedale.

SC3b: How can Leyburn be supported in the future to better perform this role?

4.1.10 The nine replies suggested various ways to support Leyburn, including improved rural transport links, further residential development and better shopping facilities. One respondent thought more Affordable Housing for young people was particularly important in order to retain them. The Civic Society favoured some housing with associated health care and leisure facilities and also high tech employment uses.

Service Settlements

4.1.11 Service Settlements form the third level of the Settlement Hierarchy; they are intended to provide services to supplement those in the Joint Principal Towns (Richmond and Catterick Garrison) and the Local Service Centre, Leyburn. In particular, they help to meet the needs of dispersed rural communities throughout Richmond's Sub-Areas. A number of considerations might be used to define Service Settlements as follows:
- a good range of community facilities and services such as primary school, food shop, community hall and sports facilities
- location within the Sub-Area
- good public transport access to higher order settlements
- potential for some further development
- availability of local employment

SC4: Service Settlements

SC4a – Does the list in para 4:12 set out the appropriate criteria for selecting service settlements, if not, what changes should be made?

4.1.12 Sixteen replies were submitted; six, including Natural England, the Civic Society and North Yorkshire County Council, agreed the list of criteria and six, including English Heritage, did not, suggesting additional criteria to do with settlement viability, ability to accommodate growth without significant impact and whether or not there were existing facilities in smaller villages. Two replies felt strongly that only settlements with schools should be selected as Service Settlements. Two others said that development permitted in such settlements should be small scale. The Highways Agency's reply focused on its support for public transport links to higher order settlements.

SC4b – Which Settlements in each of the three Sub-Areas might best fulfil the role of a service settlement as a place to support the retention and enhancement of facilities capable of serving a wider neighbourhood outside of the main centres?

4.1.13 Thirteen respondents, amongst them the Civic Society, suggested a number of villages for designation as service settlements, namely, Barton, Middleton Tyas, Catterick Village, Middleham, Ravensworth, Stapleton and Eppleby. Another respondent wondered if there was scope for Dalton Gates or North Cowton. Yet another repeated that amenities in non-service villages ought to be taken into account.

SC4c – What should be the general approach towards designated service settlements in terms of provision of facilities or scale of development?

4.1.14 Replies were received from fourteen respondents who put forward various ideas: capacity for additional dwellings was considered to be a pre-requisite; providing only sufficient housing to make facilities viable; alternatively, additional development should be commensurate with settlement size and need; minimise impact including impact on ecological features; encourage sustainable transport; and furthermore, should not encourage commuter villages, said the Civic Society. Two respondents thought community shops and a range of services, such as surgeries, should be provided in Community Halls. The Highways Agency re-emphasised that services and facilities should be at a school to meet local community needs and be accessible by sustainable transport. Then, one response thought development outside development limits was difficult to justify but went on to identify Barton, Catterick Village and Gatherley Road as possibilities for development. Lastly, one reply favoured more Affordable Housing and opposed holiday and second homes.

Small Settlements

4.1.15 After the settlements identified in the first three levels of the hierarchy (Joint Principal Towns Richmond and Catterick Garrison, Local Service Centre, Leyburn and Service Settlements), come the remainder of Richmondshire's settlements in the Local Development Framework area. These settlements are, by definition, small and have few, if any, services or facilities.

SC5 – Shaping the future of Small Settlements

SC5a – What should be the general approach towards the lowest order settlements in terms of provision of facilities or new development?

4.1.16 There were twelve replies of which eight supported some limited development such as windfalls and exception sites or to provide much needed facilities so long as the rural character was maintained. Another respondent favoured links to the nearest Service Centre being assessed too. Lifetime homes, improved public transport and more cycle paths were put forward by two respondents. The Society suggested a number of ways to support local people's needs, such as improving tourism opportunities, more cycle ways and developing GP Practices. The Highways Agency stressed locations which could reduce private car travel.

SC5b – Is it sustainable to continue to allow development in these locations, where access to facilities locally, or by travel to other settlements is limited?

4.1.17 Eight of the thirteen replies said that some development was appropriate to maintain family links, to offer choice or to maintain the viability of services, although good public transport to other centres where there were facilities might be a better option. One reply said it was not sustainable to allow developments in small settlements. The Highways Agency made a general point about all development being in sustainable locations.

SC5c – Would allowing some limited development in these settlements make them more sustainable: e.g. by making some facilities more viable – or would the scale of development be unlikely to make this realistic?

4.1.18 The eleven respondents had mixed views about the impact of limited development. There was some support for allowing small scale development, although it was accepted that such development may not be sufficient to sustain facilities. One respondent went so far as to say she thought small settlements were not viable because of excessive transport costs. The Highways Agency thought development in small settlements could increase traffic on the Strategic Road Network and therefore, only essential services should be allowed in such settlements. Clusters of settlements were considered by two respondents to be more successful than allowing limited developments. Others thought it was difficult to control who would actually occupy new housing and it could simply encourage more long journeys to facilities and/or work.

SC6 – Exceptional Development in Small Settlements

SC6a – Would it be appropriate to allow some development in small villages by exception, to achieve particular local needs, such as Affordable Housing, a better mix of housing or employment for local residents?

4.1.19 Of the thirteen replies to this question, eleven agreed it would be appropriate to allow some exceptional development if it is supported locally, is viable and meets an existing need. While agreeing, one of the eleven emphasised the need to integrate such development within the villages, rather than being on the edge of them. Two replies were opposed to exceptional development because it is difficult to control who will live in it. The Highways Agency supported limited development in local communities as it can mean shorter journeys to work or other facilities and services.

SC6b – Or would it be more sustainable to divert any such development to higher order settlements, meaning that local needs might be met a few miles away rather than in the settlement in question.

4.1.20 There were eleven mixed responses to this option and eight gave it their support, mostly qualified though. A Parish Council said it was not appropriate; one reply preferred to choose another small settlement. On the other hand, the character of a small settlement should also be considered and not just sustainability, said one respondent, while another thought such development should only be in a higher order settlement. One respondent felt small settlements should be self-sustaining, to some degree, to reduce travel to higher order settlements. The Civic Society thought it would be the death of small settlements but nevertheless supported it.

SC7: Settlement Hierarchy Levels

SC7a – How well do the four levels, Principal Town, Local Service Centre, Service Settlement and Smaller Settlement give a good basis to develop our approach to spatial planning in the Local Development Framework area of Richmondshire?

4.1.21 All but one of the fifteen respondents to this question agreed that the settlement hierarchy concept was appropriate in order to plan development spatially, in other words, decide where it should go. Two respondents observed that the concept also reflects the Regional Spatial Strategy which has an hierarchical approach to the spatial planning of the region. There were some reservations though, the Joint Principal Town approach possibly being difficult to deliver in practice. At the lowest level of the hierarchy there was some doubt about clusters of small settlements and how that would actually work out in reality. Defence Estates thought the four levels a good approach but it would require matching amounts of investment to sustain it.

SC7b – How well do they each represent the functioning of different types of settlement and should be reflected in the Local Development Framework strategy?

4.1.22 There were nine replies, of which eight, including the Civic Society, thought well of the levels of the hierarchy. The two Parish Councils responding held different views though; one thought the hierarchy did not represent them well while the other thought hierarchy levels were representative, although in the end all settlements are unique and categorisation, particularly of Service and Smaller Settlements, was not always clear. One respondent thought the hierarchy really did reflect the diverse nature of the area, such as the Swale Valley and the Garrison.

SC7c – Should we allow for groups of communities of a similar level to be considered as clusters for which distinct policy approaches might be taken?

4.1.23 In answer to this question, all nine replies stated that clustering could work, although possibly on a fairly limited basis where communities were close together. One respondent felt that only Manfield / Cleasby / Stapleton were suitable for this approach. Clustering was seen to be particularly beneficial by preventing long car journeys to reach facilities and services in dispersed rural areas.

SC8: distributing development sustainably

4.1.24 The Issues and Options Consultation included a Key Diagram indicating the District Service Centres, (Richmond and Catterick Garrison) the Local Service Centre (Leyburn) followed by eight Service Settlements and seven rural village clusters.

SC8a - What scope is there for further development, especially housing and employment, in Richmond, the Garrison area, Leyburn and the remaining settlements?

4.1.25 There were thirteen replies altogether. Responses varied from Richmond to the Garrison: one described Richmond as 'nearly bursting'; another was on a similar line, saying 'infill was appropriate to Richmond'. The Garrison, however, was considered to have plenty of land for development; there was scope too in medium sized villages. Both Richmond and the Garrison were felt to be in need of development in order to grow in line with the Regional Spatial Strategy. A particular reference was made to Brompton on Swale where over allocation of development was thought to be a problem. Home-working and IT were especially appropriate to small settlements, said two respondents, as well as barn conversions. The Highways Agency repeated its support for development in existing urban areas, particularly Richmond and the Garrison but emphasised that impact on the Strategic Road Network must be avoided. The Civic Society felt there was more scope at the Garrison than Richmond. Defence Estates referred to the proposals in the Garrison Long Term Development Plan, which proposes substantial military and civilian development.

SC8b – What priority should be given to securing new and enhanced facilities in each of the levels of the settlement hierarchy, and each of three identified Sub-Areas of the District?

4.1.26 The twelve responses all agreed that proposals for facilities should be supported where there was a need, and that could include retaining currently threatened facilities. Several respondents, including the Civic Society, were very firmly in favour of new and enhanced facilities at all levels and especially to strengthen the role of Richmond. The reference to Brompton-on-Swale being allocated too much development, was, again, raised as a problem. Defence Estates prioritised economic development and development in the central area and the Garrison, particularly.

SC8c - RSS guidance is clear that the main focus of development should be in the Joint Principal Town of Richmond and the Garrison area, but how large should the proportion be?

4.1.27 Ten replies were received about this issue. Three of them felt that Richmond could not be developed further because of lack of space whereas Catterick Garrison clearly could because it had plenty of land for development. Another reply, however, stated that Richmond needed enough development to strengthen its role and protect the rural west. Other responses were similar, suggesting the amount of development should be in proportion to demand. One stated explicitly the need to sustain the different levels of the hierarchy by supporting development in the upper levels, sufficient to ensure their viability but also supporting sustainability in terms of employment and Affordable Housing at the lower levels. The Civic Society advised an 80% : 20% split of development between the Garrison and Richmond.

SC8d – What is the most sustainable balance of development between Richmond / Catterick Garrison and the rest of the District – in terms of the three Sub-Areas and the levels of the hierarchy which best matches availability and access to facilities against scope to develop?

4.1.28 The twelve respondents who replied about this option put forward similar points to the ones made earlier: Richmond has limited room for development whereas Catterick has plenty and more development should, therefore, take place in Catterick; the top levels of the hierarchy should get what they need; and the three Sub-Areas, especially the A66 area, need more development to avoid over-dependence on Catterick Garrison. One respondent suggested Richmond and Catterick Garrison should receive 50% of all development with the rest going to Leyburn, Service Settlements and Small Settlements. Another respondent identified Gatherley Road, Leyburn, Catterick Village and Barton as settlements to be developed after Richmond and Catterick Garrison. Defence Estates pointed to the Garrison's large population and land availability as justification for additional development to serve the wider Central and Lower Wensleydale areas.

4.2   Achieving Sustainable Communities in the Central Area

C1 Key Features of the Central Area

4.2.1.   The Central Area is defined by the River Swale and lower lying areas prone to flooding. It includes both Richmond and Catterick Garrison. There are, in addition, Catterick Village, Brompton on Swale and Scorton.

C1a – Does the description above pick up the essential features of the area?

4.2.2.   There were thirteen responses to this question and all but one of them agreed the description did pick up on the area's essential features, Defence Estates adding that a recent economic study had concluded that the MoD staff (9,368) constituted 40% of all jobs in Richmondshire.

Clb – What else should be considered that is relevant to the future development of the area?

4.2.3   Four of the fourteen replies referred to the uncertainty regarding the MoD's future plans as another consideration to be taken into account. The Civic Society stressed the need to re-plan the Garrison town centre while Defence Estates argued for planning generally in the Central Area for the expansion of the Garrison whenever it happened. Two respondents spoke about the skills base and training possibility at the Garrison and how that could be taken advantage of for the benefit of the wider Richmondshire community. The need to retain young professionals was recognised too. Different aspects of transport were raised by two other respondents – parking in Richmondshire should be free and there was a need for new Park & Ride rail links. Natural England was keen for an environmental appraisal of the three Sub-Areas to be done and consideration given to ecology and biodiversity as well. Finally, the need to identify housing sites was stressed by one respondent.

C1c – Does the Central Area represent an area with distinct character and issues which should be reflected in the Local Development Framework Strategy.

4.2.4   This issue attracted fifteen replies; nine of them agreed that the Central Area had a distinct character and issues for the Local Development Framework Strategy to consider although two of them thought the boundaries a little arbitrary. Three respondents thought the Central Area did not reflect the different villages' character. Richmond was picked out for special mention in two replies, one because of its unique historical character and tourism, the other because of its position at the junction of arable and hill farming. One respondent pointed to the large numbers of young people, particularly at Catterick Garrison and a consequent need for high-speed broadband, better education facilities and better transport links between Richmond and the Garrison. The Civic Society thought Richmond and the Garrison had very different characters and they each needed their own strategy. Defence Estates emphasised the concentration of population in Richmond and the Garrison which creates a demand for services. The Central Area is also close to the A1 which provides the opportunity for development.

C2 Area Wide Issues

4.2.5 The Council has identified a number of spatial issues for the Central Area, namely how communities relate to each other; how the area interacts with neighbouring areas in Richmondshire and beyond; how access can be improved; whether local employment opportunities should be provided; and lastly, how the A1 upgrade will affect the area and how to realise its benefits.

C2a – Do the issues in para. 4.2 pick up the main challenges for the area?

4.2.6 Nine of the fourteen replies, including the Civic Society, said the issues did pick up the main challenges. Three respondents suggested various omissions – the remoteness of Catterick Village from the Garrison; the large numbers of young people and their need for high speed broadband, better public transport links and improved education facilities; and also there was no explicit reference to the need to identify housing locations. The Highways Agency was concerned that the A1 improvements meant that the junctions should be protected from development. Defence Estates also emphasised the need to improve the highway network (as well as the A1 upgrade) to allow for new development. The Society added that Richmond was not being given a fair opportunity compared with the Garrison.

C2b – What other issues should be considered and what is the evidence for these issues?

4.2.7 Eleven respondents put forward other issues as they saw them, covering a range of topics: - the Richmond Heritage Partnership should be referred to; the particular needs of young people were reiterated, including better IT and education facilities; public transport should be improved; pressure for housing from the Tees Valley has to be taken into account; Colburn was seen as not delivering enough employment but other sites could make a contribution; and the need for new housing in the Central Area was emphasised, although the Garrison's future was considered uncertain. The Civic Society raised several issues, including a link from the Garrison to Darlington and the need to develop the Wensleydale Railway.

C3 Shaping Richmond's future

4.2.8 Richmond has long been the main administrative and service centre for Swaledale and the wider Local Development Framework area. The post-war growth of the military base and neighbouring settlements means it is no longer as dominant as it was.

C3a – Do you agree with the issues outlined, are there any more significant issues to be addressed?

4.2.9   There were eighteen responses and ten of them agreed with the issues outlined by the Council concerning Richmond itself. Other respondents raised a variety of issues, including the need to sort out car parking; rail links wanted improving; absentee landlords and vacant properties caused concern; HGV routing through the villages was an issue; the Highways Agency thought proximity to the A1 was an issue; and lastly, access to Gallowfields needed addressing. Two private developers argued strongly that there was capacity for more housing at Richmond, contrary to the Council's view. In any case, new housing was needed to sustain Richmond's role as Principal Town, it was argued.

C3b – How well does Richmond fulfil its role as Principal Town in Richmondshire?

4.2.10 None of the fifteen respondents gave unqualified approval for the way Richmond fulfils its role as a Principal Town. Six of the replies said Richmond did moderately well, fairly well, quite well, to a limited extent or adequately. The retail function especially was highlighted as in need of attention by six respondents for varying reasons, particularly competition from other centres such as Darlington, Northallerton and of course, Metro Centre. "Parking is a huge issue" said two respondents. Other aspects of Richmond were praised – tourism, culture, access to professional services, its administrative and local government function, outstanding historical character and so on. English Heritage thought there was little capacity for expansion although it recognised that Richmond did not fully fill its role as Principal Town. Finally, one reply urged the District Council to be more pro-active.

C3c – How can Richmond be supported in the future to better perform this role?

4.2.11 Sixteen replies were made to this question, covering a range of ideas as to how Richmond can be supported. Five of them mentioned specifically the Richmond and Swale Valley Community Initiative which has a detailed strategy and many ambitious projects being progressively implemented. The Civic Society favoured the Richmond Heritage Partnership. Seven of the other responses included improving the retail function, promoting more events, conserving Historic Buildings by working with their owners, effective marketing, persuading the Town Council to be more pro-active and keeping the local government functions in Richmond rather than transferring them to the Garrison. The Highways Agency, again, stressed the need to enhance public and other forms of sustainable transport.

C3d – With reference to the map above, what scope is there for Richmond to physically grow through new development?

4.2.12 There were fifteen replies, three of which said there was no scope at all and seven felt there was either little or very little scope. Others, however, suggested various ways of encouraging development such as promoting living over the shops; a developer suggested developing previously developed land such as Hurgill Road; and another respondent suggested older residents should be encouraged to downsize to smaller houses and flats. Yet others were very opposed to developing certain sites, such as land above Briton Avenue on heritage grounds and retaining the green wedge at Green Howards Road. Natural England pointed to the various environmental constraints around Richmond, such as the Richmond Meadows SSSI. The Highways Agency repeated its concern regarding the impact of development on the Strategic Road Network and its desire to promote Sustainable Transport instead. The Civic Society, in particular, was very concerned about growth damaging Richmond's heritage.

C4 The Future of the Catterick Garrison Area

C4a – How can the Local Development Framework promote functioning, sustainable communities within this area, including the development of a town centre complementary to Richmond?

4.2.13 A total of seventeen replies were made in response to this question. Suggestions as to what might be done to promote the Garrison area included focusing local government, large scale retailing and employment development there while Richmond concentrated on small scale developments; Higher Education / Further Education and sports hub; encouraging more development there than at Richmond; carefully considering the consultation responses; promoting dialogue between Richmond Business and Tourism Association and its Garrison equivalent, supporting not just employment development but residential to match. Several comments, including those of the Civic Society, were directed towards the impact of development at the Garrison; Natural England thought an assessment of environmental constraints and opportunities should inform the development pattern; the Highways Agency voiced again its support for Sustainable Transport and Communities. On the downside, it was pointed out that banks had closed at the Garrison and also its very name was not helpful and should be restricted only to military areas. Development at the Garrison should relate to the three villages said another respondent. Another reply emphasised that the MoD's plans for the Garrison ('The Garrison Long Term Plan') were a critical factor. Defence Estates felt that the Local Development Framework should enhance links between communities and in addition thought that the Action Area Plan is key.

C4b – How important is it to maintain the separate identities of Colburn, Scotton and Hipswell?

4.2.14 There were fourteen respondents who answered this question; ten, together with the Civic Society and Defence Estates, thought maintaining separate identities for the three villages was important or very important. Three respondents said it was not important, in one case because the villages had all merged into one already. Two other respondents had opposing views about Brough St. Giles with one saying it should be included in the Garrison at least in part, the other resisting an extension of the Garrison into Brough St. Giles.

C4c – How should the Local Development Framework address the relative deprivation of some parts of Colburn?

4.2.15 Twelve responses were received about this issue; one admitted to not knowing what to do. Two others thought demolition of Breckwood Council houses and their replacement by new housing was an appropriate solution. Two more said that by focusing additional development on Colburn, that would help. Building community support was suggested by others, while one respondent put forward a variety of actions, including improving education facilities, access to work by sustainable transport, and skills training linked to Darlington College and Catterick Garrison; tackling vacant buildings pro-actively said another. Lastly, connecting the Local Development Framework to the NHS and MoD, it was felt, would achieve positive outcomes.

C5 The Enhanced Joint Principal Town of Richmond and Catterick Garrison

C5a – How well do Richmond and Catterick Garrison currently fulfil their potential as a joint Principal Town?

4.2.16 Eleven of the eighteen replies, about this issue, felt that Richmond and the Garrison did not fulfil the potential as a Joint Principal Town. Several did not think they ever would work as a joint Principal Town and indeed, one respondent disagreed with the very expression "Joint Principal Town". There was, however, a feeling from two respondents that each town should play to its strengths. One response stated that the continued growth of both settlements required additional residential development. Only two replies said Richmond and the Garrison did work together but they remain as individual towns in what they actually offered. There was certainly recognition by the respondents of the different retail offers and service facilities which the two towns provided whether or not they functioned as a joint town. One response went so far as to describe Richmond as the 'jewel in the crown'. The Highways Agency expressed its ongoing concern about the strategic road network and looked forward, therefore, to more sustainable transport and demand management.

C5b – What distinct roles could Richmond and the Garrison area play for the whole of Richmondshire?

4.2.17 Of the thirteen replies, three said that Richmond served the whole District already as the Principal Town but one of them thought that position might change as the Garrison developed. Most of the other replies, including English Heritage, recognised the very different characters of the two towns as they are now, Richmond with its specialist shops offer and good range of services and historical character, the Garrison, by contrast, with its superstore and opportunities for other large retail units, sport, leisure, education and employment facilities. Again, a respondent stressed that both towns need continued growth to develop with Richmond providing the higher value housing, which it needs, to maintain its vitality and viability. Another respondent repeated their claim that Richmond was already the 'jewel in the crown'. Lastly one respondent asked if residents wanted Richmond and the Garrison to play distinct roles.

C5c – How can Richmond and the Garrison area be developed so that they complement each other in an enhanced Joint Principal Town role?

4.2.18 Seventeen replies about this issue were received and including Defence Estates and the Civic Society, all but four of them emphasised consolidating Richmond's position as a specialist retail / cultural / service / administrative centre while the Garrison was looked to for larger retail /employment / sports and recreation / heritage. Regarding employment specifically, one reply said Catterick Garrison should be the employment destination of choice and much better than commuting to Teesside for example. Secondary School refurbishment was also called for at Richmond. As above, one respondent asked the same question as to whether residents wanted Richmond and the Garrison to play different roles. Two others thought, in principle, that a role for each of the two towns should be determined according to planning constraints and opportunities and meeting the District's needs. Finally, Natural England referred again to the importance of green infrastructure opportunities and transport connectivity as important in developing the two towns.

C6 Service Settlements

C6a – Should Catterick Village, Brompton on Swale and Scorton be designated as Service Settlements in the Central Area, as places to support the retention and enhancement of facilities capable of serving a wider neighbourhood?

4.2.19 Thirteen replies were given in response to this question, of which five agreed that Scorton, Catterick Village and Brompton on Swale should be Service Settlements. Two others also agreed with Catterick Village and one of them agreed with Scorton too. Two respondents disagreed with all three being classified as Service Settlements; yet another did not know. The Highways Agency stated its concern that impact on the Strategic Road Network should be assessed as the Service Settlements and development clusters are close to the A1 and there was clear need for sustainable transport.

C6b – Should we consider Catterick Village, Brompton on Swale and Scorton as a cluster for development purposes?

4.2.20 Nine of the thirteen responses were in favour of clustering Catterick Village, Scorton and Brompton on Swale for development purposes although two of them felt that the three settlements were big enough to stand on their own feet. Only two replies were actually opposed to clustering the villages therefore, although the Civic Society clearly had concerns about the work needed to appreciate the potential of the three villages.

C6c – Should this list of Service Settlements be reconsidered and for what reasons?

4.2.21 The eight respondents gave varied answers; Hunton, Brough and Tunstall were all thought to be suitable for Service Settlement designation. Two responses wanted all the lower order settlements to be reconsidered, while two other respondents felt the Service Settlements need not be reconsidered at all.

C6d – What should be the general approach towards designated Service Settlements in terms of provision of facilities or scale of new development?

4.2.22 Five of the ten replies wanted further consideration to be given to designated Service Settlements and of the five, one respondent wanted character to be reconsidered. A further respondent thought that Service Settlements should be considered as a group and the Highways Agency repeated its concern that physical growth of Service Settlements should not impact on the Strategic Road Network. The Civic Society thought there should be limited housing growth in such settlements; tourism, on the other hand, had potential for growth.

C6e – Should we continue to provide for growth at Gatherley Road bearing in mind the principles established in the hierarchy? What special case can be made for it in sustainable community or planning terms?

4.2.23 Four replies of the nine (one of them the Civic Society) thought Gatherley Road was a good location for further growth, particularly because of its good access to the A1. Three respondents were against further development. Two, including the Highways Agency, were concerned with impact on roads, especially the A1.

C6f – Referring to the map above, what scope is there for Catterick Village, Brompton on Swale and Scorton to physically grow through new development?

4.2.24 Six of the eleven replies had concerns about the scope for development at Catterick Village, Brompton on Swale and Scorton; archaeological remains, ecological impacts, (raised by Natural England) and the need for considerable investment, were cited in particular as presenting difficulties. However, one respondent felt that only Local Development Framework policy constrained development of the three settlements. Supporters of the three settlements put forward good access to the A1 and flatter land as reasons for favouring their further development.

C7 Smaller Settlements

C7a – Should all the small settlements be treated equally – or is there an argument to separate out some, for example with some facilities, better accessibility, or greater potential – as a separate tier in the hierarchy, for which a distinct policy approach might be taken?

4.2.25 Six of the eleven replies, were generally in agreement that the settlements were different and they should be treated individually. Two respondents wanted more information to answer the question and the Highways Agency said the principal of focusing development on centres applied also to smaller settlements because they had more Sustainable Transport, better services and greater employment opportunities.

C7b – Should we group the smaller settlements into geographical clusters and develop a policy approach for each cluster?

4.2.26 All ten respondents thought that the grouping of settlements into clusters with their own distinct policy approaches, had merit, where it was appropriate to do so.

C7c – What should be the general approach towards the small settlements – in terms of provision of facilities or new development?

4.2.27 The seven replies were more guarded in response to this question; regarding extra facilities, that would depend on existing provision; as for new development in such settlements, there should not be any, said one respondent, preferring instead to look at more imaginative ways to deliver services, for example, mobile clinics with several medical practitioners or possibly using pubs for Post Offices and community banking. Nevertheless, it was felt some small settlements could merge with others, such as Tunstall and Catterick Village. Two respondents felt detailed community consultation about existing facilities should be undertaken. The Civic Society said 'only the best should survive'

C7d – Is it sustainable to continue to allow development in these locations, where access to facilities locally or by travel to other settlements, is limited?

4.2.28 Only four of the ten replies thought allowing more development was, or could be, sustainable in settlements with limited access facilities, one of the four quoting PPS4 which supports small scale economic development if it is the most sustainable option. Five of the other responses felt it unsustainable but generally with no explanation as to why. One respondent thought the present and future access ought to be considered.

C7e – Would allowing some limited development in these settlements make them more sustainable by making some facilities more viable or would the scale of development be unlikely to make this realistic?

4.2.29 Five of the eight respondents supported limited development but with several caveats as follows: no unacceptable impacts; only where the settlement could grow into a Service Settlement; and the limited development had to be large enough to increase trade in the village. Two other respondents insisted that population thresholds should be identified before a decision is made to support limited development and in any event existing buildings should be converted and/or restored before allowing new build. The Civic Society thought it unlikely that new development would make them viable.

C8 Relationships within the rest of the District

C8a – What is the most sustainable balance of development between Richmond and the Garrison, and the rest of the District – in terms of the three Sub-Areas and the levels of the hierarchy?

4.3.30 Six of the twelve replies (some of them heavily qualified) recognised that Richmond and the Garrison were clearly the major centres for most, if not all, of the three Sub-Areas. One of the six, however, pointed out that for the north of the District access to Darlington and Barnard Castle is easier. Two other responses emphasised the Garrison as the focus for most of the additional development while accepting that Richmond's vitality and viability should not be compromised by that development. One respondent made a particular point about unacceptable overspill development from Richmond moving to Gatherley Road. Two others required more information to answer the question and the Highways Agency reiterated its point about focusing development on established urban centres where public transport and facilities already exist. Only one respondent actually put forward a figure for the split between Richmond and the Garrison; he suggested at last 70% of the development taking place in these two settlements. The Civic Society emphasised that Richmond needed additional and sustained investment in tourism, shops and so on.

4.3. Achieving Sustainable Communities In The Lower Wensleydale Area

LW Key features of the Lower Wensleydale Area.

Lower Wensleydale is an attractive rural area, rich in environmental and historic heritage and neighbouring the Yorkshire Dales National Park. Its main settlements are Leyburn and Middleham. It has a strong housing market but house prices create affordability issues. Agriculture, tourism and especially the horse racing industry are dominant in the area.

LW1a – Does the description above pick up the essential features of the area?

4.3.1. All seven respondents, including the Civic Society, agreed that the description of the Lower Wensleydale area picked up the essential features of the area; one of them wondered though if Hunton should be included in Lower Wensleydale.

LW1b – Does Lower Wenslydale represent an area with a separate character and identity which should be reflected in the Local Development Framework Strategy?

4.3.2 Again, all the seven respondents thought that Lower Wensleydale does represent an area with separate character and identity and that should be reflected in the Local Development Framework strategy.

LW2 Area wide issues

4.3.3. The Council identified the following as the main spatial issues for the Local Development Framework to address:
- how to improve facilities and opportunities across the area and to neighbouring areas?
- what links need developing within Lower Wensleydale and its neighbouring areas to facilitate complementary economic diversification?
- how this area supports the National Park economy and communities?
- can this area's strong housing market be better balanced to enable more people to live and work here through a better housing type and tenure mix?
- should further local employment opportunities be provided in the area?
- what do the horse racing and other economic sectors need to help sustain them?

LW2a – Does the description above pick up the essential features of the area?

4.3.4 English Heritage felt that the environmental constraints should have been exposed much more explicitly regarding Leyburn and Middleham and their possible expansion. The other seven replies were in agreement that the main challenges were picked up in the issues listed in paragraph 2 of the Lower Wensleydale Issues and Options Consultation Paper.

LW2b – What other issues should be considered and what is the evidence for these issues?

4.3.5   Two respondents had nothing to add to the issues in para. 4.2. The other five, however, put forward various matters: transport and employment and the need for extra funding; the Lower Wensleydale area is a gateway to the National Park; the Highways Agency thought further consideration should be given to sustainable travel and public transport; and finally, the Lower Wensleydale area extends into Hambleton District and includes Snape, Crakehall and Bedale, amongst other settlements.

LW3 Leyburn the Local Service Centre

LW3a – How well does Leyburn fulfil its potential as a Local Service Centre?

4.3.6   Five of the ten responses stated that Leyburn fulfilled, very well, its potential as a Local Service Centre. One respondent described it as 'poor' but did not elaborate. The Civic Society wanted to see more employment and high tech. science park businesses.   The Highways Agency recorded again its concern that the cumulative impact of development proposals at Leyburn and other centres needs to be considered. Two others were quite critical of Leyburn; one thought it fulfilled its potential for middle-aged and elderly people but young people were not so well catered for. The same respondent then referred to a proposal to convert the disused cinema for a business which was rejected. Two respondents were concerned about the loss of trade to other centres, partly due to the poor parking provision.

LW3b – How can Leyburn be supported in the future to better perform this role?

4.3.7   Five responses were given to this question; two pointed to the very successful industrial estate and suggested that more land for small units was required. One reply said that financial support was needed for Leyburn while another thought promoting better food shopping would help. The Civic Society repeated its concern for more employment including high tech. and science park industries.

LW3c – Can Leyburn have a complementary role to the Garrison in the provision of local services and facilities?

4.3.8   Seven respondents replied; five of them felt Leyburn could have a complementary role to a degree but three of the five did not elaborate on what they had in mind. One respondent thought that Leyburn could be an acceptable alternative for retired older people, offering better facilities than remote villages and could sites for bungalows be found, therefore? Another said that Leyburn could offer complementary sporting facilities although its lower population was a problem in getting grants for such facilities. Two responses stated that Leyburn was more akin to Richmond in its offer and to that extent was complementary to the Garrison.

LW3d – Referring to the map below, what scope is there for Leyburn to physically grow through new development?

4.3.9 Three of the nine respondents to this question, thought that an extension to the east of Maythorn or Brentwood would be a possibility. Natural England pointed to constraints on the west side of town in the form of two attractive woodlands. Two other respondents emphasised the need to consider infill / redevelopment / extensions adjacent to existing development boundaries, in that order. The Civic Society felt that the north-west and north-east had scope for development. Finally one reply stated there was huge scope to grow and indeed it was much needed, along with other things such as more car parking, more tourist events and a longer tourist season.

LW4 Service Settlement

LW4a – Does Middleham best fulfil the role of a Service Settlement in Lower Wenslydale – as a place to support the retention and enhancement of facilities capable of serving a wider neighbourhood?

4.3.10 Five of the six replies said that Middleham best fulfilled the role of a Service Settlement in Lower Wensleydale, although two of them qualified their support by referring to poor access to Leyburn except when travelling from East Witton. The sixth respondent said that Middleham was better for horses.

LW4b – Should any other settlements be considered as Service Settlements?

4.3.11 The five responses to this question were keenly divided; two, in addition to the Civic Society, said there was no other settlement which could be considered as a Service Settlement while two thought West Witton was a possible alternative.

LW4c – What should be the general approach towards designated Service Settlements in terms of the provision of facilities or scale of new development?

4.3.12 Nine replied; two made the obvious point that there is only one Service Settlement, Middleham, and went on to say that there were a number of constraints affecting its possible further development. Both English Heritage and Natural England emphasised constraints to be considered, one the fine historic character and setting of Middleham and the other the need to undertake a landscape character assessment, to look at the biodiversity evidence and take into account any other environmental considerations. Indeed, English Heritage wondered if Middleham should be a Service Settlement, bearing in mind the tight constraints on its future development. Three replies, one of them the Highways Agency, emphasised the need to ensure good public transport links in order to reduce car travel. One respondent asked the Council to take a longer view. The Civic Society was uncertain about the general approach to be taken towards Service Settlements.

LW5 Small Settlements

LW5a – Should all the small villages be treated equally – or is there an argument to separate out some, for example with some facilities, better accessibility, or greater potential – as a separate tier in the hierarchy, for which a distinct policy approach might be taken?

4.3.13 Three of the seven respondents wanted to treat all the small villages equally. The Highways Agency repeated its support for development in urban centres as they are accessible by sustainable transport and have better access to services, employment and so on. Smaller settlements were no different in these respects and it is necessary, therefore, to improve sustainable links between settlements and reduce car travel just the same. The Civic Society suggested separating some out, according to development potential.

LW5b – Should we group some of the smaller settlements into geographical clusters and develop a policy approach for each cluster?

4.3.14 Grouping smaller settlements into geographical clusters was popular with three of the six respondents, indeed Harmby and Spennithorne were put forward as a cluster. The Civic Society thought the distances too great to treat all the small settlements equally.

LW5c – What should be the general approach towards the lowest order settlements – in terms of provision of facilities or new development?

4.3.15 There were six replies to this question; half of them would support development within development limits, infill sites, exception sites and Affordable Housing. One respondent who had attended the Leyburn Public Meeting, pointed out that the eastern section of the Lower Wensleydale Sub-Area looked to Bedale, Northallerton and Catterick Garrison rather than Leyburn.

LW5d – Is it sustainable to continue to allow development in these locations, where access to facilities locally or by travel to other settlements, is limited?

4.3.16 Five, including the Civic Society, of the six responses said it was not sustainable to allow development in these locations where access to facilities was limited. The one dissenting voice argued that enhanced public transport could improve accessibility to existing facilities, and therefore overcome this difficulty.

LW5e – Would allowing some limited development in these settlements make them more sustainable – e.g. by making some facilities more viable – or would the scale of development be unlikely to make this realistic?

4.3.17 Two of the six respondents thought limited development would not make such settlements more sustainable whereas three of them thought it would, although the extra development could spoil the settlement. The Civic Society was not convinced either, that limited development would make these settlements viable.

LW6 Strategic Options

LW6a – To what extent can Lower Wensleydale area change to meet local needs in the future?

4.3.18 There were five replies to this question; two of them felt that change could be very spoiling. The possible extension of the railway into Lower Wensleydale was considered to be a huge benefit, if it happens. The Highways Agency reiterated its position about focusing on urban centres and wanting to be consulted on any development affecting the Strategic Road Network. The Civic Society thought the Lower Wensleydale could change greatly to meet local needs.

LW6b – To what extent could these needs be met outside of this area?

4.3.19 Two of the four replies looked to acceptable farm diversification to assist in meeting the needs of the area. The third reply argued that Lower Wensleydale's needs could be met in part by settlements across the District boundary in Hambleton and beyond. However, the Civic Society was sceptical about Lower Wensleydale's needs being met outside its area.

LW6c – What is the most sustainable balance of development between Lower Wensleydale and the rest of the District – in terms of the three Sub- Areas and the levels of the hierarchy?

4.3.20 There were only three replies to this question. One respondent gave as his answer the upper levels of the settlement hierarchy – Catterick / Richmond / Leyburn – as being sustainable. Two others commented that the Lower Wensleydale area is the connection between Upper Wensleydale and the rest of the District and the A1.

4.4   Achieving Sustainable Communities in North Richmondshire

NR1 The North Richmondshire Area

The North Richmondshire area is a triangle formed by Richmond, Barnard Castle and Darlington. The western part has a major military training area and borders the Yorkshire Dales National Park. It has a fairly remote rural character, agriculture is the dominant land use but mineral extraction has impacted on the local landscape. Employment is predominantly agricultural, but tourism is important too and includes a number of high quality hotels.

NR1a – Does the description above pick up the essential features of the area?

4.4.1   Eight respondents answered this question and all but one of them agreed the description picked up the essential features of the area. One of the eight did, however, qualify his agreement by saying the description was vague and confusing. The dissenting voice felt the A66 did not characterise the area.

NR1b – Does the A66 area represent an area with distinct character and issues which should be reflected in the Local Development Framework Strategy?

4.4.2   Again, there was only one exception; six, including the Civic Society, thought the A66 area was distinctive and should be reflected in the Local Development Framework Strategy. One of the six added that the A66 area would benefit from additional development, particularly those parts near the A66 and A1M. The one respondent who disagreed did so because she thought the A66 Sub-Area was too large with very different characteristics across it.

NR2 Area wide issues

4.4.3   The Council felt there were a number of issues for the Local Development Framework to address in this Sub-Area:
   - how to improve access to facilities in this and neighbouring areas?
   - what is the network of communities in this area?
   - how does the area interact with neighbouring areas?
   - should further local employment opportunities be provided in this area?
   - can this area's strong housing market be better balanced to enable more people to have the choice to live and work here

NR2a – Do the issues in para 4.3 pick up the main challenges for the area?

4.4.4   There was very wide agreement that para. 4.3 did pick up the main challenges, eight of the nine agreeing. However, the Highways Agency instead thought the key issue was the impact of development on the Strategic Road Network at Scotch Corner. One of the eight though, encouraged the Richmondshire District Council to think comprehensively about the villages near to Darlington and other adjoining Boroughs outside Richmondshire.

NR2b – What other issues are there?

4.4.5   A variety of other issues were put forward in the eight replies: high house values for Richmondshire in this A66 Sub-Area; private housing and council bungalows were difficult to let; public transport; the need to raise the broadband speed; and housing pressures arising from Darlington and Teesside. In addition, it was pointed out that there was a good area for development close to transport nodes and the adjacent boroughs in the adjoining authority areas. Finally, Stapleton was referred to as a possible Service Settlement.

NR3 Service Settlements

4.4.6   The possibility of Service Settlements arises in the A66 Sub-Area too and a number of considerations should be applied, therefore, according to the Council:
- availability of a good range of community facilities and services
- their spread throughout the Sub-Area, aiming to ensure that the Sub-Area is in reach of good facilities
- good public transport
- access to higher order settlements
- potential for some development and local support for it
- availability of local employment
- Middleton Tyas, Barton, Melsonby and Gilling West appeared to the Council to be the main candidates.

NR3a – How well do the villages of Middleton Tyas, Barton, Melsonby and Gilling West fulfil the role of Service Settlements in the A66 North Richmondshire Area, as places to support the retention and enhancement of facilities capable of serving a wider neighbourhood?

4.4.7   Of the ten replies, only three supported all these four settlements. Other respondents found fault with one or more of the four, suggesting instead of Melsonby, Aldborough St. John, because of its pub / village / GP surgery. Gilling West was not favoured either by one respondent. Natural England, in accepting the possible clustering of settlements, thought that sustainable transport would then be a priority. Another respondent could not see how the four villages could accommodate the extra development associated with Service Settlements. The Highways Agency was also concerned that this extra development could harm the Strategic Road Network as the four settlements were close to the A66.   Stapleton was again put forward as an addition or alternative to the four.

NR3b – Should we consider these villages as a cluster for development purposes?

4.4.8   The eight responses to this question were again split; four of them, including the Civic Society, agreed with the idea of clusters but of the remainder, one was not clear about what clustering meant while another thought there was insufficient interaction between settlements for clustering to succeed and in any event, settlements looked elsewhere for shopping and employment. Aldborough St. John was again commended as being more suitable for designation as a Service Settlement as compared with Melsonby and Gilling West.

NR3c – Should this list of Service Settlements be reconsidered?

4.4.9 Four of the eight replies wanted to reconsider the list of Service Settlements and three of them suggested alternatives again, Aldborough and Stapleton for the reasons already given above. One respondent wanted the need for additional facilities to be assessed, contrary to the Civic Society who did not think the Service Settlements should be reconsidered. The remaining two replies pointed out that both Newsham and Eryholme were a long way away (from the centre of the A66 Sub-Area).

NR3d – What should be the general approach towards designated Service Settlements in terms of provision of facilities or scale of new development?

4.4.10 The six responses to this question were quite varied also; two of them stated there should be a widespread survey to inform the process whereas two others stressed the four settlements were all different and needed a different approach. The virtues of Barton were emphasised by one respondent but, there again, there was the need to assess the potential for development, said another.

NR3e – Referring to the map above, what scope is there for Middleton Tyas, Barton, Melsonby and Gilling West to physically grow through new development?

4.4.11 There were eight replies; the scope for development varied between the suggested four Service Settlements. Gilling West was considered the least likely to grow; two respondents thought Barton had the best prospects of the four but wherever the development took place it was likely to be dormitory housing for Tees Valley workers. One respondent thought there was little scope for growth and Natural England added a reminder that there was a broad leaf forest very close to Middleton Tyas and which acted as a constraint. The Civic Society thought there was a reasonable opportunity for growth.

NR4 Smaller Settlements

NR4a – Should all the small villages be treated equally or is there an argument to separate out some, for example with some facilities, better accessibility, or greater potential – as a separate tier in the hierarchy, for which a distinct policy approach might be taken?

4.4.12 The nine responses to this question were sometimes conflicting; one thought smaller settlements should be treated in a similar manner, while two said they should not because they are all different. Two responses favoured only windfall or exception sites being developed. The Highways Agency repeated its preference for existing urban centres because they are accessible by sustainable transport and also have better access to services and employment opportunities. Developments should, therefore, meet local need and help address commuting problems, said the Agency. Two other respondents made similar points to the Agency, regarding public transport links. Lastly, one response suggested another tier of small villages with some services and housing potential to be labelled 'Rural Richmondshire Housing Sites'. The split between market and Affordable Housing would be 60:40 or 1/3 market / 1/3 social housing to rent / one third social equity housing.

NR4b – Would we group the smaller settlements into geographical clusters and develop a policy approach for each cluster?

4.4.13 Three of the five replies thought clustering of small settlements might work where the settlements shared a school. There were, after all, some examples already of 'big house villages' with an associated satellite village, such as Cliffe and Manfield. Two respondents felt that local views should be sought once specific proposals were developed.

NR4c – What should be the general approach towards the small villages – in terms of provision of facilities or new development?

4.4.14 There were five replies to this question also; two said that Parish Councils should identify what is needed and then planning applications would be considered on their merits. Two others stated that infill was appropriate but only after empty buildings had been converted or renovated for re-use. Lastly, it was suggested that small scale developments should be allowed to prevent stagnation and avoid sustainability traps, as highlighted in the recent Matthew Taylor Report.

NR4d – Is it sustainable to continue to allow development in these locations, where access to facilities locally or by travel to other settlements, is limited?

4.4.15 A total of six responses were received; four of them said allowing development in these locations was not sustainable whereas one said it was in order to sustain communities. The same respondent as before put forward Stapleton as development. While accepting fully that most developments should be in more sustainable settlements, some developments should be allowed elsewhere, including near to settlements such as Stapleton, which is close to Darlington. In such settlements car travel would be less than in other settlements because of the proximity of Darlington.

NR4e – Would allowing some limited development in these settlements make them more sustainable by making some facilities more viable or would the scale of development be unlikely to make this realistic?

4.4.16 Four of the six replies were in agreement that limited development would make these settlements more sustainable, basically by increasing patronage of existing facilities. In one case the reason was not an economic one so much as a social one, in that such developments would strengthen the existing community. The remaining two replies thought allowing some development would not make small settlements necessarily more sustainable.

NR5 Strategic Options

NR5a – To what extent can the A66 North Richmondshire area change to meet local needs in the future?

4.4.17 There were seven replies to this question; two of them expressed concern about the phasing out of mineral extraction in the National Park, putting pressure on the A66 Sub-Area to provide alternative sources of minerals. Two others thought the slip-roads on the A66 should all be improved and went on to say that community and public transport facilities should meet future needs, balanced with work opportunities, including high-speed broadband. Another respondent felt the Council should readdress the Sub-Area; proximity to Darlington is an advantage so development in settlements near Darlington was a good thing and would, therefore, enable the majority of the District to retain its rural character. Yet another reply supported good transport connections to larger towns for retailing. Lastly, the Highways Agency re-iterated its preference for development focussing on urban centres where public transport and facilities were available. Services, housing and employment should meet only local needs and sustainable transport links to other centres should be provided. The Highways Agency expected to be consulted where development proposals are likely to impact on the Strategic Road Network.

NR5b – To what extent could these needs be met outside this area?

4.4.18 Six respondents answered this question. To an extent they addressed their own concerns; the respondents who were anxious about mineral options opening up in the Sub-Area thought the answer was to bring minerals from existing quarries. Three replies felt those travelling now to retail centres outside the District could continue to do so and, therefore, good public transport should be provided to enable them to do that. It was said specifically that the Tees Valley City Region will keep providing key services and employment opportunities so public transport and cycling from Richmondshire should be encouraged. It was essential that Richmond thrived as well, despite the link to jobs in Darlington. One respondent was adamant that needs should not be met outside the District.

NR5c – What is the most sustainable balance of development between the A66 North Richmondshire area and the rest of the District in terms of the three Sub-Areas and the levels of the hierarchy?

4.4.19 Most of the six replies did not address this question in a quantifiable way, two commenting that the agricultural landscape is easily damaged and therefore only conversions for work space, accommodation and also exception sites for Affordable Housing, should be provided. Another replied that good transport is required as there is little interaction between the villages. Two others said that the amount of development should be minimised so as not to change the nature of the area. The last reply thought that development should be dispersed around the District and that smaller villages should not be exempt from development in order to avoid stagnating. A narrow range of sustainability criteria should be replaced by a long term vision of what rural communities should be like.

4.5. Scale And Distribution of Development

One of the primary roles of the Local Development Framework Core Strategy is to give strategic guidance on the way that the Plan Area should develop and change over the whole plan period. The most significant pressures for change will be the number of new houses and employment related development, like industry and offices.

SD1 Time period of the Local Development Framework

SD1a – Do you agree that 2026 is an appropriate end date to adopt for the Local Development Framework?

4.5.1 There were thirteen respondents who answered this question: ten of them agreed with 2026 and only three did not. Two of the three who disagreed thought 2026 was too long and thought twenty years was a better time scale; the other respondent thought that many things could be done immediately, although she did not specify an earlier end date and cutting it back to 2020 was, therefore, better.

SD2 The overall scale of provision for general housing

SD2a – Apart from provision for military related development, should the Local Development Framework aim to provide for an additional net 3.774 dwellings up to 2026, reflecting the Regional Spatial Strategy requirements precisely, or should a higher target be set, perhaps with the objective of securing more affordable houses in the area?

4.5.2 Seventeen replies were given to the question about the number of dwellings to be provided in the Plan period. Over two thirds of them agreed with a net figure of 3,774 but for a variety of reasons. Four respondents argued for a higher dwelling figure, three of them saying that 3,774 should be a minimum figure so as to allow some flexibility. One respondent argued that a higher figure would be more helpful in delivering not just market housing but more Affordable Housing. Another respondent queried the population and household projections on which new housing demand figures had been calculated. Others thought, in reality, the 3,774 figure would be difficult to achieve because of constraints. The County Council pointed out the Regional Spatial Strategy figure quoted by Richmondshire is not that given in Policy H1 of the Regional Spatial Strategy which says that 200 dwellings per annum should be provided. The County Council added that a review of the Regional Spatial Strategy figures is to be carried out and that the District had not given reasons for departing from the Regional Spatial Strategy figures. The Yorkshire Wildlife Trust wondered whether the number of dwellings in the Regional Spatial Strategy were excessive now, given the present economic conditions. The attitude of the Highways Agency and Yorkshire Water Services was that they were generally supportive of delivering housing in line with the Regional Spatial Strategy, although both thought the new developments would require investment in new infrastructure.

SD3 Housing provision for military related growth

SD3a – Do you agree that the Local Development Framework should provide for 2,250 dwellings in the period to 2021 to accommodate the potential growth of the Garrison as identified in the approved Regional Spatial Strategy (2008), in addition to those identified for general housing?

4.5.3   Five of the fifteen respondents agreed with the 2,250 additional dwellings figure to accommodate potential growth at the Garrison. The County Council and others pointed to uncertainty over the MoD figures pending a full Defence Review. The County Council especially was concerned that only the number of dwellings actually required by an increase in MoD staff or contractors should be planned for and there needed to be mechanisms to prevent developers building private housing instead of military development. The Yorkshire Wildlife Trust joined in querying the numbers of additional dwellings required at the Garrison at a time of general cuts in government expenditure. In any event, the Garrison area extended beyond the District boundary and included places like RAF Topcliffe and Dishforth where closure was being considered. In other words, extra army units may be accommodated in other MoD property outside Richmondshire so the figure of 2,250 extra dwellings may not all need to be found at the Garrison. Not only that, but many MoD personnel owned their own homes and could live outside the Richmondshire District any way rather than on site at the Garrison. The Highways Agency repeated its support for new development in accordance with the Regional Spatial Strategy. Defence Estates, however, stressed that there was a direct requirement for military housing of up to 1,400 on MoD land.   It was, they said, the Regional Spatial Strategy which had indicated a need for 750 further homes to be included in the general housing figures.

SD3b - If you do not agree that the Local Development Framework should provide for the 2,250 dwellings, what alternative amounts of housing for military related growth should be provide for in the Local Development Framework? Please give your reasons.

4.5.4   Only six respondents gave an answer this question, two of them citing uncertainty about the future growth of the Garrison making it very difficult to produce an accurate figure. Two others repeated the point about cheaper housing being available in Darlington, to purchase, now that the MoD permits soldiers to live off camp. One respondent said he did not know how much housing was required for military related growth and doubted the District Council would! Defence Estates repeated that MoD spend at Catterick and Marne Barracks provide 44% of the jobs in Richmond. However, future housing requirements depend on the outcome of the long-term Defence Review.

SD4 Distribution of growth between levels of the hierarchy

SD4a Which option (A1, A2 or A3) do you prefer

4.5.5   This question about different approaches to the distribution of future growth between the tiers of the hierarchy generated quite a lot of interest: twenty replies were received and eight of them thought option A1 (80% of development in Richmond/Garrison) was the best course of action for a variety of reasons. These included more sustainable locations; better existing services; better transport linkages; land available and suitable for development; and of course, consistency with the Regional Spatial Strategy for Yorkshire and the Humber which identified Richmond/Garrison as the District's only Principal Town. There were, however, three supporters of Option A2 which apportioned more of the development growth to the Service settlements while retaining 50% for the Principal Town. Similarly, there was support (four respondents) for Option A3 which emphasised the role of Service Centres although it was envisaged that Richmond/Catterick Garrison's portion of the growth would be nearly 70%, 24% in the Service Centres and none in the smaller Settlements. Yorkshire Water Services pointed out Richmondshire's Water and Waste Water Services cannot cope with the developments proposed without increased capacity and it would be essential to include the necessary investment in the 2015-2020 Investment Programme. English Heritage did not express a preference but did stress the need to take into account impact on environmental assets in allocating housing development. Finally, Defence Estates responded by insisting that all Service Family Accommodation should be located at Catterick Garrison (i.e. 890 to 1,400 homes).

SD4b – If you prefer none of the options we have described, can you suggest an alternative?

4.5.6   Only four responses were given to the question asking for possible alternative solutions. The status quo was preferred by one respondent; two of the remaining replies, including North Yorkshire County Council, returned to A1 as their choice of the way to go forward.

SD4c – What reasons do you have for your preference – and, as important, why do you not prefer the other options?

4.5.7   A common thread ran through seven of the eight reasons for selecting the Preferred Options; focusing development growth on the Principal Town (Richmond/Garrison) followed by Leyburn, seemed to acknowledge the importance of sustainable communities (the larger settlements) while acknowledging the needs and demands of Service Settlements for development to support their services and facilities. The eighth respondent, Defence Estates, repeated their concern that it is essential to plan for military growth at the Garrison.

SD5 Distribution of Growth between the Sub-Areas

SD5a – Which option (B1 or B2) do you prefer?

4.5.8   Again, the interest of respondents in the distribution issues was reflected in the number of replies to this question. Eighteen people replied covering a variety of matters and eight voted in favour of B1 which gave greater emphasis to the Central Area by assigning to it 85% of the growth. The Highways Agency repeated its position about favouring existing urban areas where a range of facilities and services were already available together with good transport links and potential for more development. The Agency was concerned too about possible impacts on the Strategic Road Network. Natural England confessed to having no preference but was concerned that consideration of Sub-Areas rather than settlements reduces the capacity to plan around public transport facilities. The North Yorkshire County Council, for its part, repeated its satisfaction that the Richmondshire proposals aligned fully with the Regional Spatial Strategy which identified Richmond / Garrison as the Principal Town, Leyburn next and smaller settlements thereafter. There were, however, two respondents who preferred B2, with its greater emphasis on Lower Wensleydale and less so on the Central Area. English Heritage repeated its point that the distribution of housing between the Sub-Areas should take account of impacts on environmental assets.

SD5b – If you prefer none of the options we have described, can you suggest an alternative?

4.5.9   Two of the five replies thought a better way forward than either B1 or B2 was to maintain current population share as the basis for apportioning development; B2 on that basis is actually closer to the existing distribution of population than is B1. The population share approach was thought to create less over-development in the Central Area than B1 would generate; on the other hand, B2 could prevent opportunities arising in the A66/Lower Wensleydale Sub-Areas.

SD5c- What reasons do you have for your preference – and, as important, why do you not prefer the other options?

4.5.10 The chance to explain their preferences for B1 or B2 or something different was seized by eight respondents. Most of them gave clear support for B1 for the consistency between it and the Regional Spatial Strategy based on the Richmond/Garrison followed by Leyburn and Local Service Centres followed by Smaller Settlements. The rationale was based on focusing on existing larger centres with better developed services and facilities, especially transport and particularly public transport. However, B2 was chosen by one respondent because it was believed that some of the development pressure from Richmond/Garrison could be reduced; also B2 recognised the legitimate needs for some development in smaller settlements, particularly in Lower Wensleydale.

SD6 Distribution of Catterick Garrison related growth

SD6a – Which option (C1 or C2) do you think is the most realistic to achieve?

4.5.11 Twelve respondents took the opportunity to address the issues surrounding development and growth at the Garrison. Ten strongly favoured C1 which envisages a situation in which 100% of the growth of the Garrison would be provided within the Action Area Plan Area. There were several reasons for so doing: North Yorkshire County Council was keen to point out again, how development at Catterick Garrison was very clearly in line with the Regional Spatial Strategy view; the Highways Agency repeated its argument about how focusing growth on the Garrison would reduce the need to travel, including by car. The one protagonist of C2 pointed out he supported a less dominant role for the Garrison in providing for the needs of existing and smaller communities in other parts of the Local Development Framework Area, not just the Action Area Plan area. Yorkshire Water re-iterated their view that whichever option was chosen, there was a need to co-ordinate development proposals with infrastructure provision. Defence Estates re-stated their opinion that Service Family Accommodation should be located at the Garrison site and general growth too, if possible.

SD6b – If you prefer neither of the options we have described, can you suggest an alternative?

4.5.12 This question attracted just three replies: one calculated that the Action Area Plan area / rest of the Local Development Framework area split for the purposes of the Local Development Framework Plan were about 2:1. North Yorkshire County Council repeated its view that the proposals for Richmond/Catterick Garrison were in line with the Regional Spatial Strategy hierarchical approach to locating the majority of development in larger centres.

SD6c – What reasons do you have for your preference, and, as important, why do you not prefer the other options?

4.5.13 Reasons why the seven respondents chose either options C1 and C2 were mostly to do with the sustainability of co-locating the military housing and other development in the Action Area Plan Area (C1) or sharing it with the rest of the Local Development Framework area. (C2). One respondent pointed out that there were, of course, other MoD sites for development in Hambleton, Darlington and the region. Nevertheless the majority were in favour of C1.

SD7 Balance of development between Richmond and the Garrison AAP area

SD7a – Which option (D1, D2 or D3) do you prefer?

4.5.14 Fifteen responses to this question were submitted; six favoured Option D1 which assigned 85% of the Central Area growth to the Garrison Action Area Plan area and 15% to Richmond. For five of these responses, such a split was a recognition of the constraints on further development in Richmond ranging from infrastructure problems to landscape and bio-diversity protection issues. As the percentage allocation of development increased in Richmond and decreased in the Garrison, those wanting to support more development in Richmond, declined in number. In this way, only one respondent supported a 50:50 split between the Garrison and Richmond and only two a 65:35 split. Three replies wanted no development at all in Richmond, describing it as 'full'. Yorkshire Water Services repeated concerns about service capacity in Richmond and the need for more investment to cope with developments not previously planned for, thus requiring an amendment to its 2015 to 2020 Investment Programme. The Highways Agency expressed concern about the impacts of development at Richmond and the Garrison and suggested a partnership approach would be better. North Yorkshire County Council repeated its view that development at Richmond/the Garrison reflected the Regional Spatial Strategy position and although the future was uncertain regarding the Garrison, it was still a very sustainable location for development. Natural England said it had no opinion about the three options but whatever development took place had to take account of environmental constraints.

SD7b – If you prefer none of the options we have described, can you suggest an alternative?

4.5.15 Four of the eight responses to this question favoured Option D1, the 85:15% split in favour of the Garrison, basically because of the lack of space for further development at Richmond and in addition because of impacts on environmental assets. One respondent preferred Option D3 (50:50 split) but D2 would be quite sustainable as well (65 Garrison AAP and 35 Richmond). North Yorkshire re-iterated its position regarding the Regional Spatial Strategy and the spatial hierarchy, which propounded Richmond/Catterick Garrison as a Joint Principal Town, minimum development in small settlements and uncertainty surrounding the Garrison in the light of the Strategic Defence Review.

SD7c – What reasons do you have for your preference – and, as important, why do you not prefer the other options?

4.5.16 Seven replied: five of them referred to the development constraints at Richmond as the reason for wishing to see more development (in line with the Regional Spatial Strategy / more sustainable / need some development to maintain viability, etc.) but on a much more limited scale than at the Garrison. One respondent criticised the length of the Issues and Options questionnaire and the excessive number of options. The County Council re-stated its view about the Regional Spatial Strategy and the spatial hierarchy, which identified Richmond/Catterick as Joint Principal Town, minimum development in smaller settlements and uncertainty about the Garrison because of the impending Strategic Defence Review.

4.6   The Economy

Key Economy Features of the Plan Area

4.6.1   The economy is fundamental to achieving a sustainable community. The Consultation Report highlights a number of features:
- lowest GDP in North Yorkshire
- distribution, tourism, public administration, education and health predominate
- access to job opportunities, labour supply and connectivity (road / broadband /mobile phone coverage) is uneven
- employment sites are close to capacity
- economic base is dominated by service sectors reliant on consumer spending, vulnerable to change and with limited growth potential
- tourism is levelling out with emphasis on day visitors
- low unemployment and high levels of economic activity
- low wage levels
- dependence on small businesses
- ageing business owners
- no universities in the District with a brain drain out of the District
- District is currently not sustainable economically.

E1 – Is there anything else that needs to be included in the economy description?

4.6.2   Ten respondents answered this question and three thought there was nothing else to add in the economy description. Two others, including the Civic Society, felt home working should be mentioned. One respondent pointed out that not all future opportunities were supply chain related. The need for supporting infrastructure should be referred to, said another, adding that the evening economy needed strengthening by supporting existing businesses and Richmond should play to its strengths. Two other respondents described the Gatherley Road/ Sedbury / Hairlands, as struggling and the Scotch Corner development may not be viable. There were also redundant factories in Eppleby, Melsonby and Barton. Defence Estates pointed to a recent study which calculated the MoD jobs accounted 44% of all jobs in the District.

E2 – Does the description above reflect the scale and type of the employment land features in the area?

4.6.3   For the most part, replies to this question agreed with the description of the economy as set out in the Consultation Report; only two of the nine replies took a different tack, one of which the Richmond Swale Valley Community Initiative, pointed out that the projected increase in tourism of 50% over ten years meant sustainable transport was required as 90% of visitors presently arrived by car. They went on to say that Richmond was in need of transport improvements, including moves to tackle congestion and better parking facilities as a matter of urgency. Defence Estates pointed out that MoD employment land needs should be met on MoD land and the Local Development Framework should recognise this.

Main Policy influences

E3 – Is there anything else that needs to be taken into account in terms of the Policy context?

4.6.4   There were ten responses suggesting other things that should be taken into account as far as the policy context is concerned; the Sustainable Community Strategy was considered to miss out the A66 area and the Wensleydale Railway, while a good idea, was not financially sustainable. Natural England emphasised green infrastructure and public transport as being an attraction to business. The County Council pointed out that there was no reference to the ongoing retail need while another respondent thought concentrating on overnight visitors should have been picked up. Two respondents thought that links to the rail network should be referred to. The Richmond Swale Valley Community Initiative thought the scale of employment calculated for the whole of the Local Development Framework Area; a figure of 8 – 12 ha. was 'woefully inadequate'. The Civic Society also thought that the amount of employment land was a question to be answered. The Initiative's representation went on to stress that the Local Development Framework should stimulate growth in the knowledge industries / IT / Financial Services and so on. Perhaps the Council could try to attract a flagship player from the creative industry, it was said. One reply referred to the importance of the Joint Principal Town and the necessity to develop Richmond and the Garrison in a complementary way. Only Defence Estates said that nothing else needed to be taken into account.

Scale of Employment Land

E4 – How much employment land should the Core Strategy provide for in the Plan area?

4.6.5   Seven varied responses were given in answer to the question about employment land to be provided. Two made a similar point about the quantity of land being sufficient to address only the needs of Richmondshire's population, rather than providing for commuters from other areas but no alternative figure was suggested. Another said the concept of the Joint Principal Town should be clearly defined with Richmond as a tourist / high tech / small office shopping centre, rather different to the Garrison and Colburn, in particular. Three respondents, including the Highways Agency said the amount of employment land should reflect the Regional Spatial Strategy. Highways Agency went on to say it could not advise the Council on the impact of employment land proposals until specific sites, their sizes, and their impact on the Strategic Road Network were identified. Defence Estates stressed that the Core Strategy must be clear how much employment land is required based on two scenarios, one on employment growth, the other on no growth, i.e. a range of between 8.66 ha and 12.06 ha.

E5 – Are the employment land use area figures in the Employment Land Study the appropriate scale of provision to make for B1, B2 and B8 uses?

4.6.6   There were only three respondents; two of them complained they had not seen the Employment Land Review despite requesting it, one of them adding that the split of B1 / B2 / B8 at the Scotch Corner Business Park had changed despite Donaldson's advice. The Highways Agency repeated their comments that until specific sites were selected they could not really comment on possible impacts and they remained concerned, as always, about impact on the Strategic Road Network.

Distribution of Development

E6 – Do we need to make provision for growth only within Richmond and Catterick Garrison as the joint Principal Town, or expand to include lower order settlements for future growth?

4.6.7 Six of the ten replies said that growth should be allowed only at Richmond and Catterick Garrison as the Joint Principal Town. Yorkshire Forward, one of the six, added that the Employment Land Review, 2006 needed to be updated. Natural England, however, thought that other large settlements, like Leyburn, should also be allowed to grow to ensure continued viability and to avoid the need to commute by car elsewhere. Two of the respondents referred to Gatherley Road, one saying it and Barton Road needed tidying up, the other that there was potential for new growth. The Highways Agency reiterated its position that growth should be encouraged in existing centres, it was concerned about impacts on the Strategic Road Network and development in such areas should also meet local needs. Only one respondent urged the Local Development Framework to provide growth across all settlements. Finally, one reply felt strongly that farm diversification schemes should still respect rural areas and not have an unacceptable impact.

E7 – To what extent do we make provision for employment land and economic growth in rural areas?

4.6.8 The six replies all recognised the need for some employment growth in rural areas but with an emphasis on small scale development and, if possible, converting existing buildings to minimise impact. Two respondents thought only brownfield land should be developed though or possibly, conversion of redundant buildings.

E8 – Is the impact of the Garrison expansion likely to be sufficient to suggest that larger scale employment land allocations should be made in the Catterick and Richmond area?

4.6.9 Three of the eight replies agreed that the Garrison expansion would be such that the larger employment allocations should be in Richmond and the Garrison itself. In any event, said two respondents, the MoD employs many sub-contractors who travel long distances to Catterick Garrison from outside the District. Defence Estates again emphasised that military expansion would be largely on MoD land although indirect employment could be located outside the Garrison. Finally, said one respondent, MoD families often work in service industries.

E9 – How much employment land supply should be for the purpose of indigenous business growth, and how much for inward investment opportunities?

4.6.10 There were seven replies; two remarked it is not possible to reserve land for the indigenous population, as opposed to commuters from outside the District; another pointed to land supply being driven by demand so the plan had to be flexible and also referred to transport and infrastructure. Finally, one response said that the demand was for small workshops / offices so there was no need for large areas of employment land.

E10 – How should we balance economic and housing need in making land allocations?

4.6.11 The six responses were very different again. Three repeated the point about not being able to ensure that only local people got jobs in Richmondshire. Two, including Yorkshire Forward, stressed the need to keep housing and employment in balance and as close as possible to each other to reduce commuting. Richmond should always play to its strengths one said – an attractive rural area with historic towns and villages. Lastly, Defence Estates stressed the link between future housing demands and military need in terms of a military unit and its requirements.

E11 – To what extent should we make provision for redevelopment of rural properties for commercial uses?

4.6.12 The Barn Conversion Policy principle in the Richmond Local Plan, was supported to a greater or lesser degree by all eight replies. Again, though, there was a reference for the need to be sensitive to the landscape (Natural England) and three other replies also emphasised the need for careful conservation of the buildings. One respondent would permit only conversion to a commercial use if it supported the local economy.

Future Employment Structure – Sector and Type

E12 – Should larger and more industrial use for employment land be reserved for the Joint Principal Towns of Richmond and Catterick?

4.6.13 Of the eight replies to this question, five thought there was less scope or even little scope in Richmond for development, as compared with Catterick Garrison. St. Trinians and Barton Quarries were referred to as the only two possibilities in the Richmond area. One other respondent argued it was necessary to define the Joint Principal Town concept first, before answering the question. The Highways Agency accepted the need for economic growth but, as always, emphasised the need for sustainable transport and wanted to avoid adverse impact on the Primary Road Network.

E13 – Should we make provision for B1, B2 and B8 uses across the plan area, or focus provision in the proposed sustainable hierarchy settlements?

4.6.14 The seven answers varied. Three thought the focus for B1, B2 and B8 development should be in higher order settlements; one agreed that B2 and B8 development could have a serious impact on small settlements; another two said that such uses should be provided near to housing to minimise car usage. Only one respondent thought that employment provision should be encouraged across the entire plan area.

E14 – Should we limit industrial uses in rural areas?

4.6.15 All seven respondents mentioned some kind of limit on industrial uses in rural areas because of the impact on the countryside. Three referred to quarries again as suitable locations for industrial development, particularly St. Trinians and Barton Quarry. It was, after all, said one, essential to maintain rural character to attract tourists but small industrial units may be required to support smaller communities. One respondent, though, mentioned that employment traffic can also be a nuisance in towns.

E15 – What type and size of businesses should we encourage in rural areas?

4.6.16 It was hardly surprising that when the next question asked about businesses suitable for rural areas, that the emphasis of the seven replies should be on small-scale, low impact operations such as arts and crafts / offices /small retail / high tech and the like. And, of course agriculture was appropriate too.

E16 – What provision should be made within town centres to support growth sectors and improve the 'evening economy'?

4.6.17 Six replied: three respondents, including the Richmond Swale Valley Community Initiative, reported that the evening offer after 5.00 p.m. in Richmond, is poor and a better catering offer would help; a key step would be to allow quality catering in the Richmond shopping area (not allowed in the Richmond Local Plan). One reply complained about late night drinking facilities which were considered harmful to Richmond as a tourist attraction; under-age drinking was also a problem and improved facilities for young people should be provided. Another reply advocated further office space and residential accommodation on the upper floors.

E17 – What other infrastructure improvements will be required to meet future employment structures needs (for example broadband provision)?

4.6.18 There were replies from seven respondents who had suggestions to make about infrastructure: improved roads; high speed broadband, mains gas; narrow or weak bridges needing attention; transport and parking; and, finally, a comprehensive transport plan.

E18 – What scope of employment land and infrastructure are needed to support cultural activities and creative industries as an economic driver?

4.6.19 The seven replies in this case, again, had a number of ideas to put forward: improved transport / parking and broadband connection; flexible land use zoning, allowing market forces to determine business balance; underground parking, (especially on Richmond's slopes); and use public spaces for cultural activities. Finally, creative industries do not need much land but they do need encouragement and support from locals and local business would be good for them.

E19 – Are there other economic drivers to be considered, for which the Local Development Framework should make provision?

4.6.20 Answers from six respondents about other economic drivers covered a range of matters; attractive specialist shops; what about a policy identifying locations for green industries which are controversial, such as waste incineration / bio-digester and wind turbines? Small scale hydro electric power should be encouraged but wind turbines discouraged. Links to Teesside Airport and then to London Airports and other capital cities would be of benefit and, lastly, Richmond could develop weekend breaks if country hotels are properly marketed.

E20 – How much employment and local economic growth is appropriate to support in rural areas?

4.6.21 Again, there were six respondents who answered this question but none gave a quantitative answer; one talked about agricultural workers' dwellings for which there is clearly a requirement and the need for such accommodation is assessed by an agricultural consultant to the planning department; economic sustainability of villages is essential for the character of the District, said another; a designated area for contentious green industry proposals was put forward again; and finally, two respondents pointed out high speed broadband would assist people to work from home if they chose to live in Richmondshire and then referred to the Ask Business Units as being appropriate to a rural area.

4.7   Environmental Assets

EA1 Environmental Asset Influences

EA1a – Does the description above identify the main influences on the environmental assets of the area?

4.7.1   There were fourteen replies all told and twelve of them thought the description of environmental influences in Section 2 of the Environmental Assets Report, did, indeed, identify the main ones. Some respondents qualified their answers: Natural England identified a weakness – the Council needed to carry out a thorough Landscape Character Assessment for areas outside nationally designated ones; and Yorkshire Wildlife Trust thought the reference to engaging commercial interests in the process of conservation should have been elaborated on. Another respondent thought there were many other influences on environmental assets than just those referred to by the Council.

EA2 Rural Heritage and Culture

EA2a – Does the description above identify the essential landscape, rural heritage and culture features of the area?

4.7.2   There were thirteen replies to this question and everyone agreed that the description in Section 3 identified the essential characteristics of the landscape, rural heritage and culture of the Local Development Framework area. Again, though, some respondents qualified their answers: English Heritage pointed to the seven Listed Buildings on the Buildings At Risk Register and the fifteen Scheduled Ancient Monuments which were also in need of repair; and Natural England emphasised the importance of the Council undertaking a thorough Landscape Character Assessment to judge the District's capacity to absorb change.

EA2b – How best can landscape character be taken into account to replace the current Area of Great Landscape Value and other local landscape designations as part of the Local Development Framework?

4.7.3   Twelve respondents answered this question, putting forward a range of ideas. Five, including the Civic Society, were very concerned about the loss of the Area of Great Landscape Value designation which had helped to protect large areas of the District outside the national designation of the Yorkshire Dales National Park and the Nidderdale Area of Outstanding Natural Beauty. Natural England emphasised that all landscapes matter and again, repeated its advice that the District Council should carry out a Landscape Character Assessment to assess the capacity to absorb change. However, one respondent felt that such assessments were largely descriptive rather than an assessment of landscape quality, as such. Two replies said that other Local Development Frameworks incorporated huge assets so why was it necessary to re-invent a new designation (when the Area of Great Landscape Value was appropriate for the task). Yet another respondent advised the use of words with which the public was already familiar – such as moorland. Finally, one respondent said the obvious answer was a Landscape, Heritage and Culture Plan as part of the Local Development Framework .

EA2c – Do the military training areas require a special policy approach?

4.7.4   Twelve replies were made in answer to this question. Nine of them thought the military training did require a special policy approach. One of the nine wondered what control the local authority could have over Crown Land anyway. Of the two who thought the military training areas did not need a special policy approach, one said the MoD was already very good at conservation (such as at Foxglove Covert) where as the other respondent did not elaborate. Defence Estates pointed out their training areas need to change to match defence needs and they would support a special policy approach to MoD land. They also pointed out that the MoD is a key player in delivering Bio-diversity Action Plan Targets for Richmondshire.

EA2d – Is it still a s sustainable approach to continue with an approach that supports the conversion of traditional barns, barn groups and other similar buildings to ensure that they remain as valuable features of the local landscape?

4.7.5   Of the fourteen, twelve, including the Civic Society, who responded to this question, eleven thought converting traditional barns and similar buildings was still a sustainable approach. One of the twelve pointed out that the Council's approach was fully in line with government guidance. Several mentioned that it was vital to protect barns in this way and much better than letting them decay. Both English Heritage and Natural England qualified their support – English Heritage said that a strategy should be adopted based on a careful assessment of the building concerned and an analysis of end uses. Natural England felt barn conversions were a good idea provided the barns concerned maintained and enhanced the landscape. Yorkshire Wildlife Trust said how useful barns were for barn owls and bats and added that conversions and extensions could cause problems to isolated places. Another respondent held a similar view, pointing out that residential conversions can mean cars, caravans, sheds, and so on, all of which can look very untidy in the landscape which the authority is trying to protect.

EA3 Green Infrastructure

EA3a – What scope is there to enhance the Plan Area's existing Green Infrastructure?

4.7.6   Again there were fourteen replies and all sorts of ideas were put forward about enhancing green infrastructure including a scheme for the community themselves to maintain hamlet and village trees, verges and so on . Once more the idea for a Landscape, Heritage and Culture Plan was put forward. Two respondents, including the Civic Society, thought SINC's (Sites of Interest for Nature Conservation) should be included as part of the green infrastructure. The County Council thought green infrastructure was important for climate change adaptation. Natural England was happy with the Richmondshire approach and suggested the CIL (Community Infrastructure Levy) be used to maintain the green infrastructure network. Two other replies referred to good work on ELS and HLS by Natural England and the RSPB, while Yorkshire Wildlife Trust pointed to a project it was undertaking on verges with the Yorkshire Dales National Park Authority. Finally, two respondents favoured ground heat source pumps rather than the more intrusive wind turbines in rural areas.

EA3b – Are there any gaps in the existing green infrastructure networks that should be addressed?

4.7.7.   This question drew ten answers; three could not think of any gaps but others took the opportunity to draw the Council's attention to deficiencies such as the ROSA strip at Richmond and the Easby one too. One respondent was, again, very keen to engage with the community on maintaining trees, verges and stone walls. Other respondents thought there were other green buffers at risk – land east of Regent Park and west of St. Giles, in addition to the gap between Gallowfields and the adjacent residential areas. Yorkshire Wildlife Trust was very keen on the link between green infrastructure and bio-diversity. Two respondents thought maintaining foot path networks needed more emphasis.

EA4 Nature Conservation

EA4a – Does the description above pick up the essential nature conservation features of the area?

4.7.8   All ten replies to this question said the description in Section 3 picked up the essential nature conservation features of the area. One of them wanted to add industrial archaeology sites to the nature conservation ones.

EA4b – How best can we provide protection for designated nature conservation sites along with protection and enhancement of priority habitats and priority species to support the objectives of the Biodiversity Action Plan and Action Programme?

4.7.9   There was no shortage of suggestions of how to protect nature conservation sites, priority habitats and species. Nine of the eleven respondents had an idea, including strict development control and organic farming; making the green corridors into nature conservation sites; Yorkshire Wildlife Trust thought Richmondshire should appoint its own ecologist; and Natural England felt a strong policy framework was essential, highlighting nationally designated sites and producing criteria based policies for local sites. Three respondents were keen to acquire an Environmental Impact Assessment, either prior to the planning application stage or as part of the application. Lastly, the active engagement of the community was strongly recommended, again.

EA5 Urban and Village Assets

EA5a – Does the description above pick up the essential urban and village features of the area?

4.7.10 Nine of the eleven respondents thought the Council's description picked up the essential urban and village features of the area. The other two were keen to include village development limits in the Local Development Framework.

EA5b – Do we require any different approach towards preservation or enhancement of Conservation Areas, Listed Buildings, "Heritage Assets" and other historic features, or are these sufficiently well protected by national and regional policies?

4.7.11 When asked this question eleven respondents answered: once more English Heritage stressed the need for a strong Local Development Framework for conservation, recognising its importance to the character and economy of Richmondshire. Three replies, including the Civic Society thought that there were difficulties regarding enforcement against heritage offences. One person thought all buildings, not just listed ones, but Victorian and Edwardian non-listed buildings, should be listed in the Local Development Framework, as well as Conservation Areas, of course. And again, one reply favoured more community engagement in practical maintenance work such as stone-walling. Two respondents argued the need for flexibility to enable historic buildings and features to survive.

EA5c – What additional provision should be made to preserve and enhance those Heritage Assets which are not subject to any special designation?

4.7.12 There were eleven replies to this question and again there were a variety of suggestions; three respondents, including the Civic Society thought that society should be educated more regarding heritage and its significance in environmental, cultural, tourism and trade terms. English Heritage, again, pointed to the whole range of buildings not protected presently but which contributed so much to the character of Richmondshire and advised the Council to carry out a survey of Richmondshire's buildings with the community. 'Landscape designated zones' were also put forward as an additional measure by the local CPRE branch. Yet other respondents wanted the strict application of standards for Listed Buildings. Finally, Defence Estates argued that a more pragmatic response is appropriate to Listed Buildings where realistic uses cannot be found.

EA6a – Are there any other environmental asset issues that need to be identified?

4.7.13 Of the nine who answered, three referred to stone walls as another issue. Natural England repeated its advice about the Council recruiting an ecologist. Other ideas included looking for new uses for old buildings where previous uses had failed; continuing with SINC's (Sites of Interest for Nature Conservation) was again suggested; and finally, one respondent put forward the idea that orchards could be maintained by the community for fruit-sharing while neglected waste land would also be maintained by the community under the guidance of the District Council.

4.8. Housing Market Conditions

What can we do through the Local Development Framework to assist to resolve the situation?

4.8.1   The Regional Spatial Strategy target for Richmondshire is 200 additional dwellings per year from 2008 to 2026 (a net increase of 170 new units and reinstatement of 30 vacant properties). In addition to questions of how many additional dwellings to provide are issues of affordability and also and insufficient dwellings of the right type in the right place. As well as the 200 additional units target set by the RSS, there is a need for approximately 2,250 additional dwellings at the Garrison, to cater for extra military and associated civilian personnel. The ageing population of Richmondshire is another factor to take into account; coupled with a decline in the demand for larger family sized homes, there is a requirement for more small dwellings and care homes for the elderly.

HO1 – Should we consider making special provision for care homes, (i.e. allocating specific sites for that purpose.

4.8.2   A total of nine responses were received to this question and five of them agreed to consider making provision for care homes, although with qualification. Three were concerned about the possibility that if a care home project was not proceeded with, it would be difficult to refuse something similar on that site. North Yorkshire County Council pointed out their policy was for 'extra-care homes' (not care homes) and domiciliary care, although increasing levels of dementia meant the County Council may have to assess if further care homes are required. Two other respondents felt that care homes would only be required in Richmond and 'Lifetime Homes' are better, therefore.

HO1a – or, establish criteria that positively allow for care homes in sustainable locations,

4.8.3   Of the nine replies, seven including the Civic Society, answered that criteria allowing care homes in sustainable locations should be established. The County Council re-iterated its policy of extra-care homes and domiciliary care. Several respondents emphasised the need for good access, including by bus. One reply said it was important to be ready to indicate sustainable locations to give wider cover, for example.

HO1b – or make no special provision for care homes but respond to speculative developments in accordance with general housing policies?

4.8.4   There were a similar number of responses to this question and four of them disagreed with the idea of only responding to speculative developments. "Don't let care homes be an afterthought" said one. However, the Civic Society and two other respondents thought that no special provision should be made and the Council should respond to speculative proposals but in accordance with general housing policies. North Yorkshire repeated its 'extra-care home' and domiciliary care policy with possible review.

HO2 – Should we consider building all homes to 'Lifetime Homes' or a related standard?

4.8.5   Five of the eight respondents thought the Council should consider all homes being built to Lifetime Homes standard. Three said 'no' to that idea but for varying reasons; one picked out MoD housing, saying the Lifetime Standard is not appropriate to them, another said that Lifetime Home standards were not appropriate as people's circumstances change over time (e.g. older couples wishing to down-size). One respondent said that most people regarded their homes as where they would spend all their lives so they were already living in a Lifetime Home, in that sense. The Civic Society felt that 70% of homes should be Lifetime Standard, the other 30% not. The County Council's Housing strategy is that all homes should be built to Lifetime Standards.

HO2a – Building a proportion of new homes to 'Lifetime Homes' standard? If so, what proportion e.g. 50%?

4.8.6   A total of seven replies to this question were submitted; three of them, including the County Council as above, thought all homes should be Lifetime Standard. Two other replies stated 50% and one 40%. The remaining respondent repeated his point that people's homes were their homes for life so it was not necessary to build specifically to Lifetime Home Standards.

HO2b – The need to build to 'Lifetime Homes' standard is triggered in relation to size of development e.g. 5 houses. What should the trigger be?

4.8.7   Four replies came in; two of them repeated that all homes should be to Lifetime Standard and one thought that having a trigger of five Lifetime Homes was better than none. The other reply simply asked whether a care scheme at Scorton could be regarded as 'Lifetime ' as it clearly has elements of lifetime living in that it provides different units of accommodation for residents to move to as they age.

HO2c – or standardise the proportion of units constructed to 'Lifetime Homes' across all developments regardless of numbers of units?

4.8.8   There were seven respondents, including the Civic Society, and all bar one agreed that there should be a standard proportion of units built as Lifetime Homes.

Affordability

4.8.9   Residential property prices doubled from 2001 to 2009 while median incomes remained static in Richmondshire. The Housing Market Assessment update calculated an annual requirement for 61 Affordable Houses or 30.5% of the Regional Spatial Strategy target of 200 dwellings. However, the Regional Spatial Strategy itself suggests a rate of 40%.

HO3 – Should we set a target, plan-area wide, of 40%?

4.8.10 Of the twelve responses, four agreed a 40% target and six did not, but for varying reasons. However, of these six, three said 40% was too low because of an ageing population and two said it was too high, higher in fact than the Housing Market Assessment figure of 30.5%. The 40% target was making housing sites unviable in the current market, it was thought. The County Council, for its part, emphasised its support for maximising Affordable Housing in line with the Housing Market Assessment and economic viability. Defence Estates pointed out that the Affordable Housing concept did not apply to MoD housing. Finally, one developer would only support 40% if it was viable and an up-to-date housing market assessment said there was enough demand for Affordable Housing. In any event, there was still a need for a range of housing, including high value housing, as suggested at Hurgill Stable.

HO4 – Or, in view of the recent low achievement of Affordable Housing, should we set a higher annual target than that evidenced by the HMA, to take account of this overall shortfall?

4.8.11 This question divided the ten respondents equally, five being in favour of a higher annual target than the Housing Market Assessment and five being opposed to it. The opponents of the higher target said such a figure would not be acceptable to developers who would go elsewhere and the higher target, therefore, would be self-defeating, and in any event, the Housing Market Assessment figure was only 30.5%. Yorkshire Forward endorsed the 40% target in the Regional Spatial Strategy unless there were truly exceptional circumstances e.g. remediation costs to prepare a site.

HO5 – Should the proportions sought be varied to reflect the need in a particular location?

4.8.12 All of the ten replies to this question said the properties should be varied to reflect local needs.

HO6 – Do you agree that this is an appropriate mix of tenure?

4.8.13 This question produced nine replies – five of them supported an 80/20% split between Affordable Housing for rent and Affordable Housing on an intermediate tenure. Three were unconvinced about an 80%/20% split while the remaining one did not understand the term 'intermediate tenure'.

HO7 – Should we specify the type of Affordable Housing required in a particular area, or is

4.8.14 There were, again, nine responses to this issue, and all nine were in favour of the type of Affordable Housing reflecting local circumstances, including tenure, design and materials.

HO8 – Should we consider a lower threshold at which Affordable Housing will be required to maximise the delivery of Affordable Housing?

4.8.15 This issue attracted eleven answers and, not surprisingly, there were very divergent views; six said 'no' there should not be a lower threshold (than 15 dwellings set out in PPS3 Housing) mostly on viability grounds. The other five favoured a lower threshold, three of them to avoid developers evading an Affordable Housing contribution by simply putting in an application for only one dwelling. One of them thought a lower figure was necessary to match local circumstances.

HO9 – Should the threshold for applying the Affordable Housing requirement be set at different rates across the Local Development Framework area to reflect a site size differential and the degree of need in the area?

4.8.16 There was almost unanimous support for a variable threshold (nine out of the ten responses). The one objection felt that asking for an Affordable Housing contribution on sites with a single dwelling proposal would make the scheme unviable.

H10 – Should financial contributions be sought for Affordable Housing provision from all housing developments including single dwellings?

4.8.17 Of the ten replies, five, including the Civic Society, felt contributions should be sought from all housing schemes, including six single dwellings. Three replies were against such provision, two on viability grounds, and one arguing that such demands should only apply to commercial developers, not private individuals building their own homes. The remaining two respondents merely thought such provisions may be appropriate.

H11 – Do you agree that off-site provision and commuted sums should be used to provide affordable housing where appropriate?

4.8.18 Eight responses were made to this issue; three gave unequivocal support to off-site provision and commuted sums. The other five gave guarded support; two of them thought it acceptable only if on-site was not possible, but the others were more concerned about the viability of the scheme not being jeopardised by unreasonable demands.

H12 – Should a Rural Sites Exception policy be included in the Local Development Framework?

4.8.19 Of the nine replies, six agreed with a Rural Sites Exception policy but qualified their agreement. Two thought it was pointless to provide Affordable Housing where there were no facilities to attract occupants; two stressed the need for the properties/sites to be Exception sites in perpetuity. One other respondent thought Rural Sites Exception policies are not very successful because of the impact on site values and suggested, as previously, a Rural Richmond Community Housing Site, which could provide a 60:40 Affordable/ market housing split. Alternatively, such a site could provide one third market housing / one third social housing / one third intermediate housing. These sites would be in addition to Rural Exception Sites. Finally, the Highways Agency repeated the view that rural areas tend to be less accessible locations and therefore, Affordable Housing should only be provided to meet identified local need.

H13 – Is there a preferable solution to providing Affordable Housing in small rural settlements?

4.8.20 Four replies of the total of nine thought there was a preferable solution; separating Affordable Housing from market housing, as at Nunn's Close was considered a good idea; two respondents thought converting existing buildings was the best way forward. Finally, the earlier suggestion of a new tier of sites was repeated, i.e. the Rural Richmondshire Community Housing Sites, with its 60:40 of Affordable Housing/market housing, or, a 1/3, 1/3, 1/3 split between market and intermediate housing. The other replies made quite different points; maintaining the local character of buildings; doubt as to whether a Section 106 Agreement or planning condition could ensure such Exception Sites remain in perpetuity and lastly, the Highways Agency repeated its view about Affordable Housing sites being permitted only where there is genuine local need.

H14 – What particular approach and considerations should be taken into account in considering the viability of Affordable Housing requirements in the Richmondshire Local Development Framework plan area?

4.8.21 Eight respondents answered, covering a range of matters affecting Rural Exception Sites; local architectural style and perpetuity of the Affordable Housing status, were stipulated by one; the Affordable Housing target should be flexible and broad; rents and purchase prices of shared equities/intermediate tenure of Affordable Housing should be low enough to attract tenants/purchasers. Other suggestions were that there must be flexibility regarding land values in order to take into account market prices/abnormal buildings costs/planning obligations and so on; and such sites should have good transport links.

H15 – Should we promote development to meet the difference in stock shortfall across the Local Development Framework Sub-Area? If so,

4.8.22 Six of the nine replies agreed that the difference in stock shortfall should be addressed by promoting appropriate development. Three of those in agreement though, also added that the miss-match in the stock should be kept under review as it might well change over time. North Yorkshire County Council, however, thought that mis-match of the stock was not a major issue for the Local Development Framework and doubted whether policies to address the matter would be successful anyway. The Highways Agency repeated its concern that Affordable Housing sites must meet identifiable local needs as such sites tend to be located in the least accessible locations.

H15a – Should the type and tenure of dwellings required in each area be stipulated?

4.8.23 All of those responding to this issue (6) thought the type and tenure of the dwelling should be stipulated though with important caveats; the input of the housing associations and enabling officers was essential and only the type should be stipulated any way.

H15b – or will a general approach covering the whole of the plan area be more appropriate?

4.8.24 A resounding thumbs down was given to the five responses to this question, basically because circumstances vary across the plan area making a general approach very unwise.

4.9 Infrastructure

I1 Key Infrastructure Features in the Plan Area

4.9.1 The term 'Infrastructure' incorporates the facilities and resources that are needed in order to support successfully the communities located within the Plan area – in other words, a wide range of physical, environmental and social facilities.

I1a: Does the above infrastructure portrait of the Plan Area address the main strategic elements of infrastructure provision or are there any other aspects than should be referred to?

4.9.2 Of the forty-one respondents in total to the Core Strategy Issues and Options Consultation, ten replied to the question on the Plan Area's key infrastructure features. Six of them thought the main strategic elements of infrastructure were covered in the consultation document by its references to transport, utilities and social infrastructure. Natural England felt strongly that infrastructure should include the economic role of green infrastructure and its opportunities for recreation, climate change and sustainable transport links. The Highways Agency thought existing services should be protected in order to provide better access to essential facilities, services and employment, without longer journeys by car. Two of the other replies asked where heritage and heritage assets should go (in the Council's infrastructure portrait). Finally, one respondent expressed her disappointment with the Sustrans 'Bridge the Gap' project which was intended to provide a bridleway link across the river.

Ib – Should the Core Strategy aim to protect existing local services in the Plan Area, particularly those located within the smaller, rural settlements.

4.9.3 There were eight responses about this option, all of them agreeing to a greater or lesser degree that the Core Strategy should aim to protect local services. Transport services in particular were identified in two replies as needing support, by using Section 106 Agreements and the Community Infrastructure Levy. Three of the respondents, though, would only support local services where it was realistic to do so. One of the three thought the Wensleydale Railway, for example, was not supportable, nor were certain bus routes either.

I2 Delivering Development

I2 – What infrastructure capacity issues do you think should be taken into account in developing the strategy for the location of development in the Local Development Framework ?

4.9.4   There were eleven replies about which infrastructure capacity issues should be taken into account in the Local Development Framework, covering a variety of services and facilities; transport, sewerage, electricity, gas, roads and flood protection were all considered very important as were mobile phones and broadband. One respondent was particularly keen to consolidate community buildings rather than having too many of them; the same respondent wanted to do likewise with the various forms of community transport which she felt also needed consolidation. Northumbrian Water thought the range of development options was small and not of concern generally; however, there were a number of cases where infrastructure was inadequate to accommodate extra development. Yorkshire Water said they could cope with development allocations in the Adopted Local Plan and with sites with existing planning permission. Up to 2015, therefore, there was sufficient capacity but 2015 to 2020 was a different matter. In the Garrison and Richmond area, water treatment works were inadequate for the 2015 to 2020 period without further investment. In general, Yorkshire Water needed site-specific proposals before they could give site-specific responses. The Civic Society, for its part, regarded education infrastructure as particularly important. The Highways Agency emphasised making best use of the Strategic Road Network, pointing out that development should not increase trips on the network and its junctions.

I3 Access to Services

I3a – Is access to services within the Plan Area a significant problem and should it be a priority issue that developing the strategy for infrastructure provision should address through the Core Strategy?

4.9.5   Access to services was considered a problem in some areas by all nine respondents, but not everywhere by four of them. One of the nine respondents again focused on community transport and the need to consolidate it. It was recognised too that it is not always possible to up-grade infrastructure. For the Highways Agency, access to services was key to sustainable communities and there was a particular need to improve public transport.

I3b – Should improvements to access to services and jobs be predominantly achieved by the better provision of transport services and infrastructure or by providing more local services and jobs to reduce the need to travel?

4.9.6   Il ten replies favoured improved access to services; seven of them (including Yorkshire Wildlife Trust and the Civic Society) supported both better transport and additional local services and jobs. Better transport, however, was considered more important than additional services by three of the seven. The Highways Agency stressed the need to provide services in accessible locations, thereby reducing the need for car travel.

I3c – Should the Core Strategy be encouraging cross-boundary travel to access services and jobs or should these movements be discouraged?

4.9.7   Five of the nine responses said cross-boundary travel to services should be encouraged if those services were nearer than ones in Richmondshire. Three other respondents stated that such cross-boundary visits already take place but should be made by public transport. One respondent thought wider public transport usage should be encouraged by removing pensioner subsidies in favour of lower fares for all passengers. Only the Highways Agency was against cross-boundary travel, especially if it meant using private cars and the Strategic Road Network.

I3d – What infrastructure and transport improvements would most effectively improve access to services within the Plan Area?

4.9.8   Six of the eleven replies stressed the importance of improving public transport, particularly buses but also such things as 'on call' services. One of the six again emphasised the need to re-distribute pensioner subsidies to offer lower fares to all passengers. Lafarge supported widening the A1 and local access roads to facilitate sand and gravel extraction south of Catterick Garrison. The Highways Agency, however, saw improvements to the Strategic Road Network as the last resort, preferring instead to have sustainable transport, demand management and more accessible locations. The Civic Society, for its part, thought Richmond to Darlington access was good but wondered if the bus services were used. Defence Estates viewed access to Richmond and the Garrison as severely restricted; they regarded the highway links to the A1 as being particularly important in that respect, as was access to the rest of the District.

I4 Economy and Tourism

I4a – Are there any existing infrastructure problems and constraints within the Plan Area that you feel are hindering the growth and vitality of the local economy and tourism?

4.9.9   Seven of the eight responses about infrastructure problems hindering the economy referred to transport links as constraints; three of them mentioned buses particularly, two of them mentioned access to international flights for short break holidays and one of them referenced the lack of a rail connection to the East Coast Main Line. Save Our Shire did not mention transport links, instead arguing strongly for a vibrant retail offer with good parking and toilets.

I4b – What improvements do you feel could be made to the existing infrastructure systems that would help support the local economy and facilitate its growth?

4.9.10 Amongst the nine responses to this question about improvements in infrastructure needed to support the economy were three replies stressing better broadband connection. Better parking was also an issue and was raised in four of the responses. Other transportation improvements required were a Park and Ride Scheme using Richmond School and Yorke Square Car Park. There was also a request that the A1 upgrade improvements should not cut off existing A1 connections. Finally, the Highways Agency emphasised again that physical improvements to the network should come last, after sustainable transport, demand management and accessible locations.

I5 Modal Shift and Greener Travel

I5a – What policies and measures could be adopted to encourage a modal shift away from the use of the car?

4.9.11 There were thirteen responses to this question about modal shift. Better public transport was mentioned by twelve of the respondents, some of whom also mentioned home working as a way of reducing travel to work. Four of the twelve, including the North Yorkshire County Council, emphasised the contribution which better rail services could make, namely the Wensleydale Railway and its possible re-connection with the East Coast Main Line. Encouraging cycling by extending cycle networks was emphasised by the Yorkshire Wildlife Trust, Natural England and the Richmondshire/Swale Community Initiative who also favoured promoting public health as well as reducing carbon emissions. The Highways Agency stressed the need for a modal shift towards public transport and cycling and walking.

I5b – Does the Wensleydale Railway offer a reliable and realistic alternative to means of travel to the communities in Lower Wensleydale and should its current services and expansion plans be supported through the Core Strategy?

4.9.12 Seven of the eight replies, including Natural England, agreed that the Wensleydale Railway is a realistic means of travel and its expansion should, therefore, be supported although two replies emphasised the need for research to support its development.

I5c – Would the provision of a larger and better connected network of cycle routes and pedestrian walkways offer a viable and realistic alternative to the use of the car within the Plan Area?

4.9.13 All nine respondents to this option supported a larger and better connected cycle network although some had reservations; two pointed out that cycling was only possible for the physically fit while another said that cyclists and pedestrians do not mix too well. One respondent added that many roads were not suitable for cyclists while still agreeing with developing the cycle network. English Nature thought a better cycle network would work, especially for clusters of settlements. Finally the Yorkshire Wildlife Trust pointed out that reducing vehicle speeds on existing roads could increase cycle usage without the need to create new cycle routes.

I6 Green Infrastructure

I6a – What scope is there to enhance the Plan Area's existing Green Infrastructure?

4.9.14 There were nine replies to the question about enhancing Green Infrastructure with seven of them putting forward ideas as to how it might be done. These included attaching landscaping conditions to planning permissions, although one respondent (the local CPRE branch) thought that management and after-care of Green Infrastructure provision can be difficult. Natural England, Yorkshire Wildlife Trust and Yorkshire Forward, all highlighted the benefits Green Infrastructure can bring in terms of climate change and bio-diversity, tourism and the local economy.   Finally, one respondent emphasised the need, not only for Green Infrastructure policies, but also a policy requiring environmental assessment before planning permission was granted.

I6b – Are there any gaps in the existing Green Infrastructure networks that should be addressed?

4.9.15 Six of the seven replies identified gaps in the Green Infrastructure networks. Two respondents were concerned about archaeological sites and the protection of them. The Yorkshire Wildlife Trust thought that linking bio-diversity opportunities with Green Infrastructure would enhance its value. Two other respondents felt Green Infrastructure offered possibilities for more cycle ways which could then be publicised. Finally, viable routes linking to tourism should be pursued, using Green Infrastructure, thought one respondent.

4.10 Climate Change

CC1 Building Standards for New Buildings

CC1a – Higher building standards will come into force by 2016. Is it possible to make faster progress than the Government's minimum targets in this area?

4.10.1 The majority of the thirteen replies to this question agreed it was possible to make faster progress regarding building standards for new buildings. Only two respondents thought it was not possible, because the increased costs of the higher standards would adversely affect Affordable Housing. Both Yorkshire Forward and Natural England referred directly to using BREEAM and the Code for Sustainable Homes as the standards to be aimed for. However, for three of the respondents, planners and the tight controls over new building materials, such as solar panels and double glazing (particularly in conservation areas and on listed buildings) were seen as slowing progress towards more sustainable buildings. One reply pointed to Transition Richmond Yorkshire as a source of much useful information about energy savings, as were energy consultants, Tiptoe. Another response pointed out that building new homes to less than the 2016 standard meant that the homes would have a life of many years without reaching the new standards. Fortunately, though, some measures can be applied immediately, such as deeper loft insulation and the best available boilers. The County Council thought higher building standards were technical issues and made no further comment.

CC2 On site or decentralised renewable and low carbon energy sources

CC2a – Do local circumstances make feasible standards higher than those in RSS Policy ENV 5 for the provision of on site renewables and low carbon sources in major developments as specified in para. 4.9?

4.10.2 Six of the ten replies thought it was feasible to have higher standards than the Regional Spatial Strategy has for on-site renewables and low carbon sources; according to one respondent, the fact that many Richmondshire housing applications were for less than ten dwellings meant that it was quite possible to have a higher standard than the Regional Spatial Strategy proposed. Natural England welcomed the Issues and Options Consultation Report on Climate Change and wanted at least 10% on-site renewable energy. On the other hand, one respondent said, the very variable topography for wind and solar power meant that 10% may only be possible on the larger sites. In any event, achieving the higher standards than the Regional Spatial Strategy identifies is likely to mean housing will be more expensive, said another respondent.

CC2b – How can the use of Combined Heat and Power systems and District heating systems be promoted and achieved in large developments with energy demands in excess of 2MM?

4.10.3 Nine replied; two said that only at Catterick Garrison would it be possible to have large developments with energy demands in excess of 2 MW. One respondent thought that in the long term only combined heat and power systems burning wood as a renewable fuel would have a fuel source as oil and gas would fail at some point. Two replies thought there must be examples of development agreements and good practice from other Councils which Richmondshire could then imitate. There again, said one, each development should be asked to look at all options.

CC2c – What conditions could impede these policies?

4.10.4 There were only seven replies to this question and two of them thought the requirements regarding water temperature, because of Legionnaire's Disease, would impede combined heat and power systems and District heating. Costs were seen as another impediment by the three respondents and the fifth one simply did not know. Lastly, one reply thought that visual impact on the historic environment would be an impediment.

CC3 Emissions targets for existing dwellings

CC3a – Should achievable emissions targets be required for existing buildings when they are refurbished or extended?

4.10.5 Eight of the ten respondents to this question agreed that achievable emission targets be required for existing buildings when they were being refurbished or extended. There were conflicting views regarding historic buildings with one reply stating that owners of such buildings should be allowed to use all energy conservation materials, including double glazing, solar panels and the like; the other reply said we should guard against the impact of such materials on historic buildings. The Yorkshire Wildlife Trust noted that most emissions were from existing buildings anyway, and therefore they must be made to conform to achievable emissions targets. Finally, one respondent thought refurbishment should be in keeping with the existing building, whereas extensions could use modern material.

CC3b – What sort of targets should be set?

4.10.6 All five respondents put forward some suggestions regarding the targets to be set, namely, that there should be high targets; insulation was to be in excess of building regulations and glazing standards and targets should be national and international, not just local. Lastly, one response said that targets for secured services were achievable but more difficult for wind/solar units.

CC3c – What conditions could impede these policies?

4.10.7 Eight answered the question and again, they all proffered ideas as to what conditions could impede these policies: costs, aesthetics and the variety of sites and size of developments. The risk of radon occurring was referred to by two respondents and solid wall construction was another problem as well.

CC4 Criteria for assessing impact of renewable energy installations

CC4a – What considerations should be taken into account in assessing the impact of renewable energy installations?

4.10.8 A wide variety of considerations should be taken into account according to the thirteen replies: air and noise pollution; noise; areas of natural beauty; Conservation Areas; accident risk; risk to archaeology; risk to underground infrastructure; location and design; and impact on rural areas. North Yorkshire County Council thought that the NYCC Renewable Energy Study and national guidance were key considerations. Natural England welcomed the consideration of environmental constraints. While Yorkshire Wildlife Trust supported renewable energy, it thought location and design were very important and a supplementary planning document on this topic would be useful. The Richmond Swale Valley Community Initiative felt that the criteria for assessing the impact of renewable energy were important. The Initiative also believed that the potential for reducing CO_2 emissions at both Richmond and the Garrison was enormous.

CC4b – What factors are particularly important in the Local Development Framework plan area?

4.10.9 This question about particularly important factors in the Local Development Framework Plan area attracted six responses: two replies stated that the policy of the Yorkshire Dales National Park in keeping wind turbines out of the Park put pressure on adjoining areas to provide sites, including Richmondshire. In any case, they went on to question how important it is to spare Richmond the intrusion of wind turbines. Other particularly important factors in the local area are heritage/listed buildings; effect on tourism centres; visual impact; and protection of archaeology. The Yorkshire Wildlife Trust pointed out the rural nature of Richmondshire means its important wildlife areas are close to developments; for example, micro turbines can have adverse effects on birds and bats.

CC5 Flood Risk

CC5a – In what ways should flood risk be managed in the Local Development Framework area to anticipate and respond to climate change?

4.10.10 The eleven responses indicated the significance of flood risk in the Local Development Framework area, but how should it be managed? Two respondents thought the Environment Agency would give very useful advice, others suggested areas where development should not take place on the grounds of food risk in existing flood plains; landowners should clean out rivers and streams; the County Council was keen for flood risk downstream of Richmondshire to be taken into account; Natural England thought Green Infrastructure can assist in flood management. Other suggestions included buildings being flood risk hardened, (built on stilts); 'making space for water', and almost always using sustainable drainage systems. Finally, the Yorkshire Wildlife Trust expressed the view that many of the risks identified in the Climate Change document were likely to impact adversely on their infrastructure, for instance, shortage of water supply and damage to their water treatment facilities. One obvious thing to do was to avoid hard surfaces for car parks and to use soakaways rather than piped drainage systems.

5. How Are The Responses Reflected In The Preferred Strategy?

5.1   The consultation responses represented a spectrum of opinions and that was only to be expected given the variety of respondents ranging from private individuals to Government and Local Authority departments, other public bodies, industry and commerce, community groups, charities and so on. Clearly there were some conflicts and differences of emphasis, for example concerning the appropriate scale of new housing, and the relative importance which should be given to the levels of settlement hierarchy, such as Richmond, the Garrison and Leyburn in comparison with smaller settlements. It is the task of the Preferred Core Strategy to provide a balanced package of measures which best addresses all the views expressed and reconciled conflict as far as possible.

5.2   This section explains the relationship between the Issues and Options Consultation responses and the Preferred Core Strategy Strategy. It begins by setting out the Core Strategy Context, looking at the Local Development Framework's Vision and a set of Strategic Objectives, and then assessing how far the Issues and Options responses influenced the Council's choices. Subsequently the Council's Strategic Approach, including the 5 Spatial Principles, followed by Spatial Strategies for the Three Sub-Areas and then Core Policies to deliver the Strategy, are also looked at in relation to Issues and Options responses. Finally, there is a comment on Implementation and Delivery in the light of the Responses.

5.3   It is important to remember that while consultation responses are a key input to the emerging Local Development Framework, there are many other inputs as well, such as Government Planning Policy and stakeholder interests. It may not, therefore, always be possible to amend the framework in the light of individual consultation responses, however much the District Council would wish to do so. It is also the case that Government Planning Policy is under review by the newly elected Coalition Government and both the national and regional contexts, therefore, for preparing Richmondshire's Local Development Framework are not as clear or as settled as they might be.

Core Strategy Context

5.4   Preparation of the Preferred Core Strategy document and the need for consultation on it created the opportunity to present a clear statement about the District Council's Vision for the Local Development Framework Area. The Vision is a picture of how the Local Development Framework Area will look at the end of the plan period, 2026; in short, the Council's Vision is that the District will have retained and yet further enhanced its reputation as an attractive place where people want to live, work and visit. The Core Strategy Issues and Options responses would broadly support that vision – the challenge will be to deliver it at a time of uncertainty regarding the Catterick Garrison and its environs, and wider issues such as climate change, the need for rural diversification, housing shortages, especially for Affordable Housing, the need for improved transport facilities and communications in general.   While there was no specific question on a vision for the Local Development Framework Area as such, in the Issues and Options Core Strategy Report, the responses to the consultation are compatible with the elements of the Vision. Consultation on the Preferred Core Strategy document would, therefore, seem likely to produce an endorsement of the Council's Vision and also the Strategic Objectives which would enable the Vision to be realised.

5.5   The Strategic Objectives and their links with the Core Strategy Issues and Options responses are clear; while organised and formulated rather differently than the Issues and Options, the Strategic Objectives have many points of overlap with them. For example, the need for thriving and sustainable communities with good access to jobs and key services is clearly seen as desirable by the Issues and Options respondents and the Strategic Objectives indicate the same, although, of course, there are differences of opinion as to what that might mean for the various communities in the Local Development Framework Area. Similarly, reducing the need for travel, making it safer and easier to access jobs and key services by sustainable forms of transport, is widely supported too. Likewise, Issues and Options respondents argued strongly for providing good quality housing with an appropriate mix of sizes, types and tenures to meet all housing needs. Partnership working in order to deliver the vision, promoting high quality design and so on are all likely to be very popular with Issues and Options respondents.

The Spatial Strategy

5.6   Given the close alignment of the Issues and Options responses with the Strategic Objectives, how will the Objectives be achieved? The District Council has gone on to identify five basic spatial principles which lie at the heart of its Spatial Strategy. To begin with, the Council points out in the Preferred Strategy Report that there are two important general considerations under-pinning the Richmond Local Development Framework Strategy and all other such strategies for that matter:

   "The Local Development Framework must seek to achieve development which is sustainable"

and

"The Local Development Framework must provide an appropriate response to climate change".

5.7   These cardinal principles are not debateable and underlie the planning policy approach of the Local Development Framework system. Again, the Issues and Options consultation replies give support to these two principles generally in the way they answer the Council's Issues and Options questionnaire.

Spatial Principle 1 – Promotion of a sustainable settlement hierarchy

"A sustainable hierarchy of settlements is proposed as the organising basis for development and service provision within the plan area. Supporting and improving connectivity between the settlements in the hierarchy, and with the rest of the plan area, particularly by public transport, will be a priority.

The levels of the hierarchy are as follows:
Joint Principal Towns of Richmond and Hipswell / Scotton / Colburn (including Catterick Garrison) acting in a complementary manner to constitute the main focus in the plan area for housing, employment, shopping, leisure, education, health and cultural activities and facilities

Local Service Centre – Leyburn serving the needs of its surrounding Sub Area, in particular providing appropriate levels of market and Affordable Housing, provision of job opportunities and assisting in achieving long term economic and social sustainability.

Primary Service Villages – the location of services to supplement those provided in the upper tiers of the hierarchy, in particular to help meet the needs of the dispersed rural communities throughout the surrounding parts of the plan area.

Central Sub Area
Catterick Village
Brompton on Swale
Scorton

Lower Wensleydale Sub Area
Middleham

North Wensleydale Sub Area
Middleton Tyas
Barton
Melsonby

Secondary Service Villages – settlements where limited small scale development may be acceptable where is supports the needs and sustainability of the local community.

Lower Wensleydale Sub Area
Harmby – Spennithorne – Finghall (cluster),
Hunton

North Richmondshire Sub Area –
Newsham – Ravensworth – Dalton (cluster)
Eppleby– Caldwell – Aldbrough (cluster)
North Cowton,
Gilling West.

5.8   Responses to the four Issues and Options Consultation Reports dealing with spatial issues (achieving Sustainable Communities / Settlement Hierarchy / Central Area / A66 North Richmondshire area) were in the round in favour of a settlement hierarchy approach so would clearly support this spatial principle.

> **Spatial Principle2 – Sub Areas**
>
> *Within the plan area, a different strategic approach will be taken for each of the following three broad sub-divisions:*
>
> *Central Sub Area*
> *The area of greatest expansion, reflecting the location of the Joint Principal Towns of Richmond and Hipswell / Scotton / Colburn (including Catterick Garrison), the scope for development, the scale of existing facilities and relative lack of development constraints. This is the area where most housing and employment related development will take place.*
>
> *Lower Wensleydale*
> *An area of modest growth, reflecting the location within the Sub Area of the Local Service Centre of Leyburn, which has a substantial capacity to support its surrounding Sub Area and adjacent areas. The scale of development in the Sub Area will also reflect its role in supporting and providing for the needs of the adjacent part of Richmondshire which lies within the Yorkshire Dales National Park.*
>
> *North Richmondshire*
> *An area of relative restraint, reflecting its largely rural nature and the limited services available within its settlements, and the need to resist development pressures from, and support regeneration of its neighbouring Tees Valley settlement, in particular Darlington. The strategy in this area would be to reduce the scale of new housing development, in order to resist further in-migration from these adjacent parts, and decrease pressures for cross-boundary commuting.*

5.9   The basic approach of distinguishing Sub Areas was supported by all twenty respondents to question SC1a; it is very safe to assume, therefore, that the same level of response would be given in favour of Spatial Principle2 as a spatial principle underlying the Core Strategy. The Issues and Options responses about the three Sub Areas and the four levels of settlement, also demonstrate strong support for a spatial principle recognising the needs and potential of different parts of the plan area.

> **Spatial Principle3 – Achieving Rural Sustainability**
>
> *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.*
>
> *This will be achieved 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 re-use of redundant buildings*
> *- use of sources of renewable energy.*

5.10   The replies to the Issues and Options consultation indicate a keen interest in ensuring that the largely rural area of Richmondshire is developed in a way which is sustainable in both environmental and economic terms. The responses to E14 / E15 / and E20, although limited in number, demonstrate a recognition of the necessity for economic development and employment provision – so long as it is small scale, has low environmental impact and meets local needs.

Spatial Principle 4 – The appropriate Scale and Distribution of Housing Development

The Council, housing providers and service providers will together, seek to achieve the completion of the net additional dwellings at the level currently required by the Regional Spatial Strategy, as follows:
- *two hundred houses per year for general housing needs over the whole plan area between 2004 and 2021*
- *a total of 2250 houses for the specific needs of the military development of Catterick Garrison between 2004 and 2021*

All the specific provision for military development of Catterick Garrison will be contained within the Hipswell / Scotton / Colburn area, for which an Action Area Plan (AAP) will be prepared.

In order to achieve the scale of new general housing, the annual targets for the completion of net additional dwellings are distributed between the settlement hierarchy and Sub Areas as follows:

Settlement Hierarchy (Spatial Principle Spatial Principle1)
Hipswell / Scotton / Colburn	*65%*
Richmond Town	*5%*
Leyburn	*10%*
Primary Service Villages.	*4%*
Elsewhere in the plan areas	*2%*

(The proportion of new general housing in Hipswell / Scotton / Colburn will be in addition to that made for the specific needs of military development).

Sub Area distribution (Spatial Principle Spatial Principle2)
Central Sub Area	*80%*
Lower Wensleydale	*13%*
North Richmondshire	*7%*

5.11   Again, Spatial Principle 4 is fundamental to spatial planning and that was apparent in the replies to the options about housing provision, both its scale and distribution. Most Issues and Options responses agreed that 200 houses per year was an appropriate scale of housing. Of course, though, there were divergent opinions about various housing matters such as evidenced by the replies to SD2 – the Overall Scale of Provision for General Housing; SD4 – Distribution of Growth between levels of the Hierarchy; SD5 – Distribution of Growth between the Sub Areas; and SD7 – the Balance of Development between Richmond and the Garrison AAP Area. The (relatively) large number of responses about the scale and distribution of housing certainly demonstrated that the Issues and Options respondents would very likely support Spatial Principle 4, including the split of housing completions both between the various levels of the settlement hierarchy and the 3 Sub Areas which are similar to the split in the Issues and Options questions SD 4a and SD5a. Having said that, the significant differences of opinion about some settlements, Richmond and the Garrison, for instance, cannot be ignored; despite significant environmental constraints several developers wanted to see more development in Richmond than most other respondents would like there.

Spatial Principle 5 – The Appropriate Scale and Distribution of Economic Development

In order to sustain the economy of the plan area, the Council, its partners and service providers will ensure that 70 hectares of land for employment development are brought forward in the period 2004 to 2026. Taking account of existing commitments, and recent developments, this will require the identification of approximately a further 33 hectares of land for development.

In accordance with Spatial Principle Spatial Principle3, particular priority will be given to supporting the rural economy, especially developments associated with agriculture and tourism where they would not harm the environmental assets or character of the area, and in accordance with Spatial Principle Spatial Principle1, to secure the economic benefits of military related development at Catterick Garrison. Reflecting the Council's Prosperous Communities Strategy, particular support will also be given to the establishment and development of higher skilled and better paid jobs, and improved accommodation, including the establishment of digital and creative industries.

Most employment development will be encouraged to locate within the development limits of the Joint Principal Towns of Richmond and Hipswell / Scotton / Colburn (including Catterick Garrison), and the Local Service Centre, Leyburn. Employment development will be promoted at the following key employment location:

- *Richmond, and Hipswell / Scotton / Colburn (including Catterick Garrison), and the Local Service Centre, Leyburn*
    - appropriate business and tourism uses within (or if scope within does not exist, adjacent to) each of the defined Town Centres, consistent with Policy CP10
    - within the development limits, support will be given to mixed use development, but the complete loss of existing employment sites will be resisted

- *Colburn / Walkerville*
    - support for development associated with the Hipswell / Scotton / Colburn Area Action Plan
    - support for this location as the main opportunity for prestige development in the wider plan area;

- *Catterick Garrison main site and Marne Barracks*
    - support for military related development
    -
- *Gallowfields Estate, Richmond*
    - in recognition of acknowledged access constraints, no further expansion, except for land to the north east of Racecourse Road
    - in recognition of its role as a major location of employment for the town and the wider area, support for rationalisation of the existing estate
        o *to encourage reduced heavy goods vehicle movements*
        o *to promote an appropriate range of uses complementary to Richmond Town Centre*
        o *to secure improvements in the stock*
        o *and condition of existing premises*

- *Gatherley Road employment area, Brompton on Swale*
    - support for consolidation of the existing area particularly for general industry and logistics, reflecting its location in relation to the A1 and the growth areas of the plan
    - support for securing improvements to the stock and condition of existing premises and infrastructure

- *Potential development associated with a new A1 junction between Brompton and Catterick Village*
    - consideration of long term potential if a new junction is created, reflecting its location in relation to the growth areas of the plan

- *Leyburn*
    - support for a specific allocation or allocations to supplement existing allocations in the town, to capitalise on its role, location and opportunities available

- *Linked with the Wensleydale Railway, particularly in Leyburn*
  - operational and tourism related development

- *Linked with the horse racing industry centred on Middleham*
  - operational and tourism related development

- *A1: Scotch Corner Junction*
  - consolidation of the existing and committed development, with no further expansion on to undeveloped land

- *A1: Barton Junction*
  - support for the proposed Service Area only

Opportunities for small-scale development to meet local needs will be supported within the Primary and Secondary Service Villages. Outside these Villages, small-scale development meeting local needs may be acceptable if it is in accordance with Policies CP2 and CP8.

5.12 For much the same reasons as Spatial Principle 4, Spatial Principle 5 deals with matters of fundamental importance to spatial planning, although the number of Issues and Options replies was not as high in relation to Economic Development as it was in regard to Housing. Nevertheless, those who did reply about the economy thought it was very important and would support the inclusion of a spatial principle to do with the scale, type and distribution employment development. Again though there were differing views about the distribution of such development with little more than half in reply to question E6 thinking that growth should only be allowed at Richmond and the Garrison. The Council's preferences as set out in Spatial Principle5 indicate that most employment development should take place at the Joint Principal Town of Richmond and Catterick Garrison and the Local Service Centre of Leyburn and this pattern would be likely to please a number of the Issues and Options respondents.

5.13 Other proposals included in Spatial Principle5 such as supporting the rural economy and focusing military related development at Catterick Garrison are very likely to be agreed to by the Issues and Options respondents. There are also a significant number of key employment locations such as Gallowfields Estate, Richmond and Gatherley Road, Brompton on Swale identified in SP5, along with sites along the A1 for example. Divided opinions were expressed in Issues and Options replies about some of these matters and may be again in reply to the Council's Preferred Strategy consultations.

The Three Sub Areas

CASS1 – The Central Area Spatial Strategy

Reflecting Spatial Principle SP2, the Spatial Strategy for the Central Sub Area will comprise the following elements:

- *support will be given to the complementary development of Richmond and Hipswell / Scotton / Colburn(including Catterick Garrison), in terms of:*
  - *-shared provision of services and facilities*
  - *sustaining differing but complementary town centre roles, including provision of major comparison goods retailing at the Garrison Town Centre, and developing more specialist or niche markets in Richmond Town Centre*
- *growth of the Hipswell / Scotton / Colburn area will be guided by the preparation of an Area Action Plan, in accordance with Policy CASS2*
- *proposed A1 re-alignment*
  - *- although implementation and timing depends on funding decisions, and remains unconfirmed, the probable alignment will be protected*
  - *- consideration will be given to the implications of the probable new single access point, in terms of the effects of closing existing access points; the creation of a new main entry point to the District with potential prestige significance, which could support beneficial employment development; and the scope to enhance existing locations such as the Gatherley Road employment area.*
- *Richmond Town*
  - *- support will be given to maintaining the vitality and viability of the town centre, through encouragement of further appropriate retail and business uses, environmental and infrastructure improvements, and developments associated with the expansion of the evening economy*
  - *- further housing development in the town in accordance with Spatial Principle SP4 will be of a scale and location which reflects the limited opportunities and significant landscape constraints to further expansion – to the south provided by the river, to the east by archaeological interests and landscape quality, and elsewhere by steep topography Within the urban area, retaining the openness of key green corridors and wedges will be an important consideration*
- *Primary Service Villages: Brompton, Catterick Village and Scorton*
  - *- support will be given to the Primary Service Village roles of these three villages, which share a close geographical relationship and identity alongside the A1, and offer continued opportunities to share differing facilities and services*
  - *- opportunities for development will be limited, reflecting the significant constraints of flood risks, proximity of the A1 and the need to avoid disturbing archaeological remains*
  - *- support will be given to further development of the tourism and recreational potential of Catterick Racecourse subject to ensuring that it respects the character and heritage value of the Catteractonium Scheduled Ancient Monument*
  - *- development which supports the consolidation and enhancement of the Gatherley Road Employment area will be encouraged*
  - *- Gatherley Road residential and associated development – the completion of this development, well located within the triangle of the three villages, will be supported to provide an additional sustainable development focus. The first phase has now been completed and a second given consent – a further third phase of approximately 200 dwellings will be supported to complete a sustainable local community*
  - *- in the longer term, development opportunities may be provided by the proposed realignment of the A1 and its new junction. Such development would be later in the plan period, depending on the actual implementation of the road scheme, and may be supported provided it does not undermine completion of the Hipswell / Scotton / Colburn Area Action Plan proposals contained in Area Policy CASS2*
  - *- provides for the requirements of potential military related development of Marne Barracks*
- *the remaining rural areas*
  - *- elsewhere in the rural parts of the Sub Area, sustainable development in accordance with Spatial Principle SP3 will be supported.*

5.14   Responses to the Issues and Options Consultation Report on the Central Area are broadly similar to the elements of the Spatial Strategy set out under CASS1. In particular, the support given to Richmond and Hipswell / Scotton / Colburn recognising that they have different but complementary roles (specialist retailing in Richmond, major comparison goods retailing in the Garrison town centre), the A1 realignment, and the growth of Hipswell / Scotton / Colburn as guided by an Action Area Plan in accordance with CASS2, all had a measure of support from Issues and Options consultees. The self-same consultees, therefore, are likely to be positive in their attitude towards Spatial Strategy CASS1. In addition, the recognition of a Primary Service Village role for Brompton, Catterick Village and Scotton, is in line with Issue and Option replies, and, together with some acceptance of sustainable development in accordance with SP3, would be welcomed by a number of the Issue and Options respondents. The forthcoming Area Action Plan is also seen by Issue and Option respondents as an appropriate way forward, so long as the separate identity of Hipswell / Scotton / Colburn is maintained while integrating the military and civilian communities.

> **CASS2 - Hipswell / Scotton / Colburn Area Action Plan**
>
> Within the Central Area, on Area Action Plan (AAP) will be prepared to guide the future expansion of the closely linked settlements of Hipswell, Scotton, Colburn and Walkerville, which include the Catterick Garrison military estate. Reflecting the area's Joint Principal Town role with Richmond, and the relative lack of opportunities for development in the vicinity of Richmond town, this is the location with the greatest potential for development in the whole plan area.
>
> In accordance with Spatial Principle SP4, the AAP will make provision for 2,250 additional dwellings to meet specific needs relating to the military related development of Catterick Garrison, in the period 2004 – 2021, together with a proportion (60%) of the general housing needs of the plan area and a similar proportion of employment land needs.
>
> The primary objectives of the AAP will be to plan for the sustainable growth of the settlements to accommodate the required scale of growth in a way which:
> * ensures that the necessary infrastructure is provided to support development within the area whenever it occurs seeks to integrate the military and non-military communities
> * provides for the requirements of potential military related development of Catterick Garrison main   site, in terms of provision for military personnel and their families' residential accommodation, and   developments associated with the operation of the existing or future military units
> * supports the vitality and viability of the Garrison Town Centre and the local centre in Colburn/Walkerville, consistent with the provisions of CASS1 in achieving a complementary retail role with Richmond
> * ensures that development proceeds in an appropriate and sustainable sequence which:
> - provides a flexible approach which can take account of the uncertainties about the scale and timing of military development of Catterick Garrison
> - supports the viability of existing facilities and community cohesion at each level of growth
> - maximises opportunities for sustainable and low carbon building in the is large scale development
> * ensures that the necessary infrastructure is provided to support development within the area whenever it occurs

LWSS – Lower Wensleydale Spatial Strategy

Reflecting Spatial Principle SP2, the Spatial Strategy for the Lower Wensleydale Sub Area will comprise the following elements:

Leyburn
  - support will be given to maintaining the vitality and viability of the town centre, through encouragement of further appropriate retail, business and tourism uses, environmental and infrastructure improvements, and developments associated with the expansion of the evening economy
  - further housing development in the town in accordance with Spatial Principle SP4 will be of a scale and location which reflects the role of the town in its Sub Area and in relation to serving the National Park. Whilst there are relatively few significant constraints to further expansion of the town, there will be particular concern to maintain the separation of the town from the nearby settlement of Harmby, which will restrict development opportunities to the east of the town
  - retention and enhancement of the auction market will be encouraged, reflecting the importance of the facility to the nearby town centre
  - support will be given to tourism and operational developments associated with the operation of the Wensleydale Railway
  - development of arts and workshop space for creative industries, and provision of further cultural facilities will be encouraged

Middleham
  - support will be given to the Primary Service Village role of this settlement although environmental constraints suggests that there is limited potential for additional development beyond its existing Development Limits.
  - support will be given to developments and infrastructure related to tourism and to the horse racing industry, including priority towards retention of existing facilities, within the settlement and in the surrounding area

Secondary Service Villages: Harmby – Spennithorne – Finghall (cluster) and Hunton.
  - in accordance with Spatial Principle SP1, small scale and limited development may be acceptable in these Secondary Service Villages where is supports the needs and the sustainability of the local community

Elsewhere in the rural parts of the Sub Area, sustainable development in accordance with Spatial Principle SP3 will be supported and particular support will be given to developments which reflect the Sub Area's role in acting as an entry point to, and providing for the needs of, the adjacent part of Richmondshire which lies within the Yorkshire Dales National Park.

5.15 Half of the Issues and Options responses recognised that Leyburn was functioning very well as a local Service Centre, indeed some said better than Richmond itself. There was some criticism of Leyburn though, especially of a perceived resistance to change in order to have a more varied employment base. The emphasis which the Lower Wensleydale Spatial Strategy (LWSS) gives to maintaining Leyburn's vitality and viability in various ways would, therefore, be welcomed by those respondents who were more critical of the market town's performance. LWSS, therefore, is consistent with the views of Issue and Options respondents, some of whom were keen to see it develop both as a tourist hub and also as a possible focus for creative industries.

5.16 Middleham is made more of in LWSS than before: as a Primary Service Village with potential for sustainable growth / living accommodation, it is clearly being given more recognition in the context of the Sustainable Settlement Hierarchy. Although there were only six replies about Middleham, all but one thought it best fulfilled the role of a Service Settlement in Lower Wensleydale, particularly if access to Leyburn were to be improved. Accordingly, LWSS support for Middleham both to fulfil even better its Primary Service Village role and also to encourage the tourism and horse racing industries, would doubtless be welcome to the Issues and Options respondents.

5.17 Regarding Secondary Service Villages, most but not all of the Issue and Options respondents would probably agree with LWSS in picking out Harmby, Spennithorne and Finghall as a cluster and Hunton for small scale development within development limits.

> **North Richmondshire Spatial Strategy (NRSS)**
>
> *Reflecting Spatial Principle SP2, the Spatial Strategy for the North Richmondshire Sub Area will comprise the following elements:*
> *- Limited growth or change, in accordance with the approach of relative constraint*
>
> *- Primary Services Villages: Middleton Tyas, Barton and Melsonby:*
>   *- support will be given to the Primary Service Village roles of these three villages, which whilst relatively separate share a close geographical relationship to the A1 and to the limited employment opportunities provided by developments associated to that road*
>   *- development will be small in scale reflecting the role of the Sub Area and its relationship to Darlington.*
>   *- support will be given to consolidation or limited expansion of developments in the vicinity of the A1: Scotch Corner junction*
>   *- support will be given only for the approved Service Area proposals at the A1: Barton junction.*
>
> *- Secondary Service Villages:*
>   *Newsham – Ravensworth – Dalton (cluster)*
>   *Eppleby – Caldwell – Aldbrough (cluster)*
>   *North Cowton*
>   *Gilling West*
>
> *- in accordance with Spatial Principle SP1, small scale and limited development may be acceptable in these Secondary Service Villages where it supports the needs and the sustainability of the local community*
>
> *- Elsewhere in the rural parts of the Sub Area, sustainable development in accordance with Spatial Principle SP3 will be supported.*

5.18 The North Richmondshire Spatial Strategy (NRSS) reflects Spatial Principle 2 in proposing limited growth in the North Richmondshire Sub Area. However, not all the Issue and Options respondents would necessarily agree with that stance – indeed it was pointed out that it was a good area for development, being close to transport and the nearby towns in the adjoining authorities. The Primary Service Villages of Middleton Tyas, Barton and Melsonby suggested by NRSS, would very likely be favoured by some Issue and Options respondents, although others preferred Aldbrough St. John and Stapleton. On the basis of the responses to the Issues and Options consultation, there would be some agreement with the villages listed in NRSS providing the scale of development was small; similarly, sustainable development in accordance with SP3 proposed by the District Council in the Sub Area rural parts would probably attract majority support.

Core Policies

> **Core Policy CP1: Supporting the Settlement Hierarchy**
>
> *CP1 Development or activities of a scale and nature appropriate to secure the sustainability of each settlement defined in Spatial Principle 1 (SP1) and in the other Core Strategy Policies, will be supported within each settlement's Development Limits. Outside of SP1 settlements' development will be considered under the provisions of Policy CP3.*

5.19 This policy provides a mechanism, the development limits, whereby the scale of growth is to be regulated in accordance with Spatial Principle 1. Development outside of Development Limits will be allowed if it meets a range of specific needs such as farming or forestry, infrastructure, Affordable Housing and so on and helps to support a sustainable rural economy. Such development should also comply with Policy CP5 regarding landscape character, environmental protection and the like. Although there was no question regarding development limits in the Issue and Options consultation, there clearly has to be some regulatory mechanism in order to achieve sustainable development and it is likely, therefore, that the Issue and Options respondents would support CP1.

> **Core Policy CP2: Supporting Community Facilities**
>
> *Support will be given to proposals and activities that protect, retain or enhance existing community assets (land or buildings) or lead to the provision of additional assets that:*
> - *improve community well-being*
> - *promote the roles of settlements in the SP1 hierarchy*
> - *retain facilities where there is scarcity*
>
> *Proposals involving the loss of community assets will be resisted and particular attention will be given to situations involving:*
> - *facilities in Service Villages or clusters*
> - *where there is only one such facility in the locality.*

5.20 Community facilities are a key feature of sustainable communities. Questions about them directly or implied appear in different parts of the Issue and Options consultation. For instance, the debate about the relationship between Richmond and Catterick Garrison is much influenced by the presence or absence of community facilities, whether village halls, shops, public houses, health centres, schools, theatres, or sports facilities and the like. Accordingly, there is little doubt that this policy, CP2, would be supported by Issue and Options respondents.

Core Policy CP3: Achieving Rural Sustainability

CP3A – Support will be given to the social and economic needs of rural areas outside the Development Limits of SP1 settlements, by encouraging:

- *expansion of appropriate businesses*
- *re-use of suitable rural buildings for employment generating uses supporting SP2 and SP5*
- *provision of live-work units within defined Development Limits or by conversion of traditional rural buildings*
- *diversification of the agricultural economy*
- *appropriate tourism related initiatives, in accordance with Policy CP11*
- *recreation uses appropriate to a countryside location*
- *small scale renewable energy projects and businesses to serve the industry*
- *arts and crafts based industries*
- *technological developments needed to facilitate employment development in rural areas*
- *improvement of public transport links to the SP1 Settlement Hierarchy and SP5 employment areas.*

CP3B – Development in rural areas outside of the Development Limits of SP1 settlements will be supported where:

- *it is necessary to meet the needs of farming, forestry, recreation, infrastructure including water and sewerage, burial grounds, tourism and other enterprises with an essential requirement to locate in a smaller village or the countryside, and will help to support a sustainable rural economy.*
- *it is necessary to secure a significant improvement to the environment or the conservation of a heritage asset*
- *it would provide community facilities which meet a local need*
- *in exceptional circumstances, where it would help to meet a local housing need, including schemes consistent with the exceptional Affordable Housing Policy CP5B*
- *it would make provision for renewable energy generation, of a scale and design appropriate to its location*
- *it would support the social and economic regeneration of rural areas*
- *it would re-use existing buildings without substantial alternation, extension or reconstruction*
- *excluding dwellings previously converted from rural buildings, it would involve:*
    - *extensions to existing dwellings in the countryside or replacement of an existing dwelling, where the scale and design of the proposal complements the character of the parent building, except where overall design improvements are justified*
    - *the replacement of an existing dwelling with a scale and design of a new building appropriate to its location*

In all cases development should be designed to be sustainable, consistent with requirements of Policy CP5; should not conflict with landscape character, environmental protection or nature conservation policies of the Local Development Framework but should seek to enhance the environment; and should provide any necessary mitigating or compensatory measures to address harmful implications.

5.21 The Issue and Options consultation includes a number of questions about rural sustainability in both terms of spatial planning, transport and accessibility, and employment opportunities. Richmond's predominantly rural nature, with a mix of small towns and villages, demands that rural sustainability is a key issue for the Local Development Framework. In terms of the Preferred Core Strategy, therefore, it is entirely predictable that the Issue and Options respondents would support a Core Policy around rural sustainability. Indeed a number of actions referred to in CP3a echo suggestions which Issue and Options respondents put forward in relation to questions E7, E14 and E15, which are to do with providing employment land in rural areas; whether there should be a limit on industrial use in rural areas; and the type and size of businesses to be encouraged there. Similarly, and as mentioned already above, there is a reference to allowing development outside development limits outside both in CP1 and CP3b, both of which would very likely be supported by Issue and Options respondents.

> **Core Policy CP4: Providing the Appropriate Housing Mix**
>
> *Proposals for housing must take account of the local housing needs across all sectors of the community in terms of size, type and tenure, and also the accessibility and adaptability of dwellings.*

5.22 Housing mix in terms of tenure, size and type has long been an issue and is referred to in responses to the Issue and Options consultation. Replies to questions HO1, HO2 and HO6 in the Housing Market Conditions Consultation Report, indicate support for the approach proposed in Core Policy CP4.

> **Core Policy CP5A: Providing Affordable Housing**
>
> *Housing Developments of four or more dwellings (or sites of o.15 hectares or more) across the plan area must make provision for an element of Affordable Housing. The Local Development Framework seeks to achieve the following proportions of Affordable Housing specific to each Sub Area:*
>
> | | |
> |---|---|
> | *Central Area* | *40%* |
> | *North Richmondshire* | *50%* |
> | *Lower Wensleydale* | *50%* |
>
> *The Council will work with the private sector and registered social landlords to achieve the required level of Affordable Housing subject to economic viability tests.*

5.23 Affordable Housing is an issue nationwide, not just in Richmondshire of course. Developer responses were often at odds with other consultees, not so much to do with the principle of Affordable Housing as the split between Affordable and Market Housing. Options HO3 to HO14 of the Issue and Options consultation deal with various aspects of Affordable Housing. In general there would be broad support from the Issue and Options respondents for an Affordable Housing Policy. Whether the Issue and Options respondents would support the trigger of four or more dwellings and the proportion of development, which should be affordable as set out in CP5a is not certain at this stage and requires testing through a viability assessment.

Core Policy CP5B: Providing Affordable Housing as an exception outside Development Limits

Housing schemes outside but adjacent to Development Limits of the settlement hierarchy defined in SP1 will be supported where 100% Affordable Housing is to be provided to meet an identified local need and where any development is small in scale.

In addition, sites related to small settlements, elsewhere in the plan area, will be supported for 100% Affordable Housing where the development meets a local need and where any development is small in scale and where that need cannot be met in a settlement within the S|P1 settlement hierarchy.

The resulting dwellings must remain affordable in perpetuity.

5.24 Two thirds of Issue and Options responses were in favour of a Rural Exceptions Policy, hence CP5b would undoubtedly be agreed to by Issue and Options respondents in general terms especially since the resulting dwellings must remain 'affordable' in perpetuity.

Core Policy CP6: Sustainable Development

Support will be given for sustainable development which promotes:
- *the efficient use of land and infrastructure, including developments which include a sustainable an complementary mix of uses*
- *the conservation of scarce resources and reduction of their use, and encouragement of the use of sustainable resources*
- *the health, economic and social well-being, amenity and safety of the population*
- *a reduction in social inequalities and disadvantages within the community*
- *the quality of natural resources including water, air, land and biodiversity*
- *the natural drainage of surface water*
- *the vitality of the area*
- *a high quality and adaptability of development*
- *the character and quality of local landscapes and the wider countryside*
- *the distinctiveness, character, townscape and setting of settlements*
- *the historic and cultural features of acknowledged importance*
- *the provision of essential services to the public.*

Development should utilise previously developed land (Brownfield and), where the land is in a sustainable location, in preference to Greenfield sites. The use and development of land will be assessed against the community's housing, economic and social requirements, protection and enhancement of the natural and built environment and minimisation of energy consumption and the need to travel. Development that would significantly harm the natural or built environment, or that would generate a significant increase in traffic, will not be permitted.

Development and the provision of services should be located so as to minimise the need to travel. Convenient access via footways, cycle paths and public transport should exist or be provided, thereby encouraging the use of these modes of travel for local journeys and reducing the need to travel by private car and improving the accessibility of services to those with poor availability of transport. Transport schemes that lead to improvements in accessibility will be supported. The potential for more sustainable means of transport related to the uses and users of the development must be addressed, including through the preparation of travel plans and the consideration of the scope to utilise local sourcing of materials and local supply chains.

> **Core Policy CP6: Sustainable Development (cont)**
>
> *The requirement to achieve a high quality of design of both buildings and landscaping will be a priority, and an essential requirement if development is to be truly sustainable. Support will be given for proposals that, where appropriate, meet the following requirements:*
>
> *- provide an attractive, functional, accessible, safe and low maintenance development*
> *- respect and enhance the local context and its special qualities, including its urban design, landscape, social activities and historic environment, and incorporate public art where appropriate*
> *- use the full potential of the site*
> *- minimise the use of scarce resources*
> *- adopt sustainable construction principles*
> *- facilitate access through sustainable forms of transport*
> *- secure improvements to public spaces.*

5.25 Policy CP6 identifies basic factors to be taken into account to ensure that future development is sustainable. Taking into account the Issue and Options responses, the factors listed in CP6 refer to many aspects which the Issue and Options consultation addressed and sought opinions about. For instance, the Infrastructure Consultation Report asks questions about infrastructure capacity issues; amongst the areas of concern to respondents were transport, sewerage, electricity, gas, roads and flood protection (Infrastructure Options I1 and I2). Access to services was dealt with under question I3. Renewable and low carbon energy formed the basis of question CC2 in the Climate Change Consultation Report. Again, on the basis of the Issue and Options responses, it would seem very likely that the respondents would agree with the list of sustainable development factors set out in Policy CP6.

> **Core Policy CP7: Responding to Climate Change**
>
> *In seeking to mitigate and adapt to Climate Change, development and service provision must seek to ensure that impact on natural resources is minimised and the potential use of renewable resources maximised.*
>
> *Proposals must take all potential opportunities to mitigate the effects of Climate Change by:*
> *- minimising energy demand, improve energy efficiency and incorporating renewable energy technologies*
> *- adopting the highest possible building standards in accordance with standards in force, for example Code for Sustainable Homes and BREEAM*
> *- maximising the re-use and recycling of waste materials and minimise the environmental consequences of waste production.*
>
> *Proposals must seek to adapt to the potential implications of Climate Change by seeking to ensure that communities and the environment are not adversely affected by the actions of natural or other forces. Proposals must take particular account of the need to:*
>
> *- ensure protection from, and not worsen the potential for flooding*
> *- make specific provision to deal effectively with drainage, including by the adoption of Sustainable Drainage Systems (SUDS) and similar methods;*
> *- ensure that water supply is not adversely affected.*
>
> *In all cases, development should not conflict with the requirements of Policy CP7, that seek to protect and enhance the District's natural and man-made assets. Any necessary mitigating or compensatory measures should be provided to address harmful implications.*

5.26 CP7 seeks to establish the key responsibilities of the Local Development Framework as required by Planning Policy Statement 1 and the Climate Change Supplement to it. Many aspects of CP7 appeared earlier in the Issue and Options Consultation Reports – see once again, for example, the questions and answers in the Infrastructure and Climate Change Consultation Reports. It is also true that the fundamental approach of the Core Strategy based on a sustainable settlement hierarchy is, in itself, a response to climate change - for example, by ensuring the distribution of new development is the most appropriate by focussing development on the upper tiers of the hierarchy, namely Richmond, the Garrison area, Leyburn and the proposed Service Villages. There is clearly an overlap between CP6 and CP7 and this mirrors the relationship between Planning Policy Statement 1 and its climate change supplement. It is no surprise, therefore, that the Issue and Options respondents would be likely to support both policies in equal measure. Reference to BREEAM and COSH, for instance, (the documents by which government lays down building standards policy and practice) in Issue CC1 of the Climate Change Consultation Report, are applicable to both climate change ands sustainable development policy at national and local levels. In the same way, the use of Sustainable Drainage Systems (SUDS) is relevant to Infrastructure, Climate Change and Sustainable Development Policies.

Core Policy CP8: Protecting and Conserving our Environmental and Historic Assets

Development or other initiatives will be supported where they preserve and enhance the plan area's natural and man-made assets which, where appropriate, are defined in the Local Development Framework Development Plan Documents and identified on the Proposals Map. Particular support will be given to initiatives to improve the natural environment where it is poor and lacking in diversity.

Development will not be supported which:
- has a detrimental impact upon the interests of a natural or man-made asset
- is inconsistent with the principles of an asset's proper management
- is contrary to the necessary management of development within or affecting nationally or locally designated areas

Any necessary mitigating or compensatory measures must be provided to address potential harmful implications of development

The above policy approach will apply to specific environmental assets as follows:
a) within the Nidderdale and North Pennines Areas of Outstanding Natural Beauty which cover parts of East Witton and Muker Parishes, priority will be given to the conservation and enhancement of the natural beauty of the landscape

b) the landscape character of the plan area will be maintained enhanced and, where appropriate, restored to ensure a sustainable future for the natural environment

c) the biodiversity of the plan area will be maintained, enhanced and, where appropriate, restored to ensure a sustainable future for the natural environment in support of the Yorkshire and Humber Regional Biodiversity Strategy, the North Yorkshire Biodiversity Action Plan and the Richmondshire Biodiversity Action Plan.

Core Policy CP8: Protecting and Conserving our Environmental and Historic Assets (cont)

d)   *the green infrastructure network of the plan area will be protected and, where appropriate, enhanced to provide a high quality, accessible, diverse and well-connected network of green space to meet the needs of the community, businesses and visitors. The key green infrastructure network includes:*
- *strategic green corridors*
- *playing fields, sports fields and amenity space*
- *the environmental qualities of the Coast to Coast walk and view from it*
- *corridors of green space, recreation areas and trees which flow through the urban areas of Catterick Garrison and Leyburn*
- *the strategic gap between the existing settlements of Leyburn and Harmby and defined by their respective development limit boundaries*
- *village greens and common land*
- *the Rights of Way network.*

e)   *The qualities of the historic assets across the plan area will be preserved and, where appropriate, enhanced to sustain Richmondshire's distinctive local character and sense of place. Particular attention will be given to designated Conservation Areas and listed buildings, and their settings: major archaeological sites and sensitive areas; sites and buildings at risk; historic buildings contributing to local character; historic shop fronts; locally important features; historic public viewpoints; and Parks and Gardens of Special Interest and other local country estates.*

f)   *Development that is essential to meet the continually changing needs of national defence requirements will be accommodated within the military training areas around Catterick Garrison, together with the firing ranges at Feldom and the training area at Marne Barracks.*

5.27 This policy seeks to protect both man made and environmental assets. These issues are very important in Richmondshire where the environmental quality of large parts of the District is very high, in terms of landscape, historic buildings, conservation areas and ancient monuments. The Issue and Options Environmental Assets consultation responses demonstrated a sensitivity to such issues and awareness of them in their answers to such questions as EA1 Environmental Assets and EA2 Rural Heritage and Culture. When asked about the scope to enhance the plan area's existing Green Infrastructure (E3), many ideas were put forward by respondents. Clearly such enthusiasm for and interest in environmental and historic matters would most probably result in widespread support for the Core Policy CP8, as drafted.

Core Policy CP9: Promoting a Sustainable Economy

Support will be given to developing and sustaining the economy of Richmondshire. Particular priority will be given to:

> *- supporting diversification in the range of economic activities, in particular encouraging provision of employment opportunities in higher skilled, better quality jobs which are better able to capitalise on the skills of the resident population, including those of young and elderly people within the workforce, and the retention of these skills within the District*
> *- promoting the sustainable growth of the key economic sectors represented in the area, together with their supply chains – particularly agriculture and food; the military sector; tourism; horse racing; digital, creative and cultural enterprises; and green, renewable energy and low carbon industries*
> *- supporting tourism developments in accordance with Policy CP11*
> *- encouraging sustainable diversification of the rural economy, in accordance with Policy CP2*
> *- sustaining small and medium sized enterprises, including through encouraging the development of support services, and supporting existing and new businesses to grow to realise their potential*
> *- developing the District's skills base, including support for the local provision of education and training facilities*
> *- ensuring the continue renaissance and vitality of the town centres of Richmond, Catterick Garrison and Leyburn*
> *- provision of high quality sites and premises suitable for B1 uses, in the town centres of Richmond, Catterick Garrison and Leyburn wherever possible*
> *- provision of mixed use sites, incorporating high quality layouts, landscaping and design, based on sustainable development principles*
> *- developing institutional and commercial links with Tees Valley and the North East*
> *- providing job opportunities and economic developments, particularly within Richmond and the Lower Wensleydale Sub Area, which help to support the functioning of the Yorkshire Dales National Park*
> *- provision of infrastructure necessary to support economic development*
> *- supporting transport investment which will help sustain the local economy, giving priority to schemes which improve links and improve local accessibility between homes and jobs across the District, and in particular improve accessibility to and from the SP1 settlement hierarchy, especially by sustainable transport – public transport, walking and cycling.*
>
> *Critically important transport measures include:*
> > *- improved accessibility on the Richmond-Catterick Garrison-A1 corridor (the A6136)*
> > *- A1 motorway upgrading proposals*
> > *- improved accessibility on the Dales-Leyburn-A1 corridor*
> > *- development of the Wensleydale Railway*
> > *- sustainable access improvements to Gallowfields Trading Estate, Richmond*

5.28 Policy CP9 recognises economic policy measures which are likely to promote types of development and which are specific to the Richmondshire Local Development Framework plan area. A wide range of approaches is identified: broadening the economic base; encouraging more highly skilled jobs; promoting tourist developments in accordance with Policy CP11; developing the area's skill base; encouraging small and medium enterprises; and, of course, trying to stimulate diversification of the rural economy. In addition to these measures and others, Policy CP9 highlights transport investment, including encouraging sustainable transport. Specific highway works are also identified such as the A1 motorway up-grading proposal. The Issue and Options Economy Consultation Report contained a range of questions covering different aspects of the economy and the support services and infrastructure required to underpin sustainable growth and development. It is likely, on the basis of the Issue and Options replies that the respondents would endorse Policy CP9 as drafted, although with some variation no doubt. Developing the evening economy in Richmond, for instance, was by no means universally popular with the Issue and Options respondents although there was a recognition that the retail offer, in Richmond in particular, needs to be improved, amongst other things.

> **Core Policy CP10: Supporting Town and Local Centres**
>
> *Support will be given to maintaining and enhancing the vitality and viability of the town centres of:*
> *Richmond*
> *Catterick Garrison*
> *Leyburn*
>
> *Retail and other town centre development of a scale appropriate to the role of these centres, including developments associated with the evening economy, will be supported, provided that development respects the character of the environment of the centre, including its special architectural and historic interest and assists in maintaining its existing retail function. Retail developments of more than 1,500 sq. m. will need to show that they will not undermine the vitality and viability of the town centre they are located in or any other town centre in the hierarchy. Furthermore, such developments in either Richmond or Catterick Garrison must demonstrate that they will be complementary and not conflict with the role of the other centre*

5.29 Policy CP10 identifies Richmond, the Garrison area and Leyburn as the only town centres in the plan area and goes on to encourage further retail and other development within them, providing it is appropriate in scale and respectful of the character of the centres. The policy also defines a threshold of 1,500 square metres above which it must be demonstrated that the proposals will not harm the vitality and viability of the existing centres. Taking the Central Sub Area Issue and Options Consultation Report into account, as well as the Economy one, there is a desire for particularly Richmond to be strengthened in its retail function (see C3c above). There is also a recognition of the inability of Richmond to provide sites for large retail units for which Catterick Garrison is seen as a better and more suitable location. Nevertheless, and overall, the Issue and Options respondents would very probably support CP10 in its present form.

> **Core Policy CP11 : Developing Tourism**
>
> *The establishment of tourist related activities will be encouraged which make a sustainable contribution to the local economy, and which do not have a detrimental impact on, and where possible enhance, the local environment and landscape. Particular priority will be given to supporting improvements in the range and quality of facilities and to redevelopment and conversion rather than new building.*
>
> *The provision of small scale, low key and low impact tourist accommodation, including the location of caravans (static and touring), chalet accommodation and camp sites, will only be supported in the countryside if it does not adversely affect the character and appearance of the area, taking account of the capacity of the site and local area to absorb the development.*

5.30 Tourism is important to the economy of the whole of Richmondshire and not just the plan area, of course, but it can impact adversely on the environment. The respondents to the Issue and Options consultation, recognised both the benefits of tourism and its disbenefits. Referred to by one respondent as "the jewel in the crown" Richmond has a special significance for tourism because of its fine historical setting and buildings. Taken in the round, the Issue and Options respondents would be likely to support CP11 which makes a particular point of encouraging tourist accommodation including caravans and chalets but only if they do not adversely affect the countryside.

> **Core Policy CP12: Recreation and Culture**
>
> *Support will be given to proposals and activities that protect, retain or enhance existing cultural, recreational and amenity assets, lead to the provision of additional assets, or improve access to facilities, particularly by non-car modes of transport. This will include support for greater access to and enjoyment of the countryside.*
>
> *Development of existing cultural, recreational land and buildings and amenity open space will not be supported, unless the asset is no longer required or development secures satisfactory replacement or improvement of the use or amenity of existing spaces that outweighs its loss. Where appropriate, all development will be expected to make provision, or a contribution towards provision, of open space.*

5.31 CP12 recognises the value of recreation and cultural facilities in promoting healthy lifestyles on the one hand and generally supporting the amenity of sustainable communities on the other. The policy, therefore, seeks to encourage proposals which will enhance existing recreation and cultural facilities and at the same time resist proposals which result in the loss of such facilities. A number of responses to the Issue and Options consultation pointed out the importance of recreation and cultural facilities and the need to retain and improve them if possible. CP12 would, therefore, respect those views and would very probably be supported by the Issue and Options respondents, only allowing the loss of existing facilities if they are no longer required or, alternatively, compensatory facilities can be funded by the developer elsewhere.

> *Core Policy CP13: Crime and Road Safety*
>
> *Design of all developments (including transport schemes) must take account of the need to promote safe living environments and reduce the opportunities for crime and the fear of crime, disorder and anti-social behaviour.*

5.32 Policy CP13 recognises the importance of reducing the risk and fear of crime, in line with the 'Secured by Design' government guidance. The Policy applies to all areas, not just residential development and open space. Road safety is also an important issue within this Policy context. Respondents to the Issue and Options Consultation did not pick up on crime as such, although anti-social behaviour associated with the evening economy, such as heavy drinking, was referred to. Nevertheless, despite them having made no comments about designing out crime, it would seem likely that this Policy would get a positive reaction from the Issue and Options respondents.

Conclusion

5.33 This part of the Core Strategy Issues and Options Consultation Report has looked at the relationship between the Issues and Options responses and the Preferred Strategy; in other words the extent to which the District Council has been able to take on board the views of members of the community and organisations who responded to the consultation. Although the actual number of responses was small, they nevertheless represented a reasonable cross section of the community and the opinions expressed were a useful starting point for the Council in developing its Preferred Core Strategy.

5.34 In general the analysis showed that the essence of the majority view in answer to the questions posed by the Council was often reflected in the Preferred Core Strategy. Having said that, it was also apparent that there were disagreements between different respondents; developers or their agents for example sometimes wished to see rather more development than residents or amenity groups and that was only to be expected of course. Nevertheless, major elements of the Preferred Core Strategy such as the Settlement Hierarchy were in line with most respondents' opinions. The next consultation stage on the Preferred Core Strategy would confirm or otherwise whether the community were in reality quite so in favour of the Council's choice of options.

Richmondshire District Council
Local Plan

Preferred Core Strategy
Consultation Statement
June – July 2010

April 2012

1. Introduction

1.1 This Consultation Statement has been published in relation to Richmondshire District Council's Preferred Core Strategy (PCS). The purpose of the Statement is to provide detailed information regarding the consultation process in respect of the PCS including details of who was consulted and how they were consulted as well as a full overview of who responded to the consultation and the issues, objections, suggestions, observations and supportive comments that they made in relation to specific sections and questions within the PCS. The Consultation Statement also provides the Council's response to the issues raised via the consultation process, including identifying where it feels that particular consultee suggestions and objections are valid and will therefore be considered in relation to the formulation of subsequent versions of the Core Strategy.

1.2 This PCS Consultation Statement is prepared in accordance with the **Town and Country Planning (Local Planning) (England) Regulations 2012** which requires the publication, alongside the Core Strategy, of a statement setting out the following:

- Which bodies and persons were invited to make representations,
- How the bodies and persons were invited to make their representations,
- A summary of the main issues raised in the representations received, and,
- How the main issues raised have been addressed in the revised Core Strategy.

Previous Consultations

1.3 The original *Plan Our Future* consultation took place between late March and mid May 2009. This involved a variety of different consultation methods including a questionnaire, website responses, town centre events and a telephone survey in order to provide information on how people felt about specific issues in five identified sub-areas (A66, Centre, The Garrison, Lower Wensleydale and Upper Dales). Provocative posters were also produced to advertise the *Plan Our Future* process. A Consultation Summary has been produced in relation to the *Plan Our Future* consultation which outlines the results of this survey work. Work on original *Plan Our Future* DPDs was subsequently abandoned on the advice of an independent planning consultant employed by Richmondshire District Council to critically assess the Council's work on the LDF to that point.

1.4 The *Plan Our Future 2* consultation took place in November 2009 in relation to four 'area' Issues and Option papers and six 'topic' Issue and Options papers respectively. The purpose of this consultation was to collate a wide-range of views and opinions both about spatial planning issues as well as particular sub-areas within the Plan Area in order to help influence the vision, strategic objectives, policies, spatial principles and implementation and delivery issues of a PCS. Again, a variety of consultation methods were used including prepared documents (the consultation papers and questionnaires) sent to a range of statutory and non statutory bodies and individuals, press and public notices, area meetings, and further meetings with interested bodies and Parish Councils. A Consultation Summary has been produced in relation to this 'Issues and Options' Consultation and is available on the Council's website at the following link: http://www.richmondshire.gov.uk/planning/planning-policy/local-development-framework/ldfevidencebase.aspx

APPENDIX 2

2. Preferred Core Strategy Consultation

2.1 The Richmondshire Preferred Core Strategy (PCS) was produced by the Richmondshire Planning and Performance Team between December 2009 and June 2010 following the expiry of the consultation period for the 'Issues and Options' stage. Unlike the Issues and Options papers, the PCS was a single, comprehensive document outlining the strategic context of the Plan Area, a strategic approach (including Spatial Principles) to be taken in light of this context as well as more detailed area & issue-based policies to help shape and deliver the spatial future of the Plan Area up to 2026.

2.2 The PCS was published on 14th June, 2010 and the consultation period ran from 14 June to 31 July 2010. 422 people on the consultation database were invited to participate via their preferred method of contact. A list of the statutory consultees contacted can be seen at Appendix D. Sub-Area flyers were also produced to provide a condensed, sub-area-specific summary of the PCS (Appendix C). Further participation in the consultation process was encouraged through a telephone survey of 1,088 local households and advertising in the local press (Appendix B). Public consultation events were also undertaken in each of the four sub-areas which involved an overview presentation of the PCS and a Question and Answer session, the dates and specific locations of which are listed below:

- Monday 14 June 2010 at Thornborough Hall, Leyburn
- Thursday 17 June 2010 at Darlington College, Catterick
- Monday 21 June 2010 at The Station, Richmond
- Thursday 24 June 2010 at The Village Hall, Eppleby

2.3 Similar presentation / Question and Answer sessions were held with interested Parish Councils and other interest groups during the consultation period. A dedicated website, www.planourfuture.co.uk was developed to present the consultation materials to a wider audience and also to provide a channel for responses.

APPENDIX 2

3. Consultation Responses: Respondents

3.1 A total of 48 responses were received from individuals, local organisations and statutory consultees. Below is a summary table of all 48 respondents (Table 1). This is followed by a 'chapter-by-chapter' summary of the consultation responses received.

Table 1: Summary Table of Respondents

Ref	Name	Representing	Ref	Name	Representing
1	Eileen Yarwood		25	Valerie Adams	Darlington Borough Council
2	ID Planning	Castlevale Limited	26	Martin Watson	MOD
3	Jennifer Hadland	Mr C Harle	27	Matthew Naylor	Yorkshire Water
4	Jennifer Hadland	Mrs A Payne	28	Russell Hall	England & Lyle
5	Judith Stansfield		29	John Farquhar	NYCC Planning
6	Katherine Halliday	Lafarge Aggregates Ltd	30	Zoe Gray	One North East
7	Mark Whyman		31	Nigel Watson	
8	Nicholas Reckert		32	Heather Rennie	Natural England
9	Sanderson Weatherall	Zetland Estates	33	Andrew Little	
10	Sara Robin	Yorkshire Wildlife Trust	34	Carol Stenner	Government Office for Y&H
11	Barbara Gravenor		35	Barclay Simpson	
12	Carolyn Wilson	Mobile Operators Association	36	Geoffrey Simpson	
13	Mark Harrison	The Coal Authority	37	Mike Stone	Northumbrian Water Limited
14	Lewis V. Peace		38	Joyce Wilson	Aldbrough St John Parish Council
15	Rachel Connolly	Local Access Forum	39	Colin Dales	
16	Rachel Connolly		40	Alan Quilley	
17	Steven Longstaff	Mr Toby Bank	41	Graham Banks	Hambleton DC Policy Team
18	Fred Wood	Richmond & District Civic Society	42	Meryl Leung	Environment Agency
19	Simon Jones	The Highways Authority	43	Julie Owram	Middleham Town Council
20	PlanArch Design Ltd		44	Tony Pelton	
21	Malcolm Spittle	NYCC Regional & Strategic Policy	45	Shirley Thubron	CPRE Swaledale
22	John Pilgrim	Yorkshire Forward	46	Colin Grant	RSVCI
23	Rose Freeman	The Theatres Trust	47	Christine Jones	Middleton Tyas Parish Council
24	Ian Smith	English Heritage	48	Judith Bromfield	RCVS

4. Chapter-by-Chapter Summary of Responses

Section 1: The Core Strategy Context

Overview of Section

4.1 Section 1 introduces the Core Strategy by providing its context (Chapter 1). The major part of this context is the spatial portrait, which is used to set the key strategic issues and challenges for the Core Strategy (Chapter 2). Three questions were asked at the end of Chapter 2 in respect of Richmondshire's issues and challenges:

Q2.1 Do you think these are the right challenges for the LDF to consider?
Q2.2 Should any be deleted?
Q2.3 Do you think any should be added?

Summary of Responses (to Chapter 2)

4.2 Seventeen of the 48 respondents answered some or all of these questions. Eleven of these supported the key issues subject to some minor adjustments. Four of the remainder did not comment on the list and 1 felt that it was difficult to disagree with the reasonableness of the document. Only one respondent answered 'no' to Q2.1 and 'yes' to Q2.2, commenting that development within the Garrison area needs to be redefined in more controlled terms and not lead to an agenda of unrestricted growth impacting on other settlements. Question 2.3 and comments related to 2.1 yielded a number of suggestions for additional issues that the Council should consider or make more explicit. These answers reflected the different points of view of consultees. For example, English Heritage would like to see a more explicit description of the challenges facing the built and natural environment. The Highways Agency was alert to the impact that growth in the Garrison Area would have on the A1. Three consultees suggested that the Council should address climate change as a key issue. A common theme running through the remainder was the need for balance across the whole plan area to create, as one consultee suggested, "sustainable neighbourhoods" of interlinked centres and smaller settlements.

Impact on the Core Strategy

4.3 Consultation on Section 1 of the PCS tested support for the context given in the spatial portrait and Key Issues. Support is expressed for the context given and suggestions are made which will help to increase the clarity and distinctiveness of the assessment of the plan area. Most of the suggestions were already addressed in later sections of the PCS and have helped to develop a more rounded introduction to the Core Strategy.

Section 2: The Strategic Approach

Overview of Section

4.4 Section 2 provides the core of the spatial strategy. Chapter 3 delivers a Vision for the future of the Richmondshire Plan Area and a set of Strategic Objectives to help realise the vision. Chapter 4 Introduces the Spatial Strategy to deliver the objectives which is based on five Spatial Principles.

Chapter 3: The Strategic Direction

4.5 The following questions were asked in Chapter 3 in respect of the Strategic Direction of the Core Strategy:

Q3.1 Does the vision meet your aspirations for the Richmondshire Plan Area?
Q3.2 Which parts should be changed or deleted and why?
Q3.3 Which should be added, and why?
Q3.4 Do these Strategic Objectives help to address your aspirations for the Richmondshire Plan Area?
Q3.5 Which parts should be changed or deleted and why?
Q3.6 Should any new Strategic Objectives be added, and why?

Summary of Responses (to Chapter 3)

4.6 Fifteen of the 48 respondents answered some or all of Chapter 3's questions. Eight agreed that the vision statement met their aspirations. One of the supporters did reflect that the vision needed to be stated in more "inspirational" terms. Only one person rejected the Vision but offered no explanation. Answers to other questions indicate a concern with the concept of growth in the Garrison Area and the need for a more positive approach to Richmond. A small number of changes were suggested to the Vision to better reflect consultees interests. Eleven agreed with the Strategic Objectives and only three amendments were suggested. One of these sought greater growth of the Gallowfields Industrial Estate.

Impact on the Core Strategy

4.7 These comments show support for the Vision and Strategic Objectives, subject to some minor amendments. The Vision has been redrafted to provide a narrative description of the future replacing the bulleted version in the PCS, which was being confused for objectives. Interest in specific development sites is considered in context. For example the full discussion of the prospects for the Gallowfields Trading Estate is found in Spatial Principle 5 and the Central Richmondshire Sub Area Strategy.

Chapter 4: The Spatial Strategy

4.8 The following questions were asked in Chapter 4 in respect of **Spatial Principle SP1** (Settlement Hierarchy):

Q4.1 Do you agree with the preferred option for Strategic Principle SP1 – *Settlement Hierarchy* and the justification for it?
Q4.2 Do you agree with the rejection of the other numbered alternatives given here and the reasons for their rejection?
Q4.3 Given your answers to Q4.1 and Q4.2, what else should we take account of in SP1?

NB: **It should be noted that in the submission draft of the Core Strategy Spatial Principle SP1 has been renumbered Spatial Principle SP2 and vice versa since these consultation responses were received.**

Summary of Responses (to Spatial Principle SP1)

4.9 Nineteen people replied to the questions about Spatial Principle SP1. Sixteen supported SP1, either in full or because it met their specific interests to see development supported in particular settlements. Two did not indicate support or otherwise and the last one sought to have a major village removed from the proposed Settlement Hierarchy, despite agreeing with the Council's assessment of its role in the local area. Only four people indicated their support for the rejection of the alternative approaches given. Thirteen gave no response and the

remaining two did not agree with the rejection of the alternatives but did not explain why. Several suggestions were made for issues that needed to be considered further in developing SP1. Two felt that too much emphasis was being given to the Garrison Area at the expense of other areas. Three reflected on the need for development in the smallest settlements. One respondent wanted to see Leyburn have an equal status to Richmond and the Garrison Area. The remainder covered impact on the Strategic Road Network, support for the RSS targets, linkage between settlements and environmental quality in the Garrison Area.

Impact on Core Strategy

4.10 The high level of support expressed for Spatial Principle SP1 is welcome. However, the range of comments reflects, in part, a desire that the PCS does not unduly restrict the smallest settlements. This desire needs to be balanced between specific locality interests and the likely results of development in these places. At the other end of the scale, but perhaps with a similar motive, is concern about the scale of growth in Catterick Garrison and how this will impact on the wider area. The PCS has been updated to reflect the most up to date information on local population and employment change. Together these reduce the overall scale of development, which address many of the concerns expressed at this time. Spatial Principle SP4 deals with housing development targets and has been modified to reflect the new information and the redress the balance towards development in smaller developments to some extent, while maintaining the overall direction of development.

4.11 The following questions were asked in Chapter 4 in respect of **Spatial Principle SP2** (Sub Areas):

Q4.4 Do you agree with the preferred option for Strategic Principle SP2 – *Sub Areas* and the justification for it?
Q4.5 Do you agree with the rejection of the other numbered alternatives given here and the reasons for their rejection?
Q4.6 Given your answers to Q4.4 and Q4.5, what else should we take account of in SP2?

Summary of Responses (to Spatial Principle SP2)

4.12 Twelve people responded to questions about Spatial Principle SP2. Eleven were supportive of the general direction of the Sub Area approach, but some of these expressed reservations about the application of this in Spatial Principles 4 and 5. One person disagreed, citing the lack of growth in North Richmondshire. Four people supported the rejection of the alternative approaches. Two disagreed but offered no explanation and the rest did not comment.

NB: **It should be noted that in the submission draft of the Core Strategy Spatial Principle SP1 has been renumbered Spatial Principle 2 and vice versa since these consultation responses were received.**

Impact on Core Strategy

4.13 There is support for the Sub Area approach. Critical comments were concerned with the application of the approach in other Spatial Principles and these have been addressed in that context.

4.14 The following questions were asked in Chapter 4 in respect of **Spatial Principle SP3** (Achieving Rural Sustainability):

Q4.7 Do you agree with the preferred option for Strategic Principle SP3 – *Achieving Rural Sustainability* and the justification for it?
Q4.8 Do you agree with the rejection of the other alternatives considered here and do you agree with the reasons given for their rejection?
Q4.9 Given your answers to Q4.7 and Q4.8, what else should we take account of in SP3?

Summary of Responses (to Spatial Principle SP3)

4.15 Ten people responded to questions about Spatial Principle 3. Eight of these were supportive, subject to detailed concerns and two rejected it. Three of the ten supported the rejection of the alternative policies, one person didn't support their rejection and the remainder did not comment. The detailed concerns were varied and covered the approach to conversion of existing buildings, the undesirable promotion of private car use in the most rural areas, the difference between growth in SP1 and non SP1 settlements and the need to recognise that renewable energy installations may require short term compromise.

Impact on Core Strategy

4.16 There is general support from respondents for the SP3 approach. Comments have helped to refine the approach in the main, but the scale of development is of concern for contradictory reasons. One respondent is concerned that SP3 will stifle the smallest settlements, while the Highways Agency is concerned that SP3 risks promoting excess car use, despite the small scale of development envisaged. The scale of development in the smallest settlements has been addressed in Spatial Principle SP4.

4.17 The following questions were asked in Chapter 4 in respect of **Spatial Principle SP4** (The Appropriate Scale and Distribution of Housing):

Q4.10 Do you agree with the preferred option for Strategic Principle SP4 – *the appropriate scale and distribution of housing* and do you agree with the justification given?

Q4.11 Do you agree with the rejection of the other numbered alternatives considered here and do you agree with the reasons given for their rejection?

Q4.12 Given your answers to Q4.10 and Q4.11, what else should we take account of in SP4?

Summary of Responses (to Spatial Principle SP4)

4.18 Twenty one people responded to questions about Spatial Principle SP4. Twelve supported it, two rejected it and the remainder made comments. Four supported the rejection of the alternative scenarios and two did not agree the rejection of specific scenarios. The remainder did not indicate a preference. The comments tended to focus on specific concerns. These included concern at the scale of growth in the Garrison Area, concern that the overall housing target was insufficient and increased housing in specific areas including Richmond, Leyburn and the villages. Overall, they do not add up to a consistent challenge to the proposed approach. Uncertainty over the future of military development was mentioned. An alternative status quo growth scenario was suggested where each settlement grew in proportion to its size to maintain the existing settlement pattern.

Impact on Core Strategy

4.19 The response to Spatial Principle SP4 is mixed. Although there is a degree of support for the scale and distribution of housing, this is tempered with a range of concerns that are, at times, incompatible with each other or difficult to deliver, except in the context of an overall strategy. SP4 has been updated to reflect latest information on population change, which enables the reduction of overall housing targets. At the same time there has been a small increase to the amount of development expected in the smallest settlements.

4.20 The following questions were asked in Chapter 4 in respect of **Spatial Principle SP5** (The Appropriate Scale, Type and Distribution of Economic Development):

Q4.13 Do you agree with the preferred option for strategic principle SP5 – *the appropriate scale, type and distribution of economic development* and do you agree with the justification given?

Q4.14 Do you agree with the rejection of the other numbered alternatives considered here and do you agree with the reasons given for their rejection?

Q4.15 Given your answers to Q4.13 and Q4.14, what else should we take account of in SP5?

Summary of Responses (to Spatial Principle SP5)

4.21 Fifteen people responded to questions about Spatial Principle SP5. Seven supported it. Four rejected it, but their comments tended to focus on single sites and the remainder did not indicate support or otherwise. Five people supported the rejection of alternatives, in all but specific instances. Comments tended to focus on specific sites rather than the overall approach. Gallowfields Trading Estate was mentioned four times, but comments sought to both increase it and recognise its constraints. Individual comments asked about the potential for conversions to reduce the impact on land, impact on biodiversity, concern at Garrison Area growth, concern about military growth and effects of A1 upgrade.

Impact on Core Strategy

4.22 The responses to Spatial Principle SP5 are also mixed and give little strategic direction in their content. Respondents are, in the main, concerned with specific interests whether technical or site specific. Updated employment land review reduces the overall requirement for traditional employment land and creates a much clearer focus on key employment sites, which is further developed in the three Sub Area Strategies.

Section 3: The Three Sub Areas

Overview of Section

4.23 Section 3 provides details on the Three Sub Areas. Chapter 5 sets out both the Central Area Spatial Strategy 1 (CASS1) and the Central Area Spatial Strategy 2 (CASS2 - Hipswell/Scotton/Colburn Area Action Plan). Chapter 6 introduces the Lower Wensleydale Spatial Strategy (LWSS) and Chapter 7, the North Richmondshire Spatial Strategy (NRSS).

Chapter 5 - The Central Area

4.24 The following questions were asked in Chapter 5 in respect of the Central Area Spatial Strategy 1 and 2:

Q5.1 Do you agree with the preferred option for the Central Area (CASS1)?

Q5.2 In what ways should CASS1 be changed?

Q5.3 Do you agree with the preferred option for the Hipswell, Scotton and Colburn area (CASS2)?

Q5.4 In what ways should CASS2 be changed?

Q5.5 Do you agree with the rejection of the other numbered alternatives given here and the reasons for their rejection?

Q5.6 What else should be taken into account to improve the way the LDF can respond to the Central Area?

Summary of Responses (to CASS1)

4.25 Nineteen respondents answered questions relating to the CASS 1. Of these, sixteen people answered Q5.1 relating to CASS1 where the general response was supportive of the Strategy; one person disagreed highlighting the importance for more support in the Richmond Town Centre.

4.26 Sixteen people also chose to answer question Q5.3, all of which supported the direction of CASS2. One person felt that Richmond and Catterick Garrison should remain very much separate places whilst another thought the best strategy would be to cater for maximum growth.

4.27 Nine people supported the rejection of the alternative approaches and the rest did not comment. Four people made reference to the A1 upgrade, highlighting the need for sound infrastructure prior to development and a further two respondents thought the cuts to MoD should be taken into account. Other detailed concerns were varied and covered the Spatial Road Network, use of local materials, use of greenfield sites, evening economy, car parking in the town centre and concerns over the boundary of the Central Area. Some suggestions were made for specific improvements in Richmond including Park and Ride schemes and tourist facilities.

Impact on Core Strategy

4.28 There is general support for the Central Area Spatial Strategies. Specific comments address details that we need to consider in writing the final draft and we need to compare these comments with those made under the Spatial Principles. Changes to National Policy and the Comprehensive Spending Review and their impact on the direction of the Strategy, will need to be built into the final draft as has been highlighted amongst responses received for this section.

NB: **The Central Area Strategies (CASS 1 and 2) have been replaced with a single Central Richmondshire Sub Area Strategy in the Submission Core Strategy.**

Chapter 6 - Lower Wensleydale Area
The following questions were asked in Chapter 6 in respect to the Lower Wensleydale Spatial Strategy:

Q6.1 Do you agree with the preferred option for Lower Wensleydale (LWSS)?
Q6.2 In what ways should LWSS be changed?
Q6.3 Do you agree with the rejection of the other numbered alternatives given here and the reasons for their rejection?
Q6.4 What else should be taken into account to improve the way the LDF can respond to Lower Wensleydale?

Summary of Responses (to LWSS)

4.30 Nine respondents answered questions relating to the LWSS. Eight were supportive of the general direction of the LWSS with one person opting not to answer. One person felt the proposed development levels need increasing, whilst another wanted to see the character of Middleham retained in what ever development will take place. Five people supported the rejection of the alternative approaches and the rest did not comment.

Impact on Core Strategy

4.31 There is general support for the LWSS. Specific comments address details that we need to consider in writing the final draft and we need to compare these comments with those made under the Spatial Principles.

Chapter 7 - North Richmondshire Area
The following questions were asked in Chapter 7 in respect to the North Richmondshire Spatial Strategy:

Q7.1 Do you agree with the preferred option for North Richmondshire (NRSS)?
Q7.2 In what ways should NRSS be changed?

Q7.3   Do you agree with the rejection of the other numbered alternatives given here and the reasons for their rejection?
Q7.4   What else should be taken into account to improve the way the LDF can respond to North Richmondshire?

Summary of Responses (to NRSS)

4.33   Fifteen people responded to questions about the NRSS. Thirteen were supportive of the general direction of the strategy, but some of these felt the level of development proposed for the area was quite restricted. One person felt the settlements closest to Darlington should be further supported with development whilst the Highways Agency felt any development would be of a detrimental effect to the Strategic Road Network. Five people supported the rejection of the alternative approaches and the rest did not comment.

Impact on Core Strategy

4.34   There is general support for the NRSS. Comments address details that we need to consider in writing the final draft. We need to compare these comments with those made under the Spatial Principles. There is some concern with excessive restraint in this area, but it is not unequivocal.

Section 4: Core Policies to Deliver the Strategy

Overview of Section

4.35   Section 4 provides details on Core Policies identified to deliver the Strategy. These are contained within Chapter 8 – Strong Neighbourhoods, Chapter 9 – Green Living, Chapter 10 – Prosperous Communities, Chapter 11 – Healthy Lives and Chapter 12 – Safe Places.

Chapter 8 – Strong Neighbourhoods
4.36   The following questions were asked in Chapter 8 in respect of **Core Policy CP1** (Supporting the Settlement Hierarchy):

Q8.1   Do you agree with the Preferred Option for Core Policy CP1 – *supporting the settlement hierarchy* and do you agree with the justification given?
Q8.2   Do you agree with the rejection of the other alternatives considered here and do you agree with the reasons given for their rejection?
Q8.3   Are there any other considerations which should be taken into account?

Summary of Responses (to CP1)

4.37   Eleven people responded to questions about Core Policy CP1. Ten supported it and one made comment about evidence concerning how it had dealt with flood risk. Six also supported the rejection of the alternative policies. A number of observations were made relating to its application. Three of these concerned specific sites including one outside the SP1 hierarchy, two supported the protection offered to the smallest settlements and the Highways Agency sought to be consulted on any impact on the Strategic Road Network.

Impact on Core Strategy

4.38   The support shown for Spatial Principle SP1 (Settlement Hierarchy) is reinforced by the response to Core Policy CP1, which seeks to establish the Settlement Development Limits required by SP1.

4.39   The following questions were asked in Chapter 8 in respect of **Core Policy CP2** (Supporting Community Facilities):

Q8.4 Do you agree with the preferred option for Core Policy CP2 – *supporting community facilities* and do you agree with the justification given?

Q8.5 Do you agree with the rejection of the other alternatives considered here and do you agree with the reasons given for their rejection?

Q8.6 Are there any other considerations which should be taken into account?

Summary of Responses (to CP2)

4.40 All of the nine respondents to questions about Core Policy CP2 supported it. Six also supported the rejection of the alternative policies. There were three comments, 1 about a specific site, 1 wished to see sufficient land allocated in smaller settlements to help sustain local facilities and the third indicated that local employment facilities should be considered in the same way.

Impact on Core Strategy

4.41 There is support for this policy.

4.42 The following questions were asked in Chapter 8 in respect of **Core Policy CP3** (Achieving Rural Sustainability):

Q8.9 Do you agree with the preferred option for Core Policy CP3 – *achieving rural sustainability* and do you agree with the justification given?

Q8.10 Do you agree with the rejection of the other alternatives considered here – and do you agree with the reasons given for their rejection?

Q8.11 Are there any other considerations which should be taken into account?

Summary of Responses (to CP3)

4.43 Thirteen people responded to questions about Core Policy CP3. Nine were in support of it and five of these also supported the rejection of the alternatives. One organisation rejected it. A range of concerns were expressed including the impact on built and natural resources, the setting of conversions and limited infrastructure in the most rural areas. CPRE was concerned that the policy was too open ended and had the potential to encourage proliferation of development in the countryside.

Impact on Core Strategy

4.44 The approach to rural development is supported in general, but may need to be refined or more clearly linked to the other core policies that deal with the concerns raised.

4.45 The following questions were asked in Chapter 8 in respect of **Core Policy CP4** (Providing the Appropriate Housing Mix):

Q8.12 Do you agree that the LDF should stipulate the type and tenure of dwellings on a development?

Q8.13 Do you agree that the type and tenure stipulated should reflect variations across sub-areas?

Q8.14 Are there any other considerations which should be taken into account?

Summary of Responses (to CP4)

4.46 Sixteen people responded to questions about Core Policy CP4. Eight supported it, four rejected it and the rest commented. Four people supported the rejection of the alternatives and three disagreed. Four people were concerned that the approach may be restrictive and encouraged a market driven approach. Two were concerned that the Lifetime Homes standard was onerous. Three were concerned that specific local groups should be addressed, including military leavers, older people and local people. One person was concerned that the Council's approach should be based on the most recently available evidence base when considering type and tenure stipulations.

Impact on Core Strategy

4.47 There is a general level of support for Core Policy CP4. However, the range of comments shows that this policy prompts some basic questions about the delivery of local housing strategy. These responses are a reminder that the LDF is catering for a range of need and that the plan's response will be delivered through the interests of developers and local landowners.

4.48 The following questions were asked in Chapter 8 in respect of **Core Policy CP5A** (Providing Affordable Housing):

Q8.15 Do you agree with the preferred option for Core Policy CP5A – *providing affordable housing* and do you agree with the justification given?

Q8.16 Do you agree with the rejection of the other alternatives considered here – and do you agree with the reasons given for their rejection?

Q8.17 Are there any other considerations which should be taken into account?

Summary of Responses (to CP5A)

4.49 Fourteen people responded to comments about Core Policy CP5A. Five people supported it, five rejected it and the remainder commented. Two people agreed to the rejection of the alternatives and three rejected these as well. Four people expressed concerns about the viability of the proposed thresholds and the justification for the approach. Two were concerned about local needs using the National Park local connection policy as an example.

Impact on Core Strategy

4.49 CP5A, like CP4, is a policy that brings together several different interests to address local needs. Its development needs to be supported by clearer justification and information about how it will be applied in practice to show that the intention is to use the thresholds to negotiate the level of affordable housing on a site by site basis, as is done now.

4.50 The following questions were asked in Chapter 8 in respect of **Core Policy CP5B** (Providing Affordable Housing as an exception outside Development Limits):

Q8.18 Do you agree with the preferred option for Core Policy CP5B – *providing affordable housing as an exception outside Development Limits* and do you agree with the justification given?

Q8.19 Do you agree with the rejection of the other alternatives considered here and do you agree with the reasons given for their rejection?

Q8.20 Are there any other considerations which should be taken into account?

Summary of Responses (to CP5B)

4.51 Eleven people responded to questions about Core Policy CP5B. Five supported it, one rejected it but gave no reasons and the remainder commented. Three people also supported the rejection of the alternative policies. Two people were concerned about the impact on biodiversity of exception sites, one was concerned about traffic generation and one was concerned about local occupancy. One respondent suggested that such 'exception sites' should facilitate a small element of market housing to make such sites economically viable.

Impact on Core Strategy

4.52 Core Policy CP5B is generally supported subject to concerns about the impact of such developments.

Chapter 9 – Green Living

4.53 The following questions were asked in Chapter 9 in respect of **Core Policy CP6** (Sustainable Development):

Q9.1 Do you agree with the preferred option for Core Policy CP6 – *sustainable development* and do you agree with the justification given?
Q9.2 Do you agree with the rejection of the other alternatives considered here – and do you agree with the reasons given for their rejection?
Q9.3 Are there any other considerations which should be taken into account?

Summary of Responses (to CP6)

4.54 Seventeen respondents answered questions about Core Policy CP6. Fifteen supported the general direction of the Policy, two people did not comment Thirteen people also supported the rejection of the alternative approaches and four people chose not to comment. Detailed concerns were extremely varied and included the need for improved health provisions within the District, high Speed Broadband, I.T. Training, the importance of energy efficiency (particularly local renewable energy generation), the use of both Brownfield and greenfield sites in development, soil protection, the affects of light pollution, the development of sustainable routes and the emphasis of the reuse of existing buildings.

Impact on Core Strategy

4.55 There is general support for the direction of Core Policy CP6. Comments address details that we need to consider in writing the final draft. We need to compare these comments with those made under the Spatial Principles.

4.56 The following questions were asked in Chapter 9 in respect of **Core Policy CP7** (Responding to Climate Change):

Q9.4 Do you agree with the preferred option for Core Policy CP7 – *responding to climate change* and do you agree with the justification given?
Q9.5 Do you agree with the rejection of the other alternatives considered here and do you agree with the reasons given for their rejection?
Q9.6 Are there any other considerations which should be taken into account?

Summary of Responses (to CP7)

4.57 Eighteen respondents answered questions about Core Policy CP7. Twelve supported the general direction of the Policy, three people didn't support the direction and three people did not comment. Those who said they didn't support the policy gave reasons such as; time shouldn't

be wasted on this, it's too confusing and should be broken down into categories and some of the information provided is contradictory and wouldn't allow for appeals to be made through the planning application process. Five people also supported the rejection of the alternative approaches and twelve people chose not to comment. One person felt the rejection of CP7A to be unambitious. Detailed concerns were extremely varied and included opinions on the use of public transport and shared access routes, reference to renewable energy, management of surface water, SUDS and geodiversity.

Impact on Core Strategy

4.58 There is some support for the direction of Core Policy CP7. Comments address details that we need to consider in writing the final draft. We need to compare these comments with those made under the Spatial Principles.

4.59 The following questions were asked in Chapter 9 in respect of **Core Policy CP8** (Protecting and Conserving our Environmental and Historic Assets):

Q9.7 Do you agree with the preferred option for Core Policy CP8 – *protecting and conserving our environmental assets* and do you agree with the justification given?
Q9.8 Do you agree with the rejection of the other alternative considered here and do you agree with the reasons given for their rejection?
Q9.9 Are there any other considerations which should be taken into account?

Summary of Responses (to CP8)

4.60 Eight respondents answered questions about Core Policy CP8. Six supported the general direction of the Policy, and two people did not comment. Two people also supported the rejection of the alternative approaches and six people chose not to comment. . Detailed concerns were extremely varied and included the need for the District Council to employ an ecologist, ensuring coal resources are not unduly sterilised by new development, clarity over green corridors, highlighting of contaminated land from previous mining activity, identification of specific historic assets, biodiversity, geodiversity, rivers and river corridors and green infrastructure.

Impact on Core Strategy

4.61 There is general support for the direction of Core Policy 8. Comments address details that we need to consider in writing the final draft. We need to compare these comments with those made under the Spatial Principles.

Chapter 10 – Prosperous Communities
4.62 The following questions were asked in Chapter 10 in respect of **Core Policy CP9** (Protecting a Sustainable Economy):

Q10.1 Do you agree with the preferred option for Core Policy CP9 – supporting a sustainable economy and Do you agree with the justification given?
Q10.2 Do you agree with the rejection of the other alternatives considered here and do you agree with the reasons given for their rejection?
Q10.3 Are there any other considerations which should be taken into account?

Summary of Responses to (CP9)

4.63 Twelve people responded to questions about Core Policy CP9. All supported the general direction of the Policy. All twelve people also supported the rejection of the alternative approaches. Detailed concerns were varied and covered the need for a shopping outlet, clarity on proposed infrastructure changes to the Gallowfields Trading Estate, greater priority being given to public transport, concern over the A1

upgrade, the need for Richmondshire District Council to support the roll out of high-speed Broadband networks and producing indicators to monitor against each type of environmental asset.

Impact on Core Strategy

4.64 There is great support for the general direction of Core Policy 9. Comments address details that we need to consider in writing the final draft. We need to compare these comments with those made under the Spatial Principles.

4.65 The following questions were asked in Chapter 10 in respect of **Core Policy CP10** (Supporting Town and Local Centres):

Q10.4 Do you agree with the preferred option for Core Policy CP10 – *supporting town and local centres* and do you agree with the justification given?

Q10.5 Do you agree with the rejection of the other alternatives considered here and do you agree with the reasons given for their rejection?

Q10.6 Are there any other considerations which should be taken into account?

Summary of Responses (to CP10)

4.66 Ten people responded to questions about Core Policy CP10. Eight were generally supportive of the direction of the Policy, two did not comment. Seven people supported the rejection of the alternative approaches, two did not comment. One person was unsupportive of this, the reason given been there needs to be less charity shops within the town centre. Detailed comments included the provision for ground-floor dining areas, a conference centre, more car parking and the desire to see Richmond as the central focus of the District.

Impact on Core Strategy

4.67 There is great support for the general direction of Core Policy CP10. Comments address details that we need to consider in writing the final draft. We need to compare these comments with those made under the Spatial Principles.

4.68 The following questions were asked in Chapter 10 in respect of **Core Policy CP11** (Developing Tourism):

Q10.7 Do you agree with the preferred option for Core Policy CP11 – *developing tourism* and do you agree with the justification given?

Q10.8 Do you agree with the rejection of the other alternatives considered here and do you agree with the reasons given for their rejection?

Q10.9 Are there any other considerations which should be taken into account?

Summary of Responses (to CP11)

4.69 Nine people responded to questions about Core Policy CP11. Eight supported the general direction of the Policy, one person did not comment. The same eight people supported the rejection of the alternative approaches and remainder again did not comment. Detailed comments were varied and included the preference for all new Caravan sites not to be permitted, the encouragement of tourism which exploits the unique assets within the area and the Highways Agency is concerned over the detrimental impact excessive tourism would have on the Strategic Road Network. One person also felt that this Core Policy was too imprecise, quoting 'low impact', 'small scale' and 'low key'.

Impact on Core Strategy

4.70 There is great support for the general direction of Core Policy CP11. Comments address details that we need to consider in writing the final draft. We need to compare these comments with those made under the Spatial Principles.

Chapter 11 – Healthy Lives

4.71 The following questions were asked in Chapter 11 in respect of **Core Policy CP12** (Recreation and Culture):

Q11.1 Do you agree with the preferred option for Core Policy CP12 – *recreation and culture* and do you agree with the justification given?
Q11.2 Do you agree with the rejection of the other alternatives considered here and do you agree with the reasons given for their rejection?
Q11.3 Are there any other considerations which should be taken into account?

Summary of Responses (to CP12)

4.72 Twelve people responded to questions about Core Policy CP12. Eleven supported the general direction of the Policy with one not commenting. Nine people supported the rejection of the alternative approaches and the other three did not comment. Detailed comments included the need for a hospital in the area and a request for a reference to be made to the Green Infrastructure Network. One person highlighted the continued increase in an already ageing population and another felt it would be beneficial to provide a criteria based policy to ensure the aspirations of the District Council are met as well as ensuring new sites meet local needs for recreation and culture, whilst another respondent highlighted a perceived need for additional car parking within Richmond.

Impact on Core Strategy

4.73 There is general support for the Core Policy 12. Comments address details that we need to consider in writing the final draft. We need to compare these comments with those made under the Spatial Principles.

Chapter 12 – Safe Places

4.74 The following questions were asked in Chapter 12 in respect of **Core Policy 13** (Crime and Road Safety):

Q12.1 Do you agree with the preferred option for Core Policy CP13 – *crime and road safety* and do you agree with the justification given?
Q12.2 Do you agree with the rejection of the other alternatives considered here and do you agree with the reasons given for their rejection?
Q12.3 Are there any other considerations which should be taken into account?

Summary of Responses (to CP13)

4.75 Ten people responded to questions about Core Policy CP13. Seven were supportive of the general direction of the Policy, two didn't comment and one was not completely happy with the Policy as it was felt that *'it does not identify clearly enough the need to provide for those without a car'*. Seven people supported the rejection of the alternative approaches and the other two did not comment. Detailed comments included the need for more traffic police presence, mention of Vulnerable Road Users within the Policy and the provision of facilities for young people. One respondent felt this Policy was light in detail compared to others.

Impact on Core Strategy

4.76 There is general support for Core Policy 13. Comments address details that we need to consider in writing the final draft. We need to compare these comments with those made under the Spatial Principles.

Section 5: Implementation and Delivery

Overview of Section

4.77 Section 5 provides details on the Implementation and Delivery of the Preferred Core Strategy. Chapter 13 sets out how the plan will be implemented. Chapter 14 details the Infrastructure Delivery Plan and Chapter 15 looks at the Monitoring and Reviewing of the plan in response to the changing environment.

Chapter 13 – Implementation

4.78 The following questions were asked in Chapter 13:

Q13.1 Do you agree with this approach to the implementation and delivery of the LDF?

Q13.2 If you are a potential partner in the delivery of the LDF, will the proposals made in this document meet your own requirements, and help you deliver your own strategies and proposals?

Q13.3 Do you think that there are any contingency arrangements which should be built into the plan? If so, when and how should these brought into effect?

Q13.4 What other considerations should be taken into account to enable us to better deliver the Preferred Core Strategy?

Summary of Responses (to Chapter 13)

4.79 Seven people responded to questions about Implementation. Whilst five people supported the general direction of this chapter, one person didn't fully agree and one disagreed, providing no reason for doing so. Two people commented on Q13.2, one simply agreed whilst another requested clarity on whether the community is considered as a 'partner' as they clearly have a role to play. The other five people chose not to comment here. When asked what contingency arrangements should be built into the Strategy, four people chose to comment with varied opinions on options such as accommodation for an older population, more health and leisure facilities, RDC Staff cuts, MoD changes, questions surrounding the A1 upgrade and the current recession. The other three people chose not to comment. Other detailed considerations included listening to local communities, the need to highlight that figures identified for housing numbers are dependant on conditions of today and local amenity groups should be included in the list of partner organisations.

Impact on Core Strategy

4.80 There is general support for the Chapter 13: Implementation. Comments address details that we need to consider in writing the final draft. We need to compare these comments with those made under the Spatial Principles.

Chapter 14 – The Infrastructure Delivery Plan

4.81 The following questions were asked in Chapter 14:

Q14.1 Do you agree with this assessment of the infrastructure needs during the plan period?

Q14.2 Do you agree that the main infrastructure issues will be the delivery of proposals for Hipswell / Scotton / Colburn area and Leyburn?

Q14.3 What other additional issues do we need to consider?

Q14.4 What else should we take account of to ensure sufficient infrastructure to better support the Preferred Core Strategy?

Q14.5 What other considerations about infrastructure needs and the likely adequacy of provision should be taken into account to enable us to better deliver the Preferred Core Strategy?

Summary of Responses (to Chapter 14)

4.82 Fifteen people responded to questions about the Infrastructure Delivery Plan. Nine people agreed with the assessment of Infrastructure Need with three agreeing in principle but highlighting specifics such as questioning the need for more cycle routes, green infrastructure and more cultural activity whilst three people chose not to comment. Five respondents agreed with Q14.2 and one person thought it necessary to construct a community infrastructure levy, nine people chose not to comment on this question. When asked what additional issues need considering, three respondents highlighted improved transport facilities, affordable housing and improved health facilities (one suggesting a Health Impact Assessment ought to be created). Q14.4 provided little response and two people only raised concerns over the Garrison proposals in the current climate and one other felt local needs must be taken into account. Detailed comments included the need for a telecommunications policy, the mention of 'corridors of connection', inclusion of developer contributions to fund infrastructure and look at wastewater infrastructure.

Impact on Core Strategy

4.83 There is general support for the Chapter 14: Infrastructure Delivery Plan. Comments address details that we need to consider in writing the final draft. We need to compare these comments with those made under the Spatial Principles.

Chapter 15 – Monitoring and Review

4.84 The following question was asked in Chapter 15:

Q15.1 Based on the Spatial Principles and Core Policies of the Preferred Core Strategy, is there any thing else that you feel should be monitored, which is not in the list above?

Summary of Responses (to Chapter 15)

4.85 Six respondents answered this question on Monitoring, giving a variety of detailed comments regarding what else should be monitored within the Strategy. One person felt the infrastructure of Catterick Road was should be monitored as well as looking at improving policing in the area. The Coal Authority wished to see the monitoring of the use of locally sourced construction materials, and one person felt nothing else need to be added. Two people wanted to see CP8 'improve rather than maximise harmful change' and one of these also felt concerned about the term 'maximise' being used in CP12 as this could be misused and is rather open ended. English Heritage noted that there are no proposed indicators to monitor the Plan's effectiveness in managing the Heritage Assets of the Plan area.

Impact on Core Strategy

4.86 Comments address details that we need to consider in writing the final draft.

5. Full Chapter-by-Chapter Consultation Responses (including the LPA's Reply and Proposed Actions)

5.1 This section provides the full responses of all 48 respondents to the 'Preferred Core Strategy' consultation. The responses have been grouped together by section and chapter for convenience and clarity. However, each comment is referenced to the respondent who made it. A brief table at the beginning of each section lists the particular Respondents who responded to particular questions within that particular section or chapter. The 'Our Reply' PCS column represents the local planning authority's (LPA) response to each comment made. Where the LPA feels that a particular suggestion, recommendation or objection is valid, it has been flagged with the prefix 'Point is noted' and has been given due consideration in the formulation of subsequent versions of the Core Strategy. The 'Our Reply' PSCS column only lists any further response or update to reflect changes during the intervening period and in finalising the Core Strategy for submission.

Section 1 – The Core Strategy Context

Table of Respondents

	Name	Organisation	Q2.1	Q2.2	Q2.3
1	Eileen Yarwood		✓	✓	✓
2	ID Planning	Castlevale Limited	✓		
3	Jennifer Hadland	Mr C Harle	✓	✓	✓
4	Jennifer Hadland	Mrs A Payne	✓	✓	✓
6	Katherine Halliday	Lafarge Aggregates Ltd	✓		
8	Nicholas Reckert		✓	✓	✓
17	Steven Longstaff	Mr Toby Bank			✓
19	Simon Jones	The Highways Agency	✓		
24	Ian Smith	English Heritage	✓		
26	Martin Watson	MoD	✓		✓
29	Matthew Naylor	Yorkshire Water			✓
33	Andrew Little		✓		
34	Carol Stenner	Government Office for Y&H	✓	✓	✓
36	Geoffery Simpson		✓	✓	
40	Alan Quilley		✓		
41	Graham Banks	Hambleton District Council	✓	✓	
45	Shirley Thubron	CPRE Swaledale	✓	✓	✓

Chapter	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
Chapter 2	Response 1	Q2.1 Q2.2 Q2.3	Yes No No Please explain your reasons and highlight any pertinent evidence to justify this. Many military personal retire to the area they finish their service in. Therefore suitable accommodation is required for a growing older population	No response to make. No response to make. CP4 acknowledges that providing an appropriate housing mix is an essential ingredient to help balance the housing market and allow a greater proportion of residents to participate in the local economy. This includes an appropriate choice of accommodation for the elderly including sheltered accommodation; extra care housing; retirement villages as well as nursing and residential care homes. However, it also involves providing lifetime homes that are adaptable to allow residents to remain in their own home throughout their life, despite any disability or impairment that they may have or develop. Housing Market Assessments (HMA) will be used to update the existing evidence base and inform the guidance within the forthcoming Facilitating Development Document regarding specific policies to resolve local needs arising from different sectors of the community – including the elderly.	No response to make. No response to make. PCS Core Policy CP4 recognised that providing an appropriate housing mix is an essential ingredient to help balance the housing market and allow a greater proportion of residents to participate in the local economy. This includes an appropriate choice of accommodation for the elderly including sheltered accommodation; extra care housing; retirement villages as well as nursing and residential care homes. However, it also involves providing lifetime homes that are adaptable to allow residents to remain in their own home throughout their life, despite any disability or impairment that they may have or develop. The North Yorkshire Strategic Housing Market Assessment (2011) Housing Market Assessments (NYSHMA) has updated the evidence base and informs the mix of housing required in the plan area. Evidence concerning people in receipt of an MoD pension indicates that this is one source of growth in the elderly population but is not exclusive. Population projections confirm that the Richmondshire population will age in line with local rural populations.
	Response 2	Q2.1	Improve access to facilities in local service centres and in the villages	The Spatial Principles and Core Policies of the Preferred Core Strategy support improved accessibility to	The Core Strategy supports improved accessibility to services and facilities across the plan area

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				services and facilities within the Joint Principle Towns, Local Service Centre (Leyburn) and the Primary Service Villages.	It develops a sustainable settlement hierarchy that maximises accessibility in this rural area and promotes development in those areas most likely to secure long term access to local facilities.
	Response 3	Q2.1	Yes, it is considered that these are the right challenges for the Local Development Framework to tackle.	No response to make.	No response to make.
		Q2.2	None of the issues should be deleted.	No response to make.	No response to make.
		Q2.3	Although it is considered the Core Strategy proposes the correct challenges for the Local Development Framework. A further 'Issue' should be added to the list of Key Strategic Issues. The additional issue should seek to address the current 'sustainability traps' that occur across the District. The Council needs to avoid assisting rural decline through enhancing the existing settlements, making use of existing services and facilities of neighbouring settlements including those in different districts. The area is characterised by a number of small which are directly linked to the wider service centres. The smaller settlements and service centres are co-dependent on each other and should be considered to be a sustainable neighbourhood, allowed to grow and continue to provide inter-reliant connections.	In terms of the 'Key Strategic Issues', the issue of rural sustainability is recognised in the first issue which states that the LDF should 'retain quality of life in the rural areas – achieving rural sustainability, whilst retaining local character.' Rural Sustainability and the question of how much development should be allowed to take place in the smaller, rural settlements within the Plan Area is addressed in more detail later in the Preferred Strategy within the sections on Spatial Principles; Core Policies and The Three Sub-Areas.	Achieving rural sustainability is recognised as a key challenge for the Core Strategy to address. The countryside, outside of the settlement hierarchy is also recognised as a living and working environment that will require an appropriate amount of development to help sustain the "rural neighbourhoods" described. This is detailed in the Spatial Principles; Sub-Area Strategies and Core Policies.
	Response 4	Q2.1-2.3	Yes, it is considered that these are the right challenges for the Local Development Framework to tackle. None of the issues should be deleted. Although the Core Strategy proposes the correct challenges for the Local Development Framework, a further 'Issue' should be added to the list of Key Strategic Issues; specifically to	Whilst unemployment is a challenge which faces all local authorities, statistics continue to show that unemployment levels in the plan area are lower than the national and sub-regional averages. Therefore, unemployment is not a pertinent strategic issue within the plan area that would merit a specific mention within the 'Key Strategic Issues',	Unemployment by itself is not a key local strategic issue and evidence continues to show that local unemployment is lower than the national and sub-regional averages. It is covered implicitly within the Key Strategic Issue to 'achieve a more diverse rural economy, with better paid jobs', which recognises the need for

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			address the issue of unemployment and seeking to establish further opportunities for job creation. One particular way of achieving this will be to expand the existing Industrial Estates in the Joint Major Principal Towns to provide the much needed work space to meet the employment need in the District	although it is covered implicitly within the Key Strategic Issue to 'achieve a more diverse rural economy, with better paid jobs'	diversification to improve local earnings. The Employment Land Review Update (2012) reflects current economic prospects affecting the plan area. This has lead to a revision of Spatial Principle 5, which now seeks a clear focus on the improvement of existing employment areas. It also recognises that future employment opportunity is more likely to grow in non-traditional employment sectors rather than those requiring space in industrial estates. The loss of the A1 upgrade reduces future options for alternative sites to be developed.
	Response 6	Q2.1 Q3.1 Q3.4	Lafarge Consider that the challenges, Vision and Objectives within Section 2 are appropriate to the locality and duly consider the need to improve access, housing and the local economy within Richmondshire.	No response required.	No response required.
	Response 8	Q2.1 Q2.2 Q2.3	Yes No Yes - I would like to see specific recognition of transition issues.	No response is required. No additional detail provided. It is difficult to comment without any further information or explanation.	No response is required. No additional detail provided. The Core Strategy has been reconfigured to make it clear that addressing climate change, which is central to the concept of transition issues, is a driving force in shaping the Core Strategy and the achievement of sustainable development as defined in the National Planning Policy Framework.
	Response17	Gen	Our client is concerned that the Council in outlining the Key Strategic Issues have failed to recognise explicitly the need to deliver housing in smaller settlements to support existing rural services. This is clearly a key	The Sustainable Settlement Hierarchy (SSH) supports development in sustainable locations. Whilst the PCS does not rule out small-scale and limited housing development in the plan area's smaller settlements which	The Core Strategy's Sustainable Settlement Hierarchy (SSH) supports development in sustainable locations. The Core Strategy does not rule out small-scale and limited housing

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			issue given the rural nature of the district and the need to ensure that services are not solely concentrated in the main towns.	supports the needs and sustainability of these communities, it is felt that these settlements do not represent sustainable locations for moderate-large scale growth due to their relatively isolated (rural) locations, limited facilities/services/infrastructure and small existing size. Other appropriate development which supports the social and economic fabric of these smaller, rural communities will be supported through the policies of the PCS.	development in the plan area's smaller settlements which supports the needs and sustainability of the most rural communities. These settlements, in isolation, do not represent sustainable locations for moderate-large scale growth due to their remoteness, limited facilities/services/infrastructure and small size. The smallest settlements sit within a network of settlements, connected through to the larger towns and supporting rural communities. Other appropriate development which supports the social and economic fabric of rural communities is supported by the Core Strategy.
	Response19	Gen	The Agency is generally supportive of the challenges and strategic issues identifies, particularly with regard to the need to improve access to facilities in rural areas. The Agency would, however, be concerned should the creation of a new settlement in the wider Garrison area would have a detrimental impact on the operation of the SRN. The Agency would expect to be fully consulted regarding the development of a new settlement, particularly regarding the development of suitable evidence and assessment of the potential impacts on the operation of the SRN. This should be a common theme throughout the other policies of the Core Strategy.	As a statutory consultee, the Highway Agency will be fully consulted on all stages of the development of the Core Strategy as well as being kept fully informed of the final results of the traffic modelling work in relation to the local road network in and around the Garrison area so that the impact of the proposed scale and distribution of development on the SRN – as stated in the policies and spatial principles of the PCS – can be adequately assessed and considered by the Highway Agency and other relevant consultees and stakeholders.	The Highways Agency has worked with the Council in the production of this Core Strategy. This relationship will continue through into implementation to ensure that our respective resources will enable the achievement of sustainable development in the plan area. The Catterick Garrison Strategic Transport Assessment demonstrates the overall feasibility of the level of growth expected in the Core Strategy for both the local and strategic road networks. This is built into the implementation and delivery sections of the Core Strategy
	Response24	Gen	Whilst it is appreciated that this is a broad introductory section, it provides little information about what Richmondshire is like as a place and, insofar as this section is concerned,	Point is noted, although there may be a danger of providing too much detail if – as suggested – the 'scene-setting' in Section 1 includes information on the history of Richmondshire as well as	Point is noted, although there may be a danger of providing too much detail if – as suggested – the 'scene-setting' in Section 1 includes information on the history

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			which aspects of its environmental resource make it different from other parts of Yorkshire. Whilst much of this information is set out in subsequent sections of the Core Strategy, it would be helpful if this scene-setting section of the Core Strategy provided slightly more of the flavour of the Plan area than it does at present. There is, in any case, a need to set out the key issues that Richmondshire's environmental assets are currently facing and the challenges that the plan might need to address in terms of the management of this resource in the future (both of which are lacking from these Paragraphs). Such information would help provide a context for the subsequent sections of the plan. In terms of the historic environment, the following are of note:- · The later prehistoric and Roman heritage of the District is particularly significant, with Stanwick being the most northerly equivalent to the southern British and Gallic late Iron Age oppida (proto-towns). As the putative centre of pre-conquest Brigantian power, Stanwick is nationally (and perhaps internationally) significant for its, and its occupant's, role in the Roman subjugation of northern England. The post-conquest series of forts and civilian settlements along the line of Dere Street are nationally significant as they illustrate the extent to which the indigenous population were successfully 'Romanised' by the 2nd and 3rd centuries AD; · Like much of North Yorkshire, the medieval element of the historic environment is particularly strong, with a network of impressive fortifications, such as	the challenges facing its historic assets. Policy CP8 (and supporting text) includes details of the natural and historic environment within the Plan Area, whilst other policies and sections in the Core Strategy make reference to specific historic assets where relevant (e.g. Section 3 – Central Area – and reference to archaeological remains and the Catteractonium Scheduled Ancient Monument around Catterick Racecourse; Lower Wensleydale Area – reference to environmental constraints in Middleham)	of Richmondshire as well as the challenges facing its historic assets. The new Core Policy CP12 (and supporting text) includes details of the plan area's natural and historic environment. Other parts of the Core Strategy reference specific historic assets where relevant (e.g. the Central Richmondshire refers to archaeological remains and the Catteractonium Scheduled Ancient Monument around Catterick Racecourse; Lower Wensleydale Sub Area Strategy refers to environmental constraints in Middleham)

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			Middleham and Richmond Castles, monastic houses such as Jervaulx Abbey and abandoned settlements and fieldsystems, including Walburn Hall, west of Catterick; There are several elements of the management of the Richmondshire's heritage assets which the Plan might need to address to address including:- The planned expansion of Catterick Garrison may threaten the character and landscape setting of nearby historic settlements; · The upgrading of the A1 will impact upon nationally-important archaeological sites and areas.· Two of the Buildings at Risk (Ravensworth Castle and Park Wall and St Martin's Priory Ruins) and have been on the English Heritage Buildings at Risk Register since its inception in 1999. Three others (including Richmond Grandstand) have been on the Register since 2000. The latest Heritage at Risk Register identifies a number of additional assets as potentially being under threat including the Oppidum at Stanwick and six separate sections of Scots Dyke.		
			Given the landscape setting of the town and its historic assets, we would endorse the conclusions about the limited capacity for growth around Richmond. We would particularly support the restraint upon the eastwards expansion of the town. Scots Dyke, forms part of a linear earthwork which extends for 14km from the River Swale to the River Tees. Scots Dyke was built during the sixth and seventh centuries AD, in response to political changes brought about, at least in part, by the arrival of	No response required.	Support for council's policy welcomed

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			the Anglians in northern England. Fewer than 50 examples of linear earthworks of post-Roman date have been identified in England. As a rare monument type of considerable importance to the study of early medieval territorial patterns, all surviving examples are identified as being of national importance. 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.		
			We would broadly agree that the challenges identified in this Section are the key ones for the LDF to address. Given the high environmental quality of the District, we would particularly endorse the identification of the need to conserve and enhance the area's considerable environmental assets as one of the key issues which the plan needs to resolve (particularly given the need to reconcile the growth of areas such as Catterick with the protection of these assets).	No response required.	Support for council's policy welcomed

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	Response26	Gen	The MOD supports the long-term aspirations for Richmondshire set out in the Core Strategy. In particular the MOD welcomes the way that the Strategy endeavours to integrate the Military Estate and the Military Community into the District. The potential Military expansion of Catterick Garrison should be identified as a Key Strategic issue. The support for a new settlement in the Garrison Area partially considers this, but does not differentiate between future growth driven by local economic conditions and the potential for Military expansion which will be driven by national defence policy decisions. As military growth can not be defined at present, the Strategy must allow for two options during the period to 2026. I.e. with and without significant military growth. As indicate later in the Strategy when looking at housing, it is possible to differentiate a demand for development which is solely dependent on military growth. A separate Key Strategic issue should therefore be to accommodate MOD policy decisions which result in significant increases in the numbers of military personnel permanently stationed at Catterick Garrison.	No response to make. Point is noted about potential Military Expansion of Catterick Garrison being identified as a Key Strategic Issue, although Military Expansion is not a spatial planning issue in itself – the important aspects from a spatial planning perspective is how potential military expansion will affect the housing market (including sufficient provision for military personnel and their families), the economy, infrastructure and conflicting/complementary land uses within the Plan Area. Put more generally, it is about ensuring that the military is successfully integrated within the Plan Area – with or without the potential expansion of Catterick Garrison. Therefore although the expansion of Catterick Garrison would raise additional pressure in terms of military integration –particularly in relation to housing supply, the economy and infrastructure – these issues would remain with or without the expansion of the Garrison. It is acknowledged that uncertainty continues to exist over whether expansion of the Garrison will take place, and if so, on what scale. However, it is not feasible to have an 'Option A' and 'Option B' in the Coe Strategy. The policies and spatial principles of the Core Strategy need to	Support for council's policy welcomed Point is noted Although Military Expansion is not a spatial planning issue in itself, military related development affects the housing market (including sufficient provision for military personnel and their families), the economy, infrastructure and conflicting/complementary land uses within the Plan area. The key task, for the Core Strategy, is to ensure that all development is successfully integrated in the plan area. The expansion of Catterick Garrison is currently embedded within the Catterick Garrison Long Term Development Plan. If implemented, it would raise additional pressure in relation to housing supply, the economy and infrastructure. However, no committed has been made one way or the other and the Core Strategy prudently includes a capacity for military growth, which would need to be reviewed as and when decisions were made by MoD. The strategic direction of growth in the Central Richmondshire Strategy assimilates the range of possibilities contained within the suggested options and gives a flexible approach to them. This will

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				be based on the most accurate, up-to-date evidence available at the time, although the flexibility of the LDF including continuing monitoring and review means that it can be updated and amended as and when new evidence or decisions come to light. SP4 has been based on the RSS assumption that 2,250 military-related dwellings would be required, although realistically it is now widely understood that this requirement is likely to be lower. As suggested above, the policies and principles of the Core Strategy (as well as any subsequent Allocations DPD, AAP or SPDs) can be amended and developed as and when more up-to-date evidence is provided in relation to military expansion (and associated housing needs).	require detailed monitoring and review for a timely response to decisions affecting military related development or land.
Response29		Gen	It is good to read that despite the threatened demise of regional plans Richmondshire will follow those in the present RSS. Key Strategic Issues - Climate Change not included - shift towards a low carbon economy should be a strategic objective. It appears later in the vision (3.11) but should be given more weight. It is notable that it reappears prominently in the first and second of the five spatial principles (4.1.4)	No response required. Point is noted, although the Key Strategic Issues are specific to the Plan Area. Whilst dealing with the impact of climate change is an issue that needs to be addressed, it is not an issue that is unique or of particular pertinence to Richmondshire (as compared to other Local Authorities)	No response required. Point is noted, The Core Strategy has been restructured and assimilates the six strategic principles from the Local Strategy Statement. These changes bring the response to climate change to the forefront of the Core Strategy.
Response33		Q2.1 Q2.2	Mainly yes but with exceptions. Yes - bullet points 2 & 10 Bullet point 2 - because the development potential should be accommodated in full or in substantial part in existing settlements through planned and sustainable expansion	Difficult to comment, no further information provided. The intention of the policies and spatial principles of the PCS is to direct new development towards the most sustainable locations within the plan area. The Sustainable Settlement Hierarchy (SP1) is the main policy driver in doing this, by directing the	Difficult to comment, no further information provided. The Core Strategy as a whole seeks to direct new development to the most sustainable locations in the plan area. The Sustainable Settlement Hierarchy (SP2) is the main policy driver for this, by directing the majority of

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			and investment in public transport to: • safeguard and support local services within those communities and • to preclude a military 'ghetto' being established which is likely to create an imbalanced community and further the distortion of the sub-area demographic Bullet point 10 - this could have the effect of diverting public and private sector investment to the disadvantage of the vitality and viability of existing communities and could also undermine the Core Strategy Vision	majority of development towards the principle towns at the top of the hierarchy and the Garrison Area in particular. This approach is in line with the sustainability principles outlined in PPS1 to locate the majority of development in the main towns and cities which in most cases already accommodate the main transport hubs, infrastructure, services, facilities and employment opportunities. New development in these towns and cities would reduce the need to travel (particularly by car) and shorten the journeys that are needed. Although the Garrison Area at present lacks a town centre with the services and facilities expected in a 'principle town', planning permission has been granted for a town centre development and the MOD are in discussions with a developer to take forward at least part of the approved scheme. Housing development of the level proposed in Spatial Principle SP4 will help support this town centre development which will in turn provide the services and retail offer that the new development in the Garrison Area will require thus creating a sustainable community. Whilst issues regarding the capacity of the road network are still being investigated through traffic modelling of the road network in and around the Garrison Area, the evidence and consultation responses currently undertaken suggest that there is sufficient land and infrastructure capacity to accommodate the level of housing proposed. The alternative would be – as suggested – to spread a substantial or	development towards the principle towns at the top of the hierarchy and Catterick Garrison in particular. This approach is in line with the sustainability principles locate the majority of development in the main settlements which in most cases already accommodate the main transport hubs, infrastructure, services, facilities and employment opportunities. New development in these towns and cities would reduce the need to travel (particularly by car) and shorten the journeys that are needed. Catterick Garrison is the most populous part of the plan area, but lacks the clear definition of a town centre. Proposals have been developed to address this which are supported in the Core Strategy. This will provide an anchor for the strategic direction of development in the Central Richmondshire Sub Area Strategy, which seeks to consolidate existing development into a better living environment for all communities in the area and a stronger District centre, which cannot be provided by Richmond alone. Housing development set out in Spatial Principle SP4 supports town centre development which will in turn provide the services and retail offer for Catterick Garrison. The Catterick Garrison Strategic Transport Assessment demonstrates the feasibility of the scale of proposed development, subject to appropriate junction

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				full proportion of this development proposed for the Garrison Area throughout the 'existing settlements'. A dearth of suitable land and severe environmental constraints mean that there is little scope to locate any significant development in the other principle town of Richmond. Leyburn is already accommodating a relatively substantial level of growth (10 per cent) and there would be serious sustainability concerns if it was proposed to take on any additional substantial housing development. Spreading additional and substantial development into the Primary Service Villages would not be a sustainable option as this could mean them having to accommodate up to 79 per cent of the total growth of the plan area up to 2026 in these villages which have been identified as having a limited but important role in supplementing the services provided in the Principle Towns in relation to the dispersed rural communities in the plan area. Whilst it may be the case that this additional development would –as suggested – support existing services within these villages, it is unlikely that all the services, facilities and infrastructure requirements could be met by the existing but limited range of local shops, infrastructure capacity, roads, health and educational facilities in these villages, and whilst expansion of these services could take place , in reality infrastructure providers have indicated that capacities – particularly involving sewerage and water- are already close to capacity and it would involve significant long-term investment to improve these facilities	improvements being delivered. Redistribution of a substantial part of the growth proposed in Catterick Garrison to existing settlements would lead to a disproportionate impact on these other settlements. A dearth of suitable land and severe environmental constraints mean that there is little scope to locate any significant development in the other principle town of Richmond. Leyburn is already accommodating a relatively high level of growth. Spreading additional and substantial development into the Primary Service Villages would not be a sustainable option as this could mean them having to accommodate up to 79 per cent of the total growth of the plan area up to 2026 in these villages which have been identified as having a limited but important role in supplementing the services provided in the Principle Towns in relation to the dispersed rural communities in the plan area. This additional development would –as suggested – support existing services within these villages, but it is unlikely that existing services and infrastructure could expand to meet such expansion. Infrastructure providers have indicated that capacities – particularly involving sewerage and water- are already close to capacity and it would involve significant long-term investment to improve these facilities in the smaller villages (particularly North

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				in the smaller villages (particularly North Richmondshire), something which the water companies have not factored into their 5 year spending plans. Also, the 'critical mass' of new housing needed to establish new health facilities and schools is significant and even with the relatively large increase in the proportion of housing in the smaller villages is unlikely to result in the creation of all the new services and facilities that these expanded rural communities would require, particularly as the new housing would be spread over several different villages all across the plan area. The size of the development proposed, would also seriously alter the existing rural character and appearance of the villages concerned, which is likely to be unacceptable given that many of these villages have Conservation Areas and/or are located in prominent locations in the open countryside.

It would be inaccurate to think that the proposed growth of the Garrison Area would lead to a 'military ghetto' as suggested. The proposed 2,453 new dwellings in the Garrison Area would be non-military-related housing. Although the Core Strategy also has to accommodate military related housing (e.g. Single Living Accommodation, Service Family Accommodation, etc) this is in addition to this figure of 2,453 and is unlikely to be as high as the 2,250 suggested in the RSS. Therefore, the proposed development in the Garrison Area (as proposed in SP4) is likely to create a greater balance in the Garrison communities | Richmondshire). Also, the 'critical mass' of new housing needed to establish new health facilities and schools is significant and even with the relatively large increase in the proportion of housing in the smaller villages is unlikely to result in the creation of all the new services and facilities that these expanded rural communities would require, particularly as the new housing would be spread over several different villages all across the plan area. The size of the alternative approach proposed, would also seriously alter the existing rural character and appearance of the villages concerned, which is likely to be unacceptable given that many of these villages have Conservation Areas and/or are located in prominent locations in the open countryside.

The military population is already substantial part of the plan area's population equivalent to about a quarter. The concentration of market development in Catterick Garrison combined with expansion of retail and other services seeks to create a more balanced set of communities than exists at present although it will inevitably retain a military character. National military housing policy also seeks to encourage personnel to enter local housing markets rather than live exclusively "behind the wire".

Existing communities are not defined by settlements alone. The settlement hierarchy recognises |

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				between military and non-military residents, rather than create a greater imbalance in the socio-economic make-up of the area as suggested. Without further explanation, not sure how bullet point 10 would 'divert public and private sector investment to the disadvantage of the vitality and viability of existing communities and could also undermine the Core Strategy Vision.'	that settlements form a network of across which communities access a range of services. For future development to contribute to the improvement of local services it must be placed in the most sustainable locations rather than dissipated across all settlements undermining future investment strategies.
	Response34	Gen	We will not be commenting on the document.	No response to make.	No response to make.
	Response36	Q2.1	No	No further details provided on what are 'the right challenges for the LDF to tackle'.	No further details provided on what are 'the right challenges for the LDF to tackle'.
		Q2.2	Yes. The aim for a new settlement in the wider Garrison area needs to be redefined in more controlled terms. As it stands it appears to be an agenda for unrestricted growth of the Garrison group regardless on impact on other places.	The PCS proposes that 65 per cent (approx. 2,450 new houses) of the new housing development in the plan area (up to 2026) will be located in the Garrison Area. Although this appears to be a high proportion of the proposed development located within the Hipswell/Scotton/Colburn area, it is a reflection of the perceived capacity of this area – based on evidence – to successfully accommodate this level of development. Studies and consultations with landowners, developers, utility/infrastructure providers, MOD is indicating that there is sufficient land as well as the potential to upgrade and improve infrastructure, services and facilities to allow the level of development proposed in this area without leading to any significant impact on the plan area's environmental assets. Although the proportion of	The Core Strategy directs 65 per cent (approx. 1,900 new houses) of the new housing development in the plan area (up to 2028) to Catterick Garrison. It was incorrect to describe this growth as a new settlement and the approach is more one of consolidation in a complex area. This is not a policy of 'unrestricted growth' and reflects the capacity of this area to successfully accommodate this level of development. Studies and consultation with landowners, developers, utility/infrastructure providers and MoD indicate that there is sufficient land as well as the potential to upgrade and improve infrastructure, services and facilities to allow the level of development proposed in this area without leading to any significant impact on the plan area's environmental assets.

Chapter	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				development in the Catterick Garrison area is high, it is inaccurate to describe it as a policy of 'unrestricted growth' and as mentioned above, reflects the perceived potential of this area to accommodate a higher proportion of development. The alternative options would be to accommodate a higher proportion of development into Richmond, Leyburn and the primary and secondary service villages. However, for a number of reasons outlined in the SP4 in particularly, this is not felt to be a very sustainable approach.	The alternative options to accommodate a higher proportion of development into Richmond, Leyburn and the primary and secondary service villages are not feasible and would not be deliverable because of wide ranging constraints and offer a less sustainable solution for the plan area.
		Q2.3	Yes. The stated aim on tourism is inadequate and is in total contrast to the positiveness of the Garrison proposal. There must be a positive approach to tourism and opportunities to broaden and add to tourism based provision.	Point is noted, although consultation suggests that it is the quality of the tourism offer – rather than the increase in its overall scale – that is the more salient issue. This 'quality-over-quantity' approach is also a reflection of the 'Prosperous' section of the Community Strategy.

However, it should be noted that Core Policy CP11 (Developing Tourism) does encourage the establishment of tourist-related activities that make a sustainable contribution to the local economy and do what have a detrimental impact on the local environment and landscape. | Point is noted, consultation suggests that it is the quality of the tourism offer – rather than the increase in its overall scale – that is the more salient issue. Core Policy CP11 (Developing Tourism) does encourage tourist-related activities that make a sustainable contribution to the local economy and don't have a detrimental impact on the local environment and landscape. |
| Response40 | | Gen | Anyway, as I have persevered with the document I have gradually become more familiar with the jargon and it has made much better sense. I have nevertheless found it quite difficult to answer the questions posed at the end of each chapter under the heading "What do you think?" The reason is that, to a relatively inexperienced and untutored citizen like myself, nearly all | As the name suggested, the PCS is RDC's carefully-considered preferred choice of policy direction taken after consideration of all the relevant evidence and previous consultation responses in relation to the issues concerned. It is therefore hoped that the preferred option represents the most logical and appropriate policy direction on each issue. However, with | The Core Strategy has been produced after consideration of all the relevant evidence and previous consultation responses in relation to the issues concerned. It represents the most appropriate policy direction on each issue following consideration of a range of alternatives that have been consulted upon to ensure that it |

Chapter	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
			the proposals seem to be eminently sensible and I have put a tick against nearly all of them. The questions seem to be like asking if I am in favour of motherhood and apple pie and so of course the answer is 'yes'. In nearly every case the alternatives are either more of what has been proposed or rather less, and of course the median compromise in between the two always seems to be the best option. For those that give numerical figures such as Core Policy CP5A, I am just not in a position to judge whether the suggested figures are desirable or not. In most cases the Preferred Strategy consists of proposals with which it is difficult to disagree. I appreciate the way in which it analyses in detail the scope and implications of the various Principles, Options and Core Policies.

One significant difficulty is that these various policies inevitably include within one set of criteria proposals which are in conflict with those in another and I don't think the Preferred Strategy always makes clear which ones are to be given priority. For example, the requirement under CP2 to support the retention of "existing community assets (land or buildings)" could easily conflict with the undertaking in CP7 to "take all potential opportunities to mitigate the effects of climate change by minimising energy demand... and incorporating renewable energy technologies." | every option there are inevitably alternatives which stakeholders and consultees need to be aware of and consider. It may well be that stakeholders feel that the 'preferred option' of RDC is inappropriate and they need to be given the chance to comment and/or disagree with the propose direction of the policy, and these comments taken in account as part of the formal consultation process for the Core Strategy.

I would disagree that there are any significant or substantial policy/criteria clashes within the Core Strategy and I would argue that there is no conflict between supporting community assets (CP2) and mitigating the effects of climate change by minimising energy demand and incorporating renewable energy technologies (CP7) as suggested.

Planning case law on this subject has established that the priority given to one policy of the Development Plans over another (where there is a conflict) is a matter to be dealt with by the decision maker of the planning application, providing the conflict is acknowledged and logically reasoned within the application report. | remains the best approach.

The text of the Core Strategy has been improved since the Preferred Core Strategy was published to promote better understanding and support for decision making.

The Core Strategy should be read and applied as a whole rather than seeking priority of one policy over another. Ultimately its purpose is to deliver sustainable development as framed under the National Planning Policy Framework. It is hard to see any conflict between supporting community assets (CP2) and mitigating the effects of climate change by minimising energy demand and incorporating renewable energy technologies (CP7) as suggested.

Planning case law on this subject has established that the priority given to one policy of the Development Plans over another (where there is a conflict) is a matter to be dealt with by the planning application decision maker, providing the conflict is acknowledged and logically reasoned within the application report. |
| | Response41 | Gen | I have to say there are few concerns in this respect and this Council should be supportive of your strategic approach and spatial principles, which are | No response to make. | No response to make. |

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			consistent with our adopted Core Strategy (and the former RSS). We have close links with the Richmondshire plan area and particularly along the eastern fringes, due to the good connectivity between settlements and with the A1 corridor. This was reflected in the RSS sub-area approach defining the Vales and Tees Links, covering most of Hambleton and the eastern side of Richmondshire. This sub-area is likely to continue to be recognised in the forthcoming Sub-Regional Strategy and our wider spatial planning work.		
	Response45	Q2.1 Q2.2 Q2.3	Yes No Add Climate Change	No response is required. No response is required. Whilst I would agree that climate change is an important challenge, it is not one which is unique to Richmondshire. The Key Strategic Issues outlined in Section 2 of the Core Strategy are ones with particular resonance to the plan area.	No response is required. No response is required. The Core Strategy has been restructured following further consultation on the Local Strategy Statement. This now makes tackling Climate Change an overriding principle as indeed it was in the Preferred Core Strategy, which is reflected in Core Policy CP1. Climate change is an issue for all planning authorities and the Key strategic issues seek to identify the local context.

Section 2 – The Strategic Approach

Chapter 3 – The Strategic Direction

Table of Respondents

	Name	Organisation	Q3.1	Q3.2	Q3.3	Q3.4	Q3.5	Q3.6
1	Eileen Yarwood		✓			✓		
2	ID Planning	Castlevale Limited	✓			✓		
3	Jennifer Hadland	Mr C Harle				✓		✓
4	Jennifer Hadland	Mrs A Payne	✓		✓	✓		✓
8	Nicholas Reckert		✓	✓				
9	Sanderson Weatherall	Zetland Estates	✓		✓	✓		✓
15	Rachel Connolly	Local Access Forum		✓	✓			
17	Steven Longstaff	Mr Toby Bank				✓		
19	Simon Jones	The Highways Agency			✓			
24	Ian Smith	English Heritage	✓		✓			
26	Martin Watson	Ministry of Defence			✓			
29	John Farquhar	NYCC Planning			✓			
33	Andrew Little		✓	✓		✓		
36	Geoffrey Simpson		✓	✓		✓		
45	Shirley Thubron	CPRE Swaledale	✓		✓	✓	✓	

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Chapter 3		Response1	Q3.1 Q3.4	Yes Yes	No response to make. No response to make.	No response to make. No response to make.
		Response2	Q3.1-3.2	We support the principles embodied in the "Vision" that by 2026 Leyburn will have broadened.	No response to make.	No response to make.
			Q3.4-3.6	Whilst the Strategic Options go some way to meeting our aspirations we feel there should be an objective that; In seeking to ensure existing settlements are sustainable in the future in terms of providing locals goods and services to the resident and surrounding population, that are appropriate levels of future development for housing and employment uses are provided in the main settlements identified in the plan.	Providing an appropriate level of housing and economic development within the main settlements of the Plan Area to ensure their sustainability, is implicit within the existing strategic objectives in terms of ensuring that all development is sustainable; providing support for thriving sustainable communities by locating development where people will have access to jobs and services and by accommodating future population and employment growth in line with local requirements as well providing good, quality housing with an appropriate mix of sizes, types and tenures to meet the needs of all of the community and help develop vibrant and prosperous towns by encouraging development that supports their functions as service centres with a range of quality jobs, businesses, shops and services that meet the needs of local people. Therefore, the Strategic Objective suggested would be in danger of duplication and may confuse the details of the existing objectives.	The strategic objective suggested duplicates the purpose of the existing objectives. The central purpose of the Core Strategy is to provide an appropriate level of housing and economic development within the main settlements of the plan area to ensure their sustainability. This is also the presumption in favour of sustainable development contained in the National Planning Policy Framework applied for local conditions.

The scale and distribution of development has been established in line with evidence of local requirements and the capacity of settlements to accommodate further development given land availability and constraints. This has varied since the production of the Preferred Core Strategy as this evidence has been updated to show that the Richmondshire population had been inflated in national statistics and that employment prospects have changed in line with global change affecting local conditions. |
| | | Response3 | Q3.4-3.6 | It is considered that the proposed Strategic Objectives help to address the aspirations for the Richmondshire Plan area, however, one additional Objective should be | The objective of rural sustainability is addressed in the fourth 'Strategic Objective' which states that the Core Strategy will 'support the dynamic character and rural | The objective of rural sustainability is addressed in the fourth 'Strategic Objective' which states that the Core Strategy will 'support the dynamic character and rural |

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Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				added which identifies the need to prevent the creation of future 'sustainability traps' and supports incremental development taking place in the existing rural settlements, where such development is necessary to prevent them becoming 'ghost towns' and helping to retain their character and long term sustainability.	communities across the whole plan area and sustain their social and economic fabric'.

Rural Sustainability and the question of how much development should be allowed to take place in the smaller, rural settlements within the Plan Area is addressed in more detail later in the Preferred Strategy within the sections on Spatial Principles; Core Policies and The Three Sub-Areas. | communities across the whole plan area and sustain their social and economic fabric'.

Rural Sustainability and the question of how much development should be allowed to take place in the smaller, rural settlements within the plan area is addressed in more detail later in the Core Strategy. The amount of development in the most rural areas has been adjusted since the Preferred Core Strategy was published reflecting concerns about the needs of the smallest settlements. |
| | | Response4 | Q3.1-3.3

Q3.4-3.6 | The Vision generally meets the aspirations for the Richmondshire Plan area; however, it is considered that it lacks any specific reference to new job creation to help cut the proportion of unemployment in the area. Although the Council consider Richmondshire's level of unemployment to be comparatively lower than other districts, unemployment is still a core issue to be addressed. Improving and increasing the employment opportunities in the District will help tackle this.

The proposed Strategic Objectives help to address the aspirations for the Richmondshire Plan area. One particular objective, which aims to accommodate future population and employment growth, is particularly welcomed and supported. New employment development should be located adjacent to existing employment uses which are physically linked | As discussed above, unemployment is a challenge for all local authorities, but one which is not a significant issue within the plan area *per se* to merit a specific mention in the Vision, although implicit in the Vision of 'a more diverse economy', 'an increased contribution from digital and creative industries' and seeing tourism as 'a growing sector in the local economy' is the creation of new employment opportunities.

SP5 (the Appropriate Scale and Distribution of Economic Development) would encourage employment development to locate within the Development Limits of the Joint Principle Towns and Local Service Centre and in particular development would be promoted at existing key employment locations including within town centres, military-related development in the Garrison and at Marne barracks, Gallowfields Estate in Richmond, | As discussed above, unemployment is a challenge for all local authorities, but one which is not a significant issue within the plan area *per se* to merit a specific mention in the Vision, although implicit in the Vision of 'a more diverse economy', 'an increased contribution from digital and creative industries' and seeing tourism as 'a growing sector in the local economy' is the creation of new employment opportunities.

SP5 (the Appropriate Scale and Distribution of Economic Development) would encourage employment development to locate within the Development Limits of the Joint Principle Towns and Local Service Centre and in particular development would be promoted at existing key employment locations including within town centres, military-related development in the Garrison and at Marne Barracks, Gallowfields Estate in Richmond, |

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				with residential development and are in close proximity to other local services and facilities, such as public transport. The Gallowfields Industrial Estate, Richmond is one area that is considered wholly suitable, achievable and available for future employment growth (for commercial or industrial use). The Panel Notes in the Richmondshire Strategic Housing and Employment Availability Assessment (SHELAA) states that land to the east of the existing Gallowfields Industrial Estate is suitable for further employment use. We support further development to the east of the Industrial Estate, particularly on the site identified on the attached location plan, which is owned by our client.	Gatherley Road and Scotch Corner. Therefore, employment development t would largely be encouraged in or adjacent to, existing sites of employment within the Plan Area. These sites generally have good transport links and most are relatively close to existing settlements.	Gatherley Road and Scotch Corner. Therefore, employment development would largely be encouraged in or adjacent to, existing sites of employment within the Plan area. These sites generally have good transport links and most are relatively close to existing settlements.

The expected scale of employment development has been reduced with updated evidence indicating that employment growth in Richmondshire will not be focussed on the traditional employment classes. |
| | | Response8 | Q3.1 Q3.2 | Yes Under 3.8 there should be specific recognition of the need for fast broadband. Under 3.11, change "remain" to "become" | No response is required. The responses generated from both the 'Issues and Options' and 'Preferred Core Strategy' consultations identified the lack of broadband provision within rural communities as a serious restraint particularly in terms of the economic performance of rurally-based businesses. The policies of the PCS do support necessary infrastructure provision generally, although mention of broadband within paragraph 3.8 of the PCS would arguably be too specific for the 'Vision' Section. The suggested replacement of the word 'remain' with 'become' would suggest that the plan area is currently not resilient to the impacts of climate change, which is not the case, although the change in the climate | No response is required. The responses generated from both the 'Issues and Options' and 'Preferred Core Strategy' consultations identified the lack of broadband provision within rural communities as a serious restraint particularly in terms of the economic performance of rurally-based businesses. Core Strategy policies support necessary range of infrastructure provision and mention of broadband in the Vision, would be to specific and invite listing of all infrastructure. The Core Strategy has been rewritten to provide a more narrative statement which reflects the suggested change and the ongoing need to respond to climate change. |

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			Q3.4 Q3.5	Yes. Penultimate bullet - change "attractive and safe" to "attractive, energy-efficient and safe"	will inevitably test this resilience further in the future, therefore the Core Strategy has an important role to play in ensuring that development and settlements continue to respond successfully to these challenges posed by climate change. No response is required. Whilst energy-efficient design should be an objective of the Core Strategy, the penultimate bullet-point is really linked to the crime and safety within the context of CP13. Energy-efficiency of new design is implicit within the Strategic Objective 'to reduce the adverse impact of society on the environment, and respond to the implications of climate change'.	No response is required. Energy-efficiency of new design is implicit within the strategic objective 7 and developed through Core Policy CP1.
		Response9	Q3.1	It is considered that the strategic version is sound however lacks ambition for an area that has a wealth of natural assets on its doorstep. It is considered that the challenges identified lack of ambition and fail to achieve the aspirations for the next generation of home owners and workforce. As a strategic framework to shape Richmondshire in the period up to 2026 it is considered that it falls short of the aspirations of it inhabitants and requires more than a cursory note to move away from 'stagnation'. It should be the Council's overwhelming ambition for the next 20 years to proactively inward investment, a strong rural economy and enhance built assets and significantly improve the quality of the tourism offer whilst achieving	The 'economic vision' is specifically addressed in paragraph 3.8 and emphasizes a future for Richmondshire in 2026 with a more diverse economy. Whilst the vision does not mention explicitly inward investment, a growing economy is implicit in the vision of a enhance and more diverse economy as well as seeing tourism as a growing sector in the local economy (paragraph 3.9)

Whilst there is an argument that the vision for Richmondshire in 2026 should be more explicit in terms of the overall growth of the economy, the vision should represent a realistic and attainable view of the future. Given the relatively small population of the plan area as well as the fact that unemployment is | A diverse, competitive and successful rural economy is sought in the Core Strategy Vision. The scale and distribution of economic development has been revised in line with recent economic forecasts which shows that the challenge facing the economy in Richmondshire requires a different approach from conventional inward investment traditional employment land consuming approaches, which have been demonstrably unsuccessful in this area flowing from unfulfilled expectations of military related economic growth.

The relatively small population of the plan area as well traditionally low unemployment places the economic focus on more diverse and better jobs as well as |

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				rural sustainability and of course retaining local character. There is no vision for the economic future of Richmond and that of smaller rural towns. The vision states 'a dynamic approach to the social economic future as permitted adaptation to new opportunities rather than stagnation in the past'. This is confusing and does not give direction, visions should be inspirational/investment/developme nt to sustain and enhance the lifeblood of communities which in turn encourages private investment, employment opportunities and tourism.	traditionally low, it was felt that the emphasis should be on offering a more diverse and better paid economic sector as well as supporting the traditionally strong economic sectors within Richmondshire, such as tourism and rural-based businesses, rather than on generally increasing the economic sector and inward investment. The rural economy, high quality built environment, tourism sector, sustainability and retaining local character are all addressed elsewhere in the vision. The important role of towns such as Richmond, Catterick Garrison, Leyburn – as well as villages which contain a network of facilities – is recognised throughout the vision.	supporting the traditionally strong economic sectors within Richmondshire, such as tourism and rural-based businesses, rather than on generally increasing the economic sector and inward investment. The Core Strategy Vision has been rewritten to provide a more narrative overview rather than specific bullets and this covers the rural economy, high quality built environment, tourism sector, sustainability, retaining local character and the important role of towns and as villages.
			Q3.3	Greater encouragement should be given to the vision of existing service settlements including Richmond to encourage inward investment future development and strengthening the role of each centre to support the neighbouring communities. It is agreed that a dynamic approach is required and every encouragement must be made to move away from stagnation. The service centres are living breathing entities and perform vital functions within Richmondshire. An active encouragement over and above that quoted should be encouraged. As identified above each of the key challenges identified should be reconsidered in light of the comments above to use positive words such as enhance/encourage	It is beyond the scope of the Core Strategy to consider housing types, densities and numbers of units on specific sites. Such issues will be dealt within Allocations and Facilitating Development DPDs or through the Development Management process.	Issues such as housing types, densities and numbers of units on specific sites will be dealt with in a further Development Plan Document and through the Development Management process. See answer to question Q.3.1 above about addressing inward investment point.

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
			Q3.4	ambitious plans for Richmondshire which align themselves with a strategic direction and vision by 2026. It is encouraged to note that the seventh bullet point encourages the provision of good quality housing with an appropriate mix of different sizes, types and tenures meeting the housing needs of all of the community (CP4/5). With the coalition Government's recent announcement about the abolition of minimum housing densities, great opportunities exist to develop lower density residential schemes on suitable sites such as land at Hurgill Road Stables (location plan attached) which was considered in the recent Strategic Housing Land Availability Assessment (SHLAA) for residential development. The eleventh bullet point seeks to support the growth of local economy in ways which are compatible with the environmental objectives and which deliver increased prosperity for the whole community (CP9). We support this strategic objective. Bullet point twelve also note that a strategic objective is to develop vibrant and prosperous towns by encouraging development that supports their function in service centres with a range of good quality jobs, businesses, shops and services which meet the needs of local people. It is considered that this objective should be broadened to include the development of towns to encourage business generation and inward investment as well as	See answer to question Q.3.1 above about addressing inward investment point.	

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				the needs of local people. It is considered that to sustain rural economies the provision for a delivery of suitable development opportunities encourages inward and sustained job creation.		
		Response15		Personally I cannot see why 'better paid jobs' are mentioned here as a more diverse rural economy will dictate its own market, and suggest the phrase is deleted. It could affect, for instance, the development of farm diversification into the horse industry where wages are not high, but the project would fit with its location and the support of sustainable travel which the LAF promotes.

I would like to add 'improve access to facilities in the villages and connections between them'. Alternatively, this could be rephrased as 'reflect the RoWIP and the LTP with improved sustainable access to facilities, within settlements and rurally' NB: LTP3 is intended to be more rurally orientated and inclusive than LTP2

3.5 add to the third bullet point up '…healthy lifestyles by walking, cycling and horse riding. | 'Better paid jobs' is mentioned as research has shown that Richmond has a high proportion of low-paid employment, mainly because of its reliance on the tourism, agriculture and retail sectors which generally are not well paid. This creates the potential for social and economic problems in the plan area because of the relatively high prices of houses, which coupled with lower wages, means that the housing market is unaffordable for a large proportion of the population within the plan area, leading to out-migration to more affordable properties in surrounding areas such as Darlington and the Tees valley or to find better paid work elsewhere in the country (particularly of younger people), but also in-migration of older and professional people into the area, with many professionals then commuting to work in other part of the country also. This could lead to significant and unsustainable economic, social and demographic pressures with the plan are, which the provision of diverse but also better paid employment offer would help to resolve/address.

Points are noted regarding connections between villages, although given the context and background to the Spatial principles | Better paid jobs' was mentioned in the earlier draft of the Vision because the local economy has a high proportion of low-paid employment, mainly because of its reliance on the tourism, agriculture and retail sectors. This creates social and economic problems in the plan area because of the high house prices, which coupled with lower wages, means that the housing market is unaffordable for a large proportion of the population within the plan area, leading to out-migration to more affordable properties in surrounding areas such as Darlington and the Tees valley or to find better paid work elsewhere in the country (particularly of younger people), but also in-migration of older and professional people into the area, with many professionals then commuting to work in other part of the country also.

Points are noted the need for improved accessibility for a range of transport modes is recognised in Core Policy CP2. |

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					and Core Policies of the PCS (particularly SP1) the need for connections between certain villages and towns is intrinsic within the strategic issue to 'improve access to facilities in the villages'.	
		Response17		Our client would like to support the Council's recognition of the need to deliver greater range of housing type and tenure that will provide homes to better meet the range of the District's needs. With regard to the Spatial Strategy, the identification of a settlement hierarchy and particularly the inclusion of an additional two tiers to include secondary service villages, is welcomed by our client. This is considered particularly important in a rural district such as Richmondshire.	No response is required.	Support for the Council's approach is welcomed
		Response19	Q3.1-3.3	The Agency feels that the Vision, in its current state, does not carry appropriate reference sustainable spatial planning and transport within it. The Agency considers that vision would benefit from the inclusion of reference to locating new development in sustainable locations with good access to 'sustainable' transport and services. Whilst the Agency supports the vision's aim to improve access to a network of facilities outside the main centres, the Agency feel this would benefit from providing reference to 'sustainable' access. Further, whilst the Agency is supportive of providing supporting	Points are noted and will be considered in the development of the 'Submission Draft' of the Core Strategy. The issue of demand management is inferred already within the Vision	Points are noted These expectations are addressed in the Core Strategy Vision and Core Policy CP2.

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				infrastructure to new housing and employment development, particularly to provide sustainable choices to access employment opportunities, services and facilities, preference should be given to demand management to reduce the need to travel particularly via the private car.	when it states that 'local people will have more choice and will not have to travel as often to more distant towns'.	
		Response24	Q.3.1	We support the proposed Vision, especially the intention that people will enjoy a high quality of life set in an environment rich in its heritage assets (Paragraph 3.2), and that the natural and built assets of the area will have been conserved and improved (Paragraph 3.10). These reflect priorities set out in the SCS and national policy guidance in PPS1 and PPS5.	No response is required.	No response is required.
			Q.3.2	Whilst we broadly support the Vision for the tourist economy (Paragraph 3.9), it ought to make reference to having developed a tourism sector based upon utilizing the unique assets that the area already has to offer. Amend Paragraph 3.9 to read:- "… achieving quality of experience that makes the most of Richmondshire's unique assets, that the area already has to offer.	Point is noted, although there could be a danger of suggesting that tourism will be exclusively based around existing historic and natural assets. Whilst in most cases this will be true, it does close the door on new tourist developments which offer new attractions and experiences in themselves, although reference to the Plan Area's 'unique assets can be considered in the development of the 'Submission Draft' of the Core Strategy.	Point is noted

The specific reference to the tourism sector has been dropped from the Vision in favour of a more rounded view of the whole local economy. Core Policy CP 10 now deals with it specifically. |
| | | | Q.3.4 | We support the Strategic Objectives for the Plan area, particularly those relating to:- · The protection and enhancement of the historic heritage, the character and identity of the District's settlements and the requirement that development is appropriate to settlement form and character · The | No response is required. | No response is required. |

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				promotion of high quality design.		
		Response26	Q.3.3	The Vision for the Strategic direction of Richmondshire needs to allude to the two scenarios identified above. An additional Vision needs to be to integrate potential military growth with the growth of the District to the benefit of the District as a whole.	The Vision is should be a 'snap-shot' of what the Plan Area will be like in 2026, so it would not be appropriate to state different scenarios. As mentioned above, from a Strategic Spatial Planning perspective, it is less about the potential for future military growth in the Garrison *per se* and more about successfully accommodating and integrating the military (with or without growth) within the Plan Area which includes planning for military-related housing, economic, infrastructure and land-use requirements as part of the overall requirements for the Plan Area as a whole. The Vision – although does not mention military needs specifically, does cover access, economy, etc, in which the needs and requirements of the military are implicit.	The Vision has been re written to provide a narrative overview and recognises that military investment is a continuing feature of the local landscape whatever its scale. The Core Strategy seeks to accommodate and integrate military related development and this is encapsulated in the revised Vision.
		Response29		3.12 What does "complementing" imply? Regeneration would be strengthened by restraint in development, reducing commuting. (See Hambleton LDF) SP2 the northern subarea (page 26) mentions the need to resist pressure from commuters to Teesside towns - should not new development here be restricted to meeting local needs?	It's not clear what point is being made here.	Complementarity seeks to strike the balance between the historic town centre in Richmond and the potential offered for modern developments in Catterick Garrison. The complementary relationship between the town centres in Richmond and Catterick Garrison has been more fully explained in the Central Richmondshire Sub Area Strategy and Core Policy CP9. This recognises that there is a retail and leisure services deficit in Richmondshire that cannot be met in Richmond alone. The Core Strategy seeks to

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
						address local needs within the local context. The idea of restriction fails to recognise the dynamics of the local population and the local economy. Ultimately the aim is to best meet local needs within the local rural setting. The lower development targets in North Richmondshire recognise the lower development potential of this area, its lack of a definitive centre and the aim to strengthen the District centre in Richmond and Catterick Garrison. This approach also supports the aim of Darlington Borough Council to promote development in its urban areas and not see this potential dissipated by development in neighbouring rural areas, which would also undermine the Core Strategy.
		Response33	Q3.1	Not entirely	Further explanation needed to be able to comment.	Further explanation needed to be able to comment.
			Q3.2	Yes - Vision paragraphs 3.4 & 3.12 Para 3.4 - see answer to Q2.2 above (bullet point 2)	See response to Q.2.2 (Respondent 33)	See response to Q.2.2 (Respondent 33)
			Q3.4	Para 3.12 - see answer to Q2.2 above (bullet point 10)	No response is required.	No response is required.
			Q3.5	Yes	No response is required.	No response is required.
			Q3.6	None None	No response is required.	No response is required.
		Response36	Q3.1	No	No further details provided as to why the vision does not meet your aspirations for the plan area. No reasons given for why these paragraphs should be deleted. The PCS acknowledges throughout the important role that Richmond Town Centre has to play in the social, economic and cultural welling-being of the plan area (see policies Core Policies CP9 and	No further details provided as to why the vision does not meet your aspirations for the plan area. No reasons given for why these paragraphs should be deleted.
			Q3.2	Paras 3.3 and 3.4		The Core Strategy recognises the important role that Richmond Town Centre has to play in the social, economic and cultural welling-being of the plan area. This is clearly
			Q3.3	Needs a strategy for supporting Richmond town centre as a focal point for the district.		

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					CP10 and Spatial Principle SP5 in particular). Whilst Richmond town centre has many strengths the PCS also acknowledges that it has substantial environmental constraints which limit its growth as well as its ability to provide the range of services, retail provision and facilities needed to serve the population of Richmond and the surrounding settlements, particularly those growing communities within Hipswell/Scotton/Colburn including the MOD. Therefore the approach within the PCS and LSS has been to develop a complimentary approach in terms of the retail and service provision provided by both Richmond Town centre and the emerging Catterick Garrison Town Centre. For instance, Richmond provides more scope for 'niche' retail outlet and services, whilst the greater potential size of the Catterick Garrison lends itself to the 'comparison goods' market. Leyburn on the other hand provides a wide range of retail options and services to its rural hinterland in Lower Wensleydale that is beyond the geographical reach of Richmond and to a lesser extent the proposed Catterick Garrison Town Centre.

Therefore the strategy is not necessarily to make Richmond the sole focal point of the Plan Area, but to acknowledge and strengthen its existing assets as a town centre whilst also promoting the growth of a town centre in Catterick Garrison | enunciated in the Central Richmondshire Sub Area Strategy and supported further in the Spatial Principles and Core Policies. Richmond town centre has many strengths but the Core Strategy must also recognise that it has substantial environmental constraints which limit its growth as well as its ability to provide the range of services, retail provision and facilities needed to serve the District.

The Core Strategy seeks to promote the complementary relationship between Richmond Town centre and the emerging Catterick Garrison Town Centre. This seeks to strike the balance between the historic town centre in Richmond and the potential offered for modern developments in Catterick Garrison. The complementary relationship between the town centres in Richmond and Catterick Garrison has been more fully explained in the Central Richmondshire Sub Area Strategy and Core Policy CP9. This recognises that there is a retail and leisure services deficit in Richmondshire that cannot be met in Richmond alone. |

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					with a complimentary range of retail outlets and services. And promoting Leyburn town centre's role as a Local service Centre for Lower Wensleydale. And even communities further up the dale in Upper Wensleydale.	
		Response45	Q3.4	Yes	No response is required.	No response is required.
			Q3.1	Yes	No response to make.	No response is required.
			Q3.2	None	No response to make.	No response is required.
			Q3.4	Yes	No response to make.	No response is required.
			Q3.5	SO4 – Dynamic is too strong a term	No response to make	This has been revised into Strategic Objective 4. The word 'dynamic' reflects the vibrancy and inclusive nature of many of the plan area's villages, many of which include rural employment, local services and strong community involvement and 'sense of place', although another word could be considered to better reflect these activities and attributes. It also recognises that they are not immune to change.
			Q3.6	No		No response is required.

APPENDIX 2

Chapter 4 – The Strategic Direction

General Comments: Table of Respondents

	Name	Organisation	General Comments
21	Malcolm Spittle	NYCC Regional and Strategic Policy	✓
40	Alan Quilley		✓

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
Chapter 4		Response21	Gen	The County Council has no strategic planning objections to the strategic direction outlined in the consultation document. The vision and strategic objectives reflect the County Council's objectives as set out in its Council Plan 2010-2013, particularly those relating to promoting the economy, ensuring good access to services and facilities, promoting safe, healthy and sustainable communalities and looking after our heritage and environment. Similarly the Council also supports the approach to the five spatial principles outlined on Page 17 of the draft plan.	No response required.	No response required.
				The broad settlement hierarchy, distribution of development and the approach to rural sustainability all broadly reflect establishes national guidance and former RSS policies and are supported as providing a sound basis for future development in the area.	No response required.	No response required.
				Other aspects of the Preferred Options are generally consistent with the County Council's approach to such issues as promoting sustainable communities, access to services, climate change and the built and natural environment are supported.	No response required.	No response required.
		Response40	Gen	Most of all I found that the word "sustainable" was frequently used in ways that seemed to have rather different meanings. I realise that Government Planning Policy Statements have been using the	The Core Strategy is governed by the National Planning Policy Framework's presumption in favour of sustainable development and provides a local response to this.	No further response required.

concept of sustainability for some years, notably since the publication of Sustainable Communities: Building for the Future in 2003 and that Local Government must perforce follow where the government directs. PPS1 used the definition of sustainability as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs" and I note that the first paragraph of Chapter 9 of the Preferred Strategy has the similar wording "meet the needs of today without compromising the ability of future generations to meet theirs" (p.94). These are both very general statements and can be applied to the village just down the road or to the planet as a whole. On reflection, I suspect this may be the origin of the unease I have sometimes felt in the use of the word 'sustainable' in the Preferred Strategy. I suppose my instinct is to be thinking globally in the first instance and so apply the concept of sustainability to areas such as fossil fuels, water supply, deforestation, mineral exploitation, and pollution, not to mention climate change. I have then hesitated on coming across phrases such as "achieving rural sustainability" (p.12) or "…a high quality of design… will be…. an essential requirement if development is to be truly sustainable" (p.96) or "Sustainability Appraisal" (p.155). [En passant I noticed in Core Policy CP6 at the second bullet point there occurs the phrase "the use of sustainable resources" – should that not be "renewable resources" ?	Point is noted about considering replacing the word sustainable with renewable in bullet-point two, although sustainable resources would inevitably mean that they would be renewable in the main.	No further response required,

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(p.95.)

APPENDIX 2

Spatial Principle 1 - Promotion of a Sustainable Settlement Hierarchy

Note: These comments were made in response to the Preferred Core Strategy's Spatial Principle 1, which has now become Spatial Principle 2.

Table of Respondents

	Name	Organisation	Q4.1	Q4.2	Q4.3
1	Eileen Yarwood				✓
2	ID Planning	Castlevale Limited	✓	✓	✓
3	Jennifer Hadland	Mr C Harle	✓	✓	✓
4	Jennifer Hadland	Mrs A Payne	✓		✓
8	Nicholas Reckert		✓	✓	
9	Sanderson Weatherall	Zetland Estates	✓		✓
14	Lewis V. Peace				✓
15	Rachel Connolly	Local Access Forum			✓
17	Steven Longstaff	Mr Toby Bank	✓		
19	Simon Jones	Highways Agency	✓		✓
20	PlanArch Design Ltd		✓		
26	Martin Watson	Ministry of Defence	✓		
27	Matthew Naylor	Yorkshire Water	✓		✓
33	Andrew Little		✓	✓	✓
36	Geoffrey Simpson		✓	✓	✓
37	Mike Stone	Northumbrian Water Ltd	✓		✓
39	Colin Dales		✓		
45	Shirley Thubron	CPRE Swaledale	✓	✓	
47	Christine Jones	Middleton Tyas Parish Council	✓		✓

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
Chapter 4	SP1	Response 1	Q4.1 Q4.2	Yes No	No response to make. It is difficult to comment as no details have been provided with regards to which other numbered alternatives shouldn't be rejected and the reason for their rejection. No explanation has been provided to say why the respondent disagrees.	No response to make. Cannot respond without specific references
			Q4.3	There are woodland and rural spaces particularly in Catterick Garrison area, do not build at the expense of these spaces	Whilst the sustainable settlement hierarchy (as outlined in SP1) would mean that the Catterick Garrison Area – along with Richmond – would, as principle towns, be the main focus of development within the Plan Area, this does not necessarily mean that important open spaces within and around the Garrison Area - such as woodland and parklands - would be developed. Policy CP6 states that support will be given to development which – amongst – other things – promote the quality of natural resources , the character and quality of local landscapes and the wider countryside; the distinctiveness, character, townscape and setting of settlements. CP8 also supports development which preserves and enhances natural assets, whilst not supporting development which has a detrimental impact on a natural asset. These natural assets include the landscape character of the plan area, AONBs, areas of recognised biodiversity and parts of the green infrastructure network (including green corridors and playing/sports fields and amenity space which exist in urban areas such as	The value of local green infrastructure is recognised in the Core Strategy, despite the large scale of development proposed ifor Catterick Garrison. Core Policy CP2 states that support will be given to development which – amongst –other things – promote the quality of natural resources , the character and quality of local landscapes and the wider countryside; the distinctiveness, character, townscape and setting of settlements. CP4 requires that new sites should respect their local environment. CP12 also supports development which preserves and enhances natural assets, whilst not supporting development which has a detrimental impact on a natural asset. These natural assets include the landscape character of the plan area, AONBs, areas of recognised biodiversity and parts of the green infrastructure network (including green corridors and playing/sports fields and amenity space which exist in urban areas such as Catterick Garrison)

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					Catterick Garrison)	
		Response 2	Q4.1	We agree with the principle of promoting a sustainable settlement hierarchy and in this context identifying Leyburn as a 'Local Service Centre' serving the needs of it's surrounding sub-areas. We support the sentiments at paragraph 4.2.15 that the Preferred version of SP1 seeks to strengthen a number of centres, including Leyburn. However, although Leyburn is not in the first level of the settlement hierarchy this should not result in the level of allocations in the town being limited compared to the higher order centres, Leyburn occupies an important location in the southern part of the District and it must be ensured that its future expansion is sufficient to help meet the needs of the town and the surrounding area both in terms of providing for new homes but also employment opportunities and a range of services.	The phrase 'modest growth' refers generally to the sub-area of Lower Wensleydale, rather than to the settlement of Leyburn specifically. This reflects the sub-area's remote, rural character and location and the environmental, accessibility and sustainability constrains that are associated with this kind of location/environment. In relative terms, Leyburn would be the main focus for development with 10 per cent of the 13 per cent of Lower Wensleydale's proportion of the Plan Area's total housing growth up to 2026 due to be located within Leyburn. This is felt to appropriately reflect Leyburn's strong role in supporting the rest of the sub-area and also adjacent areas, particularly in terms of services, facilities and as a transport hub. However, the existing size of Leyburn, its rural location and environmental constraints means that it would be unsustainable to allow an unrestrained, or inappropriate level of growth within Leyburn. Therefore, the Core Strategy does recognise the important central role that Leyburn plays within Lower Wensleydale and adjacent areas and would support a level of growth appropriate to fulfilling this role, although growth across the Lower Wensleydale sub-area generally	The phrase 'modest growth' refers generally to the sub-area of Lower Wensleydale, rather than to the settlement of Leyburn specifically. This reflects the sub-area's remote, rural character and location and the environmental, accessibility and sustainability constrains that are associated with this kind of location/environment. In relative terms, Leyburn would be the main focus for development with 7% of total housing development within Lower Wensleydale's 13% target. This recognises Leyburn's strong role in supporting the rest of the sub-area and also adjacent areas, particularly in terms of services, facilities and as a transport hub. However, the existing size of Leyburn, its rural location and environmental constraints requires care in setting an appropriate level of growth fort he town.

APPENDIX 2

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					should be modest to reflect its rural location and character, and the associated environmental constraints.	
			Q4.2	We agree with the reasoning behind rejecting Option SP1C	No response to make.	No response to make.
		Response 3	Q4.1-4.3	We generally agree that a settlement hierarchy helps to establish the most efficient means of organising service provision and development within the District. However, it is important for the District not to impede development in the smaller settlements.

Development in smaller villages will support much needed facilities whilst still maintaining the rural character of the settlement. The development plan should support thriving local communities. It is considered that development in villages such as Stapleton should not be prevented. Proposed development sites have been submitted to the Council via the Strategic Housing and Employment Land Availability Assessments and these sites could be phased slowly over a period of time to provide the necessary housing in the area without having a major detrimental impact on the area.

Finally, Stapleton should be included within the list of Secondary Service Villages in the North Richmondshire Sub Area particularly due to its close proximity to Darlington.

Please see attached | The Sustainable Settlement Hierarchy (SSH) seeks to direct development to settlements with existing and potential service provision; where there is likely to be future demand and capacity for increased employment activity and away from the most sensitive environments. This is considered to be a sustainable approach to development within the Plan Area up to 2026.

The SSH recognises that limited development should be allowed to take place in designated smaller settlements (i.e. the allocated Primary and Secondary Service Villages) where it supports the needs and sustainability of the local community and immediately surrounding areas. The PSV have been carefully chosen as they have were identified (from the Settlement Facilities Study) as having a relatively good range of community facilities and services; their location within the relevant sub-area; relatively good public transport access to higher order settlements; potential for some further development and availability of local employment. The SSV have been chosen because they share some of the attributes of the PSV, but are smaller in size. They also | The Sustainable Settlement Hierarchy seeks to direct development to settlements with existing and potential service provision; where there is likely to be future demand and capacity where it will have greatest benefit and away from the most sensitive environments.

The SSH recognises that development should be allowed to take place in designated smaller settlements (i.e. the allocated Primary and Secondary Service Villages) where it supports the needs and sustainability of the local community and immediately surrounding areas. The PSV have been carefully chosen as they have were identified (from the Settlement Facilities Study) as having a relatively good range of community facilities and services; their location within the relevant sub-area; relatively good public transport access to higher order settlements; potential for some further development and availability of local employment. The SSV have been chosen because they share some of the attributes of the PSV, but are smaller in size. They also |

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				correspondence from the old Croft Rural District Council regarding a proposed development site in Stapleton. As one will note, the Council were proposing to develop dwellings on a site south of Stapleton Manor in Stapleton in 1946. The positioning of the development was changed in 1949 where it was sold to Croft Rural District Council for residential development. My client would like to highlight that the original site which had interest by the old Council is still available for future development and that it should be reassessed in the SHELAA to be amended from a 'red' site to a 'green' site as there are no constraints to development other then the current identification of Stapleton as a minor village. The comments to the questions above highlight the arguments as to why this settlement should be given a different status in the settlement hierarchy.	work well as 'clusters' in terms of sharing and supporting services between them. Development within smaller, rural settlements outside of the settlement hierarchy with no or very limited services, facilities and public transport provision are not considered sustainable locations for development, therefore development outside of the settlements within the SSH is not generally supported within the Core Strategy. Other rural villages were considered to be included within the SSH, including Stapleton. Whilst Stapleton does have a pub, unlike other settlements within the North Richmondshire Area that have been included as Primary and Secondary Service Villages within the SSH, it lacks the services and facilities which further development would both support and be supported by. Any growth in Stapleton – due to its relatively close geographical proximity to Darlington - could also undermine the settlement strategy of Darlington Borough Council, who see this area as an area of constraint in development terms.	work well as 'clusters' in terms of sharing and supporting services between them. Other rural villages were considered to be included within the SSH, including Stapleton. Whilst Stapleton does have a pub, it lacks the services and facilities which further development would both support and be supported by. Any growth in Stapleton – due to its relatively close geographical proximity to Darlington - could also undermine the settlement strategy of Darlington Borough Council. Spatial Principle SP4 has been modified to reflect concerns that insufficient attention had been given to the smallest settlements. Core Policy CP4 provides a set of tests to be enable sites to be considered. The SHELAA will be updated annually in line with NPPF requirements.
		Response 4	Q4.1-4.3	We generally agree that a settlement hierarchy helps to establish the most efficient means of organising service provision and development within the District. Development of future employment uses should be supported in the	No response is required.	The scale of employment uses has been modified in line with most up to date evidence. This substantially reduces demand for traditional employment land uses. Spatial Principle SP5 seeks to consolidate and enhance existing employment

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				Joint Major Principal Towns in the District, particularly Richmond. Richmond, as a Joint Principal Town, is considered to be one of the most appropriate locations for employment development, particularly if well related to existing employment estates. Such established employment locations typically have close connections with residential areas, public transport provision and access a range of other local services and facilities.		areas for the reasons given in this response.
		Response 8	Q4.1 Q4.2	Yes No	No response is required No additional detail provided to be able to respond in detail.	No response is required No additional detail provided to be able to respond.
		Response 9	Q4.1	Zetland Estates supports the hierarchy identified within Spatial Principle SP1 which identifies Richmond and Hipswell/Scotton/Colburn (including Catterick Garrison) as the joint principle towns. It is agreed that the main focus in the plan area for housing, employment, shopping, leisure, health, cultural activities and facilities should be these main principle towns, however, in reality as shown later in the Core Strategy the sub-division of the main focus for development is not evenly spread and is disproportionately focused on Catterick Garrison.	The 'disproportionately focussed' amount of development within the Garrison Area in comparison to the other joint principle town of Richmond is due to the obvious physical constraints within Richmond and the lack of land available fro development as shown in the SHELAA. These issues are explored in more detail in CASS1 within the Preferred Cores Strategy.	The 'disproportionately focussed' amount of development within Catterick Garrison Area is due to the physical constraints affecting Richmond and the lack of land available for strategic scale development as shown in the SHELAA. The Central Richmondshire Sub Area Strategy presents these issues in more detail.
		Response14	Gen	Bellerby isn't on the map	Bellerby isn't included on the 'Key Diagram' map within the Preferred Core Strategy as it is not a settlement within the Sustainable Settlement Hierarchy (SSH).

Bellerby lacks a range of services and facilities to make additional development in the settlement | Bellerby isn't included on the 'Key Diagram' map within the Preferred Core Strategy as it is not a settlement within the Sustainable Settlement Hierarchy (SSH). |

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					sustainable. Therefore it has not been included as a Primary or Secondary Service Village within the SSH.	
		Response15	Gen	One of the Forums priorities is that in each development, there should be awareness of the need for linkages both to local facilities and further afield to recreational routes. Once development is completed, the potential to create such linkages is likely to be lost, and the Forum seeks a commitment to provide the most sustainable possible access early in the planning process... I assume this would fit into the Spatial Principle, but am not sure exactly the best place to incorporate this.SP1	The Sustainable Development and Recreation and Culture Core Policies (Policies CP6 and CP12 respectively) support the need for better (more sustainable) access to local facilities and recreational/leisure facilities.	Core Policies CP2 and CP11 support the need for better (access to local facilities and recreational/leisure facilities.
				4.2.12 Might I point out that Melsonby has neither a community hall, a shop or recreation facilities.	Whilst it is acknowledged that Melsonby does not have a community hall, recreational facilities or - at the moment – a shop/post office that is open, these specific facilities were only mentioned as examples of the types of services that Primary Service Villages may have; it was not intended to be a definitive check-list. Despite the lack of the above services/facilities, Melsonby still has range of other facilities including a primary school, church and pub – which considered in the context of the settlements relatively good location and accessibility to other surrounding villages and its is relatively good/regular bus links to both Richmond and Darlington, makes it a good candidate to be considered as a Primary Service Village within the Sustainable	Melsonby does not have a community hall, recreational facilities or - at the moment – a shop/post office that is open, these specific facilities were only mentioned as examples of the types of services that Primary Service Villages may have; it was not intended to be a an exclusive check-list. Despite the lack of the above services/facilities, Melsonby still has range of other facilities including a primary school, church and pub – which considered in the context of the settlements relatively good location and accessibility to other surrounding villages and its is relatively good/regular bus links to both Richmond and Darlington, makes it a good candidate to be considered as a Primary Service Village

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					Settlement Hierarchy (SSH)	
		Response17	Gen	Our client firmly supports the identification of Newsham as a secondary service village in a cluster with Ravensworth and Dalton, "as a settlement where settlements where limited small scale development may be acceptable where it supports the needs and sustainability of the local community". It is important that smaller service settlements are identified in the plan to ensure that adequate development is located in these locations to support existing services and avoid the centralisation of services in the larger settlements. This can only be achieved by supporting further small scale development in locations such as Newsham. Our client's land at Moor Lane is an ideal site to bring forward for residential development during the plan period to meet the spatial aims of this policy by providing a small scale development which supports the needs and sustainability of the local community.	See response to Section 1 (Response 17) above.

It is beyond the scope of the Core Strategy to assess and comment on specific sites. | See response to Section 1 (Response 17) above.

Core Policy CP4 provides for the appropriate assessment of sites coming forward for development. |
| | | Response19 | Also SP4, SP5, CASS2, CP4 | The Agency is supportive of the objectives identified within the Core Strategy, particularly the DPD's objective to locating development to enable access to jobs and key services and reducing the need to travel and improving sustainable travel. | No response is required. | No response is required. |
| | | Response19 (continued) | Gen | The Agency generally supports the provision of retail and services in existing centres where the scale commensurate with need, as this allows them to be sustainably | No response is required. | No response is required. |

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				accessed and helps to reduce need travel. The Agency is supportive of the hierarchical distribution of retail and services as this will ensure that communities are within easy access of essential retail and services, as is specified in the supporting text for the Spatial Principle. The Agency would therefore like to re-iterate its previous comments.		
				Notwithstanding the above, the Agency would expect to be fully consulted at the earliest opportunity should any development or hierarchical decisions be proposed that would potentially impact on the operation of the SRN.	See response to 'The Plan Area' Section (Response 19) above.	See response to 'The Plan Area' Section (Response 19) above.
		Response20	Gen	With regard to the current consultation process on the Preferred Core Strategy, we write to confirm our general support for the identification of Middleton Tyas as what is termed a Primary Service Village, as part of the promotion of a suitable settlement hierarchy.	No response is required. It is beyond the scope of the Preferred Core Strategy to consider individual sites or allocations for housing development.	Core Policy CP4 provides for the appropriate assessment of sites coming forward for development.
				However we are concerned at the response we have received regarding our client's site when considered in the Strategic Housing and Employment Land Availability Assessment (SHELAA) as we find little consistency of thought, and more worryingly a lack of foresight, into what is needed in the village of Middleton Tyas. Further representations regarding the SHELAA will no doubt be required, but we find the explanation we have been given for the current	The SHELAA is a separate document from the PCS, although it does provide part of the Evidence Base for the Core Strategy ass it ensures that there is enough land and land available in particular locations to ensure that the scale and distribution of economic and housing development as stated in the Spatial Principles and Core Policies of the PCS are achievable in terms of land supply.	The SHELAA provides evidence on the deliverability of the Core Strategy by demonstrating potential future land supply. It will be revised annually in line with NPPF guidance.

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				assessment of our client's site in Middleton Tyas somewhat in conflict with the aspirations set out in the Preferred Core Strategy.		
		Response26	Gen	The MOD supports the inclusion of Catterick Garrison in the joint Principal towns of Richmond and Hipswell/Scotton/Colburn, and believes that the Settlement Hierarchy Options are sound. The MOD estate associated with Catterick Garrison falls within this area and hence this will maximise the potential for both MOD and private sector development of the MOD estate.	No response is required.	No response is required.
		Response27	Gen	Yorkshire Water supports the settlement hierarchy and we are basing our future investment proposals on this hierarchy. We support the proposal to direct development towards Richmond and Catterick Garrison in co-ordination with the necessary infrastructure. Yorkshire Water supports the decision to maintain the RSS housing numbers as we based our 25 year water resources plan on this level of growth. Therefore there should be no concerns with water resource capacity.	No response is required.	No response is required.
		Response33	Q4.1	Generally yes but SP1 should not unduly restrict SP2	The Spatial Principles have been consciously developed to	The Spatial Principles have been consciously developed to

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					complement and reinforce one another, therefore without further explanation it is not clear how SP1 might restrict SP2.	complement and reinforce one another, therefore without further explanation it is not clear how SP1 might restrict SP2.
			Q4.2	Yes	No response is required.	No response is required.
		Response36	Q4.1	Yes	No response is required.	No response is required.
			Q4.2	Yes	No response is required.	No response is required.
			Q4.3	The strategy should not lead to excess growth at the garrison to the detriment of nearby places, especially Richmond, which could become a dormitory suburb of the garrison if the balance is wrong.	The reasons for the high proportion of growth in Catterick Garrison are outlined in the response to Q.2.2 above, although significant additional growth in Richmond is severely restricted due to the lack of suitable land and the historic, geographical and environmental constraints of the town.	The reasons for the high proportion of growth in Catterick Garrison are outlined in the response to Q.2.2 above. Significant additional growth in Richmond is severely restricted due to the lack of suitable land and the historic, geographical and environmental constraints of the town.
		Response37	Gen	Further to NWL's representations to Richmondshire District Council in December 2009 (see Appendix 1, below), the Company generally supports the latest 'preferred' stage in the production of the Council's LDF Core Strategy. However, by way of a stronger reminder, whilst the likely scale and location of development proposed does not cause concern for the NWL's infrastructure capacities, if development is focussed on a particular settlement in the northern part of the Richmond sub-area, it could potentially have a significant impact on the Company's infrastructure capacity depending on its size. Therefore, close liaison with NWL at the earliest possible stage remains essential to assessing the impact of future development locations and site specific proposals on the Company's water supply and wastewater infrastructure requirements in this part of the	The principles of the Sustainable Settlement Hierarchy mean that there is unlikely to be any significant concentration of development on a single settlement within the North Richmondshire sub-area. Continued consultation with Northumbria Water and other relevant utility providers will continue throughout the preparation of the Core Strategy and production of the Infrastructure Delivery Plan to ensure that development across the plan area is sustainable and deliverable.	The principles of the Sustainable Settlement Hierarchy mean that there is unlikely to be any significant concentration of development on a single settlement within the North Richmondshire sub-area. Continued consultation with Northumbrian Water and other relevant utility providers will continue throughout the preparation of the Core Strategy and production of the Infrastructure Delivery Plan to ensure that development across the plan area is sustainable and deliverable.

APPENDIX 2

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				District.		
		Response39	Gen	I agree with the general thrust but we need to allow sufficient flexibility to develop affordable housing where there is proven need and community agreement. Settlements that fall off the hierarchy scale may still need limited numbers of new affordable housing in order to meet local needs. The 2 and 4%'s may be restrictive.	Policy CP5B of the Preferred Core Strategy would support housing schemes outside of Development Limits where 100 per cent affordable housing is to be provided to meet 'an identified local need and where development is small in scale'. Also sites in relation to smaller settlements will also be supported where 100 per cent affordable housing is proposed to meet a local need. Development would have to be small in scale and cannot be met by a site within a settlement within the Sustainable Settlement Hierarchy (SSH). The houses built on these 'exception sites' would have to remain affordable in perpetuity. Therefore there is the flexibility in the policy to allow houses to be built in the smaller settlements and adjacent to SSH settlements if they are affordable and meet an identified local need.	Spatial Principle SP4 has been modified to increase the proportion of housing development in the smallest settlements. Core Policy CP6 seeks to maximise affordable housing contributions so that need can best be met where it arises.
		Response45	Q4.1	Yes - Should read North Richmondshire incorrectly reads Wensleydale.	Unable to locate the inaccuracy noted.	Corrected.
			Q4.2	Yes	No response is required.	No response is required.
		Response47	Gen	I can now inform you that it was Resolved at our August meeting to send you a copy of our last remarks dated 10th March 2010, addressed to Mr John Hiles, and to say that the Parish Council is disappointed that we received no response to any of our concerns. Previous comments were as follows: Middleton Tyas is already a sustainable village with a school for	See John's Hiles' letter to Christine Jones (dated 10th September 2010) in the appendices.	Written response to Middleton Tyas Parish Council (dated 10th September 2010) in the appendices. The parish council's letter clearly recognises the same set of characteristics as the Core Strategy. Land has been identified that could support the proposed development target. The parish

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				children from many neighbouring villages (from a roll of approximately 137 children, 11 are from Middleton Tyas). We have a thriving Community Shop/Post Office, a public house, a viable farming estate, several working farms surrounding the village and many private businesses run from within the village. There is also a thriving village Hall that holds activities nearly every day and many evenings, not only for the village but for outside organisations. The Memorial Hall was built by public subscription after WW1, to commemorate fallen residents; the Shop/PO were developed within the Hall with public support and funding following the closure of other premises. All these facilities are well supported and maintained. There is limited scope for any housing development inside the village boundary, although there is currently a proposal for Affordable Rural Housing on an identified 'Exceptions Site' outside the village boundary. Middleton Tyas is not an ideal site for any large housing development and other neighbouring villages may be more suitable for this. There is a proposed Business Park about to be developed on the edge of the West end of the village, at Scotch Corner. Here there is scope for some business development in the future, but it is not certain how many firms may move there, or how many new jobs may be created. Current facilities at Scotch Corner		has an evidenced housing need that could be addressed through affordable housing delivered as part of local developments.

The Core Strategy provides a framework for the parish council to tackle specific local concerns through its Neighbourhood Planning powers. |

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				provide some local employment. In conclusion, Middleton Tyas does not seem to be an ideal place for much further development and is already a viable and sustainable community. There is also concern that any future large-scale development would spoil this attractive Conservation Village. The recent Conservation Area Appraisal and Management Plan carried out by Richmondshire District Council states that: "The village today is a well-tended settlement. It provides houses for commuters to Darlington, Richmond, Teesside and further afield and accommodates many small business and retired people. In general the village is well cared for with well-maintained houses and good quality landscaping and these qualities have been recognised through the designation of it as a Conservation Area. This has been established to protect the important qualities and historic value of the village and in most respects it has been very successful. Development pressures have increased across the country and attractive villages such as Middleton Tyas attract a premium value, thus increasing the pressure for development. If this is allowed to go unchecked the very values and qualities that make the village attractive will be compromised and the essence of the Conservation Area will be undermined."The Parish Council would not wish to be the agency responsible for compromising the values and		

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				qualities of our attractive village and would therefore recommend that Middleton Tyas is not considered as a 'Service Settlement' for the surrounding area, bringing with it, by definition, increasing development to the detriment of residents.		

APPENDIX 2

Spatial Principle 2 - Responding to the Needs and Potential of the Different Parts of the Plan area

Note: These comments were made in response to the Preferred Core Strategy's Spatial Principle 2, which has become Spatial Principle 1.

Table of Respondents

	Name	Organisation	Q4.4	Q4.5	Q4.6
1	Eileen Yarwood		✓	✓	
2	ID Planning	Castlevale Limited	✓	✓	✓
3	Jennifer Hadland	Mr C Harle	✓		✓
6	Katherine Halliday	Lafarge Aggregates Ltd	✓		✓
8	Nicholas Reckert		✓	✓	
17	Steven Longstaff	Mr Toby Bank	✓		✓
19	Simon Jones	The Highways Agency	✓		✓
25	Valerie Adams	Darlington Borough Council	✓		
33	Andrew Little		✓	✓	
36	Geoffrey Simpson		✓	✓	✓
39	Colin Dales		✓		✓
45	Shirley Thubron	CPRE Swaledale	✓		

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
Chapter 4	**SP2**	Response1	Q4.4 Q4.5	Yes No	No response is required. It is difficult to comment as no details have been provided with regards to which other numbered alternatives shouldn't be rejected and the reason for their rejection. No explanation has been provided to say why the respondent disagrees.	No response is required. Insufficient information to respond to
		Response2	Q4.4	Whilst we agree with the general sentiments of Spatial Principle SP2: Sub Areas in that it identifies Leyburn with the Lower Wensleydale Area is having potential for further growth, we do not agree with the use of the phrase 'modest growth'. This implies that the level of growth anticipated is less than may be required to ensure a sustainable local service centre into the future. Elsewhere in the document references are made to the importance of Leyburn as a Local Service Centre. Emphasis is given in the 'Vision' for the District (page 13) of Leyburn broadening it's range of facilities, with a better choice of housing and taking the opportunity to sustain the town's role as the 'main centre' for a wide range of services in Lower Wensleydale. Introducing a comment that only 'modest' growth will be sought could potentially limit the contribution the settlement can make to the 2026 vision. We consider that the word 'modest' should be removed and reference left to 'growth'. If Leyburn is to properly fulfil its function as a local service centre (second Level in the	See answer to Q4.1 for SP1 (Response 2) above.	See answer to Q4.1 for SP1 (Response 2) above.

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				local Settlement Hierarchy) then we consider the Core Strategy should be more positive about its ability to accommodate future development. For the Settlement to have 'substantial capability to support its surrounding Sub Area and adjacent areas' it should have some flexibility in how it grows rather than just seeking 'modest' growth. The precise quantum of growth is dealt with in due course.		
			Q4.5 Q4.6	Yes Under 'Lower Wensleydale' delete the word 'modest' in the first sentence.	No response is required. See answer to Q4.1 for SP1 (Response 2) above.	No response is required. See answer to Q4.1 for SP1 (Response 2) above.
		Response3	Q4.4-4.6	We disagree with the preferred option for Spatial Principle SP2 – Sub Areas. It is considered that the settlements in the North Richmondshire Sub Area should be supported for some future development to retain the communities and to prevent local services and facilities closing down.	It is not the intention of Spatial Principle SP2 to prevent development within the North Richmondshire Area. A limited level of development within the identified Primary and Secondary Services Villages will be supported which in the PSV helps meet the needs of the rural communities within North Richmondshire and which supports the needs and sustainability of the local community within the SSV. However, in North Richmondshire, this level of development will be relatively restrained, reflecting its largely rural nature and the generally limited services available in its settlements. There is also a need to resist development pressures from, and support the regeneration of, neighbouring Tees Valley settlements, particularly Darlington and prevent further in-migration and cross-boundary commuting.	It is not the intention of Spatial Principle SP2 to prevent development within the North Richmondshire Area. A limited level of development within the identified Primary and Secondary Services Villages will be supported which in the PSV helps meet the needs of the rural communities within North Richmondshire and which supports the needs and sustainability of the local community within the SSV. However, in North Richmondshire, this level of development will be relatively restrained, reflecting its largely rural nature and the generally limited services available in its settlements. Spatial Principle SP4 has been modified to provide for an increased level of development in North Richmondshire

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
		Response6	Q4.4	Lafarge consider Spatial Principle SP2 'Sub Areas' to be an effective approach in ensuring that future development within Richmondshire is appropriate to the size and scale of the different areas within the District. It is considered that the three tiered development Strategy would ensure that housing and employment is provided in accessible locations whilst also ensuring that the rural nature of North Richmondshire is protected and enhanced.	No response is required.	Support for the Council's approach welcomed.
		Response8	Q4.4 Q4.5	Yes No	No response is required. No additional detail provided.	No response is required. No additional detail provided.
		Response17	Gen	Spatial Principle SP2 outlines the strategic approach that will be taken in each subarea. Our client agrees with the principle of outlining sub-areas but disagrees with the Council's strategy for the North Richmondshire sub-area which states, "the strategy in this area will be to reduce the scale of new housing development, in order to resist further in-migration from these adjacent parts, and decrease pressures for cross boundary commuting". This strategy does not explicitly recognise the need to deliver additional housing in the North Richmondshire sub-area to support existing settlements which is considered as an important consideration in this area.	See response to Section 1 (Response 17) above.	See response to Section 1 (Response 17) above.
		Response19	Gen	Further to the Agency's previous comment, the Agency is still supportive of providing new development within the existing centres, where existing sustainable transport networks and services are already present and where the	No response is required.	No response is required.

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				need to travel, particularly by private car is minimised.		
				The Agency would request that their previous comments are taken on board as part of this preferred options consultation.	No response is required.	No response is required.
				The scale of development proposed should be considered both independently and cumulatively in terms of its impact on the SRN, as both could have the potential to generate a significant number of trips and when considered cumulatively with other development proposals such as new employment opportunities. It is therefore important to ensure that any measures such as new or improved sustainable transport provisions or infrastructure are sufficient to accommodate or mitigate the potential cumulative impacts of development. The Agency would therefore expect a detailed cumulative impact assessment on A1 junctions to be undertaken, the Agency would expect to be consulted on this matter and would be happy to discuss the scope of any assessment to be undertaken.	RDC in conjunction with NY Highways Authority have commissioned Jacobs to undertake traffic modelling specifically in the Garrison Area to provide quantitative evidence about the current capacities of the road network (and the A6136 in particular) as well as future capacities based on the scale and distribution of housing development in this area related to possible sites that have come forward as a result of the SHLEAA. This work is still on-going, but it will show what the current capacities of the road network are, what impact the proposed level and distribution of housing development in this area will have on the road network and what, if any, mitigation measures to be implemented to allow the road network cope with the level and distribution of housing development proposed up to 2026. This work should determine the extent of the traffic issues within the Hipswell/Scotton/Colburn area both at present and up to 2026 (in light of the proposed scale and distribution of development as outlined in the Spatial Principles of the PCS) and help identify any mitigation measures to allow the road network to cope with the	The Catterick Garrison Strategic Transport Assessment provides quantitative evidence of the feasibility of future development along the A6136 subject to identified junction mitigation measures. Its results are built into the Infrastructure delivery Plan and will affect Community Infrastructure charging rates.

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					additional traffic pressures introduced by the proposed development in this area. The impact on existing junctions of the proposed scale and distribution of development will be considered as an important part of this modelling work.	
				The Agency welcomes the Council's decision to reject Option SP2C, as this option would result in development to be focussed around the A1 which would result in increased impacts on the SRN and would not be sustainable.	No response is required.	No response is required.
		Response25	Gen	The Council welcomes the references in the document to the need to resist development pressure from, and support the regeneration of Darlington, for example in Spatial Principle SP2 under North Richmondshire sub area. As such, the Council supports the proposed approach to Spatial Principle SP2: Sub Areas.	No response is required.	No response is required.
		Response33	Q4.4 Q4.5	Yes Yes	No response is required. No response is required.	No response is required. No response is required.
		Response36	Q4.4 Q4.5 Q4.6	Yes Yes My agreement with this option is subject to the reservations stated above.	No response is required. No response is required. No response is required.	No response is required. No response is required. No response is required.
		Response39		I'm ok with the approach to the central area but N. Richmondshire still needs new affordable housing – back to my point above.	See answer to SP1 (Response 39) above.	See answer to SP1 (Response 39) above.
		Response45	Q4.4	Yes	No response is required.	No response is required.

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
			Q4.5	Yes	No response is required.	No response is required.

Spatial Principle 3 - Achieving Rural Sustainability

Table of Respondents

	Name	Organisation	Q4.7	Q4.8	Q4.9
1	Eileen Yarwood		✓	✓	✓
3	Jennifer Hadland	Mr C Harle	✓	✓	✓
4	Jennifer Hadland	Mrs A Payne	✓		
8	Nicholas Reckert		✓	✓	✓
17	Steven Longstaff	Mr Toby Bank	✓		✓
19	Simon Jones	Highways Agency	✓		✓
24	Ian Smith	English Heritage	✓		
33	Andrew Little		✓		✓
36	Geoffrey Simpson		✓	✓	
45	Shirley Thubron	CPRE Swaledale	✓	✓	✓

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
Chapter 4	SP3	Response 1	Q4.7 Q4.8 Q4.9	Yes Yes Planners need to be aware that their are many civilians who are ex military who settle in Catterick Garrison and they need to be included in future housing plans	No response is required. No response is required. Whilst making provision for the current and future housing needs and aspirations of the military population is needs to be addressed within the policies of the Core Strategy and other DPDs, this issue does not directly affect or influence the issue of rural sustainability as outlined in SP3.	No response is required. No response is required. Housing targets are based on the most up to date population projections (mid 2010). These are derived from information reflecting the changes in the whole population including military leavers. Research shows that there are a number of military pensioners in the District and that military leavers expect to move to many parts of the country reflecting both employment opportunity and family connections. Evidence on housing choices for people based at Catterick Garrison reflect the range of choices in the local housing market. The preferred destination of military personnel "living outside the wire" is Darlington and the Tees Valley.
		Response 3	Q4.7 - 4.9	It is considered important for the policy to support the reuse of redundant farm buildings into residential conversions. This development opportunity provides the flexibility required in the District, and enables the traditional buildings to be converted in to the necessary use of dwelling houses. As the District is predominantly rural, the conversion opportunities in the countryside are extremely important to the future of existing buildings which have already created a carbon footprint from their original build and previous use. Continuation of these historic buildings is extremely important to retain the character of the	The policy principle of allowing sympathetic conversions of traditional buildings in the countryside for residential use ha been supported in the Richmondshire Local Plan for many years and has generally resulted in positive planning outcomes. This policy principle has also received general support from consultees through the consultation process in relation to both the 'Issues and Options' and 'Preferred Core Stratrgy' stages, providing the finer details and restrictions on such conversions are appropriate.	The reuse of rural buildings is supported in Core Policy CP8

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				settlement.		
		Response 4	Q4.7-4.9	It is important for the Core Strategy to support the reuse of redundant farm buildings into other uses, via conversion. Such a development opportunity provides the flexibility required in the District and enables the traditional buildings to be converted for future use preventing potential vandalism and dilapidation.	The continued reuse of redundant buildings in rural areas is supported by in the Preferred Core Strategy, and by policies SP3 and CP3 in particular.	The reuse of rural buildings is supported in Core Policy CP8
				As the District is predominantly rural, the conversion opportunities in the countryside are extremely important to the future of existing buildings which have already created a carbon footprint from their original build and previous use. Continuation of these historic buildings is extremely important to retain the character of the settlement. Richmondshire District Council, has in the past, won awards for the flexibility its policies provided regarding the reuse of rural buildings. The LDF should strive to emulate this.	As above.	
		Response 8	Q4.7 Q4.8	Yes No	No response is required. No additional detail provided to be able to fully respond.	No response is required. No additional detail provided to be able to fully respond.
			Q4.9	I would like to see an acknowledgement that the commitment to renewable energy may demand some short-term compromises with regard to the other measures	It is difficult to comment without knowing what 'short-term compromises' are envisaged.	The main area for potential compromise is the use of small scale renewables in historic areas, particularly affecting listed buildings and conservation areas. The general development order has been modified to permit more widespread use of these sources of energy. But it must be recognised that this does not override statutory protection for designated historical

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
						assets.
		Response17	Gen	Our client supports the aims of Spatial Principle SP3 and its recognition that a balance is required between conservation the environment and making sure that the District's social and economic considerations are met. Furthermore, our client supports the inclusion of a reference to the requirement for appropriate rural housing schemes to achieve sustainable development. However, it is our client's view that this should not only relate to rural exceptions sites as there is a need to provide market housing through the plan period to sustain existing settlements.	Limited, small-scale development in the smaller settlements (designated as Secondary Service Villages) may be acceptable where they support the needs and sustainability of the local community. Therefore, market housing developments in the lower order settlements are not ruled out by the PCS, although there is a recognition that in terms of sustainability these schemes need to be limited and small in scale.	Spatial Principle SP4 has been modified to enable further development in the smallest settlements. This supports the sustainability of the network of rural communities rather than individual settlements, which would be difficult to achieve within the confines of the smallest settlements without substantial expansion to provide a full range of services and opportunities.
		Response19	Gen	As stated previously, the Agency considers that rural areas tend to be located in the least accessible locations due to restrictions in access to jobs and services and the sustainable transport network. However, the Agency is concerned that whilst SP3 intends to promote rural sustainability, SP3 fails to recognise the need for access to sustainable transport to curtail the need for the private car and avoid increases in commuting due to rural development.	No response is required. Point is noted, although due to topographical and distance constraints which are present in much of the rural areas in the Plan Area, many sustainable transport options are unrealistic or expensive to achieve and that the use of the private will continue to play a role in achieving access to services and facilities for many who live in these communities.	No response is required. Point is noted, The Core Strategy reflects the local circumstances in which many settlements are remote from public transport routes. The Core Strategy concentrates most development around public transport routes, but it is unrealistic to expect this principle to apply fully to rural areas where such options do not exist and that the use of the private will continue to play a role in achieving access to services and facilities for many who live in these communities.
		Response24	Q4.7	We support this principle for the rural parts of the plan area,	No response is required.	No response is required.

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				particularly the protection and enhancement of its environmental assets and character.		
		Response33	Q4.7	No	No explanation given as to why the respondent does not agree with the preferred option for Spatial Principle SP3 and/or the justification for it.	No explanation given as to why the respondent does not agree with the preferred option for Spatial Principle SP3 and/or the justification for it.
			Q4.8	No - Option SP3B has considerable merit when one considers that "market forces" and "sustainability" are inextricably linked because, historically, it is those two elements which have established and shaped the present settlement pattern and character and those two elements should remain unfettered in order to secure the continuation of the economic, organic and sustainable growth of the lower tier settlements, especially the Primary Service Villages. The preferred option could stifle such growth and concentrate it almost entirely in the highest tier settlements.	Leaving the issue of sustainability (and rural sustainability in particular) to the whims of the open market risks eroding the character, high quality landscapes and rural way of life of the countryside within the plan area. Whilst there would be some merits in leaving sustainability issues and housing and economic needs to be met by the open market, current high demands for housing, the plentiful availability of land within the plan area and the desirability of people to live, work and enjoy Richmondshire's high quality landscape could lead to development being built in areas which are not sustainable or which contradict other Spatial Principles and Core Policies of the Preferred Core Strategy. There is also a danger that the open market (particularly in the short term) would not provide the houses needed to need local needs through affordable housing provision. SP3 is important in helping to ensure that appropriate rural housing schemes come forward to help achieve sustainable communities. Therefore a degree of control and direction is needed within rural areas and communities	SP3 and the other related Spatial Principles and Core Policies do not aim to stifle growth in the smaller settlements in favour of growth in the higher order settlements of the Sustainable Settlement Hierarchy. They seek to ensure that growth within the countryside and smaller villages is appropriate to the size and character of these rural communities. This would inevitably mean that development would be small in scale and would respect the visual character and appearance of its rural surroundings. Similarly the scale and types of economic development undertaken within the countryside would have to be appropriate to its rural location.

Market forces, particularly, in the rural areas have lead to unsustainably high property prices and land value expectations. This has contributed to the severe housing affordability issue that the area now faces and risks eroding the viability of local communities particularly as the population is expected age and will lack economic capacity for change. |

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					to ensure that its character, high quality landscapes and rural way of life are not adversely and irreparably eroded, something such the open market cannot guarantee. The aim of SP3 and the other related Spatial principles and Core Policies of the preferred Core Strategy is not to stifle growth in favour for growth in the higher order settlements of the Sustainable Settlement Hierarchy. But to ensure that growth within the countryside and smaller villages is appropriate to the size and character of these rural communities. This would inevitably mean that development would be small in scale and would respect the visual character and appearance of its rural surroundings. Similarly the scale and types of economic development undertaken within the countryside would have to be appropriate to its rural location.	
		Response36	Q4.7 Q4.8	Yes Yes	No response is required. No response is required.	No response is required. No response is required.
		Response45	Q4.7 Q4.8 Q4.9	Yes Yes See Q4.9 Some qualification on type of redundant building reuse re: impact of new use on surrounding area	No response is required. No response is required. The Core Strategy is a strategic document. The details of policies and how they will be used 'on-the-ground' through the planning application process is beyond the scope of this document, but will be developed in later DPDs and/or SPDs.	No response is required. No response is required. The Core Strategy is a strategic document. The details of policies and how they will be used 'on-the-ground' through the planning application process is beyond the scope of this document, but will be developed in later DPDs and/or SPDs.

APPENDIX 2

Spatial Principle 4 - The Appropriate Scale and Distribution of Housing

Table of Respondents

	Name	Organisation	Q4.10	Q4.11	Q4.12
1	Eileen Yarwood		✓		✓
2	ID Planning	Castlevale Limited		✓	✓
3	Jennifer Hadland	Mr C Harle			✓
6	Katherine Halliday	Lafarge Aggregates Ltd	✓		✓
7	Mark Whyman		✓	✓	
8	Nicholas Reckert		✓	✓	
9	Sanderson Weatherall	Zetland Estates	✓		✓
10	Sara Robin	Yorkshire Wildlife Trust	✓		✓
16	Rachel Connolly				✓
17	Steven Longstaff	Mr Toby Bank	✓		✓
19	Simon Jones	The Highways Agency	✓		✓
21	Malcolm Spittle	NYCC Regional and Strategic Policy	✓		
24	Ian Smith	English Heritage	✓		
26	Martin Watson	Ministry of Defence			✓
27	Matthew Naylor	Yorkshire Water	✓		✓
28	Russell Hall	England and Lyle	✓	✓	✓
29	John Farquhar	NYCC Planning			✓
33	Andrew Little				
36	Geoffrey Simpson		✓	✓	✓
39	Colin Dales		✓	✓	✓
43	Julie Owram	Middleham Town Council			✓
45	Shirley Thubron	CPRE Swaledale	✓	✓	✓

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
Chapter 4	**SP4**	Response 1	Q4.10 Q4.11 Q4.12	Yes Yes Although I agree the need for more houses for Catterick Garrison the number quoted alarms me. I question there is the room for the number quoted	No response is required. No response is required. The relatively high proportion of the housing proposed within the Garrison Area is a reflection of the principles of the sustainable settlement hierarchy and the Garrison's designation as a joint principle town. The Garrison Area is a sustainable location given its relatively large size and concentration of development and its relatively good transport links and provision of services. Less housing in the Garrison Area would either mean reducing the overall level of housing built in the Plan Area or redistribute housing development elsewhere within the district. If overall housing levels across the district are reduced then this could limit the impact of new development on an area whilst also reducing the supply of affordable housing in the district. Redistributing housing elsewhere in the plan area would put more development pressure on the smaller settlements and villages and undermine the sustainability of the whole plan area, putting pressure on limited rural transport services and infrastructure, whilst at the same time limiting the opportunity for creating a more cohesive settlement in the Garrison Area.	No response is required. No response is required. The SHELAA establishes that there is sufficient land in this area.
		Response 2	Q4.10-4.12	We consider that there should be an increased housing allocation for Leyburn. Paragraph 4.5.11 confirms that in Lower	See answer to Q4.1 for SP1 (Response 2) above. An increased proportion of the total	See answer to Q4.1 for SP1 (Response 2) above. An increased proportion of the total

APPENDIX 2

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				Wensleydale, the role and potential of Leyburn as a Local Service Centre, reflected in the sustainable settlement hierarchy defined in SP1, suggests that 'significant additional allocations would be appropriate'. Spatial Principle SP4 identifies 10% of the required level of housing provision be accommodated in Leyburn, Table 4.6B Identifies that the Lower Wensleydale area should accommodate 13% of the housing allocations (10% in Leyburn and 3% in two Secondary Service Villages). Therefore, more units ought to be allocated to Leyburn. Paragraph 2.2.22 of the Core Strategy indicates that Leyburn is the Local Service Centre for Lower Wensleydale serving a population of around 6,600 people. It is a market town and is also on the route access the Northern Pennines. The town sits at a crossroads and operates as a hub for public transport in the area. Given its importance in the locality and its location on a cross roads we consider that it should have an increase proportion of future housing provision in the District. Paragraph 2.2.3 indicates that the District's population is around 45,640. The Lower Wensleydale area has a population of around 6,000 people and therefore represents around 15% of the borough's population, Currently this area is identified as accommodating 13% of the future housing requirements. Given the importance of Leyburn as a local	of housing provision across the plan area would weaken the Principle Towns concept by diverting development away from Richmond and the Garrison area. Given the rural location and environmental constraints associated with Lower Wensleydale, any increase in the proportion of housing development within Leyburn is likely to but an overly-heavy burden on Leyburn, to the detriment of the principle towns.	of housing provision across the plan area would weaken the Principal Towns concept by diverting development away from Richmond and the Catterick Garrison. Given the rural location and environmental constraints associated with Lower Wensleydale, any increase in the proportion of housing development within Leyburn is likely to overburden the town and its setting

Chapter	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				Service Centre and in line with the overall spatial principles, we consider that provision for future housing needs should be increased to a maximum of 12% rather than 10%. Indeed there is an argument given that Lebrun's importance to the Southern part of the District to increase the level of provision to 15% with 3% in villages, This would result in some limited reduction in the level of allocations in the principle towns with more housing numbers allocated to Leyburn.		
		Response 3	Q4.10-4.12	Due to the current expectation that Local Planning Authorities will be encouraged to set their own housing estimates, based on technical assessments which follow best practice, it is considered that the policy should encompass a degree of flexibility to enable the Core Strategy to be sound, whatever approach is chosen. The units proposed per annum for 'elsewhere in the plan' is considered to be extremely low. This decreases further when the figure is split in to the three sub-areas. It is therefore questioned as to whether this will provide the necessary development in the district where the settlements are not identified as a Main Town or a Large Service Village. Flexibility should be provided in the policy. The smaller villages should not be denied market housing. Our experience suggests that 100% affordable housing schemes are not viable coming forward, typically as	The impending revocation of the RSS means that RDC has had to re-evaluate the basis upon which many of the policies of the PCS are based, leading to the development of the Local Strategy Statement (LSS) which considers whether the emerging policies and principles of the Core Strategy should be amended based on a more local (rather than regional) emphasis. Local Authorities –such as RDC – could therefore consider altering the scale of housing proposed in the plan area up to 2026 based on local population projections (rather than the evidence base of the RSS) After careful consideration, the consultation draft of the LSS concluded that the evidence and assumptions upon which the RSS requirement of 200 new dwellings per annum was set, is still relevant and appropriate to the local needs and environmental constraints of the plan area. The flexibility of the LDF plan-making process including regular monitoring and review, means that the PCS can be	Spatial Principle SP4 has been modified to increase the potential for development of an appropriate scale in the most rural settlements. Core Policy CP4 provides criteria with which to judge the appropriateness of development in any settlement. Core Policy CP6 seeks to maximise the provision of affordable housing through market development rather than exception site development and the National Planning Policy Framework now endorses the use of cross-subsidy to make affordable housing development more viable.

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				they are not a viable option for landowners.	amended and updated as and when there is more certainty or confirmation regarding particular issues. The 2 per cent share of housing for 'Elsewhere in the Plan Area' (i.e. outside of the SSH settlements) is low because it essentially refers to conversion of buildings within the countryside for housing (e.g. barn conversions). Such buildings are a finite resource and often have significant environment architectural constraints associated with them, so it is not expected that the conversion of such buildings will represent a large proportion of the new housing development within the Richmondshire Plan Area up to 2026. It is not the intention of SP4 (or CP5A) to deny the smaller settlements market housing. As mentioned in the response to the questions above, the primary and secondary service villages within North Richmondshire will be allowed a limited but appropriate level of development to support the needs of the local community. Policy CP5A requires a 50 per cent provision of affordable housing within the North Richmondshire sub-area for developments of 4 or more houses (or sites of 0.15 hectares or more) Based on the actual need of affordable hosuing in North Richmondshire, this is an artificially low affordable housing requirement but is felt to reflect what can be reasonably required in	

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					this sub-area. Therefore the provision of market housing is supported within the settlements of the North Richmondshire Area within the SSH. CP5B also supports 100 per cent affordable housing schemes outside of development limits which would include the smaller settlements outside of the SSH, although there would need to be an identified local need, no alternative site within Development Limits, whilst the development would need to be small in scale. These are very much 'exception' sites and are primarily intended to help deliver affordable housing out of development limits in areas where there is a proven need. Occupancy is normally restricted to those with a true local connection or have a particular reason for remaining in the settlement. As such, 100 per cent affordable housing would always be required for these particular 'exception' sites.	
		Response 6	Q4.10 – 4.12	Lafarge support the housing targets set out in Spatial Principle SP4 and consider that provision is rightly based upon the Settlement hierarchy. However, Lafarge consider that following the abolition of the Regional Spatial Strategy (RSS) Richmondshire District Council (the District Council) should use the opportunity to be more aspirational in relation to housing figure and, therefore, not discount option SP4Ab. Lafarge suggest that RSS housing figures should be used as a starting point, however, should be flexible enough to adapt	The impending revocation of the RSS means that RDC has had to re-evaluate the basis upon which many of the policies of the PCS are based, leading to the development of the Local Strategy Statement (LSS) which considers whether the emerging policies and principles of the Core Strategy should be amended based on a more local (rather than regional) emphasis. Local Authorities –such as RDC – could therefore consider altering the scale of housing proposed in the plan area up to 2026 based on local population projections (rather	The annual average housing target of 180 homes is based on the most up to date assessment of the local population and corrects a number of errors that have lead to unrealistic projections in the past. Like all evidence based policy this will need to be reviewed in the light of new data. The most significant part of this will be the publication of the 2011 Census.

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				to local needs over the plan period. Following the abolition of the RSS, housing targets should be based on the five year housing land supply ensuring that targets are evidence based and reviewed annually in line with national planning policy: Planning Policy Statement 3 (PPS3) Housing.	than the evidence base of the RSS) After careful consideration, the consultation draft of the LSS concluded that the evidence and assumptions upon which the RSS requirement of 200 new dwellings per annum was set, is still relevant and appropriate to the local needs and environmental constraints of the plan area. The flexibility of the LDF plan-making process including regular monitoring and review, means that the PCS can be amended and updated as and when there is more certainty or confirmation regarding particular issues.	
		Response 7	Q4.10 Q4.11	Yes Yes	No response is required. No response is required.	No response is required. No response is required.
		Response 8	Q4.10 Q4.11	Yes No	No response is required. No additional detail provided to be able to respond in detail.	No response is required. No additional detail provided to be able to respond in detail.
		Response 9	Q4.10	As an Authority you will be acutely aware of the letter from Eric Pickles MP, The Secretary of State for Communities & Local Government dated 27 May 2010. He highlights the Coalition Government's commitment to rapidly abolishing Regional Strategies (RS) and returning decision making powers on housing and planning to local Councils. It is considered that the spatial approach to the distribution of housing will require modification in some form or another. It is understood that the letter states that the "decisions of housing supply will rest with LPA's without the framework of regional numbers and plans". It also makes clear that a formal announcement on abolition	The impending revocation of the RSS means that it is important that the context for preparing the Richmondshire LDF is re-established in order to provide, amongst other things, certainty with regards to the local context of the LDF. In this regard a Local Strategy Statement (LSS) has been developed, and is intended to be a means to that end. It seeks to redefine the context for preparing the LDF, and through consultation to reach agreement on the way forward, without the direction of the RSS. This is probably the most difficult of problems now facing the progression of the Core Strategy, and the decision to prepare the LSS is a pragmatic solution,	The Local Strategy Statement (LSS) redefined the local strategic context in anticipation of the revocation of the RSS. This has been further refined with new evidence concerned with population and employment change.

Uncertainty regarding the long-term future military related development in Catterick Garrison remains. Spatial Principle 4's housing totals are now based on the mid 2010 based population projections, which correct errors in past population estimates and projections, which lead to inflated and unrealistic expectations for development. The strategic direction for development in Catterick Garrison has been |

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				will be made soon and in the meantime LPA's and PINS are to have regard to the letter as a material planning consideration in any decision they are currently taking. It is also worthwhile noting that the Third Edition PPS3 dated June 2010 states that one of its main housing policy objectives is to: "Provide housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure. A flexible, responsive supply of land - managed in a way that makes efficient and effective use of land, including re-use of previously developed land, where appropriate". In terms of a responsive market it should be noted that the figures provided during the RSS Examination in Public in relation to the MOD's requirements for housing provision at Catterick Garrison is currently under review. With this continued uncertainty about the eventual size of Catterick Garrison military base and the timing of decreases in personnel coupled with the Coalition Government's announcements this amount of uncertainty will have significant impact on the scale and distribution of housing development and of course the annualised targets. Therefore in conclusion we do not agree with the preferred options for strategic principles and would also point out that 5% of the overall housing requirements to be provided in one of the main	developed locally, not least given the expectation that further guidance is unlikely to be forthcoming. Uncertainty regarding the long-term future of the MOD in Catterick Garrison remains, although the housing totals in the Core Strategy are based on the most reliable figures at the date of compilation. The Core Strategy needs to be flexible enough to account for the changing needs of the MOD in the plan area. The reasons why Richmond is only expected to accommodate 5 per cent of the housing growth up to 2026 is explained in the question above to Q4.1.	designed to provide the flexibility needed to handle military uncertainty. Richmond is now expected to take 8% of overall development but this is a relative increase arising from the reduction of overall housing targets. This still reflects the highly constrained circumstance of Richmond as explained above in the answer to Q4.1.

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				settlements in Richmondshire equating to circa 10 units per annum for the next 17/18 years is inadequate and disproportionately reflects the advice of PPS3, whereby the focus for new housing development should be directed toward accessible areas with good transport networks with good access to local facilities services and reliable public transport. It would appear that the supply of residential sites relies upon the limited supply identified at this SHELLA process. The potential to extend beyond the historical boundaries of Richmond and other traditional centres should be seriously considered given that the town is the main service settlement in Richmondshire. The inclusion of Hurgill Stables, Pilmoor Hill and a larger proportion of additional land outside of the settlement boundary to reflect a fair proportion of the 70% concentration of development in the central area.		
		Response10	Q4.10-4.12	Yorkshire Wildlife Trust agrees that the majority of new housing should be concentrated around the proposed primary towns, as this will reduce the need to travel to and from local services. However, we have some concerns about the level of development that is planned around Catterick Garrison. A large part of the land in this area is included in the Catterick Garrison Living Landscapes habitat corridor. The Living Landscapes project identifies a network of wildlife habitats throughout Yorkshire that are priority areas for habitat	Although in relative terms the Garrison area will be expected to accommodate a large proportion of the new housing development in the plan area up to 2026 (65 per cent equating to 2,453 dwellings), this does not mean that ecology and the environmental assets within the plan area have to be detrimentally affected as a result. Policy CP8 gives a clear steer on this by supporting development which preserves and enhances natural assets. CP8 also states that development will not be supported has 'a detrimental impact upon the	The Core Strategy provides a strong policy framework for the protection, maintenance and enhancement of the green environment. The large scale of growth of Catterick Garrison does not mean that ecology and the environmental assets within the plan area have been ignored. Core Policy CP12 gives a clear steer on this by supporting development which preserves and enhances natural assets. It also states that development will not be supported has 'a detrimental impact upon the interests of a natural or man-made

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				conservation. Any development of this area should therefore be done in a way that enables these nature conservation aims to be met. The Trust would be happy to provide the authority with a GIS layer of the Living Landscapes mapping to include with the evidence base for the LDF.	interests of a natural or man-made asset' or is inconsistent with the proper management of this asset or management of development within or affecting local or nationally designated area.. The policy applies to designated assets (such as the Nidderdale and North Pennines AONB but also more generally to the landscape character of the plan area which will 'be maintained, enhanced, and where appropriate, restored'. Similarly biodiversity and the green infrastructure network will also be maintained and enhanced. Policy CP8 also states that mitigation and compensatory measures must be provided to address any potential harmful implications of development on environmental assets. Therefore, despite the significant development pressures on the Garrison Area imposed by the proportions and number of new housing and economic development in the area (up to 2026), the PCS does provide a strong policy framework for its protection, maintenance and enhancement. It is beyond the scope of the PCS to show precise areas or environmental assets which will be protected, maintained or enhanced (although the Nidderdale and North Pennines AONBs which have been named in Policy CP8 of the document and other priority areas and landscape types have been	asset' or is inconsistent with the proper management of this asset or management of development within or affecting local or nationally designated area.. The policy applies to designated assets (such as the Nidderdale and North Pennines AONB but also more generally to the landscape character of the plan area which will 'be maintained, enhanced, and where appropriate, restored'. Similarly biodiversity and the green infrastructure network will also be maintained and enhanced. Policy CP12 also states that mitigation and compensatory measures must be provided to address any potential harmful implications of development on environmental assets. Therefore, despite the significant development pressures on the Garrison Area imposed by the proportions and number of new housing and economic development in the area (up to 2026), Environmental assets which will be protected, maintained or enhanced will be defined in the later DPDs and the Proposals Map.

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		Response16	Gen	I would argue that additional housing in the smaller villages which lack services does not, in itself, support sustainability or prevent stagnation, but it does where there is a shop/pub/PO/school (personal opinion, not the LAF remit)	identified in the supporting text to this policy.) These will be defined in the LDF DPDs and Proposals Map. The general spatial approach of the Preferred Core Strategy is indeed to severely limit development in smaller settlements outside of the Sustainable settlement Hierarchy as it is felt that these are generally unsustainable settlements which don't have the ser4vices, facilities, accessibility and infrastructure to support development. Although there are instances where the Preferred Core Strategy recognises that housing development may be acceptable outside of the SSH settlements, but these would predominately involve conversions/re-use of traditional buildings (i.e. barn conversions), exception sites on the edge of existing settlements providing 100 per cent affordable housing or housing with an agricultural, forestry and other essential rural-related enterprise justified need to be located in the countryside or small village.	The majority of development proposed in the Core Strategy is directed to the most sustainable locations, where development can effectively support the maintenance and improvement of local services. There are a range of circumstances in which development could be sought in the most rural areas, but this is expected to be of small scale over the plan period to enable change in these areas.
		Response17	Gen	Our client generally agrees with the proposed housing numbers as they were conceived in conformity with the Regional Spatial Strategy at the time. However, these housing numbers should only be the starting point and not definitive ceilings. The proposed distribution of new housing is broadly supported by our client. It is suggested that 4% of new dwellings should be located within the secondary service villages throughout the plan period. This equates to 151 dwellings. In	The proportions and actual numbers of new housing proposed in the PCS up to 2026 are a reflection of the plan area's existing and expected future need for additional, good quality and affordable housing, whilst also acknowledging the environmental constraints that exist within the plan area. Housing numbers and proportions of the overall total have been set for particular sub-areas and sustainable settlement hierarchy settlements to reflect their	Spatial principle SP4 has been modified to reflect the need for an increased amount of development in the most rural areas. At the same time overall housing targets have been reduced to reflect most up to date population evidence. Core Policy CP4 provides for the assessment of sites within or on the edge of established settlement limits to provide for a flexible approach to future development proposals of the type described here.

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				terms of North Richmondshire alone, the proposed policy suggested that 7% of new dwellings should be located in this area which equates to 264 new dwellings across the plan period. If the Council are to deliver the 264 new dwellings in North Richmondshire, approximately 15 per annum, between 2004 and 2021 then suitable sufficient sites will have to be allocated through a review of the existing settlement limits in the emerging plan to meet these targets. None of the Principle Towns are located within the North Richmondshire sub area with only three primary service villages located in the area. The primary service villages are Melsonby, Barton and Middleton Tyas. The required number of dwellings is unlikely to be delivered in these three settlements alone. Therefore, to meet the identified housing figures it is our client's view that suitable sites should be considered through a review of the existing limits in secondary service village such as Newsham to meet any shortfalls. The allocation of our client's land at Moor Lane in Newsham provides the ideal opportunity to deliver a small scale residential development to meet the housing targets outlined as part of this policy.	capability and capacity to accommodate new development in a sustainable manner. Not having such limits on the amount of additional housing would run the risk of uncontrolled and sustainable growth, to the detriment of the existing character and sustainability of rural areas and communities in particular.

It should also be noted that the policies of the Core Strategy would be monitored to ensure that they are working successfully in helping to achieve the spatial principles and policies of the PCS. If not, then the LDF monitoring and review process allows policies to be changed, amended or modified. Therefore, there is scope for the scale and distribution of housing (as outlined on the Spatial Principle of the Core Strategy) to be amended if monitoring shows they are not working to meet the aims and objectives of the Core Strategy and Sustainable Community Strategy.

The SHLEAA has identified sufficient land within the primary service villages in the North Richmondshire sub-area to support the scale and distribution of housing proposed in the spatial principles of the PCS, therefore there is no necessity to re-evaluate the role of smaller settlement such as Newsham and their capacity to accommodate additional housing development than is otherwise proposed in the PCS. | The SHELAA will be updated annually in line with NPPF expectations. |

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		Response19	Gen	The Agency is generally supportive of allocating development in line with the provisions of the RSS however, as the Council identifies, Central Government have abolished RSS and its housing targets. Notwithstanding this intention, the Agency would still expect housing provisions within the Core Strategy and any other LDD to be based on robust evidence, which ensures that the scale of housing provision brought forward is commensurate with an identified level of need and is supported by any required infrastructure. Further, the Agency's primary concern is with regards to the location of future housing growth and ensuring that it is sustainably accessible, supported by appropriate infrastructure, employment opportunities and sustainable transport provisions to ensure that new housing development will not detrimentally impact on the operation or safety of the SRN. Whilst the Agency recognises and appreciates the need for residential development associated with the military development of Catterick Garrison, the Agency would be concerned should the significant development proposed have a detrimental impact on the operation on the SRN. This is of particular concern with regard to the A1 and	It is beyond the scope of the Core Strategy to assess and comment on specific sites. The impending revocation of the RSS means that RDC has had to re-evaluate the basis upon which many of the policies of the PCS are based, leading to the development of the Local Strategy Statement (LSS) which considers whether the emerging policies and principles of the Core Strategy should be amended based on a more local (rather than regional) emphasis. Local Authorities –such as RDC – could therefore consider altering the scale of housing proposed in the plan area up to 2026 based on local population projections (rather than the evidence base of the RSS) After careful consideration, the consultation draft of the LSS concluded that the evidence and assumptions upon which the RSS requirement of 200 new dwellings per annum was set, is still relevant and appropriate to the local needs and environmental constraints of the plan area. Work and consultation remains ongoing in relation to the infrastructure needs and capacities within the Plan Area up to 2026, including traffic modelling based around the local network work in the Garrison area, to ensure that the necessary infrastructure is provided for the scale and distribution of development proposed in the policies and principles of the Core Strategy.	Spatial Principle SP4 is now based on the most up to date (mid 2010) based population projections which correct errors made in past projections. This now supports a reduction in the overall scale of development to meet local needs. The Catterick Garrison Strategic transport Assessment supports the feasibility of the growth strategy subject to a set of identified junction improvements along the A6136 to mitigate the impacts of growth. This work also included the potential growth in military related development. This work was undertaken with Highways Authority and in liaison with the Highways Agency. Cooperation with the Highways Agency continues on the detailed implementation of development.

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				the Agency would expect to be consulted at the earliest possible opportunity. Given the scale of development the Agency would expect an assessment to be undertaken to consider impacts on the A1 and, specifically, consider any improvements that may be needed and whether this can be secured.		
		Response21	Gen	In terms of the scale of housing development (pages 32-40), the County Council supports the approach adopted in the consultation document. It considers that the level of housing growth set out in the former RSS continues to provide a sound basis for future development of the area. The figures were agreed by the previous Secretary of State following a healthy public examination and reflect detailed work at the regional and local level. However, the District Council will need to be aware that these figures are likely to be subject to challenge at any future examination and this it will need to present evidence of local needs and requirements to support its proposals. This represents a potentially major area of work.	The LSS has re-evaluated the evidence and assumptions upon which the scale of housing for the Plan Area was based in the RSS as well as considering what impact on housing numbers taking into account population projections would have. The consultation draft of the LSS concludes that the basis and assumptions upon which the RSS target of 200 houses p.a. remain valid and that the Core Strategy should continue to proceed on this basis.	Spatial Principle SP4 is now based on the most up to date (mid 2010) based population projections which correct errors made in past projections. This now supports a reduction in the overall scale of development to meet local needs.
				At a more detailed level, it is noted that Policy SP4 only makes housing provision for the period to 2021, rather than the 15 year period required by national guidance (PPS12). It is also inconsistent with the supporting text which refers to housing requirements to 2026. While noting that there may be issues surrounding the military	Point is noted. The '2021' date is a typographical error which will be corrected in respect to the Submission Draft of the Core Strategy (should be '2026').	Point is noted. The '2021' date was an error which has been corrected

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				elements of the figures it is recommended that housing provision in Policy SP4 should be extended to 2026.		
		Response24	Q4.10	We broadly endorse the approach proposed for the distribution of housing across the plan area. Given the limited capacity within Richmond for either significant housing or employment development (because of its considerable environmental assets and the landscape setting of the settlement), we support the strategy to constrain the amount of future growth within the town and, instead, direct the majority of future development within the central area to those settlements with the most capacity to accommodate additional development.	No response required.	Support for the Council's approach welcomed.
		Response26	Gen	The potential requirement for additional MOD housing should be qualified with the updated assessment submitted in January 2010. Please see the attached letter. Also please see the comments on Q15.1 below.

Linked to the comments above, it must be stressed that the MOD requirement for additional Service Families Accommodation (SFA) is solely dependent on Military expansion of personnel permanently stationed at Catterick Garrison or adjoining military bases. As such a target for the "completion" of a specific number of houses by 2021 is considered inappropriate and is not supported by the MOD. The MOD has not made a commitment to construct | The policies and principles of the Preferred Core Strategy will be re-evaluated, and if necessary, amended in the development of the 'Submission Draft' Core Strategy in relation to any contemporary, up-to-date evidence that is available at the time.
See responses (Response 26) above in relation to the provision of military-related accommodation. | The Core Strategy now includes the revised MoD assessment and recognises that this is a maximum that should be planned for subject to confirmation by Whitehall. At the time of writing this is carried forward reconising the uncertainty that surrounds this target. Failure to include it at this stage risks underestimating future infrastructure requirements and limiting flexibility in military related development. |

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				additional houses during the plan period. Indeed housing will only be required in parallel with other improvements to technical and Barrack accommodation or large scale development of additional barrack sites.		
		Response27	Gen	Yorkshire Water is now basing our investment proposals on the scale and distribution contained within SP4. However, due to the uncertainty surrounding the proposed expansion of the military base we have not included the level of growth identified. We will be able to re-evaluate the situation prior to our 2015-2020 investment plan.	No response is required.	YW position acknowledged and reflected in Infrastructure Delivery Plan
		Response28	Gen	Agree with the strategy for the distribution of housing. It appears a logical approach to achieve the aims of the Core Strategy. We do not agree with the suggested scale of development of housing. The Preferred Strategy seeks to continue to rely on the requirements for new housing set down in the RSS, which has now been revoked. As stated at paragraph 4.5.3 of the report, the Council recognise that the RSS housing requirement established for Richmondshire represents relative restraint, in regional terms, consistent with the intention to direct growth to the main metropolitan areas of the region (and indeed to support the RSS for the North East Region with similar aspirations to regenerate areas of the Tees Valley to the north). This approach is now not at all relevant to planning for housing development. The onus is now on	A consultation draft Local Strategy Statement has been produced to redefine the context for preparing the LDF following the Coalition Government's announcement of their intention to revoke Regional Strategies. The LSS therefore provides a review of the context that was provided by the RSS in order to establish its relevance for Richmondshire. Arguably the most significant area of the RSS reviewed is the proposed scale of housing (an accompanying evidence) In announcing his intention to abolish regional strategies, the Secretary of State indicated that Authorities could prepare plans based on a more locally-based housing scale rather than the scale of houses required by the RSS, although the scale of housing proposed would have to be underpinned by evidence whether that is from household projections, SHMA evidence or the evidence	Spatial Principle SP4 is now based on the most up to date (mid 2010) based population projections which correct errors made in past projections. This now supports a reduction in the overall scale of development to meet local needs.

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				Local Planning Authorities to set their own targets for housing to meet the identified needs of their area. LPA's cannot rely on any shortfall being addressed within nearby authority areas – or not addressed at all!. The consultation document accepts that if the required level of housing were to be set solely on the basis of forecasting the plan area's population and household changes, it is likely that considerably more houses than the RSS requirements will need to be provided to realise the aspirations of the Core Strategy. It is considered that relying on the RSS figures, given that they related to the distribution of housing across the entire region (based on the RSS strategic approach) is not appropriate. The emerging LDF will need to make provision to address the current and projected housing needs (both affordable and market) across the entire plan area. Whilst it is understood that there may be some reluctance to increase housing requirements in this rural area, if new housing (market and affordable) is not brought forward at a scale to address the local need, the Richmondshire LDF will fail to meet one of its most important priorities. We must also highlight our concern in respect of the suggested approach to meet the suggested RSS minimum housing requirement. The consultation document acknowledges that between 2004 and 2009 the District failed to meet its RSS requirements	base of the RSS (which may still be relevant) Having considered and analyzed the range of evidence available , the LSS proposes to continue to develop the LDF based on the (RSS) requirement of 22 house per year. This is considered to be the most reasonable and pragmatic approach in order to meet local requirements (and not necessarily those of others through in-migration) given that household projections suggest a housing requirement only slightly greater than the RSS figure, whilst also taking into account that the projections (2008) reflect future forecasts based on earlier boom conditions, and that past building rates have been constantly below the RSS requirement anyway. Furthermore, the latest SHMA evidence suggests that in terms of local needs, these are capable of being met (particularly in relation to affordable housing) within the RSS level of requirement. Therefore, alternatives to the scale of housing for the Plan Area have been considered (based on Household Projections and SHMA evidence) but it is considered that the RSS figure of RSS remains relevant and represents the most reasonable and pragmatic level of growth.	

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			Q4.12	for housing by 374 dwellings. Instead of seeking to increase dwelling provision in the short term to address the acknowledged shortfall, the Council appear to wish to simply spread the deficit over the entire plan period. It is of serious concern that if new build rates do not meet the average annual requirements, the resultant shortfall at the end of the plan period could be very significant. There is serious concern that Council may fail to meet this very clear demand for housing in the short and medium term. The suggested approach may not even meet the minimum requirements of the revoked RSS, which the Council accept that in reality could be considerably lower than actual requirements for the plan area.

No. It is considered that the decision to reject Option SP4Ab has not been justified. The justification to restrict housing numbers to those suggested by the revoked RSS appears only to relate to the constraints of the town of Richmond and other historic settlements. This is very surprising and irrational given the approach set out in the Preferred Strategy to concentrate 65% of new development in the Hipswell, Scotton and Colburn area. Moreover, the Preferred Strategy only seeks to provide 5% of new housing in Richmond over the plan period. In light of the answers to Q 4.10 | Given the current economic climate and the generally low-building rates across the country, it would be unrealistic to expect any shortfall in housing completions to be 'made up' in the short-term over the next 1-2 years. The point being made in the PCS is that an increase in the overall scale of housing (beyond the 200 per year of the RSS) in the Plan Area would put additional pressure on traditional settlements *including* Richmond to allow development beyond their historical boundaries. It is not saying that development pressures - by an increase in the scale of housing beyond 200 p.a.– would not be felt elsewhere, but that historic settlements may arguably be more adversely affected as there would be pressure to find development land in these settlements even though their historical boundaries, traditional settlement patterns and environmental/historic assets could be badly affected by additional development.

See response to SP4 (for Response 28) above. | |

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				and 4.11 further considerations should be given to providing a level of housing that meets to the requirements of the Richmondshire population over the plan period. In light of the answers to Q 4.10 and 4.11 further considerations should be given to providing a level of housing that meets to the requirements of the Richmondshire population over the plan period.		
		Response29	Gen	Page 35 65% "general housing" in Hipswell/Scotton/Colburn is 130 a year - can such growth be managed?	The SHELAA shows that there is sufficient land in the Hipswell/Scotton/Colburn to accommodate the scale of housing in this area. Traffic modelling work is still continuing to assess existing and potential capacities of the local road network (and particularly the A6136) to be able to accommodate the scale of development proposed. The results of this modelling work will help determine whether the scale and distribution of development proposed in the Garrison area is achievable. Consultations continue with other infrastructure providers, although there are no 'show stoppers' that have come to light from discussions so far.	Spatial Principle SP4 has reduced the overall scale of expected development in line with latest development targets. The SHELAA shows that there is sufficient land in Catterick Garrison to accommodate the scale of housing in this area. Traffic modelling work has demonstrated the feasibility of this scale of development subject to identified junction improvements. Work continues with other infrastructure providers which will enable the delivery of the overall scale of development.
		Response33	Q4.10	Not entirely	Further explanation needed to be able to comment.	Further explanation needed to be able to comment.
			Q4.11	Not entirely	Further explanation needed to be able to comment.	Further explanation needed to be able to comment.
			Q4.12	A 'middle course' should be chosen between a total concentration of OM and MOD housing in the Richmond / Garrison areas and a full distribution of OM and MOD housing across the LDF area, giving a proportional distribution in	The issues and potential dangers in concentrating a greater proportion of development in Primary Service Settlements top take the pressure off the Principle Towns (and the Garrison Area in particular) have been discussed in response to	The issues and potential dangers in concentrating a greater proportion of development in Primary Service Settlements top take the pressure off the Principle Towns (and the Garrison Area in particular) have been discussed in response to

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				line with the SP1 hierarchy. Such a 'middle course' would provide a greater number of dwellings across the Central Sub Region Primary Settlement Villages which, together with improved public transport links, could help to secure the future of these settlements and help take the pressure off land supply in Richmond.	Q.2.2 above.	Q.2.2 above.
		Response36	Q4.10	No	No further detail provided, although response to question Q.2.2 (Response 36) probably applies here also. No response is required. See response to Q2.2 (Response 36) above	No further detail provided, although response to question Q.2.2 (Response 36) probably applies here also. No response is required. See response to Q2.2 (Response 36) above
			Q4.11 Q4.12	Yes I am concerned that the allocation of 65% to Hipswell/Scotton/Colburn could turn out to be too much.		
		Response39	Gen	In general agreement with this.	No response to make.	No response to make.
		Response43	Gen	To date the only area of concern relates to the figures quoted for housing growth. The Council feels strongly that the figures are high and would oppose another development of a scheme on the scale of The Springs. The consensus being that the community has almost reached its capacity due to the loss of infrastructure in recent years. There is an argument that it is already over developed.	The scale of housing proposed for Middleham reflects its status within the Core Strategy Sustainable Settlement Hierarchy as a 'Primary Service Village' Whilst the concerns of the Town Council are acknowledged, Middleham's status as a 'Primary Service Village' is based on its existing size as well as the existence of a relatively good range of services and facilities which would allow it to accommodate additional housing. The level of housing development in the plan period in Middleham would amount to 88 dwellings (5.5pa) (over 16 years) which is felt to be an appropriate level of growth. A more restrictive housing policy would mean other settlements would have to accommodate more development within Lowe Wensleydale which could put unsustainable	The scale of housing proposed for Middleham reflects its status within the Core Strategy Sustainable Settlement Hierarchy as a 'Primary Service Village' Whilst the concerns of the Town Council are acknowledged, Middleham's status as a 'Primary Service Village' is based on its existing size as well as the existence of a relatively good range of services and facilities which would allow it to accommodate additional housing. The level of housing development in the plan period in Middleham would amount to 45 dwellings up to 2028. A more restrictive policy would put pressure on much smaller settlements in Lowe Wensleydale or add to the development in Leyburn.

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					development pressures on the smaller settlements within the sub-area or add to the development burden that Leyburn would have a bear.	
		Response45	Q4.10 Q4.11 Q4.12	Yes Yes If army personnel buy or rent private accommodation does this then become part of the military housing development	No response is required. No response is required. One of the purposes of the Core Strategy is to ensure that there is an appropriate scale and distribution of housing development – as well as a good mix of housing type, size and tenure – to meet the needs of all the members of the community within the plan area. This includes military personnel and their families. In reality, housing provision for military personnel has never been 'a one size fits all solution' and whilst the MOD have provided their own Service Family Accommodation (SFA) and Single Living Accommodation (SLA) to meet a large proportion of their accommodation needs, additional demand has also been met through the private sector through renting and private purchase. However, the actual impact on the housing market in Richmondshire remains low, particularly as private sector accommodation has been spread over a larger geographical area, such as the Tees Valley. RDC continues to work closely with the MOD through Defence Estates to ensure that the future housing needs of the military within the plan area are met up to 2021 and there is an expectation that this requirement will be met through military-related housing (rather than	No response is required. No response is required. No. The provision for 1,440 service families homes reflects the expected requirement should an additional 4 units move to Catterick Garrison. There is little evidence of military personnel moving into the local property market and it would not be possible to monitor them in the way implied by the question. Military personnel are as much part of the local workforce as anyone else and entitled to make choices about where they live.

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					open market housing), although in reality there would be no policy restriction on the MOD meeting some of their accommodation needs through the private housing market in the plan area and elsewhere. The Core Strategy has been based on a requirement of 2,250 houses for the specific needs of the military development up until this date, although this estimate is likely to change as and when the MOD announce their long-term plans for Catterick Garrison and its future role and development.	

Spatial Principle 5 - The Appropriate Scale, Type and Distribution of Economic Development

Table of Respondents

	Name	Organisation	Q4.13	Q4.14	Q4.15
1	Eileen Yarwood		✓		
2	ID Planning	Castlevale Limited	✓	✓	✓
4	Jennifer Hadland	Mrs A Payne	✓	✓	✓
6	Katherine Halliday	Lafarge Aggregates Ltd	✓		✓
7	Mark Whyman				✓
8	Nicholas Reckert		✓	✓	
9	Sanderson Weatherall	Zetland Estates	✓		✓
10	Sara Robin	Yorkshire Wildlife Trust	✓		✓
15	Rachel Connolly	Local Access Forum			✓
19	Simon Jones	The Highways Agency	✓	✓	✓
21	Malcolm Spittle	NYCC Regional and Strategic Policy	✓		✓
22	John Pilgrim	Yorkshire Forward			
26	Martin Watson	Ministry of Defence			✓
33	Andrew Little		✓		✓
36	Geoffrey Simpson		✓	✓	✓
45	Shirley Thubron	CPRE Swaledale	✓	✓	✓

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Chapter 4	**SP5**	Response 1	Q4.13	No	No explanation has been provided to say why the respondent disagrees.	No explanation has been provided to say why the respondent disagrees.
			Q4.14	Yes	No response is required.	No response is required.
			Q4.15	I consider the quote of 2,250 houses to be built a to high a number for the size of the Garrison and again do not take into account for military personal retiring and settling in the area	SP5 relates to the scale, type and distribution of economic development rather than housing development. Notwithstanding this, the figure of 2,250 dwellings relates to military-related housing development within the plan area up to 2021. These dwellings are a mixture of military housing and open market housing to support employment by the MOD. This figure is taken from the RSS (2008) and is based on evidence supplied by the MOD at the time of the 'Examination in Public' of the RSS. Although this figure represented the best estimate in relation to military-related housing at the time, since then the scale of military need has been under review and there remains continued uncertainty about the eventual size of the Catterick Garrison Military Base – and the timing of potential increases in personnel, even following the Comprehensive Spending Review. It is unlikely that the formal confirmation about the future scale and growth of the Garrison will be known within the preparation time-scales of the LDF, although it is proposed that the LDF is flexible and robust enough to successfully manage this uncertainty and ensure that military-growth is achieved in the most	SP5 relates to the scale, type and distribution of economic development rather than housing development. The provision for 1,440 service families homes reflects the expected requirement should an additional 4 units move to Catterick Garrison. On leaving military service veterans do not exclusively retire to Richmondshire and may choose to live elsewhere in the country according to family of economic circumstances. Evidence suggests that there are a number of military pensioners living in the District. But this is very small in comparison with overall numbers of military leavers. Housing targets are based on data on population change which includes military leavers as they appear in migration data.

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					sustainable way. Therefore, the figure of 2,250 for military-related housing is based on the most recent, formal estimates provided by the MOD, but this figure may change as and when the future size and role of the Garrison is agreed.	
		Response 2	Q4.13	We agree that the emphasis given to the allocations of an additional 10 hectares in Leyburn. This would accord with its Local Service Centre status.	No response is required.	SP5 has now been modified in line with latest employment projections, which reduce the overall scale of employment land required for traditional uses. The retention and consolidation of Leyburn's employment areas remains a priority.
			Q4.14-4.15	In light of comments above we consider that the approach adopted is reasonable and reflects the broad spatial Strategy of the Settlement hierarchy in the Plan.	No response is required.	
		Response 4	Q4.13-4.15	There is a general agreement with the three identified Sub Areas; each area is very different in character to the adjoining sub areas and required individual development objectives.

Our client supports the expansion of the Joint Principal Towns in the Central Sub Area and as indicated in earlier responses, Richmond is considered to be suitable for future employment related development. The Gallowfields Industrial Estate is particularly suitable for employment development due to its close proximity to residential development and other sustainable uses, such as a wide variety of local services and facilities. The estate is already a major local source of employment for the Central sub area should continue to provide and expand on this | No response is required.

Gallowfields Industrial Estate in Richmond is recognised in the Preferred Core Strategy as a major location of employment within Richmond and the wider area and that a limited amount of expansion to the north-east of the existing estate should be supported. However, the location of the estate and the access to it, raises significant concerns regarding future expansion. The limited capacity of the traffic light junction on the Gallowfield junction makes it difficult for the movements of HGVs and other heavy traffic and mitigation measures of this junction | Support for Council's approach welcomed

SP5 has now been modified in line with latest population projections, which reduce the overall scale of employment land required for traditional uses. Gallowfields Industrial Estate in Richmond is recognised as an important employment location for Richmond and the wider area and that a limited amount of expansion to the north-east of the existing estate should be supported. However, the location of the estate and the access to it, raises significant concerns regarding future expansion. The limited capacity of the traffic light junction on the |

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				provision.

Supporting the economy is fundamental to the future of the District. Further employment uses in Richmond will increase the opportunities for local people to live and work in the town, reducing the need to commute.

Although constraints are recognised in Richmond, the Joint Principal Town is an important employment location. Richmond should aim to meet the needs of the district and expand the provision of employment land.

It is agreed that most employment should be encouraged to locate in or near to the Joint Principal Towns. One suggested location for employment development is an expansion to the Gallowfields Industrial Estate, which is already an established major local source of local employment for Richmond.

Notwithstanding the above, we dispute Policy SP5. This states that no further expansion should take place at Gallowfields, with the exception of land to the north east of Racecourse Road. Some minor improvements to the infrastructure and further Highways investigations will establish that further development can take place at the Estate. It would be inappropriate and inflexible to dismiss further development at alternative locations at this stage. The provision of improved infrastructure | are severely restricted by the lack of space. The steep incline through a largely residential area also makes the safe and efficient transit of heavy transport to Gallowfields Industrial Estate a serious concern, whilst there is also a question mark over the capacity of Green Howards Road to successfully accommodate heavy vehicle traffic to and from the Gallowfields Industrial Estate. Therefore, there remains serious, long-established concerns regarding the capacity of the Gallowfields estate to accommodate any substantial increase in HGV and other heavy traffic, particularly given the limited mitigation measures which could be considered to improve accessibility. The approach within the Preferred Core Strategy recognises the role of GIE as a major employment location within the Plan Area, but also acknowledges that the obvious access constraints means that an appropriate level and mix of economic development needs to be developed in this location to reflect the constraints of this industrial site.

Notwithstanding this assessment above, the constraints and lack of mitigation measures mentioned in the answers above, means that the future expansion of the GIE (other than towards the north-east corner) would not be supported within the policies of the Preferred Core Strategy. | Gallowfield junction makes it difficult for the movements of HGVs and other heavy traffic and mitigation measures of this junction are severely restricted by the lack of space. The steep incline through a largely residential area also makes the safe and efficient transit of heavy transport to Gallowfields Industrial Estate a serious concern, whilst there is also a question mark over the capacity of Green Howards Road to successfully accommodate heavy vehicle traffic to and from the Gallowfields Industrial Estate. The Core Strategy acknowledges that the obvious access constraints and seeks an appropriate level and mix of economic development reflecting the constraints of this site. |

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				will allow greater development of employment uses in the area.

With regard to SP5G 'Gallowfields Estate', it is agreed that it is not suitable to limit the Estate to its existing size. Expansion is required to sustain the employment in the area. The Council need to maximise the Estate's potential and continue to support its status as the most important provider for employment in Richmond. However, we disagree with the limited proposed development. As stated previously, our client owns land which is considered suitable, available and achievable for future employment use and is supported by the Panel's notes in the SHELAA.

Following the initial panel assessment regarding the site identified on the attached location plan, it has been highlighted that this is a suitable expansion area to the Gallowfields Industrial Park. The Panel's comments are also attached for reference. | | |
| | | Response 6 | Q4.13, Q4.15 | In support of Spatial Principle SP5, Lafarge consider that the specified provision of employment and development land should be brought forward, however, consider it essential that local policy is not too restrictive if inward investment becomes available within the plan period. In order to ensure that local needs are met, Richmondshire District Council should ensure that land for economic development is brought forward in consideration of | The economic-related policies and principles of the Core Strategy are underpinned by the evidence and findings of the Joint Land Employment Review (Arup, January 2007)

The flexibility of the LDF plan-making process including regular monitoring and review, means that the PCS can be amended and updated as and when there is more certainty, confirmation or up-to-date | SP5 has now been modified in line with latest employment projections, which reduce the overall scale of employment land required for traditional uses.

The NPPF asks for an annual land availability assessment and also asks that alternative uses are sought for employment allocations that have not been developed. |

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				an annual Employment Land Review, in line with National Planning Policy Statement (PPS4): Planning for Sustainable Economic Growth to ensure that appropriate scale and distribution of economic development in Richmondshire is brought forward based on up to date evidence.	evidence available in which affect particular polices and spatial principles.	
		Response 7	Q4.13	Improved access to Gallowfields Trading Estate is essential even if the site is not expanded.	Improvements and alterations to the local road network and traffic signals in and around Gallowfields Industrial Estate is the responsibility of North Yorkshire County Council, although any improvements in this regard would generally be welcomed by RDC.	The access issue to the Gallowfields Industrial Estate are longstanding and the scope for their improvement is limited and unlikely to be viable within development prospects. Although it is an important employment location for Richmond, better and more accessible locations lie within the plan area. The Core Strategy seeks to encourage a range of employment uses that do not exacerbate the constraint issues.
		Response 8	Q4.13 Q4.14	Yes No	No response is required. No additional detail provided to be able to fully respond.	No response is required. No additional detail provided to be able to fully respond.
		Response 9	Q4.13	Gallowfields Industrial Estate, Richmond. The Spatial Principle (SP5) notes "in recognition of acknowledged access constraints, no further expansion, except for the land to the north east of Racecourse Road" is being permitted. Paragraph 4.623 expands upon this position identifying that only limited further expansion of the estate will be permitted which includes the 1.9ha from the former Local Plan allocation to the north east owned by Zetland Estates. We considered as reported that the potential impact on the highways network surrounding Gallowfields will not be	No response is required.	SP5 has now been modified in line with latest employment projections, which reduce the overall scale of employment land required for traditional uses.

The limited expansion and adaptation of Gallowfields is supported in the Core Strategy and a range of employment uses that do not exacerbate the constraint issues is encouraged. |

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				seriously constrained by the delivery of 1.9ha to the north east of Gallowfields. Work is continuing in relation to a forthcoming planning submission to deliver this scheme. Again Mr Pickle's letter to Local Planning Authorities and the Planning Inspectorate confirms that Regional Strategies are to be abolished and therefore this will have implications for the RSS employment land figures for an additional 10ha of industrial and distribution uses, to supplement the base of 50ha allocated in 2006. However the intention of the new Coalition Government is to give decision making powers at local level, the employment land reviews estimate that a total 60ha of employment land should be identified by the LDF is likely to remain as the target figure. It is encouraging to note that the Spatial Principle (SP5) seeks to allocate 70ha of land for employment development between 2004 to 2026. This will take account of existing commitments and recent developments which will seek identification of approximately 33ha of land for development. It is identified that the Gallowfields Estate controlled by Zetland Estates would be within the 36ha of existing commitment. My client supports the continuing allocation of this site.		
		Response10	Q4.13 – 4.15	As stated above, the Trust recognises that there is a need to increase the land available for employment. However, it is important that this development	See response to Q.4.10, Q.4.11,Q.4.12 above, although it should also be noted that Policy CP8 does state that the green infrastructure network will be	See response to Q.4.10, Q.4.11,Q.4.12 above, although it should also be noted that Policy CP12 does state that the green infrastructure network will be

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				does not impact on areas that have been designated as important for nature conservation and that habitat corridors are incorporated into plans to ensure there is no loss of connectivity with the wider countryside. Sites will need to be assessed on a site by site basis for biodiversity importance.	protected and where appropriate enhanced in order to provide a high quality, accessible, diverse and well-connected network of green space.	protected and where appropriate enhanced in order to provide a high quality, accessible, diverse and well-connected network of green space.
		Response15	Gen	4.6.16 please could you omit the word 'racing' as all the various forms of the horse industry (livery yards/cross-country courses/training facilities etc.) usefully underpin the rural economy even if they are on a different scale to the Middleham scene.	Point is noted, although the reference to the 'horse-racing' industry is not to suggest that other equine-related activities within the plan area are not prevalent or equally important to the rural economy, but to identify a specific sector which has an almost unique influence on the economic and socio-economic make-up of particular towns and villages (particularly Middleham), although it is accepted that stables and infrastructure associated with the horse-racing industry also exist in other pockets of the district such as between Barton and Melsonby, albeit on a smaller scale and with less direct impact on the local economy.	Point is noted, although the reference to the 'horse-racing' industry is not to suggest that other equine-related activities within the plan area are not prevalent or equally important to the rural economy, but to identify a specific sector which has an almost unique influence on the economic and socio-economic make-up of particular towns and villages (particularly Middleham), although it is accepted that stables and infrastructure associated with the horse-racing industry also exist in other pockets of the district such as between Barton and Melsonby, albeit on a smaller scale and with less direct impact on the local economy.
		Response19	Gen	As stated previously, the Agency is generally supportive of the approach to focus new employment development towards existing urban centres, whilst safeguarding and enhancing existing employment sites. However, the Agency does have some concerns, particularly with regards to potential development associated with a new A1 junction between Brompton and Catterick Village given its potential impact to the A1 and the uncertainty over the A1 upgrade, as	Reference to development associated with a new A1 junction between Brompton-on-Swale and Catterick Village is in direct response to (the now mothballed) plans to upgrade the section of the A1 between Leeming and Barton and the proposed alterations to the A1 junctions that were proposed as part of this upgrade. As this upgrade is now unlikely to go ahead as previously proposed, then references to the A1 upgrade and any associated	The A1 upgrade has been cancelled and does not feature in the Core Strategy except to recognise the limitations of remaining connections to the Strategic Road Network.

There is no intention to allow a 'carte blanche' approach to economic development in rural locations and any such development proposal would need to be sustainable. Spatial Principle SP2 seeks to direct development to |

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				identified in the cover letter. It is unclear as to whether this is a junction associated with the upgrade or the existing A1. The Agency would not accept a new junction for development and would wish to be fully consulted if this is based upon a new junction associated with the upgrade. The Agency would, therefore, expect to be fully consulted regarding any potential impact on the operation of the SRN and the undertaking of appropriate assessment.	development/alterations to junctions will need to be reconsidered in the development of the 'Submission Draft' of the Core Strategy.	the most sustainable locations which provide a wide-range of services and facilities across the plan area and contain the main infrastructure networks and transport hubs. Spatial Principle SP5 supports this and identifies key employment locations. SP5 has now been modified in line with latest population projections, which reduce the overall scale of employment land required for traditional uses reducing the overall impact on the SRN
				With regards to rural areas, the scale of rural economic development and growth should be to meet an identified local need as sustainable access is generally at its poorest. Any significant development in such locations will need to ensure it can be sustainably accessed.	The policies and spatial principles of the PCS aim to promote businesses and economic activities that are appropriate within the context of their rural surroundings. There is no intention to allow a 'carte blanche' approach to economic development in rural locations and any such development would need to be sustainable.	The Council continues to cooperate with Highways Agency on the delivery of the Core Strategy
				Notwithstanding the above, any proposed development should be sited where it is accessible by sustainable means of transport in order to reduce the reliance on the private car, particularly by use of the SRN. Therefore sites should be located where access to employment, services and essential facilities is sustainable and safe. Further, should a development have the potential to have a detrimental impact on the SRN, the Agency would wish to be consulted at the earliest opportunity to discuss any mitigation measures,	The development of a Sustainable Settlement Hierarchy (SP1 and CP1) is to direct development to the most sustainable locations which provide a wide-range of services and facilities across the plan area and contain the main infrastructure networks and transport hubs.	

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				following this a transport assessment may be required in accordance with the provisions of Circular 02/2007. The Agency will be able to provide further comment and detailed assessment as and when more details are provided by the Council in terms of the location and scale of economic development. The Agency supports the rejection of SP5C.	No response is required. No response is required.	
		Response21	Gen	In relation to economic development, Policy SP5 makes provision for 70 hectares of land for employment use, requiring the identification of a further 33 ha. Again the proposed scale of employment land allocations has been based on RSS. However, the proposals have been amended to provide for additional growth based on employment forecasts rather than the low take-up rates of employment land in the past. There is concern that this is likely to over-estimate future requirements and the need for an additional 33ha, rather than the 10ha identified in RSS, is questioned. The proposed distribution of employment allocations focuses development at Hipswell/Scotton/Colburn and the local service centre of Leyburn. This is supported in principle, although the scale of allocation at Leyburn would appear to significantly more than may be necessary to maintain its service centre role in Lower Wensleydale. Reference is also made to the long	The figures referred to are taken from the Economic Land Review (2007) and represent the most up-to-date economic evidence for the Richmondshire area. Leyburn is expected to accommodate a level of economic growth which is reflective of its Local Service Centre role. There is no suggested in the PCS that Leyburn will have to accommodate a proportion of the economic growth for the Plan Area which is disproportionate to its size or role, and which is ultimately unsustainable. As the proposed Leeming-Barton section of the A1 upgrade has been moth-balled, development at a new A1 junction is now unlikely to represent a realistic option up to 2026. The locations identified in SP5 mostly reflect existing sites of economic activity where some expansion would be possible.	SP5 has now been modified in line with latest population projections, which reduce the overall scale of employment land required for traditional uses. This reduces the requirement in Leyburn, which can be met through the consolidation of existing employment locations. The A1 upgrade has been cancelled and does not feature in the Core Strategy except to recognise the limitations of remaining connections to the Strategic Road Network The key employment locations identified in SP5 have been reduced to create a much stronger focus for future economic development.

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				term potential for development associated with a new A1 junction. This is supported and may need to be looked at as a primary location for development alongside Hipswell/Scotton/Colburn. However, in total Policy SP5 identifies 11 key locations for economic development. A more focused approach might be more constructive. In particular there are doubts about the wider impact of further development at Gallowfields, Richmond.	Therefore they represent sustainable locations for employment and economic growth. A more focused approach would rule out many sites that could potentially accommodate employment and economic activities and potentially lead to a short-fall in the allocation of the additional 33 ha of employment land that is considered to be required in the Plan Area up to 2026.	
		Response22	Gen	Yorkshire Forward has commissioned a study from Roger Tym & Partners which provides guidance about what 'margin of employment land should be allowed, over and above the expected net demand, to provide for 'churn' and for choice and competition, and how to translate forecast employment growth into net demand for land. The study has recently been completed and the final version is now available and may prove useful when drafting future LDF document. In particular the study is likely to be of greatest assistance during the production of an updated Employment Land Review.	Point and source is noted	

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		Response26	Gen	It is suggested that the requirement for employment land should be considered further. The report produced in 2007, gave projections for future growth on the previous 10 years i.e. 1997 to 2007. Given the economic downturn since then the projected requirements should be reconsidered. The 2007 report also makes considerable references to the growth of Catterick Garrison. As with the rest of the Strategy I recommend that there should be two scenarios in the Strategy, which address the requirement for employment land which address both Military expansion and limited Military expansion.	The ELR (2007) represents the most up-to-date evidence in relation to the economic needs of the Plan Area available at the time of the development of the policies and principles of the PCS.

As stated above, it is not appropriate for the Core Strategy to contain different scenarios – the Core Strategy should be based on the most up-to-date and reliable evidence and assumptions at the time, although the various drafts of the Core Strategy as well as the monitoring and review process provides the flexibility for amendments and alterations in the light of new evidence and information. | SP5 has now been modified in line with latest population projections, which reduce the overall scale of employment land required for traditional uses. Further research on the economic impact of the military presence at Catterick Garrison does not support the concept of this as a driver for economic growth.

The strategic direction of growth for Catterick Garrison provides flexibility for the scenarios suggested. Ultimately the full scale of projected growth is dependent on decisions from Whitehall affecting the military purposes of Catterick Garrison. |
		Response33	Q4.13	Yes, in principle, but the A1upgrade will lead to greater demand in the A1(M) corridor due to market forces. Economic growth of settlements in the corridor (eg Brompton-on-Swale) should be encouraged and not unduly restricted.	Significant growth in Brompton-on-Swale is restricted by severe environment constraints such as flood zones 2 and 3 and the close proximity of the A1. The potential of Gatherley Road to accommodate further economic growth and expansion is recognised in the policies of the PCS (e.g. SP5, CASS1 and CP9)	The A1 upgrade has been cancelled and does not feature in the Core Strategy except to recognise the limitations of remaining connections to the Strategic Road Network Growth in Brompton-on-Swale is restricted by flood zones constraints and the close proximity of the A1. The potential of Gatherley Road to accommodate further economic growth and expansion is recognised in the Core Strategy
			Q4.14	Yes, generally	No response is required.	No response is required.
		Response36	Q4.13	No	No more detail provided as to why there is disagreement with the proposed scale and distribution of economic development and the relevant justification.	No more detail provided to enable an answer to be given
			Q4.14	Yes		No response is required.
			Q4.15	I am concerned that there may be too much emphasis on the garrison area.	No response is required. The focus is on the Garrison Area for economic growth because this is	The main employment centres are located close to the main areas of housing development in order to reduce the social, economic and environmental costs of medium-

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					where the suitable economic land is located. Gatherley Road employment area and Business sites within Colburn already provide a large proportion of the employment land and sites within the plan area and represents the most appropriate an sustainable locations for economic development up to 2026. Significant-sized sites elsewhere in the plan area which have good infrastructure links, are sustainable and do not adversely affect the plan area's important natural and built assets are few and far between. Furthermore, it makes sense from a sustainability perspective to locate the main employment centres close to the area which is proposed to contain the main focus of housing development in order to reduce the social, economic and environmental costs of medium-long distance commuting.	long distance commuting. SP5 has now been modified in line with latest employment projections, which reduce the overall scale of employment land required for traditional uses. That said it now has a stronger focus on fewer employment locations including Colburn/Walkerville and Gatherley Road.
		Response45	Q4.13	Don't agree with the scale, current 50 ha. Hasn't been used. Economic development doesn't always need more land. Redevelopment of existing buildings can provide space. The ELR projection was for 50+10 ha, why are you now saying 70 hectares?	One of the purposes of the Core Strategy is to ensure there is sufficient employment land within the plan area to meet the need up to 2026. Whilst it is true that not all economic activity requires designated sites and that redevelopment of existing buildings can provide suitable economic floor space, it would nevertheless be unrealistic to expect existing buildings to meet the needs of future economic growth in the plan are up to 2026.	SP5 has now been modified in line with latest population projections, which reduce the overall scale of employment land required for traditional uses to no more than 12 ha.
			Q4.14	Yes, except for SP5L- Barton Junction already has an adopted estate road and some planning permission. We consider it should	Barton Junction is outside of the Sustainable Settlement Hierarchy and is not considered to be a sustainable location for	Barton Junction is outside of the Sustainable Settlement Hierarchy and is not considered to be a sustainable location for

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				be included in the allocations, See comment Q7.2 Re: Community people already do from Darlington/Teesside to Scotch Corner, Gatherley Road and Richmond.	development, other than for a Motorway Service Area.	development, other than for a Motorway Service Area.
			Q4.15	Tourism is economic development, so are caravan sites and lodges also included in the proposed 70 hectares?	Holiday accommodation is not included within the economic land allocation of 70 hectares.	Holiday accommodation is not included within employment land allocations.

Section 3 – The Three Sub Areas

Chapter 5 – Central Area Spatial Strategy

Table of Respondents

	Name	Organisation	Q5.1	Q5.2	Q5.3	Q5.4	Q5.5	Q5.6
1	Eileen Yarwood		✓		✓		✓	
4	Jennifer Hadland	Mrs A Payne	✓	✓	✓			
5	Judith Stansfield		✓		✓		✓	
6	Katherine Halliday	Lafarge Aggregates Ltd	✓		✓			✓
7	Mark Whyman		✓		✓			✓
8	Nicholas Reckert		✓		✓		✓	
9	Sanderson Weatherall	Zetland Estates	✓	✓				
11	Barbara Gravenor		✓	✓	✓	✓	✓	
15	Rachel Connolly	Local Access Forum	✓	✓	✓			
19	Simon Jones	Highways Agency		✓				✓
24	Ian Smith	English Heritage	✓		✓			
26	Martin Watson	Ministry of Defence	✓		✓			
28	Russell Hall	England & Lyle	✓		✓	✓	✓	✓
29	John Farquhar	NYCC Planning			✓	✓		✓
30	Zoe Gray	One North East			✓			✓
33	Andrew Little		✓					
35	Barclay Simpson		✓	✓	✓	✓	✓	✓
36	Geoffrey Simpson		✓	✓	✓		✓	✓
45	Shirley Thubron	CPRE Swaledale	✓		✓	✓	✓	✓

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
Chapter 5	CASS1	Response 1	Q5.1	Yes	No response is required.	No response is required
		Response 4	Q5.1-Q5.3	It is considered that the preferred option for the Central Area is satisfactory; however, the policy should emphasise Richmond's ability to expand, particularly with regard to employment opportunities. Expanding Richmond Town Limits will provide a range of development opportunities in a sustainable environment, reducing the need to travel to local services and facilities. The Development Limits should be revised to allow development in Richmond to take place alongside proposed development at Catterick Garrison. It is important for the Core Strategy to enable expansion in Richmond to prevent stagnation of the town and potentially limiting its role as a Joint Major Principal Town.	CASS1 and other relevant policies of the Preferred Core Strategy do recognise Richmond's economic role and regional importance as a market town providing services and retail opportunities. However, any significant growth of Richmond – either inside or outside development Limits– is limited due to substantial environmental factors and a shortage of developable land.	The Core Strategy recognises Richmond's economic role as a market town providing services and retail opportunities. However, its further development is limited by substantial environmental factors limiting the supply of developable land.
		Response 5	Q5.1 Q5.3	Yes Yes	No response is required. No response is required.	Support for the Council's approach is welcomed
		Response 6	Q5.1	Lafarge agree with the preferred option for the Central Area Spatial Strategy CASS1 and the long term development plan for the large scale military development in Catterick Garrison as it provides the opportunity to offer quality homes and facilities in accessible locations. In addition, Lafarge welcome the growth of the Hipswell/Scotton/Colburn area and the implementation of an Area Action Plan and infrastructure improvements.	No response is required.	Support for the Council's approach is welcomed

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
		Response 7	Q5.1	Yes BUT see 2 above (Likewise I fear that the predicted cuts in defence spending create a serious question mark over developments in the Garrison and in any case the MOD tend to disregard any external framework and do what they want to do.)	Uncertainty remains about the future long term development plans of Catterick Garrison, therefore the Core Strategy needs to be flexible enough to incorporate the future of the MOD at Catterick Garrison and Marne Barracks. RDC will continue to work with the MOD to help facilitate its development objectives as and when they are known.	Uncertainty remains about the future long term development plans of Catterick Garrison, therefore the Core Strategy needs to be flexible enough to incorporate the future of the MOD at Catterick Garrison and Marne Barracks. RDC will continue to work with the MOD to help facilitate its development objectives as and when they are known.
		Response 8	Q5.1	Yes	No response is required.	Support for the Council's approach is welcomed
		Response 9	Q5.1	With specific regards to Richmond town support is given to the encouragement of appropriate retail and business uses to strengthen support/maintain the vitality and viability of Richmond. It is noted that feedback from earlier consultation documents identified Richmond as being "highly regarded as the historic centre for Richmondshire but is only regarded as performing adequately with limited scope for further development within existing environmental constraints". It is understood that Map 8: Environmental Constraints in Richmond seeks to delineate existing Conservation Areas rather than increasing this allocation. Regard is made to Gallowfields Industrial Estate whereby the Conservation Area to the north of Bolton Crofts extends into and along the western boundary of the proposed extension to the industrial estate. It is unclear whether or not this map seeks to extend these areas and therefore clarity is required however, given the scale of the map it looks at a	The 'Environmental constraints in Richmond' map only shows existing constraints (e.g. boundaries of existing Conservation Areas) and not any proposed new and altered boundaries..	The Core Strategy recognises the environmental constraints in Richmond and does not propose a strategic level of growth for the town. The development target will be met on sites within or adjacent to the existing built area, subject to respect for Richmond's setting.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				cursory glance to follow the existing Conservation Area. There is limited explanation as to what the environmental and infrastructure improvements will be however should these seek to relieve the highway pressures identified within your previous section our clients will fully support this policy. My client recognises that there are landscape constrains to expansion however opportunities within the urban fabric including Brownfield sites such as Hurgill Stables should be encouraged ahead of any future urban extensions.		
		Response11	Gen	The centre of Richmond has too many public houses and not enough appropriate retail outlets to interest the more affluent visitor. Richmond is also an attraction to people wishing to enjoy walking and cycling in the surrounding countryside and their needs should be satisfied. There is a lack of basic evening eating places for people in B&Bs such as Coast to Coast walkers. Richmond has not really developed to attract the tourist apart from the Station development, the Theatre and the upgrading of the exteriors of Market Place properties.	Core Policy CP10 of the Preferred Core Strategy gives support to maintaining and enhancing the vitality and viability of the town centres of Richmond, Catterick Garrison and Leyburn, which would include support for retail development, town centre development and 'evening economy' development which is of an appropriate scale and respects the character of the centre, including helping to maintain its existing retail function. Therefore there is clear support within the Preferred Core Strategy for appropriate retail and dining establishments to be established. It is beyond the scope of the Core Strategy to directly attract or establish such retail and dining establishments within Richmond Town Centre.

Tourism remains an important sector of the economy within | Core Policy CP9 supports the vitality and viability of Richmond the town centre covering retail development, town centre development and 'evening economy' development which is of an appropriate scale and respects the character of the centre, including helping to maintain its existing retail function.

This approach is complemented by Core Policy CP10 which supports the local tourism economy. |

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					Richmondshire and Richmond town itself, and the Preferred Core Strategy wants to continue to support this sector and help it to grow. Core policy CP11 states that the establishment of tourist-related facilities will be encouraged where appropriate with particular priority given to supporting improvements in the range and quality of facilities.	
		Response15	Gen	by the way, has planning gain been sought to mitigate the disbenefit of development at Gatherley Road by enhanced access for those without a car both to facilities (at Brompton on Swale for instance) and outward to the rights of way network??? Is RDC still gunning for the tunnel under the old A1 to be promoted for retained use within the A1 upgrade proposals???	These questions are beyond the scope of the CPS which is a strategic document.	The A1 proposed upgrade has been cancelled affecting a number of possible options for future development.
		Response19	Gen	As previously stated, the Agency have concerns regarding the impact of development in the Catterick and Richmond area on the operation of the SRN and would be concerned should development be proposed without particular assessment being given to any potential impact. The Agency would expect to be fully consulted on during the production of the proposed AAP and as and when development proposals come forward. Whilst the Agency recognises the opportunities that upgrading the A1 will provide in the area, the Agency would request that any proposed development that is adjacent to the A1 or may have a detrimental impact on the junction	See previous responses above (In relation to Response 19)	See previous responses above (In relation to Response 19)

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				operation on the A1 should be fully assessed both in terms of its individual impact and cumulative impact. As stated above, the scale of development proposed should be considered both independently and cumulatively in terms of its impact on the SRN. The Agency would therefore expect a detailed cumulative impact assessment on existing A1 junctions to be undertaken, as well as an assessment to be undertaken. The Agency is supportive of the rejection of CASS1C as the Agency would not want to see only employment here as would impact on A1 and encourage car trips.		
		Response24	Gen	We support the spatial strategy for the central area. The development of what is, in effect, a twin-centre Principal Town in Richmondshire would appear to be a pragmatic approach to the constraints which Richmond faces. Whilst the town can provide many of the functions and services of a Principal Town to the surrounding community, the majority of the future housing and employment needs will almost certainly have to be met in the Catterick Garrison area if the environmental assets of the area are to be safeguarded. We would endorse the strategy which is set out for Richmond Town, especially the need to maintain its vitality and viability, and that the scale of future housing should reflect the environment constraints around the settlement. In terms of the Primary	No response is required.	Support for the Council's approach welcomed

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				Service Villages, we welcome the inclusion of the need for development proposals to have regard to the need to safeguard the important archaeological remains in that part of the Plan area.		
		Response28	Q5.1 Q5.2	Yes None	No response is required. No response is required.	No response is required. No response is required.
		Response33	Q5.1	Yes	No response is required.	No response is required.
		Response35	Gen	Why not put more housing carefully east A1 where there are Communities and Facilities + less traffic input on Catterick Garrison centre and also makes these villages more Sustainable at Brompton Scorton Catterick village. Cemex site in Catterick village is vacant in 7 years whole 20 acre is Brownfield site .Why are you not going for this total Brownfield site with very good access and screened from road plus lovely setting for people to live rather than all Greenfield sites in secondary places. Put 60% in hispwell scotton especially as will be only dormitory accommodation. Colburn has some facilities. Tesco will be biggest benefactor and beside jobs all money goes out of area . A1	As explained in the accompanying text to the Central Area Spatial Strategy Section of the PCS, the Primary Service Villages of Scorton, Catterick Village and Brompton-on-Swale are constrained by a number of important environmental factors including archaeological remains, flooding and the close proximity of the A1. Furthermore, whilst these villages do have a range of different services and facilities (which merit their Primary Service Village designation), they still remain relatively limited in terms for providing for the needs of a significantly expanded community. Given the availability of potential sites as well as the existing and proposed services and facilities in	Several constraints, including archaeological remains, flooding and the close proximity of the A1 limit development in Scorton, Catterick Village and Brompton-on-Swale. Although these villages have a range of different services and facilities (which merit their Primary Service Village designation), they do not have the capacity for significant expansion compared with the Catterick Garrison.

Individual sites such as the Cemex site in Catterick Village, will be subject to routine land availability assessments.

The A1 upgrade has been cancelled and this is reflected in |

APPENDIX 2

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				upgrade will not be ready from NYCC councillor till 2018 so if you start building too much whole area at various times will be totally gridlocked. Bad enough NOW! This as you know is fantastic part of world. Need Quality LDF not as RDC planners say all going on Camp and therefore LDF needs to be very well thought out. Don't want any more urban sprawl which has very little benefit to Richmondshire .	the Garrison Area, it is questionable whether substantial new growth in these three villages within the Central Area would be appropriate, particularly in terms of sustainability.	the Core Strategy. Traffic Modelling demonstrates the capacity of the local road network for the level of expected development subject to identified junction improvements.
				This is a high class area so you plan to build new houses at Scotton with no facilities no community and absolutely nothing . I thought RDC wanted to build communities not urban sprawl + you plan an extra about 4500 extra traffic movements per day in Catterick Garrison Colburn Business park was RDC last main project. Plan our Future needs to be very well thought out and RDC planners will have to look at future Housing capacity is built in the right places and the separate issue of Care beds and retirement housing is addressed as separate issue.	It is beyond the scope of the PCS to discuss the merits of individual sites such as the Cemex site in Catterick Village. The issue of the A1 upgrade has been factored into the development of the Spatial Principles and Core Policies of the PCS. As suggested, the decision as to whether it goes ahead or not has implications for the settlements and local road network adjacent to it as the proposed plans show that new junctions would be provided directly linking these communities and roads to the A1. Since the publication of the PCS the Coalition Government have indicated that the proposed Leeming-Barton element of the upgrade is to be moth-balled. The LDF –including the Core Strategy-therefore needs to proceed on the basis that the proposed upgrade as proposed is unlikely to happen in the lifetime of the plan. The Core Strategy and Traffic Modelling work therefore needs to take into account that the proposed new A1 junctions are unlikely to be in place to ease access, congestion and capacity issues associated with the A6136 in the Garrison Area. Traffic modelling work to determine the current and future capacities of the	New development in Catterick Garrison is intended to prevent 'urban sprawl' into the surrounding countryside. Directing development towards the smaller settlements risks damaging their rural character, appearance and way of life. The SP2 Settlement Hierarchy Catterick Garrison which comprises Scotton, Colburn, Hipswell and military settlements which share close proximity, strong social, economic and transport links. Therefore, new development in any of the existing settlements would benefit from the range of services on offer across this complex area. The traffic modelling work demonstrates the capacity of the local road network to accommodate expected levels of development subject to proposed mitigation measures.
				RICHMOND 2010 ---2020 Richmond Rugby new club house Richmond Lumineire Nov - feb lazer show winter NEW Hockey pitches Events in Market place street entertainment etc Richmond Racecourse rebuilt Richmond Show Richmond Balloon festival		Many of the developments and events suggested would be encouraged and supported within the Core Strategy. CP9 supports the enhancement of the vitality and viability of town centres; CP10 encourages the establishment of tourist-related facilities which make a sustainable contribution to the

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Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				NEW Hotel/conference centre Lower school + small business park Richmond Town Centre police man Richmond folk festival museums --- OPEN Sundays in winter . RICHMOND Castle more events Last night of Proms Folk festival EVENTS DIGITAL Display P.OFFICE cost £1000 share between Station and Theatre Richmond sign Historic Town ON A1 RICHMOND will be soon Grid Locked with future increase. must have WELL signed CAR PARKS FREE 1. RDC OFFICE sign needed @ NYCC Richmond library 2. Richmond SCHOOLS car park weekend 3. Richmond Station need 100 new space for station Catterick and Richmond so PARK AND RIDE RICHMOND outer relief road hurgill road racecourse cutpurse gilling road onto Darlington road. A lot of people get Frustrated with trying to find car park in RICHMOND and drive away When busy use RICHMOND Town buses and NEW Arriva buses with organised Park and Ride. Richmond will grind to a halt with increase in Traffic from Camp + Richmond expanding tourism and	local road network in the Garrison Area (including the impact of the proposed scale and distribution of development) shaped the Spatial Principles and Core Policies of the Core Strategy (particularly those related to the scale and distribution of development). By directing the majority of new development into the existing urban areas of Richmond and the Garrison Area, the intention is to prevent 'urban sprawl' into the surrounding countryside. Directing development away from these 'Principle Towns' and towards the smaller settlements in the plan area risks damaging the rural character, appearance and way of life of many of these smaller settlements arguably leading to a greater feeling of 'urban sprawl' than by providing growth in the larger settlements. The Sustainable Settlement Hierarchy (SP1) identifies the Scotton/Colburn/Hipswell area (including Catterick Garrison) as a Principle Town. Whilst Scotton, Colburn and Hipswell are separate villages in their own right, their close proximity to one another, the physical and socio-economic impact of the military on this area and the good road and cycle networks between the villages mean that they are intrinsically linked both physically, economically and socially. Therefore, new development built in Scotton would inevitably take	local economy and which in particular support improvements in the range and quality of facilities; CP11 supports the protection, enhancement, retention and additional provision of community facilities cultural, recreational and amenity assets. The scale and distribution of development in Richmond (as proposed in the Spatial Principles of the PCS) is not expected to generate the need for a 'relief road'.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				A1 upgrade.

GIVE CAR driver option of PARK and RIDE

ARRIVA spent £5M on 45 NEW BUSES 2008

RICHMOND GARRISON PARK AND RIDE 2010

RDC council staff park Move to Yorke square car park bus 8.45am RDC STAFF USE free

RICHMOND SCHOOLS car park ---------IDEAL weekend for Park and Ride | advantage of the services and facilities already provided at Richmondshire Walk/Tesco's, Catterick Garrison Leisure Centre and the proposed Catterick Garrison Town Centre and would therefore represent a sustainable location for housing growth.

The traffic modelling work will help determine whether the scale and distribution of development in the Scotton/Colburn/Hipswell area is feasible in terms of the existing road network (and any mitigation measures that can be introduced to improve its capacity) The issue of 'care beds and retirement housing' is addressed above.

It is beyond the scope of the PCS to provide new buildings, facilities, services and events in Richmond (or elsewhere in the plan area), although it can support, restrict and direct development through its policies and principles. For instance, CP11 supports the provision of community facilities; CP9 supports the enhancement of the vitality and viability of town centres; CP10 encourages the establishment of tourist-related facilities which make a sustainable contribution to the local economy and which in particular support improvements in the range and quality of facilities; CP11 supports the protection, enhancement, retention and additional provision of cultural, recreational and amenity assets. Therefore many of the developments and events | |

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					suggested would be encouraged and supported within the Core Policies of the Preferred Core Strategy.

The scale and distribution of development in Richmond (as proposed in the Spatial Principles of the PCS) is not expected to generate the need for additional road network capacity in the form of a 'relief road'.

The Core Policies and Spatial Principles of the Core Strategy encourage –and in some cases require – proposals to minimise the need to travel as well as provide convenient access to footpaths, cycleways and public transport in order to reduce the need to travel by car and improving access to services more generally. Therefore, there should be no significant additional pressure on parking in the principle towns created by new development built in accordance with the policies and principles of the Preferred Core Strategy, although it is acknowledged that the use of the car will still be a vital mode of transport for many people living in the rural settlements in Lower Wensleydale and North Richmondshire in particular who need to access services and facilities in the principle towns. Whilst the policies in the PCS (particularly CP6) actively encourage development proposals with convenient access to sustainable modes of transport, schemes that lead to | |

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					improvements in accessibility will also be supported, which could conceivably be additional parking (if justified in terms of sustainability and the other policies and principles of the PCS) and park-and-ride schemes.	
		Response36	Q5.1	No	No further detail provided, although response to question Q.2.2 probably applies here also.	No further detail provided, although response to question Q.2.2 probably applies here also.
			Q5.2	More support should be given to the economic vitality of Richmond Town Centre. In its present form this option is likely to extend and continue the decline of recent years.	As discussed in Q.3.3, the vitality, viability and continued renaissance of the town centres (including Richmond) in the plan area will be given priority and supported by policies CP9 and CP10 in particular.	As discussed in Q.3.3, the vitality, viability and continued renaissance of the town centres (including Richmond) in the plan area will be given priority and supported by policies CP9 and CP10 in particular.
		Response45	Q5.1	Yes	No response is required.	No response is required.
	CASS2	Response 1	Q5.3	Yes	No response is required.	No response is required.
		Response 7		Likewise I fear that the predicted cuts in defence spending create a serious question mark over developments in the Garrison and in any case the MOD tend to disregard any external framework and do what they want to do.	Uncertainty remains about the future long term development plans of Catterick Garrison, although the Core Strategy needs to be flexible enough to incorporate the future of the MOD at Catterick Garrison and Marne Barracks. RDC will continue to work with the MOD to help facilitate its development objectives as and when they are known.	Uncertainty remains about the future long term development plans of Catterick Garrison, although the Core Strategy needs to be flexible enough to incorporate the future of the MOD at Catterick Garrison and Marne Barracks. RDC will continue to work with the MOD to help facilitate its development objectives as and when they are known.
		Response 8	Q5.3	Yes	No response is required.	Support for the Council's approach is welcomed
		Response11	Gen	I agree with the general development strategy. However, comments about Catterick Garrison and Richmond growing together concern me as I would not like to see the character of Richmond changed by a majority population from the Garrison area which is only living in the area because of their job and not by choice. I agree	The Joint Principle Town spatial approach recognises the distinct characteristics of both Catterick Garrison and Richmond, which is why a complementary (rather than common or conflicting) relationship between the two settlements is seen as the most appropriate and sustainable way forward within the Preferred Core Strategy)	The Joint Principle Towns approach recognises the distinct characteristics of both Catterick Garrison and Richmond, which is why a complementary (rather than common or conflicting) relationship between the two settlements is seen as the most appropriate and sustainable way forward in the Core Strategy

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				with the rejected strategies and reasons given.		
		Response19	Gen	Given the scale of development proposed in this area, the Agency is concerned that such development may cause a significant increase in trips on the SRN and put significant pressure on key junctions. A detailed assessment of impacts on the SRN should be undertaken to assess the cumulative and individual impact of any proposed development in the area.	See previous responses above (in relation to Response 19) regarding traffic modelling work.	See previous responses above (in relation to Response 19) regarding traffic modelling work. The Council and HA continue to cooperate on this point.
				The Agency is concerned that the policy does not adequately address sustainable access and transport, particularly given the scale of development proposed. The Agency would expect specific demand management to be put in place to reduce reliance on the private car and mitigate impact on the SRN. The Agency would be keen to discuss such measure with the Council.	Point is noted, although Policy CP2 (Sustainable Development) does specifically state that 'the provision of services should be located so as to minimise the need to travel', whilst also stating that convenient access via footways, cycle paths and public transport should exist or be provided to encourage the use of these modes of travel and reduce the need to travel by private car.	Point is noted, although Policy CP2 (Sustainable Development) does specifically state that 'the provision of services should be located so as to minimise the need to travel', whilst also stating that convenient access via footways, cycle paths and public transport should exist or be provided to encourage the use of these modes of travel and reduce the need to travel by private car.
				With regards to ensuring necessary infrastructure is provided to support development, the Agency is supportive of improvements to strategic infrastructure such as the key public transport stations / gateways within the centre and which can provide viable alternative transport options to the SRN. However, the Agency generally considers that demand management measures should be considered prior to the	The main principle behind the Sustainable Settlement Hierarchy is to locate the majority of new development in the towns and villages which already have a range of services, facilities and employment opportunities. The Policies of the Core Strategy also support the provision of appropriate new employment opportunities, services and recreation, services and recreational facilities within these This should therefore help to reduce the need to travel and	The main principle behind the Sustainable Settlement Hierarchy is to locate the majority of new development in the towns and villages which already have a range of services, facilities and employment opportunities. The Policies of the Core Strategy also support the provision of appropriate new employment opportunities, services and recreation, services and recreational facilities within these This should therefore help to reduce the need to travel and

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				development of infrastructure.	manage demand.	manage demand.
				The Agency is supportive of the rejection of CASS1C as the Agency would not want to see only employment here as would impact on A1 and encourage car trips.	No response is required.	No response is required.
		Response26	Gen	The MOD estate comprises two distinct parts, namely Catterick Garrison and the Defence Training Estate. Catterick Garrison is a largely urban area providing accommodation and technical areas for the Defence needs of some 9,600 serving personnel. The area also provides essential education, retail and leisure facilities for both serving personnel and the broader community. The Defence Training Estate meets a critical requirement to train military personnel, while managing the balance of military demands with the valuable environment in which it is located. The proposed Strategy will help integrate the sustainable development of both of these very different areas. The scale, influence and impact of the Military Estate are identified in the Strategy. The Strategy recognises the many benefits to the District from employment and particularly retail and leisure expenditure. However it also recognises that the potential for further development of the MOD estate could be difficult to accommodate as part of Richmondshire's future. As such the Strategy is correct in identifying the uncertainty which this brings in	Support for the Council's approach is welcomed.	Support for the Council's approach is welcomed

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				looking forward to 2026. The MOD therefore fully supports a Strategy which allows for future military flexibility in meeting national defence needs.		
		Response28	Q5.3 Q5.4	Yes None	No response is required. No response is required.	No response is required. No response is required.
		Response29	Gen	The discussion about implementation highlights the dependency on Ministry of Defence decisions about the scale of Catterick Garrison, on which to a considerable extent the growth in the Hipswell/Scotton/Coburn triangle depends. It would be sensible for the Area Action Plan to cater for maximum growth, and for actual development to be controlled in line with the growth (or otherwise) of the garrison. The upgrading of the A1 is another element which (in the light of proposed severe cuts in public expenditure) might be delayed, with consequences for development along its route. The principle that development must be "plan-led" needs emphasising along with the proviso that the plan is flexible as regards the actual timing of development.	The LDF provides the flexibility to update and amend policies (through monitor and review) to account for any changes that would affect the required scale and distribution of development. If the MOD plans for the future of Catterick Garrison are made known before submission to the Planning Inspectorate, then the scale and distribution of housing can be amended within the Core Strategy so that the policies are based on the most up-to-date and relevant information available.	The Core Strategy provides the flexibility to update and amend policies, through monitoring and review, to account for any changes affecting the required scale and distribution of development. If the MOD plans for Catterick Garrison are made known before submission to the Planning Inspectorate, then the scale and distribution of housing can be amended within the Core Strategy so that the policies are based on the most up-to-date and relevant information available.
		Response30	Gen	As you are aware the Agency has previously provided responses to earlier stages of the Core Strategy consultation process. In its response to the Issues and Options Discussion Paper, dated 25th May 2007 and its response to the Preferred Options, dated 9th April 2008, One North East provided specific comments in respect of the expansion of Catterick Garrison. Recognising that the MoD's	Response noted.	Response noted

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				expansion plans could have an impact on the regeneration of the Tees Valley City Region, the Agency maintains that any potential risks to the Tees Valley should be fully assessed. It is noted that there is continuing uncertainty about the eventual size of the Catterick Garrison military base and the timing of increases in personnel. The proposals are therefore not considered to present a short term risk for the Tees Valley City Region.		
		Response33	Q5.3	Yes	No response is required.	No response is required.
		Response36	Q5.3 Q5.4	Yes My agreement is subject to the same reservations on overall numbers referred to in the previous section.	No response is required. No further detail provided to respond fully, although response to question Q.2.2 (Response 36) applies here also.	No response is required. No further detail provided to respond fully, although response to question Q.2.2 (Response 36) applies here also.
		Response45	Q5.3 Q5.4	Yes Concerned about the extent of the Area Action Plan boundary in Map 9 to the East. Development should not be allowed to extend eastward & should stop of the Tunstall Road.	No response is required. The extent of Strategic Growth Development Area eastwards designed to help manage a range of issues associated with the closely linked settlements of Hipswell, Scotton and Colburn. Whilst guiding housing development in these settlements will undoubtedly be a important issue for a Facilitating development DPD, other issues relating to traffic, community facilities and supporting the Garrison Town centre and Local Centre at Colburn/Walkerville will also be important issues for the Facilitating Development DPD to deal with. Therefore the extent of the Strategic Growth Development Area reflects the need to address a range of issues within the Hipswell, Scotton and Colburn area and	The Central Richmondshire Sub Area Strategy identifies a strategic growth area for Catterick Garrison that extends eastwards from the proposed Garrison Town centre along the A6136 to Colburn and Brough with St Giles. It is much reduced form the area considered in the Preferred Core Strategy.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					does not therefore necessarily mean that housing development will be acceptable in all parts of this designated area. It is the purpose of the SHLEAA to identify sites for housing development with in the plan area.	
	CASS	Response 1	Q5.5	Yes	No response is required.	
		Response 4	Q5.1 - 5.6	It is considered that the preferred option for the Central Area is satisfactory; however, the policy should emphasise Richmond's ability to expand, particularly with regard to employment opportunities. Expanding Richmond Town Limits will provide a range of development opportunities in a sustainable environment, reducing the need to travel to local services and facilities. The Development Limits should be revised to allow development in Richmond to take place alongside proposed development at Catterick Garrison. It is important for the Core Strategy to enable expansion in Richmond to prevent stagnation of the town and potentially limiting its role as a Joint Major Principal Town.	The boundaries of the existing Development Limits within the plan area will be re-assessed in conjunction with the development of the 'Facilitating Development' DPD.

The policies of the Preferred Core Strategy support appropriate and complimentary development within Richmond, although the lack of suitable land will restrict housing development in particular within Richmond (as reflected in the proportion of housing development within Richmond as outlined in SP4) | The existing Development Limits will be re-assessed in a future DPD. Core Policy CP4 enables consideration of development adjacent to currently defined DLs.

Core Strategy policies support appropriate and complimentary development within Richmond, although environmental constraints limit development here as reflected in SP4 proportion of housing |
| | | Response 5 | Q5.5 | Yes | No response is required. | No response is required. |
| | | Response 6 | Q5.6 | Lafarge support the major development proposals within the Central Area as it is close to the source of aggregate materials and is, therefore, consider a sustainable location. However, Lafarge recommend that the Core Strategy Sustainability Appraisal should consider the location of major development proposals in relation to the source of materials | Core Policy CP2 (Sustainable Development) in the PCS does support development which promotes the conservation of scarce resources and reduction of their use, and the encouragement of the use of sustainable resources. This would include using locally-sourced materials. The sustainability of individual development proposals would need | North Yorkshire CC is the minerals authority and is working with Lafarge and other suppliers on the supply of minerals. Core Policy CP2 supports development which promotes the conservation of scarce resources and reduction of their use, and the encouragement of the use of sustainable resources. |

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Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				and the potential to utilise local mineral supplies. Lafarge's Sustainability Ambitions work to ensure that the products it manufactures are made close to where they will be used, working to reduce the long-haul transportation of heavy goods. Lafarge consider that Richmondshire District Council and North Yorkshire County Council should consider major development proposals and mineral allocations to provide the opportunity to locate development at a suitable sustainable distance from a source of materials and ensure that development contributes to the overall sustainability of the plan area.	to be considered through the Development Management process and it is beyond the scope of the Core Strategy to identify where and when locally sourced materials for development would be required (if at all).	
		Response 8	Q5.5	Yes	No response is required.	No response is required.
		Response28	Q5.5 Q5.6	Yes The approach should acknowledge the need to consider the development of Greenfield land in certain circumstances when seeking to identify/provide executive style low density housing and prestige employment development land. This will assist in inward investment in line with the vision for Richmondshire.	No response required. The Core Strategy would prioritize the use of Brownfield Sites (over Greenfield) but there is no overall restriction on the use of Greenfield sites for appropriate development (where a suitable Brownfield site is not available) Therefore there is no need to specify particular types of development in the Core Strategy which would be supported on Greenfield sites.	No response required. The Core Strategy prioritises the use of Brownfield Sites (over Greenfield) but there is no overall restriction on the use of Greenfield sites for appropriate development (where a suitable Brownfield site is not available) Therefore there is no need to specify particular types of development in the Core Strategy which would be supported on Greenfield sites.
		Response33	Q5.5	Yes	No response is required.	No response is required.
		Response36	Q5.5 Q5.6	Yes The long-term potential for growth areas associated with a new junction on A1(M).	No response is required. The Coalition Government announcement that the Leeming-Barton upgrade of the A1(M) is to be moth-balled means it is unlikely to come forward during the plan period. Therefore the potential for economic growth based around previous proposals for new A1(M)	The A1 upgrade has been cancelled and this has removed the prospect of alternative uses associated with different junction proposals for the life of the plan.

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					junctions is now not a realistic option to be considered within the PCS.	
		Response45	Q5.5 Q5.6	Yes Ensure road structure for Catterick Garrison is capable of taking the proposed extra development.	No response is required. RDC in conjunction with NY Highways Authority commissioned Jacobs to undertake traffic modelling specifically in the Garrison Area to provide quantitative evidence about the current capacities of the road network (and the A6136 in particular) as well as future capacities based on the scale and distribution of housing development in this area related to possible sites that have come forward as a result of the SHLEAA. This work will show what the current capacities of the road network are, what impact the proposed level and distribution of housing development in this area will have on the road network and what, if any, mitigation measures to be implemented to allow the road network cope with the level and distribution of housing development proposed up to 2026.	No response is required. The traffic modelling study has confirmed the capacity of the local road network to accommodate the proposed development subject to identified junction improvements.

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Chapter 6 – Lower Wensleydale Spatial Strategy

Table of Respondents

	Name	Organisation	Q6.1	Q6.2	Q6.3	Q6.4
1	Eileen Yarwood		✓		✓	
2	ID Planning	Castlevale Limited	✓	✓		
5	Judith Stansfield		✓		✓	
8	Nicholas Reckert		✓		✓	
14	Lewis V Peace					✓
19	Simon Jones	Highways Agency	✓			
24	Ian Smith	English Heritage	✓	✓		
33	Andrew Little		✓		✓	
36	Geoffrey Simpson		✓		✓	
43	Julie Owram	Middleham Parish Council				

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
Chapter 6	LWSS	Response 1	Q6.1 Q6.3	Yes Yes	No response required. No response required.	No further comment required. No further comment required.
		Response 2	Q6.1	We agree with the Preferred Strategy for the Lower Wensleydale area as set out in LWSS.	No response required.	No further comment required.
			Q6.3	We agree, save for comments made regarding the level of housing anticipated in the future for Leyburn.	See responses Q4.1 and Q.10-12 (in relation to Response 2)	The level of housing anticipated in Leyburn has been reduced since the Preferred Core Strategy as a result of further evidence and redistribution of housing across the Plan Area.
			Q6.4	As set out earlier in these representations we consider that the proportion of housing allocated in Leyburn to meet future development needs of the sub-area should be increased.	See responses Q4.1 and Q.10-12 (in relation to Response 2)	
		Response 5	Q6.1 Q6.3	Yes Yes	No response required. No response required.	No further comment required. No further comment required.
		Response 8	Q6.1 Q6.3	Yes Yes	No response required. No response required.	No further comment required. No further comment required.
		Response14	Gen	The A6108 leaves Richmond into Swaledale, Downholme leads into Wensleydale. This main road links with traffic from the A1 through Catterick Garrison making it a vital link through Wensleydale, particularly when there are problems on the A66. This is a fact.	Consultations are continuing with relevant consultees and stakeholders – including the Highway Authority – in relation to the impact that the scale and distribution of development (as outlined in the policies and spatial principles of the PCS) will have on the existing and future capacities of the local road network.	Consultees and stakeholders, including the Highways Agency have been engaged in the development of the LWSS, the scale and distribution of development to inform its final version in the Submission Core Strategy.
		Response19	Gen	In addition to comments made at the previous stage, the Agency recognises and supports the need to revitalise the town centre and core areas of the town and appreciate that such areas offer the most sustainable locations with a reduced need to travel and greater availability of non-car modes of transport. The Agency is supportive of the development of services that are congruent to the needs of the area in order to reduce the need to travel. Notwithstanding this, the Agency would wish	No response required. See responses in relation to	No further comment required.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				to be consulted at the earliest opportunity should any development be proposed that has the potential to have a detrimental impact on the safe and efficient running of the SRN. However, the Agency generally considers that demand management measures should be considered prior to the development of infrastructure.	response 19.	
				The Agency is supportive of the rejection of CASS1C as the Agency would not want to see only employment here as would impact on A1 and encourage car trips.	No response required.	No further comment required.
		Response24	Gen	We broadly support the thrust of the strategy for this part of the District. In particular, we would endorse the recognition that the potential for further development around Middleham may be limited due to environmental constraints.	No response required.	No further comment required.
				Although the Policy recognises the potential constraints to development around Middleham, there are also significant constraints on development within the existing Development Limits (if the character of the settlement is to be retained). This should be reflected within the Policy. Amend the first bullet-point for Middleham to read:- "... beyond its Development Limits and that any development that does take place within the settlement would need to be of a scale and in a location which would not compromise its character or landscape setting".	Point is noted. Although Middleham is not alone in the Plan Area insofar that its character and landscape setting needs to be protected and its historic assets preserved. Policy CP8 provides general protection of landscape character and protections and enhancement of historic assets across the whole Plan area, whilst Conservation Area Appraisals will provide the additional details in relation to specific conservation and heritage asset issues for individual settlements with designated Conservation Areas.	Policy CP8 is now Policy CP12 in the Submission Core Strategy.
		Response33	Q6.1 Q6.3	Yes Yes	No response required. No response required.	No further comment required.
		Response36	Q6.1 Q6.3	Yes Yes	No response required. No response required.	No further comment required.
		Response43	Gen	It was recognised that this is not the policy stage. However, it was encouraging to note	No response required.	No further comment required.

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Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				that the Council will be given the opportunity to inform on specific policies relevant to Middleham.		

Chapter 7 – North Richmondshire Spatial Strategy

Table of Respondents

	Name	Organisation	Q7.1	Q7.2	Q7.3	Q7.4
1	Eileen Yarwood		✓		✓	
3	Jennifer Hadland	Mr C Harle	✓	✓		
5	Judith Stansfield		✓		✓	✓
8	Nicholas Reckert		✓		✓	
15	Rachel Connolly	Local Access Forum		✓		
17	Steven Longstaff	Mr Toby Bank	✓	✓		
19	Simon Jones	Highways Agency	✓	✓		✓
24	Ian Smith	English Heritage	✓			
25	Valerie Adams	Darlington Borough Council	✓			
29	John Farquhar	NYCC Planning	✓	✓		
33	Andrew Little		✓		✓	
36	Geoffrey Simpson		✓		✓	
38	Joyce Wilson	Aldbrough St John	✓	✓		
39	Colin Dales		✓	✓		
45	Shirley Thubron	CPRE Swaledale	✓	✓	✓	

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
Chapter 7	**NRSS**	Response 1	Q7.1 Q7.3	Yes Yes	No response is required. No response is required.	No further comment required.
		Response 3	Q7.1-7.4	There is a more disbursed pattern of active settlements rather then a single integrated network of rural communities in the North Richmondshire sub area. Notwithstanding this, the Council should not prevent development occurring in the smaller villages particularly when some of the settlements are in close proximity to larger 'support' settlements such as Darlington.

The proposed North Richmondshire strategy seeks to support a strengthened District Centre and regeneration in Darlington by containing development in the Sub Area, particularly near the boundary of Darlington. This is considered to be an inappropriate proposal. This type of settlement disbursement should be enhanced and supported, taking advantage of the close proximity of some of the Richmondshire settlements to Darlington Borough. | See other responses in relation to Response 3, particularly those in respect of 'Section 1' and 'SP1'.

See other responses in relation to Response 3, particularly those in respect of 'Section 1' and 'SP1'. | No further comment required.

No further comment required. |
| | | Response 5 | Q7.1 Q7.3 | Yes No – Not entirely - the area has strong links to the north for shopping, employment and further education and these should be respected and supported as RDC often cannot provide them. | No response is required. The role of larger settlements to provide a range of services for the communities within North Richmondshire is recognised within the Core Strategy. Whilst the disparate, small-scale and rural character of the settlements in this sub-area make this tendency to look outside of the area for a wide range of services and facilities inevitable, it is nevertheless not a particularly sustainable trend. The approach within the North Richmondshire sub-area is therefore to retain and enhance the existing range of services and encourage small-scale development within | No further comment required. |

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
			Q7.4	Planners should take note of reasonable proposals by parish councils and not throw them out just because they are outside the village boundary - especially when they can bypass the rules for proposed affordable housing!	selected settlements to help sustain and support local communities. The Richmondshire Local Plan sets defined 'Development Limits' around most of the settlements within the plan area. Housing development outside these limits is not allowed unless it is essential for the purposes of agriculture or forestry, or unless it is an 'exceptions site'. Development Limits have generally provided a clear and consistent means of protecting the damaging growth of settlements into the wider countryside, and it is therefore considered that 'Development Limits' should be retained in some form within the Richmondshire LDF. Exception Sites outside of Development Limits are permitted within the policies of the Local Plan providing there is a recognised housing need and that there is a 100 per cent affordable provision, Again, this is a policy that is considered to have worked well in the past and the exception site approach is reflected in the Preferred Core Strategy within CP5B. CP3 does support a range of development outside of development limits which are appropriate or essential within a countryside location.	No further comment required.
		Response 8	Q7.1 Q7.3	Yes Yes	No response is required. No response is required.	No further comment required.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
		Response15	Gen	first paragraph – I think that there are no longer 4 village shops – recently Melsonby, Eppleby and Aldbrough St.John have closed post offices and shops.	Point is noted. The revision of the PCS will take into account any changes to facilities since the publication of the PCS.	Although 3 village shops have closed within the area, no alterations to the Settlement Hierarchy are considered appropriate, as informed by the Settlement Facilities Study, June 2011.
		Response17	Gen	Again, our client would like to support the identification of Newsham as part of a secondary service village cluster where small scale and limited growth may be acceptable to support local needs. Our client would however like to ensure that sufficient new development is proposed in North Richmondshire to support existing services. To ensure this and the delivery of the proposed housing figures it is clear that the Council will need to allocate suitable sites for residential development in accordance with the settlement hierarchy set in spatial principle SP1. It is therefore our client's view that growth in this area should not be totally constrained in the North Richmondshire sub area and sufficient land should be allocated through the emerging Local Development Framework. This should be reflected by relaxing the wording of the proposed policy.	The reasons why it is felt necessary to limit housing growth in the North Richmondshire sub-area are outlined in Section 7 of the PCS.	No further comment required.
		Response19	Gen	As specified in the Agency's previous response, the Agency would be concerned should any development be proposed that would have a detrimental impact on the SRN given the proximity to the A1 and the A66. The Agency is supportive of focussing development within existing urban centres, as these tend to be the most sustainably accessible locations.	See responses above.	No further comment required.
				Any proposal for a Service Area should be in line with DfT policy Circular 01/2008.	Point is noted.	
		Response24	Gen	The historic cores of Middleton Tyas and Melsonby have been designated as Conservation Areas and both contain	See response above, issues relating to heritage assets and environmental constraints in	Conserving & Enhancing Environmental and Historic Assets is now CP12 within

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				numerous historic assets. The requirement in national policy guidance to preserve those elements which contribute to the character of these assets may constrain the amount of future development these areas can accommodate. This should be reflected in the second bullet-point of the policy. Policy NRSS amend the second Criterion of the bullet-point on Primary Service Villages to read:- " Development will be small in scale, reflecting the role of the Sub area and its relationship to Darlington and the need to safeguard the historic character of the settlements."	these villages are dealt with generally by Policy CP8 and more specifically in the Conservation Area Appraisals to be produced for individual settlements with designated Conservation Areas.	the Submission Core Strategy. Conservation Area Appraisals have been prepared for both Middleton Tyas and Melsonby.
		Response25	Gen	The Council also supports all the elements of the proposed North Richmondshire Spatial Strategy, as these will be complementary to the achievement of the policies and objectives of the Darlington Local Development Framework Core Strategy, a publication draft of which is due to be published in early August.	No response is required.	No further comment required.
		Response29	Gen	Page 77 North Richmondshire - should not new housing be restricted to meeting local need?	In reality restricting new housing development to meet only local needs would be difficult to achieve. The gap between house prices and salaries from jobs within the Plan area mean that for the majority of local people affordable housing would be the only way to access the housing market. It is not realistic or economically viable to expect developers to build 100 per cent affordable housing, therefore a proportion of open market housing is required to achieve a proportion of affordable housing to meet the local need. Whilst the majority of military-related housing will be accommodated in the Garrison	No further comment required.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					Area, some high earning military personnel often want to purchase properties within the North Richmondshire and Lower Wensleydale areas. Such a policy would potentially restrict this need being met for higher priced properties within the Plan area.	
		Response33	Q7.1 Q7.3	Yes Yes	No response is required. No response is required.	No further comment required.
		Response36	Q7.1 Q7.3	Yes Yes	No response is required. No response is required.	No further comment required. The housing requirement figures for the overall district have been updated. For North Richmondshire, this now means a requirement for 9% of the Districts housing, equating to 285 homes over the plan period.
		Response38	Gen	North Richmondshire sub area is down for only 7% of the suggested 200 houses per year. The suggestion is to support expansion of Developments at Scotch Corner. Barton quarry to be restricted to use only as a service area. We are considered to be a secondary service village clustered with Eppleby and Caldwell. The Primary service villages are Middleton Tyas, Barton and Melsonby. The Housing Minister's Community Right to Build programme seems to pour cold water on Richmondshire's ideas.	No response is required. The Coalition Government's 'Community Right To Build' programme will come forward as part of the Localism Bill and will allow communities to bring forward development that they want providing it receives 'overwhelming support' through a referendum as well as meeting minimum criteria to ensure that the development is sustainable. There is also likely to be limits on the amount of expansion allowed in order to prevent overdevelopment: it is proposed that communities will only be able to expand the size of the community by a maximum of 10 per cent over any 10 year period.	No further comment required.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					The Sustainable Settlement Hierarchy and the spatial principles and core policies relating the scale, distribution and type of housing are based around ensuring that housing development is of a scale and location to ensure its long-term sustainability. The Community Right to Build programme also has certain criteria and limits to ensure that any community proposals that come forward are consistent with the same sustainability principles at the heart of the Core Strategy. Depending on consultation feedback and community support for the Community Right to Build programme, the scale and distribution of housing may need to be altered to reflect the response of communities wishes to build (particularly in the smaller, rural settlements) but it is not predicted that there would need to be any wholesale alteration of the Spatial principles and Core Policies of the Core Strategy as they have at their heart the principle for sustainability, a concept that the Coalition Government supports.	
				Does the Strategy infer only 'windfall' development would be allowed in Aldbrough St John and no alteration to the definitive limits.	Aldbrough St. John is designated as a Secondary Service Village (in a cluster with Eppleby and Caldwell) with the Sustainable Settlement Hierarchy. As such, Aldbrough St. John is expected to support a limited, small-scale level of development which	No further comment required.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					supports the needs and sustainability of the local community. Development will therefore be permitted which is not just 'exception site' (100 per cent affordable housing) development, but such housing development will be very limited and restricted in its scale.

'Development Limits' are proposed to be retained for the settlements in the Sustainable Settlement Hierarchy at least. A revision of the existing Development Limits is beyond the scope of the Core Strategy, although if Development Limits are retained then a revision of them will take place in the future. | |
		Response39	Gen	Again, the reference to "very small development" may be a little restrictive in terms of promoting affordable housing.	As discussed above, the 'exceptions' site policy allows greater flexibility to provide affordable housing in the North Richmondshire Area for a local need notwithstanding the general small-scale, restrictive approach to new development in this sub-area.	No further comment required.
		Response45	Q7.1 Q7.2	Yes but see Q7.2 Barton Quarry should be included in development. Local residents from Melsonby, Barton, and Middleton Tyas can walk to this site, some already doing this.	No response is required. Barton Quarry, given its rural location outside of the Sustainable Settlement Hierarchy, is not considered by be sustainable location for housing or economic development other than for appropriate rural development outlined in the policies of the Preferred Core Strategy (SP3 and CP3 in particular).	No further comment required.
			Q7.3	Yes	No response is required.	No further comment

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Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
						required.

Section 4 – Core Policies to Deliver the Strategy

Chapter 8 – Strong Neighbourhoods

Core Policy 1: Supporting the Settlement Hierarchy

Table of Respondents

	Name	Organisation	Q8.1	Q8.2	Q8.3
1	Eileen Yarwood		✔	✔	
3	Jennifer Hadland	Mr C Harle	✔		✔
4	Jennifer Hadland	Mrs A Payne	✔		✔
5	Judith Stansfield		✔	✔	
8	Nicholas Reckert		✔	✔	
17	Steven Longstaff	Mr Toby Bank	✔		✔
19	Simon Jones	Highways Agency	✔	✔	✔
33	Andrew Little		✔	✔	
36	Geoffrey Simpson		✔	✔	✔
42	Meryl Leung	Environment Agency			✔
45	Shirley Thubron	CPRE Swaledale	✔	✔	✔

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
Chapter 8	CP1	Response 1	Q8.1 Q8.2	Yes Yes	No response required. No response required.	Policy CP1 is now Policy CP3 in the Submission Core Strategy.
		Response 3	Q8.1-8.3	As stated in our answers to questions 4.1-4.3, we generally agree that a settlement hierarchy helps to establish the most efficient means of organising service provision and development within the District. However, it is important for the District not to impede development in the smaller settlements, potentially creating fossilised, dormant settlements. As stated within the consultation document, Spatial Principle SP1 is based on a network of communities with access to a range of services and facilities. Stapleton is a settlement located within the North Richmondshire Sub Area and has access to a range of local services and facilities including close proximity to the market town of Darlington. It is therefore considered that policy SP1 needs to be amended to make Stapleton and other settlements in the North Richmondshire Sub Area higher in the settlement hierarchy enabling some future development opportunities. The sites submitted to the Strategic Housing and Employment Land Availability Assessment in Stapleton is considered suitable for future housing development and therefore if these sites were included within the newly defined Development Limits of Stapleton, we would generally support proposed policy CP1.	See responses in relation to Section 1, Section 2, SP1 and SP2 in particular (in relation to Response 3) Stapleton – for the reasons mentioned above – is not considered to be a sustainable location for further development. Stapleton is a relatively small, rural settlement which lacks the services, facilities and employment opportunities to support development. In terms of access to jobs, this would inevitably lead to cross a large degree of cross-boundary commuting to Darlington and the rest of the Tees Valley, whilst also being heavily reliant on the use of the car to access services, facilities and retail outlets in Darlington and Teesside in particular. Furthermore, it would be contrary to Darlington Borough Council's Locational Strategy which intends the land and settlements to the south of the District to be an area of constraint.	
		Response 4	Q8.1-8.3	As stated in our answers to questions 4.1-4.3, we generally agree that a settlement hierarchy helps to establish the most efficient means of organising service provision and development within the District. However, it is considered that the Development Limits to the Gallowfields Estate should be revised to include land to	See response to SP1 (for Response 4)	

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				the south east to allow for the necessary expansion to provide the employment land required in the district (please see attached plan).		
		Response 5	Q8.1 Q8.2	Yes Yes	No response is required. No response is required.	
		Response 8	Q8.1 Q8.2	Yes No	No response is required. No additional detail provided to be able to respond in any detail.	
		Response17	Gen	As outlined previously, our client fully supports the identification of a settlement hierarchy and broadly supports the approach undertaken by the Council. With regard to the options not chosen, our client agrees that not defining settlement limits would be an unsuitable approach, given the rural nature of the district. However, to ensure that sufficient sites for residential development are brought forward to meet the housing targets, the existing settlement limits should be reconsidered to include suitable sites on the edge of settlements such as our client's land at Moor Lane in Newsham.	The review of the precise boundaries of Development Limits around existing settlements is beyond the scope of the Core Strategy, although the issue of Development Limits and boundaries will be considered in further detail through subsequent DPDs.	Development Limits will be defined in the Delivering Development DPD
		Response19	Gen	As previously stated, the Agency is supportive of focussing development in central urban areas as these tend to be in the most sustainably accessible locations. Notwithstanding this, the Agency would wish to be consulted at the earliest opportunity should any development be proposed that has the potential to have a detrimental impact on the safe and efficient running of the SRN. The Agency is supportive of the rejection of CP1A, as the cumulative impact of any proposed development would be difficult to assess as development focus would lack clarity.	No response is required. See responses above. No response is required.	
		Response33	Q8.1 Q8.2	Yes Yes	No response is required. No response is required.	

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
		Response36	Q8.1 Q8.2 Q8.3	Yes Yes Home working and local employment opportunities to reduce the need to travel from rural areas.	No response is required. No response is required. The principle of home working and (appropriate and sustainable) local employment are supported by SP3 and CP3.	This is now covered in CP8 (1d: Live-Work Units)
		Response42	Gen	Policy CP1: Supporting the Settlement Hierarchy does not mention flood risk. We are also concerned that the policy sentence; 'Development or activities of a scale and nature appropriate to secure the sustainability of each settlement...' is open to interpretation. The percentages of dwellings proposed across the settlement hierarchy does not appear to take into account flood risk spatially. At least a third of the settlements cited are significantly constrained by Flood Zones 2 and 3. We would expect you to assemble a free-standing document, demonstrating in an open and transparent way how you have applied the PPS25 Sequential and Exception Tests to your Core Strategy, in particular your settlement hierarchy and overall distribution of development. This should allow an Inspector, at Examination in Public stage, to readily gauge whether the Core Strategy has complied with PPS25.	Flood risk has been an important factor in the implementation of the Sustainable Settlement Hierarchy. Whilst it is acknowledged that flood risk is an issue in some of the settlements within the SSH, the SHLEAA which is being prepared in conjunction with the Core Strategy has shown that there is enough land in the SSH settlements without significant constraints (such as being within Flood Zones 2 and 3) to accommodate the amount and distribution of development proposed. Preliminary Individual site assessments have been carried out in association with the SHLEAA and are available to view on the Richmondshire District Council website.	
		Response45	Q8.1 Q8.2	Yes Important to reject CP1A, vital to establish limits to the edge of settlements to prevent piece meal extensions into the countryside.	No response is required. The establishment of Development Limits around settlements within the plan area has proved to be an effective way via the Local Plan of protecting the countryside from the unrestrained expansion of settlements and helping to retain their setting and character. Development Limits (or some criteria-based policy which would	

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					generally resist housing development outside of the main settlements) is therefore considered to be necessary in order to retain the character of settlements, protect the intrinsic value of the countryside and ensure that development I n the plan area is sustainable by concentrating development within the main growth areas of the district with the extensive infrastructure, services and facilities that comes with these areas.	

Core Policy 2: Supporting Community Facilities

Table of Respondents

	Name	Organisation	Q8.4	Q8.5	Q8.6
1	Eileen Yarwood		✓		
3	Jennifer Hadland	Mr C Harle	✓	✓	✓
5	Judith Stansfield		✓	✓	
8	Nicholas Reckert		✓	✓	✓
17	Steven Longstaff	Mr Toby Bank	✓		✓
19	Simon Jones	Highways Agency	✓	✓	
33	Andrew Little		✓	✓	
36	Geoffrey Simpson		✓	✓	✓
45	Shirley Thubron	CPRE Swaledale	✓	✓	

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
Chapter 8	CP2	Response 1	Q8.4 Q8.5	Yes Yes	No response is required. No response is required.	CP2 is now CP11 and following the publication of the NPPF it has been strengthened and extended to give greater support for protection and enhancement of existing facilities. CP3 and CP4 also allow for consideration of a development proposal upon supporting existing facilities and services in villages and the NPPF recognises that this may be in other close by settlements. Together this policy framework provides the most appropriate strategy for trying to enable an appropriate level of sustaining development within rural areas without prejudicing the sustainability and environmental qualities of the district.
		Response 3	Q8.4-8.6	As stated in the consultation document, a great deal of the local community is reliant on maintaining and potentially enhancing these community facilities. However, as stated in previous responses to this consultation, Stapleton and other settlements within the North Richmondshire Sub Area needs to be increased in status in the proposed settlement hierarchy to enable the necessary development opportunities to take place.	In reality, the level of housing and economic development that would be needed to establish and continue to support a range of community facilities and services in the North Richmondshire sub-area would need to be substantial. The villages in North Richmondshire have a dispersed geographical pattern (rather than an integrated network of rural communities) which doesn't lend itself to the sharing of facilities and services across the sub-area. Given the geographical and environmental constraints of the North Richmondshire sub-area mentioned above, it would be unrealistic and unsustainable to allow a substantial level of development to take place in the North Richmondshire sub-area on the level suggested.

Notwithstanding this, in North Richmondshire settlements where services and facilities already exist - or in the rare instances where villages act as clusters and share services/facilities - a limited level of development will be supported in order to support services and the role these villages play in the North Richmondshire sub-area. | |
| | | Response 5 | Q8.4 Q8.5 | Yes Yes | No response is required. No response is required. | |

APPENDIX 2

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
		Response 8	Q8.4 Q8.5	Yes No	No response is required. No additional detail provided.	
		Response17		It is essential that the Council allocate sufficient sites within and adjacent to the settlements/clusters outlined in the settlement hierarchy to ensure the existing community facilities are supported. Increasing the population of such settlements is likely to result in more support for existing services particularly in secondary service villages. As such, the allocation of land for small scale residential development in such settlements will help support existing services meeting the aims of draft Core Policy CP2.	See response to 'Section 1' (in relation to Response 17)	This is not an allocations development plan document. The above response explains how policies CP3 and CP4 provide for consideration of appropriate development to help support existing facilities. Policy CP11 also embraces the NPPF positive attitude towards consideration of proposals to improve and modernise rural facilities to ensure that they can survive.
		Response19		The Agency is supportive of the provision of essential facilities that are congruent to the needs of the community in order to reduce the need to travel, particularly by private car. The Agency supports the rejection of alternatives.	No response is required.	
		Response33	Q8.4 Q8.5	Yes Yes	No response required. No response required.	
		Response36	Q8.4 Q8.5 Q8.6	Yes Yes The vitality of communities is not wholly about facilities but also needs locally centred daytime economic activity (additional to farming).	No response is required. No response is required. The principle of supporting a sustainable and diverse rural economy is supported by SP3 and CP3 of the PCS in particular.	CP11 is not just a policy for voluntary or social community facilities; it does also cover economic services and facilities which provide for the day to day needs of rural communities. The explanatory text includes lists of examples of the range of assets, services and facilities covered and Policy CP7 provides for promoting a sustainable rural economy.
		Response45	Q8.4 Q8.5	Yes Yes	No response is required. No response is required.	

Core Policy 3: Achieving Rural Sustainability

Table of Respondents

	Name	Organisation	Q8.9	Q8.10	Q8.11
1	Eileen Yarwood		✓		
3	Jennifer Hadland	Mr C Harle	✓	✓	✓
4	Jennifer Hadland	Mrs A Payne	✓		✓
5	Judith Stansfield		✓	✓	
8	Nicholas Reckert		✓	✓	
19	Simon Jones	Highways Agency			✓
24	Ian Smith	English Heritage			✓
31	Nigel Watson				✓
32	Heather Rennie	Natural England	✓		✓
33	Andrew Little		✓	✓	
36	Geoffrey Simpson		✓	✓	✓
39	Colin Dales		✓	✓	
45	Shirley Thubron	CPRE Swaledale	✓	✓	✓

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
Chapter 8	**CP3**	Response 1	Q8.9 Q8.10	Yes Yes	No response required. No response required.	No further response required. No further response required.
		Response 3	Q8.9-8.11	We agree, in general, with the preferred option for Core Policy CP3 'achieving rural sustainability'. There is a need to balance the qualities of the rural environment against the need to promote sustainable rural communities.	No response required.	CP3 is now CP8 in the Submission Core Strategy.
				Conversion of rural buildings to dwellings is extremely important for the future of the District. These buildings already exist and they have already created a carbon footprint from when they were original built and their previous uses. Continuation of these historic buildings is extremely important to the rural aspect of the District, and to maintain the historic character.	The policy principle of allowing sympathetic conversions of traditional buildings in the countryside for residential use has been supported in the Richmondshire Local Plan for many years and has generally resulted in positive planning outcomes. This policy principle has also received general support from consultees through the consultation process in relation to both the 'Issues and Options' and 'Preferred Core Strategy' stages, providing the finer details and restrictions on such conversions are appropriate.	The conversion of disused rural buildings to housing is supported by the NPPF.
				One concern, however, is the viability of 'rural exception sites'. Although it is agreed that affordable housing is required in the District, 'exception sites' can be unviable for landowners as there is no financial benefit to the development and therefore no incentive to release land for affordable use. By allowing some small scale market housing on a site which is to be developed mainly for affordable housing, there may be more of an incentive for the land to be released and therefore increase the necessary affordable development in Richmondshire.	See response to question 4.10-12 (in relation to Response 3)	It is agreed that 100% affordable housing on exception sites should be relaxed to allow for some cross-subsidy to incentivise development in certain circumstances and Policy CP6 now reflects this position.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
		Response 4	Q8.9-8.11	We agree, in general, with the preferred option for Core Policy CP3 'achieving rural sustainability'. There is a need to balance the qualities of the rural environment against the need to promote sustainable rural communities.	No response required.	No further response required.
				Conversion of rural buildings to dwellings is extremely important for the future of the District. These buildings already exist and they have already created a carbon footprint from when they were original built and their previous uses. Continuation of these historic buildings is extremely important to the rural characteristics of the District and to maintain the historic fabric.	See answer to the question CP3 (Response 3)	The conversion of disused rural buildings to housing is supported by the NPPF.
		Response 5	Q8.9 Q8.10	Yes Yes	No response required. No response required.	No further response required. No further response required.
		Response 8	Q8.9 Q8.10	Yes No	No response required. No additional detail provided in order to provide a more detailed response.	No further response required.
		Response19	Gen	No particular comment, although the Agency is supportive of the reference given to the need for sustainable access improvements to compliment future development. As stated previously, the Agency considers that rural areas tend to be located in the least accessible locations due to restrictions in access to jobs and services and the sustainable transport network.	No response required. See responses with regard to the Spatial Principles (in relation to Response 19)	No further response required.
		Response24	Gen	We have concerns that the proposal to permit development outside the Development Limits where it is necessary to secure the conservation of a heritage asset could, potentially, be a hostage to fortune and result in applications based upon spurious improvements to heritage assets in the rural parts of the plan area. PPS5 Policy HE11.1 already provides	Point is noted and will be considered as part of the development of the 'Submission Draft' of the Core Strategy.	This point is further elaborated upon in new policy CP12 and reflects changes introduced in the NPPF.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				guidance on Enabling Development which sets out a robust test for those proposing such schemes. It would be better to delete this element of the policy and rely purely upon national policy guidance. Policy CP3B second bullet-point - delete "or the conservation of a heritage asset"		
		Response31	Gen	I think the crucial part of the policy is that conversion will be permitted for barns etc *provided they conserve the essential character of the buildings concerned, and their setting* and that its weakness is, as you say, that it regards all buildings, provided this caveat is met, as eligible for conversion. Firstly it seems to me that the setting of these buildings is often given a lower priority and this, without any restriction on what type, size or number of such buildings might be eligible for conversion, can lead to development which is detrimental to the landscape. So, for instance, as examples, I would cite the three buildings converted at the bottom of Scarth Nick, which collectively intrude into the landscape, especially given all the necessary ancillary development when such buildings become domestic dwellings; the barn converted close to Stoneham, where the access track remains highly conspicuous; and the small barn converted just below the top road to Preston under Scar, which again adds a jarring note to the surrounding landscape.	It would be difficult at the strategic level of the Core Strategy to have a policy that differentiated between different types of barns/traditional rural buildings or specific locations where conversions would be acceptable and where they would be not. The Barn Conversion Policy in the Richmondshire Local Plan has on the whole been successful and there was general support in the consultation responses of the Issues and Options Stage for the retention of such a policy that supported the conversion of such buildings in the countryside. As per the response above. It is correct that the setting of a barn or traditional building in the countryside is very important. The finer details of the conversion (i.e. restrictions and details of any 'ancillary' curtilage development, position of access tracks, external alterations permitted, etc) are really issues to do with the Development Management process in conjunction with more detailed conversion	The Barn Conversion Policy in the Local Plan is to be retained and not superseded by this policy.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				I strongly believe that the time has come to amend the policy so that greater control may be exerted over the type and size of building which may be converted, over how many may be converted in close proximity to each other and over the landscape setting of such buildings.	guidance which would be provided in a subsequent SPD. Any such policy for the conversion of traditional buildings in the countryside would be subsequently accompanied by detailed guidance and restrictions on matters of design, scale, building age, setting and curtilage, etc. to ensure that their intrinsic character and setting would be maintained. However, it is beyond the scope of the Core Strategy to provide such guidance, which would be provided in a subsequent SPD. Providing this detail is properly established, there should be no need to set restrictions on numbers, proximity or specific areas where (and where not) conversions can take place.	
		Response32	Gen	We welcome the inclusion of the final paragraph of this policy that development should not be in conflict with landscape character, environmental protection or nature conservation and should actively aim to enhance the environment. We would also suggest that development should not sever green infrastructure corridors. We would suggest that the list of requirements under CP3B should include that service provision to development in rural areas should be sustainable. We advise that when the authority comes to develop allocations maps, nature conservation sites and networks, plus green infrastructure networks should be indicated on the maps. Natural England	Protection of the Green Infrastructure network is specifically stated in both Policies CP7 and CP8 which would implicitly mean that development which would sever such green corridors would not be supported. It would be helpful to know what precisely is meant by 'service provision'. CP3B supports development in rural areas for infrastructure (including water and sewerage) The Richmondshire Policy and Performance team worked	These are now covered in CP11 and CP12. This is dealt with under Policy CP8 now. The strategic green infrastructure network is

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				has recently undertaken Green Infrastructure mapping work with the local authorities in the Yorkshire and Humber region. Maps of green infrastructure corridors and further information on green infrastructure can be found at: http://www.naturalengland.org.uk/regions/york shire_and_the_humber/ourwork/yandhgree ninfras tructuremappingproject.aspx	closely with Natural England in the production of their Green Infrastructure mapping work and reference is made to it in paragraph 9.3.16 (part of the supporting text for Core Policy CP8)	referred to under Policy CP12
				We support the reference to the Yorkshire and Humber Biodiversity Forum mapping work. Networks of biodiversity corridors will become increasingly important in the face of climate change as individual nature conservation sites may become vulnerable to changes of temperature and weather patterns in their isolation. We would advise that the authority includes geodiversity in Core Policy CP3 in accordance with PPS9.		Geodiversity has been referred to in CP12 (2c).
		Response33	Q8.9 Q8.10	Yes Yes	No response is required. No response is required.	
		Response36	Q8.9 Q8.10 Q8.11	Yes Yes Sustainable activity needs Infrastructure, for example broadband, cellular coverage, and reliable electricity supplies.	No response is required. No response is required. Agree that sustainable activity – whether in rural locations or within towns – needs appropriate infrastructure to support it. The Infrastructure Delivery Plan (IDP) is being developed in conjunction with the Core Strategy to ensure that the scale and distribution of housing and economic development within the plan area is deliverable and sustainable. The LPA will continue to consult and work with all relevant infrastructure providers (including	Policy CP8 supports technological developments in rural areas. Policy CP7 (m) supports necessary infrastructure including broadband to promote a sustainable economy.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					telecommunications and broadband providers) to ensure that this is the case.	
		Response39	Gen	I fully agree with the importance of achieving rural sustainability – we need to remain flexible in terms of providing affordable housing where it's needed.	No response is required.	
		Response45	Q8.9	CP3A The term encouraging is unacceptable, where are the limits on proliferation e.g. Riding Estates, Eco Lodges? Development must be consistent with requirements of Policy CP8. CP3B Agree with this but with promise that it must be consistent with Policy CP8.	The aim of CP3 is to help support rural communities by encouraging appropriate economic and social-related development. The policy recognises that these communities often have accessibility issues and a dearth of facilities and services which can significantly affect the quality of life of the people who live in these small communities. Notwithstanding this, such development would need to be appropriate to its rural surroundings and therefore CP3 provides a strict list of development that would be supported. This support provided in CP3 does not mean the policy principles elsewhere in the Preferred Core Strategy are side-stepped and the provisions within CP8 for example, would have to be respected. In reality, any development proposal which could be considered appropriate in the context of CP3 would still need to satisfy the other policy requirements for the protection of environmental assets and sustainability as well as other	CP3 has now become CP8 and CP8 is CP12. The introduction makes it clear that spatial principles and policies need to be read together when considering a specific proposal or issue.
			Q8.10			

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
			Q8.11	Only partially. CP3A has a lot to recommend it. Agree on the rejection of CP3B (rejected) Confusing because some number is given to accepted option policy and these rejected! We do have serious reservations about the too wide ranging implications of Policy CP3, too open ended. It should be possible to refuse an application which also has an unacceptable impact on neighbours & surrounding area due to noise, light and distance.	material planning considerations such as highway impact and impact on the amenity of neighbours. If the LPA are not satisfied on all of the relevant policy and material considerations, then the development is unlikely to be acceptable even if it is generally considered to be appropriate development under policy CP3. Point is noted about numbering 'Options Not Selected'. In order for any planning proposal to be acceptable it would have to also comply with the other policies of the Preferred Strategy as well as other material (planning) considerations.	

Core Policy 4: Providing the Appropriate Housing Mix

Table of Respondents

	Name	Organisation	Q8.12	Q8.13	Q8.14
1	Eileen Yarwood		✓		✓
3	Jennifer Hadland	Mr C Harle	✓	✓	✓
5	Judith Stansfield		✓	✓	✓
8	Nicholas Reckert		✓	✓	✓
9	Sanderson Weatherall	Zetland Estates	✓		✓
14	Lewis V Peace				✓
16	Rachel Connolly				✓
17	Steven Longstaff	Mr Toby Bank	✓		✓
19	Simon Jones	Highways Agency	✓		
20	PlanArch Design Ltd		✓		
28	Russell Hall	England & Lyle	✓	✓	✓
33	Andrew Little		✓	✓	✓
35	Barclay Simpson		✓		✓
36	Geoffrey Simpson		✓	✓	✓
39	Colin Dales		✓		
45	Shirley Thubron	CPRE Swaledale	✓	✓	✓

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
Chapter 8	CP4	Response 1	Q8.12 Q8.13 Q8.14	Yes Yes sufficient accommodation for civilians as well as military personal	No response is required. No response is required. CP4 does state that housing proposals must take account of the local housing needs across all sectors of the community.	This is now Policy CP6.
		Response 3	Q8.12-8.14	We agree with proposed policy CP4, however, the policy should contain a caveat stating that the needs will be established from evidence based studies set out in the annual monitoring report, for example, Strategic Housing Market Assessments and Strategic Housing Land Availability Assessments.	Section 8.5.3 does emphasize that the practical application of CP4 will need to be informed by a robust and up-to-date evidence base, such as the forthcoming results of the Housing Market Assessment due in Spring 2011.	The SHMA 2011 results are referred to under CP6.
		Response 5	Q8.12 Q8.13 Q8.14	Yes Yes Affordable housing MUST remain affordable and be for local people	No response is required. No response is required. Any Affordable Housing built is usually secured to ensure that it remains affordable in perpetuity. Occupancy of Exception Site Affordable Housing is based on an identified local need, therefore it tends to be restricted to people with a true local need and particular reason for remaining in a settlement.	No further comments required.
		Response 8	Q8.12 Q8.13	Yes No	No response is required. No additional detail provided to be able to respond further.	No further comments required.
		Response 9	Q8.12	As previously submitted by Zetland Estates, it would be wrong to be prescriptive over the type and tenure of dwellings on a development however it is agreed that an appropriate housing mix is an essential ingredient to balance the housing market helping to reduce pressure of the limited housing supply and influences of affordability with the Coalition Government abolishing minimum site density thresholds (i.e. minimum developable 30 dwellings per hectare) will allow the provision of high value dwellings	In order to successfully address the specific housing needs of communities within the plan area, it is important that an appropriate mix of housing size, type and tenure is provided for that is reflective of local housing needs across the whole community. This need will be required to be based on robust evidence such as Housing Market Assessments. It is beyond the scope of the Core	No further comments required.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				in sustainable locations. As previously noted the land at Hurgill Stables would benefit from a very high quality of environment. The overall site measures circa 1.35ha and provides an opportunity for high value housing with its unique setting, within convenient close proximity to Richmond town centre. There is also scope to develop conventional general open market housing at high densities. In conclusion therefore to stipulate the type and tenure of dwellings is counter productive and does not allow a flexible supply of housing land to be made readily available in Richmond. It is possible to stipulate preferences on certain sites such as Hurgill Stables which could yield high value properties characterised by larger housing plot sizes. Again, this has to be tempered by market condition.	Strategy to discuss the composition and numbers within individual sites. The Delivering Development DPD will provide more of the detail in this regard.	
		Response14	Gen	More action is needed to repair and develop existing buildings to a reasonable standard for occupation not a palatial spec, with luxury items. I inspect the properties periodically you will know the good tenants. Warn the bad tenants, then out!!	The detailed specifications of redeveloped properties – as well as regulating the behaviour of tenants – is beyond the scope of the Core Strategy.	No further comments required.
		Response16	Q8.14	I strongly disagree there is any merit in making lifetime homes. It is unrealistic. People like to move away from a too large garden, or to somewhere with more space, or to single-floor living from a larger house. One size cannot and should not be expected to fit all.	Lifetime Homes can provide the flexibility and adaptability so that people are not forced into having to move if they don't want to. Coupled with a housing stock with a mix of tenure, type and size of housing that reflects the local housing needs of communities, lifetime homes can help create a healthy and responsive housing market which would cater for the needs of the whole community.	No further comments required.
		Response17	Gen	Our client does not agree that the Local Development Framework should stipulate the type and tenure of dwellings on a	Not having a policy addressing the size, type, tenure, accessibility and adaptability of	No further comments required.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				development. It is our client's view that the dwelling mix in terms of type and tenure of a development should be left to the market to decide. The proposed approach could have significant impact on the viability of many schemes and interfering in the market other than to specifically deliver affordable housing should be avoided.	new housing runs the risk of not meeting the local needs of all the community, thus perpetuating the existing problems of the mismatch in the housing stick within the plan area. The PCS does acknowledge that a balance may need to be struck between the desire to meet the housing needs of local communities and site viability, and housing schemes would be subject to a viability assessment.	
		Response19	Gen	The Agency is generally supportive of providing a housing mix as previously stated. Housing development should be supported by a strategic sustainable transport network in order to ensure that travel behaviour is influenced to reduce the use of the private car. The Agency would expect to be consulted at the earliest opportunity to enable the assessment of any potential impacts on the SRN.	Policy CP6 (Sustainable Development) does specifically state that development and 'the provision of services should be located so as to minimise the need to travel', whilst also stating that convenient access via footways, cycle paths and public transport should exist or be provided to encourage the use of these modes of travel and reduce the need to travel by private car.	This is now Policy CP2.
		Response20	Gen	Our view is that for the Strategy to succeed, sites need to be available which will support a variety of different forms of housing, as it is in ensuring that all levels of the marketplace and house-occupiers requirements are met that mobility in the local housing market is created. This is particularly important for those at the lower end, or the starting out stage, of the housing ladder. Disappointingly what we have seen so far does not tend to create optimism that the necessary mobility in the local housing offer will be provided.	The issue of housing affordability and mixture of tenure are addressed in policies CP4, CP5A and CP5B in particular in order to help establish a housing market that is open to all sectors of community and caters for a wide-range of needs. The response does not go into any detail about what is disappointing about the policies in terms of providing 'mobility in the housing market' so unfortunately it is difficult to	Affordable Housing is now dealt with in Policy CP6.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					respond in more detail.	
		Response28	Q8.12	The wording of the suggested policy is supported i.e. that proposals for housing must take into account local need in terms of the type and tenure of dwellings. However, the wording of questions 8.12 and 8.13 are cause for concern as they suggest the LPA will stipulate the type and tenure of housing on a site. It is considered that this will greatly affect developer interest. In reality house builders will provide a range of housing type and tenure that addresses the needs of the market. In respect of affordable housing the RSL will ensure the appropriate mix is created.	In order to successfully address the specific housing needs of communities within the plan area, it is important that an appropriate mix of housing size, type and tenure is provided for that is reflective of local housing needs across the whole community. This need will need to be based on robust evidence such as Housing Market Assessments. Without this policy (as well as the affordable housing policies CP5A and CP5B) there is a real danger that the open market will not provide the range of types, tenure and levels of affordability in the housing market that is needed in the district, and the existing problems that currently exist in the Plan area - in terms of a mismatch in the housing stock – will continue. See response to Q8.12 (in relation to Response 28)	The affordable housing policies are now all contained in CP6.
			Q8.13	No - see answer to 8.12 above regarding 'stipulate'.	No response is required.	
			Q8.14	No		
		Response33	Q8.12	No - This should be dealt with wholly through CP5	Not having a policy addressing the size, type, tenure, accessibility and adaptability of new housing runs the risk of not meeting the local needs of all the community, thus perpetuating the existing problems of the mismatch in the housing stick within the plan area. The PCS does acknowledge that a balance may need to be struck between	No further comments required.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					the desire to meet the housing needs of local communities and site viability, and any housing scheme would be subject to a viability assessment.	
			Q8.13	Yes but, again, only applied through CP5	See response to Q8.12 (Response 33)	
			Q8.14	Whilst the provision of 'lifetime' homes is sustainable in concept, in reality, it makes dwellings larger, takes more land and reduces density and leads to less affordability and greater running and maintenance costs.	The provision of 'lifetime homes' can be in various different ways, many of which can be easily and thoughtfully incorporated into the overall design of a property / development so that space, densities, affordability and running/maintenance costs are not significantly affected.	
		Response35	Gen	CCRC is best model for older persons accommodation in UK. There are only 4 suitable CCRC sites in NYCC catchment with extra 75,000 people over 65 by 2020. CCRC employs about 70 people.

NYCC Colin Bainbridge forecasts that Over 85s will increase from 1600 to 3000 in Richmondshire and as forward planner you will know that 1 in 4 Over 85s require care.

350 new beds will be needed in Richmondshire in next 16 years alone. NYCC want to see CCRC as they are far more advanced than Extra Care schemes which are only a half way house in reality. William Hague MP likes Catterick village CCRC scheme and location. Using Catterick CCRC scheme as model. In total you will have an extra 5000 people over retirement age!

There is no retirement housing at all in | Policy CP4 requires housing proposals to take account of the local housing needs across all sectors of the community, including the elderly. Therefore assuming there is an identified local need for this type of accommodation, then there would be strong support in the Core Strategy for it (providing it satisfies the other policies and principles in the PCS)

It is beyond the scope of the LDF and Core Strategy to provide any type of housing or accommodation, although it can support or restrict its development through policies and principles. As stated in the response above, assuming there is an identified local need for this type of accommodation, then there would be strong | No further comments required. |

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				Richmondshire now and NYCC extra care is not providing any new capacity at all as they are replacing old stock only. Retired people will not really all want to live in the largest UK army base in the world. Colburn is acceptable for retirement housing.	support in the Core Strategy for it (providing it satisfies the other policies and principles in the PCS)	
		Response36	Q8.12 Q8.13	No No	No further explanation given to be able to fully respond. No further explanation given to be able to fully respond.	No further comments required.
		Response39	Gen	Agree with the general principles.	No response is required. No further explanation given to be able to fully respond.	No further comments required.
		Response45	Q8.12 Q8.13 Q8.14	Yes Yes House style/character should match locality it is set in	No response is required. No response is required. Specific details about appropriate housing design is beyond the scope of the Core Strategy, although such specific detail and criteria will be developed within other subsequent DPDs and SPDs.	No further comments required.

APPENDIX 2

Core Policy 5A: Providing Affordable Housing

Table of Respondents

	Name	Organisation	Q8.15	Q8.16	Q8.17
1	Eileen Yarwood		✓	✓	
2	ID Planning	Castlevale Limited	✓		✓
3	Jennifer Hadland	Mr C Harle	✓		✓
5	Judith Stansfield		✓	✓	
8	Nicholas Reckert		✓	✓	
9	Sanderson Weatherall	Zetland Estates	✓		✓
17	Steven Longstaff	Mr Toby Bank			✓
29	John Farquhar	NYCC Planning			✓
33	Andrew Little		✓	✓	✓
36	Geoffrey Simpson		✓	✓	✓
39	Colin Dales		✓		
43	Julie Owram	Middleham Town Council			✓
44	Tony Pelton				✓
45	Shirley Thubron	CPRE Swaledale	✓		

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
Chapter 8	**CP5A**	Response 1	Q8.15 Q8.16	Yes Yes	No response is required. No response is required.	This policy is now CP6. The Lower Wensleydale target has been reduced to 40% based on the findings of the Economic Viability Assessment.
		Response 2	Q8.15	We consider that securing 50% affordable Housing in schemes in the Lower Wensleydale area is too high a target and would prevent much needed housing development coming forward. The revoked RSS indicated that in the North Yorkshire Districts the proportion should be over 40%. There needs to be greater flexibility on the policy on the level of affordable housing provision in order not to prevent development coming forward. In assessing the percentage of affordable housing for a given site, consideration should be given to the quality of the affordable housing, the size of the units required, particularly in response to the concept of 'life time home' and the potential increase in build costs as a result of building to code Level 4 and upwards as part of the code for sustainable homes.	50 per cent affordable housing provision within the Lower Wensleydale sub-area is sought, although the calculated need for affordable housing (based on SHMA data) is actually much higher than the 50 per cent proposed. However, the figure has been deliberately set lower to reflect the level of affordable housing that could reasonably be expected to be achieved. The 40% affordable housing percentage within the Central Area has been deliberately set above the calculated need to off-set the under provision within Lower Wensleydale and North Richmondshire sub-areas. Therefore, any further reduction on the percentage of affordable housing required in Lower Wensleyside is likely to mean that the housing needs in this sub-area would not be met. Placing an even higher burden on Catterick Garrison in order to off-set a further reduction in affordable housing provision within Lower Wensleydale is not likely to be sustainable given the artificial over-provision of affordable housing within the Garrison Area. It should however be noted that this affordable housing provision is subject to financial viability. See answer to question 8.15 (Response 2)	
			Q8.16	We do not agree given comments made above		

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
		Response 3	Q8.15-8.17	It is anticipated that there will be a shortfall of 306 affordable dwellings up to 2013. It is agreed that the two main ways to provide affordable housing is via the use of planning obligations and the use of an 'exceptions' policy - but with an element of market housing.

Proposed Policy CP5A states that 50% affordable housing will be required on 4 or more units in North Richmondshire. PPS3 sets a national threshold of 15 dwellings before affordable is required. Although the Council can set its own target threshold, it is considered that the proposed 4 units as the threshold are not viable.

It is also considered that a proportion of 50% affordable units on a proposed development scheme are too high at 4 units. If a 50% proportion is to be maintained, it is considered that the threshold should be increased or, if the threshold of four units is to remain, the percentage of affordable units should be decreased. By amending either the threshold or proportion, the Council will ensure affordable development as development sites will be more viable compared to what is currently being proposed.

Particularly during this current economic climate, and for the initial adoption of the Development Plan, the Council should propose a proportion and threshold of affordable units on schemes on a more flexible site by site basis. By assessing each site on their individual merit, it will release sites for development as the development will be financially viable for the landowners whilst still meeting a need for affordable units. | See response to question 4.10-12 (response 3) regarding the level of affordable housing provision within exception sites.

Any housing proposal would be subject to economic viability testing, however as previously explained, the demand for affordable housing in North Richmondshire is particularly high. Whilst it is acknowledged that the threshold of 4 dwellings is relatively low – particularly when compared with national policy guidance on this matter – the low threshold reflects the character and demand in North Richmondshire. For the reasons discussed above, housing development in North Richmondshire is proposed to be limited (7 per cent of the total proportion of new housing in the plan area) amounting to a total of 264 additional dwellings up to 2026. Given the high demand for affordable housing and the intended limited numbers of new dwellings in this sub-area, it is important that the sub-area does not 'miss out' on the opportunity to build affordable units. This relatively low proposed build total in North Richmondshire is likely to mean that planning proposals for housing developments are likely to be small in terms of | The PPS3 threshold of 15 has now been removed from national policy. The threshold has been set at one dwelling to maximise opportunities, but is subject to site viability. The North Richmondshire target has been reduced to 30% in view of the results of the Economic Viability Assessment. The proportion of development in North Richmondshire has been increased to 9% in SP4 and the total (to 2028) increased to 285 additional dwellings. |

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				All in all, the deliverability of affordable housing in the district as a whole all relies on viability of each scheme. Setting a target too high in some of the sub areas will lead to a lack of development.	the numbers of units created, meaning that a higher threshold is unlikely to require most housing developments within the sub-area to generate any affordable housing units. Given the high local demand for affordable housing, this would mean that policy CP5A would not be effectively contributing to the 'Strategic Objective' of providing good quality housing with an appropriate mix of different sizes, types and tenures which meet the housing needs of all the community'.

50 per cent affordable housing provision within the North Richmondshire sub-area is sought, although the calculated need for affordable housing (based on SHMA data) is actually much higher than the 50 per cent proposed. However, the figure has been deliberately set lower to reflect the level of affordable housing that could reasonably be expected to be achieved. The 40% affordable housing percentage within the Central Area has been deliberately set above the calculated need to off-set the under provision within Lower Wensleydale and North Richmondshire sub-areas. Therefore, any further reduction on the percentage of affordable housing required in North Richmondshire is likely to mean that the housing | The central area target has not been set artificially higher than required to meet local need in terms of the results of the SHMA (2011) for the central area. The need figures are included under CP6. |

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					needs in this sub-area would not be met. Placing an even higher burden on Catterick Garrison in order to off-set a further reduction in affordable housing provision within North Richmondshire is not likely to be sustainable given the artificial over-provision of affordable housing within the Garrison Area. Calculating the affordable housing provision on a 'site-for-site' basis risks a lack of consistency and a lack of confidence from developers in relation to the Council's policy and position on affordable housing. As mentioned above, the affordable housing policy has been developed in terms of plan area-wide approach which has the advantage of providing a certain degree of flexibility in that the affordable housing proportion in the Garrison area has been set artificially high to off-set the lower proportions of affordable housing provision in the Lower Wensleydale and North Richmondshire sub-areas in order to make the affordable housing requirements in these areas more realistic and achievable for developers. Looking at affordable housing provision on a 'site-for-site' basis would remove this flexible, off-setting approach and could actually mean that individual sites in the Lower	

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					Wensleydale and North Richmondshire sub-areas have to provide a greater proportion of affordable housing (than being proposed in the Preferred Core Strategy) to reflect more accurately the local housing needs of these respective sub-areas.	
					Affordable housing provision would be subject to economic viability testing.	
		Response 5	Q8.15 Q8.16	Yes Yes	No response is required. No response is required.	
		Response 8	Q8.15 Q8.16	No No	No additional detail provided to be able to respond further. No additional detail provided to be able to respond further.	
		Response 9	Q8.15	It is acknowledged that the principles in providing a Local Development Framework which meets specifically identifiable needs for lower cost or affordable housing is a sound objective and Zetland Estates supports the reduction in the central area affordable housing percentage from 50% to 40% so long as the basis for this policy request is founded on a robust credible evidence base informed by an up to date needs assessment.	The evidence underpinning CP5A and the reasoning behind the policy is outlined in section 8.6 of the Preferred Core Strategy.	The evidence is up-to-date and includes the SHMA (2011) and Economic Viability Study (2011) and is referred to under CP6.
		Response17	Gen	Our client recognises the need to achieve a balanced housing stock that better meets local needs and aspirations. In terms of affordable housing, our client would support a different approach to that proposed in draft Core Policy CP5A. They would support the notion that provision should be negotiated with developers based on up to date evidence of housing needs and provision. This approach would avoid onerous targets and requirement which potentially would damage the vitality	Policies CP5 and CP5A are intended to take a strategic approach to affordable housing provision to help meet the critical shortage of affordable homes across the plan area. A strategic approach is needed to give developers and local communities certainty, but - as explained in section 8.6.12 of the PCS – it is also needed from a holistic perspective in	The proportion of affordable housing needed in the central area (40% target) is lower than reflected in the SHMA (2011) for this area.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				of some schemes.	that housing developments in the Central Area are expected to deliver a higher proportion of affordable housing than is needed to meet the need in this area to account for the artificially low proportions in the Low Wensleydale and North Richmondshire sub-areas which it was felt would have been difficult to achieve in reality. It is only with a strategic (rather than an ad-hoc, site-by-site) approach to affordable housing provision that this kind of off-setting could be achieved. It also has to be mentioned that the level of affordable hosing on any individual site is subject to economic viability testing.	
		Response29	Gen	Page 90: 8.6.12 - The Yorkshire Dales National Park believes that 50% affordable is feasible.	Core Policy CP5A does indeed seek the provision of 50 per cent affordable housing for both the North Richmondshire and Lower Wensleydale sub-areas. The level only drops to 40 per cent in the Central Area, although it is important to remember that the affordable housing need in the Central Area is lower than the need in the rural areas, although the threshold has been set artificially high to off-set artificially lower affordable housing provision in these two rural sub-areas.	The targets have now been lowered to 30% in North Richmondshire and 40% in Lower Wensleydale in view of the results of the Economic Viability Study (2011). The target for the Central Area has not been set artificially high.
		Response33	Q8.15	No	Further explanation needed to be able to comment.	
			Q8.16	No	Further explanation needed to be able to comment.	

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
			Q8.17	If the Council chooses to move away from national guidance on affordability thresholds then the Council should consult widely on the economic viability tests	PPS3 states that Regional Spatial Strategies should set out the regional approach to addressing affordable housing needs, including the affordable housing target for the region and each housing market area. In terms of the LDFs, the PCS should set a target (based on the RSS) for the amount of affordable housing to be provided in the plan area. Local Planning Authorities should aim to ensure that provision of affordable housing meets the needs of both current and future occupiers, taking into account information from the Strategic Housing Market Assessment. The RSS stated that the proportion of affordable housing should be over 40 per cent in the North Yorkshire Districts. Policy CP5A reflects the RSS in that developments of four or more dwellings (or sites of 0.15 hectares or more) should provide affordable housing proportions of 40% (CA); 50% (NR) and 50% (LW)

Following the Coalition's Government announcement in 2010 that they intend to revoke the RSS, RDC have produced a Local Strategy Statement (LSS) to provide a strategic direction for the LDF once the RSS is revoked. This has inevitably meant that the evidence and assumptions on | PPS3 has now been replaced by the NPPF and there is no longer national policy on thresholds. The target does not need to based on the RSS but local circumstances and evidence. This has been provided by the SHMA (2011) and Economic Viability Study (2011). The viability study was subject to consultation with key stakeholders. |

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					which CP5A were based needed to be assessed. The LSS has stated that local evidence provided by the Strategic Housing Market Assessment (updated in 2008) confirms that the local need for affordable housing is over 40 per cent, although it should be noted that the SHMA is currently in the process of being updated which will provide further, more up-to-date evidence to help establish the local percentage of affordable housing required. Therefore the approach to affordable housing in the PCS is in line with national planning guidance, and whilst the impending revocation of the RSS removes the regional targets for affordable housing, the affordable housing targets for the plan area (as shown in Policy CP5A) are in line with the most recent update of the SHMA (2008) and will be informed further by the impending SHMA update. This approach is set out in paragraphs 3.22 and 3.23 of the LSS and this is out for consultation through the general consultation on the LSS document.	
		Response36	Q8.15	No	No further explanation given to be able to respond in detail.	
			Q8.16	No	No further explanation given to be able to respond in detail.	
		Response39	Gen	Agree with this section. The affordable housing %'s look ok and we retain the use	No response is required.	

APPENDIX 2

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				of exception sites.		
		Response43	Gen	A more acceptable approach would be a restrictive housing policy where small scale conversions and affordable housing is provided for Middleham connected residents.	Middleham is considered to be able to accommodate a level of housing associated with its 'Primary Service Village' status. Any restriction on housing development numbers, types of tenure and new build properties would put additional development pressure on other settlements within the Lower Wensleydale sub-area.	
		Response44	Gen	Not sure who will deliver or not? But Catterick (Village) housing needs, arising here and I am sure, elsewhere. Accommodation for single people - the 30% or ever more who chose (mostly) to live single lives, along with those who do not want large properties or more space than they need, along with those who want to seriously downsize. To –for all of the above- (blaming single BE) room accommodation – in small compact units – flats. 6 could be built on the grass corner of Swale Home and Noels Court in Catterick (Village). A small development like this would find buyers and users without difficulty.	There is a commitment within the PCS to provide an appropriate mix of size, type and tenure within the new housing stock within the Plan area to help cater for the wide-range of needs across the whole community.

It is beyond the scope of the Core Strategy to discuss individual sites. | |
| | | Response45 | Q8.15 | Yes | No response is required. | |

Core Policy 5B: Providing Affordable Housing as an exception outside Development Limits

Table of Respondents

	Name	Organisation	Q8.18	Q8.19	Q8.20
1	Eileen Yarwood		✔		
3	Jennifer Hadland	Mr C Harle	✔	✔	✔
5	Judith Stansfield		✔	✔	✔
8	Nicholas Reckert		✔	✔	
10	Sarah Robin	Yorkshire Wildlife Trust	✔		✔
19	Simon Jones	Highways Agency			✔
29	John Farquhar	NYCC Planning			✔
32	Heather Rennie	Natural England			✔
36	Geoffrey Simpson		✔	✔	✔
45	Shirley Thubron	CPRE Swaledale	✔	✔	

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
Chapter 8	**CP5B**	Response 1	Q8.18 Q8.19	Yes Yes	No response is required. No response is required.	
		Response3	Q8.18-8.20	As stated in our response to questions 8.9-8.11, it is agreed that affordable housing is required in the District, however, exception sites can be unviable for landowners as there is no financial benefit and therefore no incentive to release land for such use. By allowing some small scale market housing on a site which is to be developed mainly for affordable housing, there may be more of an incentive for the land to be released.	The reasoning behind the requirement for 100 per cent affordable housing on 'exception' sites is explained in the response to Q10-12 (Response 3)	It is agreed that 100% affordable housing on exception sites should be relaxed to allow for some cross-subsidy to incentivise development in certain circumstances and Policy CP6 now reflects this position.
		Response 5	Q8.18 Q8.19 Q8.20	Yes Yes It is ESSENTIAL that villages are involved in the location of affordable housing development and that planners take notice of suggestions and do automatically NOT rule out hand any proposals that come from the villages.	No response is required. No response is required. Parish Councils would be actively consulted in relation to any affordable housing scheme.	No response required.
		Response 8	Q8.18 Q8.19	Yes No	No response is required. No additional detail provided to be able to respond in detail.	No response required.
		Response10	Q8.18 – 8.20	Yorkshire Wildlife Trust agrees that in certain situations there will be a need to provide affordable housing outside of the development limits. The Trust is in favour of this so long as environmental constraints are taken into account and the developments do not impact on areas that are important for wildlife conservation. This does not just mean land that has been designated as a locally or nationally important but also areas that act as habitat corridors or buffers around and between the designated area	See responses to SP4 and SP5 (Response 10)	Policy CP12 and Policy CP4 (3b) covers impact on nature conservation and biodiversity and should be read together with CP6.
		Response19	Gen	In addition to previous comments, the Agency would be concerned should additional affordable housing development have a detrimental impact on the operation of the SRN. Therefore, the Agency would expect to be consulted at the earliest	See previous responses to the Highway Agency, particularly regarding 'The Plan area'.	Affordable Housing exception schemes are very small scale.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				possible opportunity to discuss the potential impact.		
		Response29	Gen	Further to my e-mail about Richmondshire's Core Strategy I would draw your attention to para 7.15 of the Dales National Park's draft Housing Development Policy for a definition of "local occupancy". The Moors National Park has a similar policy - all new housing outside Helmsley (the only town which is partly within the Park) will have a local occupancy condition attached to it, making it available only to people who meet the following conditions:

People who are currently living in and have permanently resided within the national park for 5 years or more and who are living in accommodation which no longer meets their requirements

People who do not currently live in the park but who have a strong and longstanding link to the local economy including a previous period of residence of five years or more

People who have an essential need to move to live close to relatives who are currently living in and have resided in the Park for at least the previous five years or more and require support for reasons of age or

People who require support ....and need to move to live close to relatives who are currently living and have resided in the Park for the previous five years or more

People who need to live in the National Park as a result of current sole | For the reasons mentioned in response to NRSS, this would be a difficult policy to successfully introduce in the context of the Richmondshire Plan area. | No further comment required. |

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				employment within the National Park. There would I think be merit in proposing that all new market housing in rural areas outside the primary Service Villages should have a similar local occupancy condition attached - i.e. housing in this part of the District would be to meet local needs only. Ryedale has drafted a somewhat similar policy for its small villages and rural areas.		
		Response32	Gen	It is not clear from the document what the preferred option for CP5B is. This could be due to a typing error on page 93 whereby the phrase 'Options not selected and why' appears to have been placed above the text of the policy. In any case, Natural England would advise that rural exception sites are assessed critically for the impact that their development would have on local landscape character, biodiversity and geodiversity. Development should be sustainable and be serviced by public transport and include active travel linkages to service centres and/or village centres to encourage cycling and walking for short journeys.	Point is noted. As suggested, this is a typing error. Rural 'exception sites' supported by Policy CP5B will have to comply with the other policies of the Core Strategy (including CP3, CP7 and CP8 in relation to sustainability, responding to climate change and the protection of environmental and historic assets) in order to be acceptable.	This policy is now incorporated in Policy CP6 and Policy CP3 is CP8, CP7 is CP1 and CP8 is CP12.
		Response36	Q18.18 Q18.19	No No	No further explanation given to be able to respond in detail. No further explanation given to be able to respond in detail.	No further comment required.
		Response45	Q8.18 Q8.19	Yes Yes	No response is required. No response is required.	No response required.

Chapter 9 – Green Living

Core Policy 6: Sustainable Development

Table of Respondents

	Name	Organisation	Q9.1	Q9.2	Q9.3
1	Eileen Yarwood		✔	✔	✔
5	Judith Stansfield		✔	✔	
6	Katherine Halliday	Lafarge Aggregates Ltd	✔	✔	
8	Nicholas Reckert		✔	✔	✔
10	Sara Robin	Yorkshire Wildlife Trust	✔		✔
11	Barbara Gravenor		✔		✔
15	Rachel Connolly	Local Access Forum			✔
19	Simon Jones	Highways Agency	✔	✔	
24	Ian Smith	English Heritage	✔	✔	✔
27	Matthew Naylor	Yorkshire Water	✔	✔	
28	Russell Hall	England & Lyle	✔		✔
29	John Farquhar	NYCC Planning			✔
32	Heather Rennie	Natural England	✔	✔	✔
33	Andrew Little		✔	✔	
36	Geoffrey Simpson		✔	✔	
39	Colin Dales		✔	✔	
45	Shirley Thubron	CPRE Swaledale	✔	✔	✔

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
Chapter 9	CP6	Response 1	Q9.1 Q9.2 Q9.3	Yes Yes To help restrict the need to travel, suitable health provisions need to be made. The need for a hospital in the area is essential. The Friarage and Darlington Hospital A/E departments are already stretched to capacity. More housing in the area is bound to put more pressure on the hospitals and the ambulance service which already has difficulty reaching time restrictions due to distance and terrain. The public transport system for the Friarage Hospital at Northallerton is very infrequent.	No response required. No response required. Additional housing development in the Plan Area will inevitably put extra pressure on all services, including primary health care and the emergency services. By working closely with the relevant service providers within the Plan Area and North Yorkshire, an Infrastructure Delivery Plan (IDP) is being developed in conjunction with the Core Strategy which will look specifically at the delivery of infrastructure in relation to the development proposed in the Core Strategy. The IDP should identify any current or likely deficiencies in service in relation to the scale, type and distribution of housing development proposed, and where possible, show what measures need to be taken (including funding streams) to successfully deliver the development proposed. If, after consulting with relevant infrastructure and service providers, there is no realistic measures that can be taken to successfully deliver the scale and distribution of development proposed, then the scale, type and distribution of housing would have to be reconsidered. Therefore, the Core Strategy, in conjunction with the IDP, should help ensure that a scale and distribution of housing	No further response required. No further response required. The Core Strategy will include an Infrastructure Delivery Plan (IDP) which will set out the required infrastructure to provide the proposed level of development. This will include primary health care facilities and sustainable transport. The IDP will also set out what funding is required, the sources of funding and identify any gaps in provision and funding which could be met in part through the Community Infrastructure Levy (CIL). Core Policy CP14 in the Submission Core Strategy provides for this.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					does not take place in the Plan Area during the plan period without sufficient service and infrastructure provision to ensure that it is deliverable and sustainable.	
		Response 5	Q9.1 Q9.2	Yes Yes	No response required. No response required.	No further response required. No further response required.
		Response 6	Q9.1	Lafarge support Core Policy CP6 as a tool to ensure sustainable development within Richmondshire. Core Policy CP6 provides the potential for developers to contribute to the overall sustainability of the Plan Area through delivering development that meets the identified criteria which are considered reasonable. More specifically the Policy provides the opportunity for developers to deliver quality landscapes to support biodiversity and meet local environmental objectives.	No response required.	No further response required.
		Response 8	Q9.1 Q9.2 Q9.3	Yes Yes Broadband; IT Training (because lack of IT skills disenfranchises people); energy efficiency and micro-generation.	No response required. No response required. These issues are not best placed within Policy CP6. The issue of greater broadband availability – although an important issue for many rural businesses and households in particular – is not one which the Core Strategy can actively implement. Although the Core Policies of the PCS (e.g.CP3B) would support, in principle, the greater provision of broadband across the Plan Area, including the necessary infrastructure, the provision of IT Training is beyond the scope of the Core Strategy.	No further response required. No further response required. The efficient use of resources (although not necessarily energy efficiency per se) and micro-generation are issues addressed primarily by Core Policy CP1 in the Submission Core Strategy.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
		Response10	Q9.1-9.3	The policy states that development should use previously developed land rather than Greenfield sites. The Trust is generally in favour of this. However, some brownfield sites can have a much higher value for biodiversity than intensively managed arable land. It is therefore important that each site is judged on an individual basis and that biodiversity constraints are taken into account before deciding where to locate new developments.	The Core Strategy is a strategic document and it is therefore beyond its scope to stipulate requirements for individual sites. That said, the Core Strategy does not contradict or override the potential need for planning applications to include ecological scoping appraisals or protected species surveys if it is considered necessary for the specific site concerned before a planning decision can be made. Each potential development site, whether greenfield or brownfield, will be assessed on its individual merits.	Further to previous comments, the NPPF now identifies all development proposals as sustainable development unless found to be otherwise through material considerations. The Submission Core Strategy follows this policy approach to sustainable development rather than a brownfield / greenfield approach per se. Environmental impacts are material considerations in determining development proposals.
		Response11	Gen	If Scotch Corner becomes a business centre as well as a link to the A1, it is essential that an alternative cycle route from Richmond is developed. A cycle/footbridge over the A1 to connect Scurragh Lane and Maulton would be one possible answer.	Core Policy CP12 of the PCS (now partly incorporated into Core Policy CP11 of the Submission Core Strategy) will support proposals and activities that improve access to cultural, recreational and amenity assets and facilities, particularly by non-car modes of transport such as cycling. However, it is beyond the scope of the Core Strategy to consider specific schemes or proposals.	The Submission Core Strategy will have an Infrastructure Delivery Plan (IDP) which will identify strategic infrastructure schemes necessary for development to take place. Some funding through the Community Infrastructure Levy (CIL) which will be introduced may be available to use by local communities to deliver schemes such as this.
		Response15	Gen	Can one assume that 'the horse industry' is regarded as agricultural employment? If not, it might be added here.	CP6 of the PCS (now CP2) is about Sustainable Development on a general basis, so would not be an appropriate place to mention specific activities, businesses or industries. Policy CP3 (now CP8) would be a more appropriate location to include this. However, it should be	No further comments required.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					noted that CP3 (CP8) supports the social and economic needs of rural areas by encouraging the expansion of appropriate businesses, diversification of the agricultural economy, recreational uses appropriate to a countryside location as well as supporting enterprises (outside of Development Limits) with an essential requirement to locate in a smaller village or the countryside and which help support a sustainable rural economy. Equine-related businesses and recreational facilities would generally fall within one or more of these categories, so it is not necessary to specifically mention them in the Policy. Of course, it may also be the case that not all equine-related businesses or facilities are appropriate in a countryside location, or necessarily need to be located there. With this in mind, it would not be appropriate to state that all equine-related businesses in the countryside and smaller villages will be supported through the policies of the Core Strategy, therefore a criteria-based policy (such as CP3 (CP8)) is more appropriate to consider the merits of each individual proposal rather than allow a carte blanche acceptance of all equine-related businesses/facilities in the countryside or in smaller	

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					villages.	No further comments required.
				9.1.2 - fifth bullet point. I would like to see this reworded as can access services or facilities by public transport or on multi-user routes rather than having to rely on access by car. However, it is recognised that this may be more difficult in rural areas. This would then fit with the LAF principle of social inclusion and provide Best Value by using sustainable routes for as many as possible.	As is pointed out, the size of the District and its topography make it extremely difficult in reality to provide public access to all essential services by public transport or multi-user routes, particularly in rural areas. However, CP6 (now CP2) does subsequently state that *'development and the provision of services should, as far as possible, be located so as to minimise the ed to travel and that convenient access via footways, cycle paths and public transport should already exist or be provided …. reducing the need to travel by private car'.*	
		Response19	Gen	The Agency has no particular comment to make, other than to support the policies aims to provide a mix of uses, develop previously developed land and provide essential services to the public as these all reduce the need to travel, particularly by the private car.	No response required.	No further comments required.
		Response24	Gen	We support this policy especially encouraging development which supports:- The character and quality of local landscapes; The distinctiveness and setting of settlements; Historic and cultural features of acknowledged importance. We also welcome the priority given to achieving high-quality design and in particular the requirement that it respects the local context including its landscape and historic context.	No response required.	No further comments required.
				A substantial quantity of the waste generated in the County comes from demolition and construction. Research by	Point is noted and will be considered as part of the development of the	Suggested wording has been incorporated into Policy CP2 (Achieving Sustainable

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				the Building Research Establishment estimated that the energy inherent in materials and construction show that a typical Victorian house contains energy equivalent to 15,000 litres of petrol.

Therefore, demolition of an existing building and the construction of a new one, demands a considerable investment of energy (taking account of the energy embedded within the building, the energy required for demolition and the energy required for construction of a new building). Any new buildings, therefore, have to be many times more energy-efficient than the old to make the equation balance over a reasonably short pay-back period. Any policy to promote sustainable development should have as its starting point a presumption in favour of the reuse of existing buildings unless it can be shown that this would be unsustainable or impracticable. Add to the beginning of the second section of the Policy before "Development Should...": - *"All development proposals will be expected to prioritise the reuse or adaptation of existing buildings. Where this is not practicable or is shown to be a less sustainable solution, proposals should seek to reuse existing materials where possible".* | 'Submission Draft' of the Core Strategy, although the suggested amendment may in reality be overly restrictive in relation to new development. | Development) in the Submission Core Strategy. |
| | | Response27 | Gen | Yorkshire Water supports Policy CP6, in particular its intention to ensure the efficient use of infrastructure and the natural drainage of surface water. | No response required. | No further comments required. |
| | | Response28 | Q9.1 | The general thrust of the policy is welcomed, along with its clear justification. The prioritisation of Brownfield land over Greenfield is in accordance with national sustainable development policy. However, it is considered that to ensure the Council's vision of achieving a greater | See response to Q5.6 (Response 28). | No further comments required. |

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				range of housing type and tenure to meet the range of districts needs, in particular a mix including low density (in line with recent Government relaxation on housing density requirements) developments with large dwellings, it may necessary to allocate a mix of brownfield and greenfield land for housing to provide sufficient developer interest/viability to ensure success.		
		Response29	Also CP7	I am surprised that there is no policy for "local needs housing" - i.e. new housing with an occupancy condition restricting ownership to people identified as "local". Experience elsewhere indicates that such a condition reduces the market price by 10-15% and makes it more likely to be affordable. Should CP6 not include low energy use/local generation etc.? It reappears to some extent in CP7 but I would recommend that both CP6 and CP7 be reconsidered and rewritten. There should be more emphasis on local renewable energy generation - hydro, biomass, solar panels, small-scale wind. The North York Moors has some good policy documents which Richmondshire should consider.	See response to NRSS (Response 29) and the viability implications of such a policy. It should also be noted that Core Policy CP5B does stipulate that 'exception' housing must be 100 per cent affordable to meet an identified local need. Whilst support for minimising energy demand and micro-generation could conceivably be added to CP6 (in addition to CP7) there is a risk of repetition and duplication. CP7 does state that proposals must take all potential opportunities to mitigate the effects of Climate Change, including incorporating renewable energy technologies. Further details regarding the use individual technologies could be contained in a Delivering Development Document or Renewables SPD.	No further comments required.
		Response32	Gen	The Strategic Objectives of Richmondshire's Core Strategy include: reducing the adverse impact of society on the environment; protecting and improving the countryside; and supporting growth	The addition of the protection of soil resources to CP6 can be considered in the development of the 'Submission Draft' of the Core Strategy.	CP2 of Submission Core Strategy now includes reference to the protection of the best and most versatile agricultural land (criterion f.).

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				which is compatible with environmental objectives. We would advocate that the protection of soil resources will contribute to achieving these objectives. Paragraphs 28 and 29 of PPS7: Sustainable Development in Rural Areas indicates that soils should be a consideration in planning policy. We therefore advise that the authority includes reference to soil protection in CP6. DEFRA's report Safeguarding our Soils: A soil strategy for England provides information and advice on soil resources and their protection. We welcome the preference for development of brownfield land rather than greenfield land in CP6. We note that CP6 makes provision for the support of development which is of 'high quality and adaptability'. We would advise a slight rewording of this for clarification as it is not clear how developments should be adaptable to the effects of climate change? We welcome the provision to encourage development where it is located near to services in order to reduce the need to travel, particularly by car. We also welcome the requirement for footways and cyclepaths to be provided if they are not already in place at development sites. We note that support, where appropriate, will be given to developments which 'use the full potential of the site'. This could be interpreted to mean the density of built development at the site. Whilst it might be more sustainable to concentrate development in specific areas, using the full potential of the site should not be at the expense of reducing the area of high quality greenspace within the development, reducing biodiversity habitat, or severing green infrastructure linkages. The authority should be clear that the 'full	The word 'adaptability' in Policy CP6 is meant in a wide-ranging context and not just in relation to 'adaptability to climate change'. For instance, housing development should be adaptable to be able to provide lifetime homes. Again, the use of the phrase 'full potential' is intended to be a wide-ranging term to achieve the best outcome that the site can permit. It is not the intended to be used to gain high density development on the site to the detriment of the environment, landscape or sustainability. The requirement to protect and enhance biodiversity, green corridors and historic environments – as stated in other Core Policies of the Core Strategy – would support this view.	This response is in reference to the potential inclusion of the protection of soil resources.

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				potential' of a site should include maximising positive, sustainable design features and should not simply refer to development density.		
		Response33	Q9.1 Q9.2	Yes Yes	No response is required. No response is required.	No further comments required.
		Response36	Q9.1 Q9.2	Yes Yes	No response is required. No response is required.	No further comments required.
		Response39	Gen	Ok with this section	No response is required.	No further comments required.
		Response45	Q9.1 Q9.2 Q9.3	Yes Yes. You refer to retail as many dimensions in CP6 which we are not sure what this refers to? Should add effects of light pollution & noise.	No response is required. Reference referred to unable to be located. Light pollution and noise impact are important planning considerations, although it is debatable as to whether Policy CP6 is the most appropriate place to deal with these issues.	No further comments required. Light pollution is now dealt with in Policy CP13 (High Quality Design) of the Submission Core Strategy.

Core Policy 7: Climate Change

Table of Respondents

	Name	Organisation	Q9.4	Q9.5	Q9.6
1	Eileen Yarwood		✓	✓	
5	Judith Stansfield		✓	✓	✓
8	Nicholas Reckert		✓	✓	✓
10	Sara Robin	Yorkshire Wildlife Trust	✓		✓
14	Lewis V Peace		✓		✓
15	Rachel Connolly	Local Access Forum			✓
19	Simon Jones	Highways Agency	✓		✓
22	John Pilgrim	Yorkshire Forward	✓		✓
24	Ian Smith	English Heritage	✓	✓	
26	Martin Watson	Ministry of Defence			✓
27	Matthew Naylor	Yorkshire Water	✓		✓
29	John Farquhar	NYCC Planning			✓
32	Heather Rennie	Natural England	✓		✓
33	Andrew Little		✓	✓	
36	Geoffrey Simpson		✓	✓	
40	Alan Quilley		✓		✓
42	Meryl Leung	Environment Agency	✓		✓
45	Shirley Thubron	CPRE Swaledale	✓		✓

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Chapter 9	CP7	Response 1	Q9.4 Q9.5	Yes Yes	No response required. No response required.	
		Response 5	Q9.4 Q9.5 Q9.6	Yes Yes Consideration should be given to having a modern incinerator to reduce landfill and provide local community heating.	No response required. No response required. Waste disposal as a spatial planning issue is dealt with by North Yorkshire County Council.	
		Response 8	Q9.4 Q9.5 Q9.6	Yes No I find the rejection of CP7A rather feeble and unambitious: in effect the argument is "we can't do it because we can't do it"	No response required. No additional detail provided in order to be able to provide a detailed response. A more ambitious and prescriptive policy response to climate change –as stated in the PCS – is unlikely to be practical and effective taking into account the constraints and circumstances of the Plan area. If the policy is too descriptive then it may lead to issues in relation to economic viability of schemes. In terms of green space and biodiversity, the Plan area is relatively well resourced, although of course, the enhancement of existing resources or the creation of new areas, would be supported by the Policies of the Core Strategy.	In relation to the overall policy objectives, CP1 has been completely redesigned to reflect the new NPPF and also in the light of work which is currently being undertaken on a Low Carbon and Renewable Energy Study for Richmondshire
		Response10	Q9.4-9.6	The policy mentions that it is important to locate facilities close to settlements to reduced travelling time and therefore carbon emissions. However, it is also important to improve access to public transport, develop a good network of cycle paths and to provide better pedestrian access to schools and facilities to reduce the number of vehicles on the road. Nature conservation should be included as a key part of the green infrastructure network. Although	The Spatial Principles and Core Policies of the PCS would support proposals for improvements to public transport and developments involving he improvement/extension of the cycle path and footpath networks, providing they are not contrary to the other Spatial principles and Core	In addition to Policy CP2, Policy CP11 Community and Recreation Facilities picks up on the need to protect and provide footpath links.

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				there are already a large number of designated sites in the region that are protected for nature conservation, it is extremely important that these sites are linked to the wider countryside to allow movement of species between the protected areas. This will enable species and habitats to respond and adapt to changes in the climate. The green infrastructure therefore needs to incorporate these habitat corridors. Yorkshire Wildlife Trust would be able to advise on how best to do this.	Policies of the PCS.

Policy CP2 (Sustainable Development) provides a strong policy steer in terms of sustainable travel. The policy states that convenient access (via footways, cyclepaths and public transport) should exist or be provided to encourage the use of these modes of travel for local journeys and reducing the need to travel by car. Therefore, transport schemes that lead to improvements in accessibility will be supported. The policy also states that the potential for more sustainable means of transport related to the uses and users of particular development must be addresses, including through the preparation of travel plans. Support would be given to proposals that facilitate access through sustainable forms of transport.

Work has begun at a regional level between the relevant district councils and Natural England to identify strategic green infrastructure corridors across Yorkshire and the Humber (see section 9.3.16 where these identified areas are noted in the supporting text to Policy CP8) CP8 supports the protection and (where appropriate) the | |

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					enhancement of the green infrastructure network across the plan area. Work with relevant consultees and stakeholders (such as YWT and English Nature) will continue throughout the development of the Core Strategy and other DPDs to ensure that these strategic green corridors are suitably protected and even enhanced (where appropriate).	
		Response14	Gen	Don't waste money on this 'Red Herring' nature is in charge.	Responding to Climate Change is a government priority and a statutory requirement in which planning has an important role to play. National planning policy encourages and supports renewable and low carbon energy generation. In the context of this government legislation and guidance, 'doing nothing' in respect to climate change is not a serious option.	The NPPF makes clear that Climate Change is a key planning issue and the Climate Change Act 2008 makes it a statutory duty too.
		Response15	Gen	As the LAF has a direction (from Defra) to provide for all (PPG13) please could you reword the second sentence: perhaps 'Convenient access via shared paths and public transport should exist..' That dodges the specifics of footways versus cyclepaths and instead includes everyone who might be able to benefit from the provision. I have personally found there is still much confusion over where disability buggies are permitted for instance, and the use of the word 'shared' encourages a kinder attitude of the public for the need to give and take on 'safe space'.	Point is noted. Revision of the wording in the next version of the Core Strategy will be considered.	Sustainable and inclusive design issues are provided for in Core Policies CP2 and CP13. Detailed issues would be matters for the Facilitating Development DPD.
		Response19	Gen	Whilst the Agency is supportive of this policy, it is suggested that consideration should be given to the environmental implications of transport and in	Point is noted, although demand management and reducing the need to travel to	Point is noted, although demand management and reducing the need to

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				particular that associated with traffic congestion. The Agency considers that the sustainable location of development and effective traffic management can help to reduce the need to travel, particularly by private car, which would not only help to reduce congestion but also the resultant carbon emissions as a consequence.	access employment, services and facilities is supported throughout the policies and spatial principles of the Core Strategy through SP1, CP1, CP6 and CP9 in particular)	travel to access employment, services and facilities is supported throughout the policies and spatial principles of the Core Strategy through SP1, CP3, CP2 and CP7 in particular)
		Response22	Gen	We welcome proposed policy CP7 Responding to Climate Change; Policy CP7 aligns particularly well Objective 4 of the Corporate Plan which seeks to develop new industries and new jobs by exploiting opportunities presented by structural change in the global economy including the emergence of the low carbon industry and new knowledge intensive technologies. In the light of the recent announcements regarding the intention to abolish RSS we suggest that the council should look to determine an ambitious, but deliverable, local target for grid connected renewable energy which can be integrated as part of this policy – and meet the same overall objective of the policy as currently drafted. We also suggest that the Core Strategy should identify broad locations where renewable energy developments would be promoted in supporting delivery of these targets. Planning Policy Statement 22 highlights that local planning	No response is required. In light of the impending revocation of the Y&H RSS, the LSS has considered the strategic context and basis of the Spatial Principles and Core Policies of the PCS and whether there is a need to amend or re-write particularly principles and policies to give a more local, up-to-date emphasis. In terms of Climate Change policy and principles (including targets for the generation of renewable energy) it was felt that the assumptions and evidence base of the RSS – on which policies such as CP7 were based – was still valid and offered the most comprehensive evidence base. Therefore the LSS concluded that the policies and principles of the PCS should remain broadly the same despite the revocation	CP1 promotes green business opportunities. In relation to the overall policy objectives, CP1 has been completely redesigned to reflect the new NPPF and also in the light of work which is currently being undertaken on a 2012 Low Carbon and Renewable Energy Study for Richmondshire, this translates the 2011 Regional Potential Study into Local Capacity having regard to the local characteristics of the District. It is more up to date than the RSS. It is considered that as this is a Core Strategy, the 2012 Low Carbon and Renewable Energy Study for Richmondshire will be the most

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				authorities should set out criteria to reflect local circumstances and identify where renewable energy may be considered appropriate. The council may find the Yorkshire and Humber Renewable Energy Toolkit useful in developing this area of the strategy. This has been developed by Yorkshire Forward and the Local Government for Yorkshire and Humber as a guide for Local Authority Planners and can be found at http://www.renewable-energy-toolkit.org.uk/ . It provides a wealth of information to aid the development of policy on renewable energy, including provides guidance on developing an evidence base to assess the local potential for decentralised renewable and low carbon energy and setting targets for renewable energy within planning policy. The Core Strategy refers to the role of green infrastructure in terms of open space provision; however, the document would also benefit from placing additional emphasis on the role green infrastructure can play in supporting a range of other functions. As highlighted within a study commissioned by the NWDA (http://www.nwda.co.uk/PDF/Economic ValueofGreenInfrastructure.pdf) a high quality network of green infrastructure has potential social and economic (and well and environmental) benefits and may support Yorkshire Forward's ongoing renaissance activities. It would therefore be beneficial if the Core Strategy identified the significant environmental, social and economic benefits that could accrue from the creation, enhancement and protection of quality green infrastructure within Richmondshire: For example the potential: • impact of tree planting on climate amelioration; • economic benefits for landowners, e.g. through short rotation coppice; • for community forests and other woodlands to be	of the PCS. It is beyond the scope of the Core Strategy to identify sites which may be suitable for renewable energy installations. Such information would need to be provided on a 'Proposal Map', Land Allocation DPD and/or renewable Energy SPD. Point is noted and can be considered for inclusion in the 'Submission Draft' of the Core Strategy.	appropriate place to identify energy opportunity areas until a Facilitating Development DPD is prepared. CP12 extensively addresses green infrastructure.

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				managed for wood fuel; • to link green infrastructure provision to new public transport, including walking and cycling routes; • to use green infrastructure for the management of water resources; and • to improve the environmental setting for new buildings and thereby helping to increase property values. Green Infrastructure can play a key role in attracting inward investors to a location and helping to retain existing businesses and should therefore be considered as an important element in supporting the expansion of the local economy.		
		Response24	Gen	Whilst we support the overall thrust of this policy, the majority of that part of the policy on page 103 reiterates what is already contained in Core Policy CP8. For the sake of brevity, this could be deleted with simply a reference to the need for proposals to have regard to the protection of those assets set out in Policy CP8. Delete that part of the policy on page 103 beginning "In all cases, development…" and replace with:- "In all cases development will be expected to conserve those aspects of the natural and built environment set out in policy CP8"	It is important to state again the need to preserve and enhance the qualities of the Plan area's historic assets in relation to Climate Change as heritage assets have there role to play in mitigating against the effects of climate change although equally it is important to recognise that their qualities should not be unduly by measures to mitigate and adapt to climate change.	
		Response26	Also CP8 and CP3	It is noted that the Defence Training Estate is referred to in CP7 & CP8. Firstly; the definition of these areas needs to be consistent, and should just be referred to as Military Training Areas and Firing Areas at Catterick, Bellerby, Feldom and Marne Barracks. Secondly; The reference to the Training Areas should also be included in CP3. While not directly related to the social end economic needs of these rural areas the Training Areas are an important part of the rural environment. An additional point should be added to CP3B which supports development outside the Development Limits of SP1 where it is necessary to meet the continually changing needs	Point is noted regarding definitions, and will be considered as part of the development of the 'Submission Draft' of the Core Strategy. Point is noted, and will be considered as part of the development of the 'Submission Draft' of the Core Strategy.	

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				of national defence requirements.

Please be aware that MOD as a separate standard to BREEAM. This is called Defence Related Environmental Assessment Methodology (DREAM). The Strategy should note that this standard is appropriate for developments carried out by the MOD | Point is noted. | |
| | | Response27 | Gen | Yorkshire Water supports the aims to include SUDS in new developments. We believe the policy could go one step further, YW and the Environment Agency are advocating a policy that requires surface water from brownfield sites to be reduced by 30% from previous rates. This should be included within this policy. It should also be noted that the way surface water is managed may change in the future due to the Floods and Water Management Act which proposes to place responsibility to the Unitary or County Authority. A close working relationship between those bodies involved needs to be maintained. | Point is noted, and will be considered in the subsequent Facilitating Development Document or SPD. | |
| | | Response29 | Also CP6 | I am surprised that there is no policy for "local needs housing" - i.e. new housing with an occupancy condition restricting ownership to people identified as "local". Experience elsewhere indicates that such a condition reduces the market price by 10-15% and makes it more likely to be affordable.

Should CP6 not include low energy use/local generation etc.? It reappears to some extent in CP7 but I would recommend that both CP6 and CP7 be reconsidered and rewritten. There should be more emphasis on local renewable energy generation - hydro, biomass, solar panels, small-scale wind. The North York Moors has some good policy documents which Richmondshire should consider. | See response to NRSS (Response 29) and the viability implications of such a policy. It should also be noted that Core Policy CP5B does stipulate that 'exception' housing must be 100 per cent affordable to meet an identified local need.

Whilst support for minimising energy demand and micro-generation could conceivably be added to CP6 (in addition to CP7) there is a risk of repetition and duplication.

CP7 does state that proposals must take all potential opportunities to mitigate the effects of Climate Change, including | Policy CP6 provides for affordable housing but there is no longer the requirement for an exception provision due to the design and provisions of Policy CP4.

The revised CP1 does provide for encouraging use of less energy, more efficient use of energy and use of renewable and decentralised energy.

Further details regarding the use individual technologies could be contained in a facilitating Development Document or Low Carbon and |

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					incorporating renewable energy technologies.	Renewable Energy SPD.
		Response32	Gen	We welcome the approach that the authority have taken to climate change by tackling both climate change mitigation and adaptation. We welcome the Authority's sustainable settlement hierarchy approach to help reduce the distances people travel between home, work and services. We agree that the siting of development in this way will help reduce the distances residents must travel, however this should be accompanied by good provision of cycling and walking routes to encourage a reduction in car use for short journeys and to promote the health benefits that active travel brings.

We welcome the bullet points in policy CP7 to help adaptation to climate change, however the authority may wish widen the provisions in the bullet points to ensure that adaptation methods meet all the expected challenges of climate change. For example, one of the predicted effects expected in Richmondshire is higher maximum temperatures and an increase in hot days. Greenspaces and street trees can provide a cooling effect in built-up areas. In addition, green roofs keep buildings cooler in hot weather, reducing the need for air conditioning, and also reduce the rate at which stormwater reaches watercourses. We welcome the provision in policy CP7 to ensure that development does not conflict with the protection and enhancement of the District's natural and man-made assets. However, it is not clear why paragraph f) has been included as this does not appear to refer to a specific environmental asset. We would advise that geodiversity is added to the environmental assets. We welcome the inclusion of landscape considerations in the Core Strategy and the reference to the North Yorkshire Landscape Characterisation Project and National Character | The Core Policies and Spatial Principles of the PCS would generally support the provision and enhancement of green spaces.

Military development has been referred to in this 'climate change' context as the MOD have large military ranges across a substantial proportion of the moors and open space, particularly to the west of the north-west of the Plan area. It is therefore important that the Local Planning Authority work closely with the MOD to preserve and enhance these | Greenspaces and street trees for cooling effect in built-up areas, green roofs and SUDS would all be matters for the Facilitating development DPD or an SPD.

The Landscape Sensitivity framework now provides a specific tool for assessing landscape and visual impacts for low carbon and renewable energy development in North Yorkshire. it uses the exsiting landscape studies for the areas. It is referenced in CP1 The Doncaster study is a capacity study, the council is undertaking a capacity study for |

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				Area Objectives. Natural England would advise that all landscapes matter and PPS7, advises that Landscape Character Assessment should provide protection for areas of landscape outside of nationally designated areas. We therefore welcome the reference in CP7 to the intention for a future SPD to consider landscape considerations and provide more detailed guidance. Doncaster MBC's Landscape Character Assessment and Capacity Study provides a good practice example: http://www.doncaster.gov.uk/living_in_doncaster/nei ghbourhoods/planning/local_development framework/ldf_evidence base_reference_list/evidence base - doncaster_landscape_character_assessm ent_and_capacity_.asp	green spaces.	renewable energy in the district but does not have any proposals for a landscape character assessment or landscape capacity study at the present time.
				We welcome paragraph d) of CP7 on green infrastructure. However we would suggest a slight re-wording to reflect that green infrastructure is not always accessible. Providing access to green space is one of the functions of green infrastructure; however, inaccessible GI such as green roofs, private gardens and green areas within private developments also provide functions such as flood water storage, biodiversity habitat, and temperature regulation. The green infrastructure approach encourages developers to consider the multiple functions that green spaces can provide. For example, when designing SUDS we would advocate that their biodiversity value as a wetland habitat is maximised.	Point is noted, and can be considered as an addition to the 'Submission Draft' of the Core Strategy.	
		Response33	Q9.4 Q9.5	Yes Yes	No response is required. No response is required.	
		Response36	Q9.4 Q9.5	Yes Yes	No response is required. No response is required.	
		Response40	Gen	There seems to be one major exception to this generalisation concerning lack of priorities: Core Policy CP7 makes clear that attempts to mitigate or adapt to the effects of climate change "should not conflict with" some additional requirements included in CP7 "to protect and enhance the District's natural	PPS22 states that in sites with nationally recognised designations (e.g. Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty, Scheduled	CP1 has been revised to follow the NPPF emphasis on enabling enewable energy and provides full support for proposals subject to

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				and man-made assets", these are set out in great detail in paragraphs a) to f). This looks to me to mean that, should there be a conflict in a planning decision between say, the installation of a system to generate renewable energy and possible detriment to the listed environmental assets, then the environmental assets are to have priority. This appears to conflict with the advice given in PPS22 which, as you quote, "indicates that the approach should not be too restrictive, and should not use landscape designations to unnecessarily impede renewable energy developments other than in exceptional circumstances (p.99 - my emphasis). Therefore as an exception to my general agreement with proposals of the Preferred Strategy I must deliver an emphatic 'no' to Questions Q9.4 and Q9.5 on page 105. I fear that this bias may result in a Local Development Framework which the Building Inspectorate will use to disallow appeals against planning decisions which reject proposals for renewable energy projects. So in summary I find the Preferred Strategy broadly acceptable apart from Core Policy CP7.	Monuments, Conservation Areas, Listed Buildings and Registered Parks and Gardens) planning permission for renewable energy projects should only be granted where it can be demonstrated that the objectives of designation of the area will not be compromised by the development, and any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by the environmental, social and economic benefits, although also states that local landscape designations such as those within the existing Local Plan) should not unnecessarily impede renewable energy developments other than in exceptional circumstances. Therefore there is a general presumption in favour of conserving national designated assets in relation to renewable energy developments which is consistent with the policy approach of CP7. Local designations – such as those within the Local Plan – are given less weight by PPS22 which explains the argument on p.99 of the PCS you refer to.	certain restrictions. A link to an assessment tool is also provided to ensure that impacts are properly considered. It is considered the right balance is now provided.
		Response42	Gen	We are generally supportive of the document's overarching aims and welcome the positive	Point is noted, although the policies based on the	Requirements for flood risk assessment have

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				approach taken to many environmental issues. However, we feel the Core Strategy policies contain too much information, in particular Policy CP7: Responding to Climate Change. The length and format of the policies also makes the document very confusing. We think the document may benefit from being separated into more distinct themes, to make it more digestible and easier to read. Themes could include 'Flood Risk & Drainage', 'Green Infrastructure', 'Water Environment' etc	objectives of the Sustainable Community Strategy.	been added to the Core Strategy in the Central Richmondshire Section because the Strategic growth development Area is adjacent to a flood risk area. However due to the Core Strategy mechanism for enabling development it is not possible for
				You are also strongly advised to consider whether your application of the PPS25 flood risk Sequential Test can be translated into a Core Strategy policy. If, for instance, this work demonstrates that you have adequate housing land supply in Flood Zone 1, you may wish to include a policy which actively precludes residential development in areas of Flood Zones 2 or 3. Such an approach can ensure that sensitive development such as housing is actively steered towards the lowest risk areas. A similar approach has been adopted in Sheffield City Council's Core Strategy and we would be pleased to discuss with you whether such an approach may be appropriate in Richmondshire.	The Core Policy approach with in the Preferred Core Strategy is to 'ensure protection from, and not worsen the potential for flooding.' In reality this will inevitably mean building in Flood Zone 1 where possible (in line with PPS25), although the policy leaves the flexibility for development in FZ2 and 3 if mitigation and flood damage prevention measures can be adopted which protect development from flooding and do not worsen the flooding risk.	development to be precluded in Flood Zones 2 and 3 in the Core Strategy as suggested by the respondent- however neigher is it considered necessary because sufficient land is available outwith Zones 2 and 3 and CP4 and CP1 provide the controls to ensure this is issue is properly considered when development proposals come forward.
				The Core Strategy also needs to take account of the findings and recommendations of the updated North-West Yorkshire Strategic Flood Risk Assessment (SFRA) which is nearing publication. This assessment is important in spatially steering the location of new development away from areas that are at flood risk. At present we feel this policy may be considered unsound because it is not founded on a robust and credible evidence base (i.e. the SFRA) and does not represent the most appropriate option. We expect Richmondshire council to translate the recommendations and findings of the North-West SFRA into policy and to apply the PPS25 Sequential Test to the settlement hierarchy in an open and transparent way.	Point is noted, and the policies of the emerging Core Strategy will take into account the findings of the published SFRA.	
				The principles of the flood risk management		

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				hierarchy and its five stages (Assess, Avoid, Substitute, Control and Mitigate) within chapter 2 of Planning Policy Statement (PPS)25 Practice Guide should be applied to the Core Strategy. The flood risk management hierarchy supports PPS25 so that flood risk is taken into account at all stages of the planning process. It describes the strategic approach of flood risk management at all levels. Making use of the SFRA and applying the Sequential Test represent the first two stages of the FRM hierarchy. Matching the uses proposed with the flood risk apparent represents the third stage. Finally, seeking and securing opportunities to control flood risk through FRM infrastructure such as flood defences or flood storage areas should be pursued, followed by the actual mitigation of the development proposed, e.g. by raising floor levels and incorporating flood resilient design. Without evidence that these principles have been applied, we feel the Core Strategy may be considered unsound. We do not believe that the Core Strategy is justified because it is not 'effective' and may not be consistent with national policy. There is the danger that the stages of avoidance and substitution will be bypassed as there is not enough emphasis on using the sequential approach within the Core Strategy. We are concerned that the Core Strategy moves straight to the control and mitigation stages of the process. We suggest that the following provision are secured in policy:- • Requiring the use of SuDS on all developments unless it can be demonstrated that such techniques are impracticable or would present an unacceptable pollution risk; • Requiring that surface water run-off from all developments be managed to ensure flood risk is not increased and that the predicted impacts of climate change, over the lifetime of the development, are accounted for. For development on Brownfield sites, this means existing rates of	Point is noted, however the purpose of the Core Strategy is not to provide detailed and criteria-based policies (particularly where this would be duplicating what is already outlined in national planning policy documents) but to provide a strategic approach to issues within the Plan area. Whilst CP7 of the PCS states that proposals must take [particular account of the need to ensure protection from, and not worsen the potential of flooding, it would be the function of Facilitating Development DPD to provide further details on what criteria and measures would have to be met for development to be acceptable in particular circumstances and locations if it were considered necessary at that time.. The reference to flooding in CP7 (of the need to ensure protection from, and not worsen the potential of flooding) is deliberately broad – allowing for further details and criteria in relation to development to be introduced later in the form of a Facilitating Development DPD. The phrase is in	It is consistent with the NPPF paragraph 99

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				surface water run-off must be significantly reduced. • Not culverting or building over watercourses unless it is to facilitate essential access; • Promoting and encouraging the opening of existing culverts;

We would like to see an emphasis placed upon sustainable drainage systems (SuDS). Reference is made to "similar methods" to SuDS - further clarification could be given here. SuDS should be promoted as a way to achieve sustainable development. A policy should require the use of SuDS unless it can be demonstrated that they are not viable or feasible or that they would present an unacceptable pollution risk to the water environment. This would ensure that when Brownfield sites are redeveloped and Greenfield sites developed for the first time, run-off from future development is reduced from existing rates and volumes.

We expect developments to reduce existing surface water run-off from Brownfield sites by a minimum of 30% to account for the predicted impacts of climate change. Richmondshire council should consider adopting such an approach and preserving it in this Core Strategy Policy or Facilitating Development DPD. The North-West Yorkshire SFRA contains useful guidance in respect of managing surface water run-off and detailed spatial mapping of surface water flood risk. The existence of this material should be acknowledged.

We would also encourage the inclusion of the following provisions on green roofs in this policy, as they are an effective form of SuDS which provide many wider sustainability benefits:- • Green roofs will be required on all major developments, and will be encouraged on all other developments, provided they are compatible with other design and conservation considerations. The green roof must cover at least x% of the total roof area; | general conformity with PPS25 and does not seek to bypass any aspects of national planning policy.

There is a requirement in CP7 for development proposals to make specific provision to deal effectively with drainage (including the adoption of SUDS and similar methods) A requirement to specifically use SUDS may arguably be seen as overly-restrictive if drainage can be dealt with effectively in other ways.

Point is noted about dealing with surface water run-off, although this is implicitly addressed through the need to deal effectively with drainage.

The points about culverts and building over watercourses is too specific for the Core Strategy and is dealt with more generally in CP7 by the need for proposals to ensure protection from, and not worsen the potential for flooding.

See other responses (for Response 42) above. | |

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				• Green roofs reduce surface water run-off, provide excellent insulation, create valuable habitat for plants, birds and insects, help to dissipate urban heat islands, are visually attractive and can provide amenity and recreation areas for people, if accessible Green Roofs are designed-into developments;		
				Policy CP7 should also take account of the relevant Environment Agency's Catchment Flood Management Plans (CFMPs) - which in this instance are the River Ouse and the River Tees CFMPs. These documents give an overview of the flood risk across each river catchment. They recommend ways of managing those risks now and over the next 50-100 years. CFMPs consider all types of inland flooding, from rivers, ground water, surface water and tidal flooding, but not flooding directly from the sea, (coastal flooding), which is covered in Shoreline Management Plans. They also take into account the likely impacts of climate change, the effects of how we use and manage the land, and how areas could be developed to meet our present day needs without compromising the ability of future generations to meet their own needs.	The inclusion of details in relation to specific surface-water-run-off limits is beyond the scope of the Core Strategy, although they could be considered for inclusion in a subsequent Facilitating Development Document or SPD.

The SFRA forms part of the evidence base for the LDF and point about acknowledging its role and existence is noted.

Such requirements would be too specific for a inclusion in the Core Strategy although they could be considered for inclusion in a subsequent Facilitating Development Document or SPD. | CSH and BREEAM are now referenced in CP1 |
| | | | | There are no prescribed targets set out in the Core Strategy to ensure that potential uses of renewable resources are maximised. We do not believe that this is ambitious enough. This may give developers justification for not maximising renewable resources. We are therefore concerned that the policy proposed will be ineffective and may therefore be considered unsound.

We would recommend a policy which actively requires the use of micro-renewable energy generation in certain circumstances. We would strongly advocate an approach to renewables which initially suggesting a high threshold and low percentage, with the threshold dropping and the percentage increasing iteratively over time. We | Point is noted, although Flood Management Plans for specific rivers and areas are | The policy is now a carbon savings policy. |

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				would also strongly suggest a similar approach to sustainable construction techniques, making use of the Code for Sustainable Homes and BREEAM.	too detailed to be individually reflected in the Core Policies of the Core Strategy.	
				We would suggest the following provisions on sustainable construction and micro-renewables are also included in an amended policy:-		
				• Any micro-renewables percentage must be calculated on the basis of a % reduction in the predicted carbon emissions, not predicted energy use, of the development. This is to discourage the use of carbon-inefficient electric heating. The policy should also make any known exceptions clear – e.g. listed buildings, World Heritage Sites etc. However, the LPA should lead on identifying any exceptions; • Give particular encouragement to water efficiency measures such as water-efficient fittings, fixture and appliances, rain water harvesting and grey water recycling.	Point is noted, although criteria-based renewable energy policies with specific requirements would be more appropriately located in a 'Facilitating Development' Document or SPD.	
				There is no mention of waste minimisation and waste management according to the waste hierarchy, in the Key Strategic Issues, Vision nor Core Policies. There is no reference within the Core Strategy that refers back to Planning Policy Statement 10: Planning for Sustainable Waste Management and the aim to reduce, re-use, recycling and composting, energy recovery and disposal. It is a legal requirement for the Core Strategy to have regard to national policy so we are concerned that the document may be unsound in its current form.	See other responses (for Response 42) in respect of micro-generation. CP7 does refer to adopting the highest possible building standards in accordance with standards in force, such as Code for Sustainable Homes and BREEAM.	
				To ensure that the Core Strategy has regard to PPS10, it should relate to the aims and objectives of the 'Let's Talk Less Rubbish' Municipal Waste Strategy for York and North Yorkshire and the emerging waste Development Plan Document.	See other responses (for Response 42) in respect of micro-generation	
				We also suggest that the Core Strategy could be	Point is noted, and can be	

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				improved by including the following provisions:- • Proposals for new biomass, energy from waste or other thermal power stations should be steered to areas where the resultant heat can be utilised as well as the electricity they will generate; • Where relevant, new developments should always be designed so that they can easily now, or in the future, be connected to community heating schemes.	considered for inclusion in the 'Submission Draft' of the Core Strategy. As a District Council, issues relating to waste management are dealt with by the County Council (as the 'waste planning authority') which is North Yorkshire County Council in Richmondshire's case. Whilst PPS10 states that the Core Strategy of a waste planning authority should set out policies and proposals for waste management in line with the RSS and ensure sufficient opportunities for them provision of waste management facilities in appropriate locations including for waste disposal, there is no such requirement for non-waste planning authorities. The omission of any mention to waste and waste management is noted, and will be considered as part of the development of the 'Submission Draft' of the Core Strategy. See response to CP7 (in relation Response 42) above.	

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					Points are noted and will be considered as part of the development of the 'Submission Draft' of the Core Strategy, although this is probably too detailed to be included in the Policies of the Core Strategy and better suited to be considered as part of a subsequent DPD or SPD.	
		Response45	Q9.5 Q9.6	Yes Existing Local Plan Policy 27 should be carried forward and included.	No response is required. Policy 27 (Open land within Development Limits) of the Local Plan gives priority to the protection and retention of identified areas of mainly open land within Development Limits which have a particular amenity value. Building in these areas is not permitted, unless small in scale and related to an existing land use. The purpose of the policy was to protect these spaces which often have no legal status/protection from inappropriate development as they are recognised as contributing to the physical make-up and townscape of the settlements concerned and often provide a familiar and cherished scene within a town or village. The next stage of work on the Core Strategy will involve assessing the value and relevance of the saved Local Plan policies and whether the	

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					principle and objectives of these policies need to be reflected in the Core Strategy and/or an appropriate SPD.	

Core Policy 8: Protecting and Conserving our Environmental and Historic Assets

Table of Respondents

	Name	Organisation	Q9.7	Q9.8	Q9.9
10	Sara Robin	Yorkshire Wildlife Trust	✓		✓
13	Mark Harrison	The Coal Authority			✓
15	Rachel Connolly	Local Access Forum	✓		✓
24	Ian Smith	English Heritage	✓		✓
32	Heather Rennie	Natural England	✓		✓
33	Andrew Little		✓	✓	
42	Meryl Leung	Environment Agency	✓		✓
45	Shirley Thubron	CPRE Swaledale	✓	✓	

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Chapter 9	CP8	Response10	Q9.7 - 9.9	As mentioned above, areas that act as important wildlife corridors between designated sites or provide buffer land around these sites should also be considered as important land for nature conservation and so should be given equal protection against development. The Trust is pleased to see that the policy includes a list of priority habitats, species, landscapes and wildlife corridors. However, we have concerns about how development in the area will be controlled to ensure it does not compromise these aims without the help of a planning ecologist within the authority. An ecologist within the authority could give support and advice for the management of sites and also provide expert input on planning applications likely to impact on sites or protected species. They could also suggest appropriate mitigation, compensation, and enhancement for biodiversity. Without this role many opportunities may be missed for protecting and enhancing biodiversity.	The PCS does not contradict or override the potential need for planning applications to include ecological scoping appraisals or protected species surveys if it is considered necessary for the specific site concerned before a planning decision can be made. Advice is regularly sought from ecology professionals on particular sites subject to planning applications such as County Ecology, Natural England (where appropriate) and also YWT.	No further comment required.
		Response13	Gen	Surface Coal Resources and Prior Extraction:- Although it is acknowledged that the Richmondshire Core Strategy does not cover minerals specifically as this is contained within the North Yorkshire Minerals and Waste Development Framework you will be aware, the Richmondshire area contains coal resources which are capable of extraction by surface mining operations.	North Yorkshire County Council is responsible for minerals and waste within the region and not the individual district councils, therefore a strategic spatial approach to coal within the plan area does not need to be included within the preferred Core Strategy.	No further comment required.
				The Coal Authority is keen to ensure that coal resources are not unduly sterilised by new development. In instances where this may be the case, The Coal Authority would be seeking prior Extraction of the coal. Prior extraction of coal also has the benefit of removing any potential land instability problems in the process.	The impact on coal extraction is a material planning consideration, but one that should be considered on a site-for-site basis via the planning application process.	No further comment required.
				Whilst The Coal Authority considers Annex 1 of Section 6 to be a useful part of the Core Strategy	Point is noted and reference to the North Yorkshire	Added to section 1 of the Submission Core

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				which clearly sets out the various components of the new planning system introduced by the Planning and Compulsory Purchase Act 2004, the omission of any reference to the North Yorkshire Minerals and Waste Development Framework, which forms part of the Development Plan, is a significant oversight.	Minerals and Waste Development Framework can be added to the subsequent 'Submission Draft' of the Core Strategy.	Strategy.
				In addition, The Coal Authority would like to see the Richmondshire Core Strategy specifically refer to the presence of surface coal resources in the area, and encourage developers to consider prior extraction of the resource in situations where non-mineral development would sterilise the mineral resource. Although MPS1 identifies that in two-tier areas it is for the County-level Minerals and Waste Development Framework to address this issue, The Coal Authority is aware that the first stage of consultation on the North Yorkshire Minerals Core Strategy only took place in April 2010, with adoption timetabled for December 2013. The objective of MPS1 to safeguard mineral resources and opportunities to secure prior extraction of surface coal in the area would therefore be lost in the short term without the Richmondshire Core Strategy flagging up the issue. Reason – In order to highlight the linkages between the North Yorkshire Minerals and Waste Development Framework and the Richmondshire LDF, and meet the requirements of MPS1 regarding the safeguarding of mineral resources.	North Yorkshire County Council is responsible for minerals and waste within the region and not the individual district councils, therefore a strategic spatial approach to coal within the plan area does not need to be included within the preferred Core Strategy.	No further comment required. The NYCC Minerals & Waste Core Strategy will cover these issues.
				In identifying land for allocation and as part of the Strategic Housing Land Availability Assessment process it would therefore be prudent for the Council to include a criterion assessing coal mining information. This would be a due diligence check to ensure that the site does not contain any mine entries or other coal related hazards that would require remediation or stabilisation prior to development.	Issues relating to individual sites or developments within former coalfields need to be considered as part of the Development Management process during pre-application discussions and in the determination of a formal application for planning permission.	The NYCC Minerals and Waste Plan is a material consideration in the Development Management process. No further comment required.

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				Given the Council's stated objective of preferring redevelopment of Brownfield sites over development of Greenfield land, The Coal Authority would therefore recommend that a further bullet point be added to the list of requirements in Core Policy CP6: Sustainable Development that proposals must meet in order to be supported as follows: provide an appropriate remediation strategy that addresses any issues of contaminated land or land instability arising from past mining activity Reason – To ensure that an important locally distinctive issue is highlighted in the Core Strategy and the requirements of PPG14 are met regarding development on unstable land.	Likewise, the assessment of SHLAA sites needs to take into account the environmental and physical constraints of each individual site.	
		Response15	Gen	I should prefer the word 'possible' instead of 'appropriate' in the second line of this, as it becomes more proactive in the way the LAF would like.	Disagree – 'appropriate' is a more correct term in this instance.	No further comment required.
				9.3.4 Ok as far as it goes, but do green corridors have to be 'wide' – cannot they be just as useful if they are narrow if they provide links between settlements for instance. Is it possible to put in something about RDC's commitment to green connections?	Point is noted, and it is accepted that green corridors, can be both large and small in scale (and both wide and narrow) The point about 'wide green corridors' at the end of the paragraph is to emphasise that there are differing scales of green corridors, particularly as the connotation of the word corridor suggests a narrowness or elongation. This is not to suggest that either is better or more prevalent, just that there are differing scales and size characteristics (i.e. wide as well as elongated corridors)	No further comment required.
				Again, the LAF would like to see a more robust 'where possible', substituted for 'where	Point is noted, although there maybe instances where it	No further comment required.

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				appropriate' in this statement. Ditto, under 9.3.12 in reference to planning gain	may be possible to gain mitigation or compensation measures for development affecting an environmental asset, but not appropriate in a particular situation to do so. Appropriate leaves the flexibility of the decision maker to weigh up all the considerations and decide on a case-for-case basis where it is appropriate to ask for mitigation or compensation measures. The use of the word possible takes away this flexibility and pragmatism which may secure a better planning outcome in certain situations.	
		Response24	Gen	We support this policy especially insofar as it relates to the historic environment and the landscape character of the plan area. Given the wealth of historic assets across the plan area, the significant contribution they make towards the distinctive character of the District, to the quality of life of its communities, and (especially through tourism) to the economic well-being of this part of the region, it is wholly appropriate that the Core Strategy sets out a strategic policy framework for the management of this resource. However, as currently structured, the policy provides little amplification over and above the policies set out in the recently-published PPS5. Richmondshire does have a distinctive historic environment (as evidenced by Paragraph 9.3.17) elements of which are unique to this part of North Yorkshire. This needs to be better reflected within the policy. A suggested reworking of Criterion (e) of the policy is set out in the adjacent column. It includes the following elements:- . There is an opportunity, as part of this Policy, to set out how the Council will identify those elements which contribute towards the distinct	Identification of specific assets and qualities which make individual Conservation Areas distinctive is beyond the scope of the Core Strategy, particularly as these would be dealt with in individual Conservation Area Appraisals. Unlisted, historic buildings fall within the scope of historic /heritage assets (as stated in PPS5) therefore they are implicitly considered in CP8 which states that historic assets should be preserved, and where appropriate, enhanced.	NPPF recognises both designated and undesignated heritage assets. These are also referred to in CP12 (was CP8). No further comment necessary.

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				identity of Richmondshire's Conservation Areas (and thus assist users of the Plan identify what elements the Council considers are "significant" in each Conservation Area (and, therefore, which should be conserved in line with the advice in Policy HE9.6 of PPS5)). · There are a whole range of buildings and structures which, although not formally designated, nevertheless, make an important contribution to the distinctive character of Richmondshire's town and villages. National policy guidance recognises the contribution that such elements play in reinforcing the sense of place and highlight the desirability of a policy approach which helps to ensure that these elements are not needlessly destroyed. As part of the strategy for the management of the historic environment, the LDF should make a commitment to undertake, in conjunction with the local community, a survey to identify those elements which they consider important to the character of the District and to put in place, within the LDF, a framework for their protection and enhancement. · Given the importance of the historic environment, those assets identified as being most under threat should be one of the principal elements of the overall strategy for the management of the area's assets · Certain elements of Richmond's historic environment are of especial importance. These should be set out in the policy (together with a commitment to developing in association with the County Council SPD on the management of this resource). · Richmond's historic country estates make an important contribution to the distinctive character of the District. However, only a small number of them are on the English Heritage Register of Historic Parks and Gardens. It is wholly appropriate, therefore that the Plan includes a Policy on the management of this locally-important resource. Delete Criterion (e) and replace with:-"(e) the	A 'survey' of the historic environment would be done through Conservation Area Appraisals, although the emergence of Neighbourhood Plans is likely to provide communities with an additional opportunity to consider which elements of their settlements are important and should be preserved or enhanced. There is a list of specific 'historic assets' outlined in paragraph 9.3.17 which should be given particular regard to. Mention is already made to 'Gardens of Special Interest and other local country estates' in part e) of Policy CP8.	No further comment required. The undesignated gardens of special interest fall under the term 'undesignated heritage asset' as defined within NPPF.

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				historic assets which contribute to the Richmondshire's distinctive character and sense of place will be preserved and, where appropriate, enhanced especially:- those elements which have been identified as contributing to the special interest of the District's Conservation Areas in the respective Conservation Area Appraisals (this includes the important open spaces, the key views and vistas, and those unlisted buildings which are identified in the Appraisal as contributing to the significance of that Conservation Area). · non-designated elements of the historic environment which the community has identified as contributing towards the character of the local area (The strategy for identifying locally important historic buildings will be set out in an SPD). · those heritage assets identified as being at risk which will be tackled through appropriate repair, restoration and re-use. · the nationally significant later prehistoric, Roman and Medieval archaeology of Richmondshire (An SPD will be produced providing advice non development proposals affecting important archaeological areas). · historic parks and gardens and other country estates. Development that would damage their features, character appearance or views out of these landscapes or which might prejudice future restoration will not be permitted".	As suggested, elements which add to the character and distinctiveness to a Conservation Area will be noted in the relevant Conservation Area Appraisal, which would need to be given regard to in any Planning, Listed Building Consent or Conservation Area Consent application received by Development Management. Therefore, it would be unnecessary to include such detail within the Core Strategy. Point is noted about 'At Risk' listed buildings, although the general emphasis of Policy CP8 to both enhance and preserve historic assets would cover improvements and enhancements to listed buildings on the 'At Risk Register'.	No further comment required. The term 'conserve and enhance' is now used – in line with wording within NPPF.
)		Response32	Gen	We note that the Core Strategy includes only 13 Core Policies which replace a greater number of saved policies from the Local Plan. Whilst we welcome a shorter more concise document for ease of use, we would wish to see the levels of protection for biodiversity, landscape and natural resources maintained in line with national policy.	The Core Policies of the Core Strategy do consistently and comprehensively support the preservation (and where appropriate) enhancement of biodiversity and landscapes in the plan whilst also protecting and minimising the use of natural resources, in line with national planning policy. The policy detail on these areas will come as a result of subsequent SPDs,	No further comment required.

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				There appears to be an omission from paragraph 2.2.18. The penultimate sentence should refer to 'Areas of Outstanding Natural Beauty' rather than Areas of Natural Beauty. We note in paragraph 9.2.16 that the Hipswell/Scotton/Colburn area is the only part of the district where development is likely to be large enough to warrant specific targets for CHP and district heating systems. We welcome the proposal to include provision of CHP in the forthcoming AAP.	DPDs and a Facilitating Development Document. Point/omission is noted and the 'Submission Draft' of the Core Strategy will be updated accordingly.	Amended within Submission Core Strategy.
				We advise that geodiversity is included as an environmental asset in accordance with PPS9. We would be happy to provide further advice to the authority on the Facilitating Development Document as detailed in paragraph 9.3.11.	Point is noted about inclusion of 'geodiversity' as an environmental asset (in Policy CP8) and can be considered for inclusion in the 'Submission Draft' of the Core Strategy.	Reference to geodiversity added to CP12.
				We welcome the reference to preserving and enhancing environmental assets and landscape character. This policy states that decisions should take into account the capacity of the site and the local area to absorb the development. When the authority develops its Landscape SPD, it will be important to include a capacity study for different types of development in order to have a good local evidence base to assess site capacity.	No comment required.	No further comment required.
		Response33	Q9.7 Q9.8	Yes Yes	No comment required. No comment required.	
		Response42	Gen	Commitment has been made to protecting the green infrastructure network but rivers and river corridors have not been specifically identified within the Core Strategy. Rivers and river corridors as GI can provide a whole host of benefits very easily. It promotes sustainable flood and drainage management, biodiversity and wildlife movement, water-based	Point is noted regarding the inclusion of rivers and river corridors and will be considered as part of the development of the 'Submission Draft' of the Core Strategy.	Rivers are included within the list of key green infrastructure within CP12.

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				recreation, sustainable transport through riverside paths, cycleways, health and well-being and natural connectivity between other areas of GI.		
				Given the important asset rivers provide to the district, we would like to see them recognised as part of the GI network. Specific measures should be identified relating to what will be delivered as part of this general aim. Such measures could include safeguarding river corridors and their associated floodplain from development, promoting riverside access and offering opportunities for recreation and improving people's health and wellbeing.		
				We would suggest the following provisions on GI be included in an amended policy:-	Policy CP8 would protect (and where appropriate enhance) the green infrastructure network which would safeguard and restrict development in these areas as suggested. Criteria-based policy, details of specific areas where certain types of development could be permitted and details for what needs to be included with planning applications is too detailed for the Core Strategy but some of this detail could be considered for inclusion in a Facilitating Development Document or relevant SPD.	No further response required.
				• GI areas which are identified as being particularly valuable, should either be safeguarded from development or to be only appropriate for development subject to compliance with certain criteria e.g. lower density, the incorporation of parks and open spaces (POS) or habitat areas. We would particularly like to see areas of washlands, flood storage areas, functional floodplain and other watercourse-based wildlife corridors, treated in this way; • Applicant's should be required to include GI provision in their D&A statement; • If the GI evidence identifies areas where intervention would result in significant benefits, these areas should be highlighted with detail given on how such an aspiration will be implemented.		
				We have identified a number of pressures on water quality in the district. The most significant of these are diffuse pollution from agriculture, modifications to the watercourse for land drainage, barriers to fish migration (weirs) and urban drainage around Catterick Garrison. The Water Framework Directive (WFD) is now the key piece of EU legislation governing water quality	No response is required.	No further response required.

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				standards. This Directive sets out consistent standards for the water environment which all EC countries are now required to meet. Under this directive River Basin Management Plans have been produced setting out plans for the protection, improvement and sustainable use of the water environment.		
				We would like to see direct links to the Humber River Basin Management Plan which is a key plan for the protection and improvement of the water environment and also contains measures which have a role for local authorities. We would like to see indicators and target related to water quality such as - 'Percentage of watercourses that have achieved 'good' status of the Water Framework Directive.'	The Core Strategy cannot list or have reference to all EU or national regulations, policies or directives that maybe relevant. Point is noted regarding water quality indicator and will be considered as part of the development of the 'Submission Draft' of the Core Strategy.	
				We note that paragraph 10.3.2 recommends that a water cycle study is done for Catterick Garrison and we highly support this recommendation. A water cycle study examines the likely impacts of significant new development on water resources, water quality and flood risk, providing a strategic framework, especially for an area where growth is very likely to occur.	No response required, although reference cannot be found.	
				We understand that growth in the Richmondshire District depends upon the settlement hierarchy and where there is much growth in certain areas, water supply may be put under stress.	Consultation with Yorkshire Water and Northumbrian Water is on-going in relation to the capacities of their infrastructure to accommodate additional development. Both companies in general see no significant issues with the scale and distribution of development as proposed in the PCS.	There are no water quality targets within the Core Strategy and it is not appropriate to do so as this is included within the Water Framework Directive.

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				To achieve sustainable development, water resources will have to be protected against population growth and climate change. We would therefore expect to see our Water Resources Strategy included in the Core Strategy, as it sets out how water resources should be managed to 2050 and beyond.	The Core Strategy cannot list or have reference to all regulations, strategies policies or directives that maybe relevant.	No response required.
				We would suggest an indicator relevant to water resources and a number of other factors be included to monitor the effectiveness of the Core Strategy: • Percentage of developments failing to incorporate sustainable drainage schemes – Target 0% We also have a role to play when it comes to protecting groundwater abstracted for human use. Source Protection Zones (SPZs) enable us to identify the catchment areas to those wells, boreholes and springs where groundwater is abstracted for human consumption. They show where water sources are at particular risk from polluting activities on or below the land surface. Our principal reasons for defining SPZs are to influence planning decisions, particularly at the strategic level and to focus pollution prevention activity. Three zones are classified, with SPZ 1 closest to the source showing the area of highest risk.	Policy CP7 (Responding to Climate Change) includes a requirement for proposals to ensure that the water supply is not adversely affected. The level of detail recommended for inclusion would be inappropriate for a Core Strategy but could be considered for inclusion in a subsequent facilitating development Document, DPD or SPD.	Such an indicator would be unnecessary and would be incapable of being monitored. No amendment necessary.
				We would like to see recognition given to the value of biodiversity and the benefits it brings to Richmondshire. The Core Strategy should support the 'avoid, mitigate, compensate' model advocated in PPS1 and PPS9. The enhancement aspiration of PPS9 should be emphasised, with a presumption that all developments will need to have a net overall benefit to biodiversity.	The importance of biodiversity to Richmondshire is discussed in the text accompanying Policy CP8 (paragraph 9.3.8 in particular) Policy CP8 does specifically state that the biodiversity of the plan area will be maintained, enhanced and (where appropriate) restored in regional and district	No further comment required.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				We recommend that the following provision be included in a policy covering this issue:- • Developments which may present a pollution risk will not normally be permitted within Source Protection Zones 1. The following locations are located within SPZ 1: Brompton-on-Swale and Gandale.	Biodiversity Action Plans and Strategies. Such detail would not be appropriate in the Core Strategy, although could be considered for inclusion in a Facilitating Development Document (as suggested in paragraphs 9.3.11-9.3.12).	No further comment required.
				We would suggest the following provisions on biodiversity be included in policy:- • Developments will only be permitted where any biodiversity impacts can first be avoided, mitigated, then compensated for, and where there is a resultant overall benefit to biodiversity; • Ponds, rivers, canals and other water bodies will be afforded special protection, to ensure that their habitat and function as wildlife corridors is protected and enhanced; • A strategic approach to biodiversity will be taken. Existing areas of biodiversity will be protected and enhanced, with opportunities to improve connectivity and create new habitat identified and encouraged; • Developments adjacent to watercourses must be set-back a minimum of 8 metres and must ensure that the buffer strip is designed and landscaped to maximise biodiversity and its function as a wildlife corridor. Access for water-based recreation should also be incorporated sympathetically i.e. without introducing barriers to wildlife movement or increasing disturbance Access to facilitate watercourse maintenance or flood defence works must also be provided where relevant; • Developments will be required to incorporate biodiversity enhancement measures such as bird/bat boxes, the creation of new habitat (Particularly wetlands and ponds, otter holts etc); • Planting in developments must use solely native	Such a policy is likely to be unrealistic and is too specific for inclusion within the Core Policies of the Core Strategy.	No further comment required.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				species of known local provenance wherever possible; We would with to see an aspiration to either remove existing weirs which are barriers to fish movement, or at least to include fish passes on such structures. The onus should be placed on any adjacent developments to fund in full/part any works. It may be possible to spread the cost further, between any developments adjacent to the watercourse which would benefit from the improved fish migration. Key structures in the LPA area should be explicitly cited.		
		Response45	Q9.7	Yes. But consider word unavoidable could be inserted prior to 'potential harmful implications'. Paragraph e) Major architectural sites are covered by statute, lesser minor architectural sites are important, so should omit work 'major' in this paragraph.	These alterations can be considered through the development of the 'Submission Draft' of the Core Strategy.	Unavoidable is not thought to be useful in this term as sometimes harmful implications are avoidable, but may be necessary for other objectives. No change required.
			Q9.8	CP8A Partially but expects the proposed FDD will give more details of specific protection & restrictions. CP8D definitely agree with this rejection.	Detailed policies based on the spatial principles and core policies within the Preferred Core Strategy will be subsequently developed either within the form of a FDD, SPDs or even within a revised Core Strategy itself.	No further comment required.

Chapter 10 – Prosperous Communities

Core Policy 9: Promoting a Sustainable Economy

Table of Respondents

	Name	Organisation	Q10.1	Q10.2	Q10.3
1	Eileen Yarwood		✓	✓	✓
4	Jennifer Hadland	Mrs A Payne	✓	✓	✓
5	Judith Stansfield		✓	✓	
6	Katherine Halliday	Lafarge Aggregates Ltd	✓	✓	
8	Nicholas Reckert		✓	✓	✓
10	Sara Robin	Yorkshire Wildlife Trust	✓	✓	✓
19	Simon Jones	Highways Agency	✓	✓	✓
22	John Pilgrim		✓	✓	✓
24	Ian Smith	English Heritage	✓	✓	✓
33	Andrew Little		✓	✓	
36	Geoffrey Simpson		✓	✓	
45	Shirley Thubron	CPRE Swaledale	✓	✓	✓

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
Chapter 10	**CP9**	Response1	Q10.1 Q10.2 Q10.3	Yes Yes There is a greater need for retail outlets so as to not make it necessary to go to Darlington for shopping. There is not such a big need for office space. There are offices built on the Colburn Business Park that have been empty for several years.	No response is required. No response is required. CP9 gives priority, amongst other things, to ensuring the continued renaissance and vitality of the town centres of Richmond, Catterick Garrison and Leyburn, as does CP10. A strong and varied retail offering is integral to the continued vitality of these town centres and will help to ensure that the Plan Area is sustainable by reducing the need to travel to the larger, adjacent town centres of Northallerton, Darlington and Bishop Auckland. Whilst the creation and expansion of retail provision in town centres is supported within the Core Strategy and through national planning policy guidance more generally, retail outside town centres in unsustainable locations should not be supported. Therefore the capacity to significantly increase the retail provision within the Plan Area is limited by the size of the existing town centres, although the planning approved Garrison Town Centre and the Colburn District Centre proposals should increase the retail offering within the Garrison Area and further reduce the need to travel to Darlington, Northallerton and Bishop	The plan period now runs up to 2028 rather than 2026. No further comments required.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					Auckland for retail shopping. The Spatial Principles and Core Policies associated with the economy are underpinned by evidence from The Richmondshire Joint Land Employment Review (2007) How the findings of the review – as well as other evidence from the SHELAA - have influenced the policies and principles of the Preferred Core Strategy is explained in detail in sections 4.6.1 to 4.6.6 of the PCS. However it is important to note that the Core Strategy (in conjunction with the SHELAA) needs to ensure that there is sufficient employment land available to accommodate the expected scale, distribution and character of economic growth and activity in the Plan Area up to 2026 (see update comment). Based on the evidence from the JLER, it is anticipated that there will be a requirement of between 5.8 to 8.7 hectares (excluding military-related development at Catterick Garrison) of employment land, 37 per cent of which will be required for offices (B1).This land allocation takes into account existing economic land/sites that are available, including Colburn Business Park. Therefore,	

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					whilst it is accepted that the Richmondshire economy which is heavily reliant on agriculture and tourism-related employment does not need the amount and proportion of economic land (particularly for B1 office) that many other areas would need, there is nevertheless a projected need that needs to be accommodated in the Core Strategy and other DPDs of the LDF.	
		Response4	Q10.1-10.3	It is vitally important to support and provide for job opportunities and economic development within Richmond. We therefore support Policy CP9 with regard to supporting transport investment and the provision of infrastructure. This will help sustain the local economy and in turn strengthen the link between home and work.

Further support is also given to the sustainable transport improvements to the Gallowfields Estate in Richmond. By providing alternative transport links and improving infrastructure, the Estate can expand and provide the necessary supply of land for the required increase of employment use.

We would however request clarification in relation to the proposed improvements to the infrastructure at the Gallowfields Industrial Estate and would be | No response is required.

Whilst sustainable transport improvements and/or alternative transport links could help reduce the traffic pressures on Gallowfields Estate, the need for heavy road traffic due to the nature of many of the businesses is unlikely to be met in any significant degree by the provision of more sustainable transport alternatives. Alternative transport links are also seriously constrained by the topography and location of the site.

The improvements / alterations to the signals and road network around the | No further comments required. |

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				grateful if the council could confirm their proposals.	Gallowfields Industrial Estate is a matter for North Yorkshire Highway Authority (the Local Transport Plan 2 mentions that NYCC will seek to address the problems associated with the poor access to Gallowfields Industrial Estate) either on their own or in conjunction with developers.	
		Response5	Q10.1 Q10.2	Yes Yes	No response is required. No response is required.	No further comments required.
		Response6	Q10.1	Lafarge fully support the principles set out in Spatial Principle CP9, specifically in relation to supporting transport investment and improvements on the A1 motorway as well as local transport schemes to improve linkages across the District. It is considered that these measures will enable the District to realise its aspirations for housing and employment and support the future economic development.	No response is required.	It is these kinds of schemes that are to be identified in the Infrastructure Delivery Plan (IDP).

No further comments required. |
| | | Response8 | Q10.1 Q10.2 Q10.3 | Yes Yes In CP9, "higher skilled" does NOT equate to "better quality jobs" - in particular agriculture, military and horse racing jobs are not higher-skilled. | No response is required. No response is required. The intention of CP9 is to support diversification in the economy of the Plan Area, which has traditionally been relatively limited and low paid and predominately based around tourism, retail, military-related employment, the horse-racing industry and agriculture.

By supporting employment opportunities that are higher-skilled and of higher-quality it may also help to bridge the affordability gap between annual salaries and house prices within the Plan | No further comments required. |

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					Area.	
		Response10	Q10.1-10.3	The list of critically important transport measures mostly focus on improving major roads. We believe improvements to public transport links and cycle and pedestrian networks should be given greater priority in the LDF.	See previous answers, particularly how Policy CP6 addresses sustainable transport. (Response 10)	No further comments required.
		Response19	Gen	As identified in the Agency's previous response, the Agency would be concerned should any development be proposed that would have a detrimental impact on the operation of the SRN. The Agency are therefore supportive of the policies aim to improve local accessibility between homes and jobs, particularly by sustainable modes.

The Agency is also supportive of sustainable access improvements to Gallowfields Trading Estate.
It is noted that the A1 upgrade is considered as a critically important transport measure. Consideration needs to be given within the Core Strategy Preferred Options whether the spatial planning approach changes if the A1 upgrade does not occur and how the impact of the proposed developments will be mitigated.

Notwithstanding this, the Agency would wish to be consulted at the earliest opportunity should any economic development be proposed that has the potential to have a detrimental impact on the safe and efficient running of the SRN. | See previous responses (Response 19)

The traffic modelling work will consider different scenarios, including the impact of the A1 upgrade taking place and not taking place.

See previous responses (Response 19) | No further comments required. |
| | | Response22 | Gen | In terms of CP9 (Promoting a Sustainable Economy) we consider it appropriate to concentrate the majority of employment land in the centres of Richmond, Catterick Garrison and Leyburn, whilst also allowing for lower amounts of growth within some smaller settlements. This approach is well aligned with Objective 3 of Yorkshire Forward's Corporate Plan which seeks | No response is required. | No further comments required. |

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				to sustain the momentum of renaissance schemes and support business start-ups and growth with a property offer that meets their changing needs. We see the provision of high quality land in the right locations as being essential if Yorkshire and Humber's key cities and towns are to become more competitive and innovative.		
				The overall approach of the Core Strategy should be to seek to ensure that a range of employment premises and sites of different types and sizes are available in order to support the development of new industries in the most sustainable locations. A key theme of the renaissance programmes in Richmondshire has been to diversify the economy and the provision of a range of appropriate business spaces is crucial to this. This aim is supported by policy VTL1 of the RSS which identifies the need to diversify the economic base of the sub area economy to lessen dependency on the agricultural sector and reduce out-commuting.	CP9 of the PCS does support the provision the provision of high quality sites and premises suitable for B1 uses in Richmond, Leyburn and Catterick Garrison in particular) and the of mixed use sites (incorporating high quality layouts, landscaping and designed and based on sustainable development principles.) although the over-arching policy of giving support to developing and sustaining the Richmondshire economy covers all economic activity including those where business/employment premises are not needed or relevant.	
				Access to high speed broad band at a reasonable cost is becoming an increasingly important component when deciding where to locate a business and is particularly important for small start-up businesses. Accessibility to high quality telecommunications is also an increasingly important factor element in determining which locations within the District are best suited to accommodating new economic growth. We would therefore urge Richmondshire Council to consider how the Core Strategy might best indirectly support the role-out of a high speed broad band	Although the issue of broadband provision is not specifically mentioned in the Core Policies of the PCS, the Spatial Principles and CP generally support the provision of infrastructure (providing there is no conflict with other policies of the PCS)

The Infrastructure Delivery | |

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				network.	Plan (IDP) – which is being compiled in conjunction with the PCS - will help to ensure that the scale / distribution of new development is sustainable and deliverable by working with the relevant infrastructure providers, including telecoms and broadband providers.	
		Response24	Gen	This sets out a good portrait of the considerable historic assets of Richmondshire.	No response is required.	No further comments required.
		Response33	Q10.1 Q10.2	Yes Yes	No response is required. No response is required.	No further comments required.
		Response36	Q10.1 Q10.2	Yes Yes	No response is required. No response is required.	No further comments required.
		Response45	Q10.1 Q10.2 Q10.3	Yes Yes Add Northallerton/ Hambleton to Tees Valley & the North East re development links.	No response is required. No response is required. These alterations can be considered through the development of the 'Submission Draft' of the Core Strategy.	No further comments required.

Core Policy 10: Supporting Town and Local Centres

Table of Respondents

	Name	Organisation	Q10.4	Q10.5	Q10.6
1	Eileen Yarwood		✓	✓	✓
4	Jennifer Hadland	Mrs A Payne	✓	✓	
5	Judith Stansfield		✓	✓	
8	Nicholas Reckert		✓	✓	✓
19	Simon Jones	Highways Agency	✓	✓	
24	Ian Smith	English Heritage	✓	✓	
33	Andrew Little		✓	✓	
36	Geoffrey Simpson		✓	✓	✓
44	Tony Pelton				✓
46	Colin Grant	RSVCI			✓

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
Chapter 10	CP10	Response 1	Q10.4 Q10.5	Yes No	No response is required. It is difficult to respond as no details have been provided with regards to which other numbered alternatives shouldn't be rejected and the reason for their rejection. No explanation has been provided to say why the respondent disagrees. The Core Strategy cannot specify what types of retail (A1) businesses occupy premises within any of the town centre and business units within the Plan area. Similarly the Core Strategy does not have the capacity to directly influence business rents for business units within the Plan area.	No further comments required.
			Q10.6	The investment of Richmond town centre would improve if there were less charity shops, and there was not a cartel regarding the hire rents for shops.		
		Response 4	Q10.4-10.6	We support the proposal to maintain and enhance the vitality and viability of the town centre of Richmond.	No response is required.	No further comments required.
		Response 5	Q10.4 Q10.5	Yes Yes	No response is required. No response is required.	No further comments required.
		Response8	Q10.4 Q10.5 Q10.6	Yes Yes Provision for quality catering in Richmond should include greater more potential for ground-floor dining areas, which I believe are discouraged under current planning.	No response is required. No response is required. Catering businesses are not discouraged within Richmond Town Centre under the existing saved policies of the Local Plan. There is an existing policy which restricts a change of use of ground floor retail units to a non-retail use (which could include take-away, cafes and other non-retail food-related	No further comments required.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					businesses), but this is only in designated Primary Shopping Frontages. The policies of the Core Strategy would support appropriate uses within town centres generally, including catering businesses. Whether important shopping frontage will be reserved for retail (as per the Local Plan) will be decided in the development of subsequent DPDs, such as the Delivering Development document.	
		Response19	Gen	As detailed in the Agency's previous response the Agency is generally supportive of focussing development in central urban locations as these tend to be the most accessible locations via sustainable means.	No response is required.	No further comments required.
				The Agency is supportive of the provision of facilities within easy access of existing and proposed residential development to help reduce the need to travel longer distances by private car.	No response is required.	No further comments required.
		Response24	Gen	We support this policy particularly the requirement for developments to respect the character of the settlement and its architectural and historic interest.	No response is required.	No further comments required.
		Response33	Q10.4 Q10.5	Yes Yes	No response is required. No response is required.	No further comments required.
		Response36	Q10.4 Q10.5 Q10.6	Yes Yes The policy should aim to maintain the role of Richmond as the focus of thee district.	No response is required. No response is required. See response to Q.3.3 (Response 36)	No further comments required.
		Response44	Gen	Towards bringing employment to Richmondshire, I did, at the meeting, suggest consideration be given to obtaining a conference centre and this for the circuit of smaller conferences of up to 200 attendees. One hundred double bedrooms would be required with a number of singles. This would also provide for coach parties and consequently off peak use and having a main ground floor	The principle of a conference centre of appropriate scale – providing to meets the normal planning requirements – would not be ruled out by policy CP10.	Policy CP10 is now CP9 in the Submission Core Strategy.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				space for conferences, adaptable to exhibition use so that Richmondshire could tap in to the touring exhibition market and all in all a quality product. Maybe a local builder or consortium could be asked for their opinions – start somewhere – employing local labour? Where? 'in town' – the bus depot site comes to mind. And would sit in nicely with the Arts and Recreation facility in the Station and the Swimming baths. I appreciate this may all sound simplistic but if it were up and running, it is not difficult to see the benefits it would create.	However, the provision of such a facility in reality depends on its economic viability, the availability of a suitable site or building – issues which are largely beyond the scope of the Core Strategy. As above, this is beyond the scope of the Core Strategy. As above, the principle of such a facility in a town-centre location would not be unacceptable in terms of the policies of the Core Strategy, although economic viability and a suitable location may in reality provide obstacles to the provision of such a development. The Core Strategy would support any appropriate town centre development that would maintain and enhance the vitality and viability of the town centres of Richmond, Catterick Garrison and Leyburn.	
		Response46	Gen	Further to our telephone conversation about inclusion of car parking in the LDF, in the past 20 years the RAC estimate that car ownership has risen by 50%. Visitors to Richmond and the Station will probably have doubled in the period, as we have become more of a popular visitor destination. The local plan 1991-2001 policy 89 did not envisage the need for allocated additional land for car parking up to 2001 and that land at Richmond Station would be used for overflow parking. District Council off road parking provision	Whilst the Core Policies and Spatial Principles of the PCS would not rule out in principle car park development in town centres (particularly where they are shown to maintain or enhance the vitality and viability of town centres in line with Policy CP10) active promotion of such	No further comments required.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				of approx. 290 places has therefore remained virtually static for the part 20 years. The Countryside Agency carried out research in 2005, which also estimated that 90% of people in rural areas accessed services in their market towns by car. It should not be ignored that whilst Richmond enjoyed good bus services that only 10% of people used more sustainable modes of transport to visit. The RAC Foundation in their document 'Motoring Towards 2050' presents evidence that many local authorities are ignoring the strategic importance of their car parks and are increasingly using them to raise revenue. I quote 'Car parks should be viewed as a valuable asset rather than just an additional income stream'. Looking forward to the Local Development Framework, it is important that the document, whilst emphasising the important of and making provision for sustainable transport, does not ignore the need to provide additional car parking of up to 150 spaces in Richmond over the next 20 years to support the vitality of the town.	development would be inconsistent with the sustainability principles elsewhere in the PCS, particularly the policies which seek to promote alternative modes of transport (other than the private car) and which seek to reduce the need to travel. Therefore, whilst the PCS accepts that for many people in rural areas there is no realistic alternative but to use the car to access services and facilities in the larger towns, the emphasis in the PCS is to reduce this need to travel by providing local services and facilities and supporting alternative forms of transport rather than actively encouraging the provision of additional car parking.	

Core Policy 11: Developing Tourism

Table of Respondents

	Name	Organisation	Q10.7	Q10.8	Q10.9
1	Eileen Yarwood		✓	✓	
5	Judith Stansfield		✓	✓	
8	Nicholas Reckert		✓	✓	✓
19	Simon Jones	Highways Agency			✓
24	Ian Smith	English Heritage	✓	✓	✓
28	Russell Hall	England & Lyle	✓	✓	✓
33	Andrew Little		✓	✓	
36	Geoffrey Simpson		✓	✓	
46	Colin Grant	RSVCI	✓	✓	✓

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
Chapter 10	CP11	Response 1	Q10.7 Q10.8	Yes Yes	No response is required. No response is required.	No further comments required.
		Response 5	Q10.7 Q10.8	Yes Yes	No response is required. No response is required.	No further comments required.
		Response 8	Q10.7 Q10.8 Q10.9	Yes Yes "New caravan sites should not be permitted full stop. And there should be a predisposition against chalet sites, particularly the so-called eco ones, which are a cynical ruse (sadly), and of pretty poor quality."	No response is required. No response is required. Given the recognised importance of the tourism industry to the plan area, it would be unrealistic to create a policy which did not permit holiday accommodation within the plan area. Providing there is clear policy in the Core Strategy (or subsequent Facilitating Development Document or SPD) in relation to siting, landscaping, design and impact on the environment and local road network, then tourist-related facilities should be supported.	No further comments required.
		Response19	Gen	The Agency has no particular comment to make, however the Agency would be concerned if tourism development were to have a detrimental impact on the operation of the SRN and would request that appropriate assessment is undertaken to ensure that any impact is mitigated. The Agency would expect to be fully consulted throughout this process.	The Highway Agency would be consulted on any tourist development allocation to emerge out of the LDF or on any individual planning application which would impact on the SRN.	No further comments required.
		Response24	Gen	We support this policy, especially the requirement for proposals to safeguard, anywhere possible, enhance the environment and landscape of the area. Reference should be made within the policy to the encouragement of tourism that is based upon exploiting the unique assets that the area already has to offer. Amend line 2 tread:- " ... sustainable contribution to the local economy, that exploits the	No response is required. See response to Q.3.3 (Response 24)	No further comments required.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				unique assets of Richmondshire, and which etc…		
		Response28	Q10.7	Yes. Tourism is a key component of rural areas and brings with it investment and job creation. England & Lyle would suggest that the policy is expanded upon slightly to make specific reference to, and afford protection to, the historic environment. This is to reflect the many heritage assets that Richmondshire has. Paragraph E of Policy EC7 of PPS4 goes some way to setting this out, however it is a plan making policy. It is essential that this matter is covered within the Core Strategy, and within any subsequent DPD's, to ensure that it can be applied directly by the decision maker as part of considering proposals against the 'Development Plan'.	Whilst the sentiment is acknowledged, in practice Policy CP8 provides strong protection for the preservation and enhancement of natural and man-made assets within the Plan area, whilst Policy CP11 states that tourist-related activities should not have a detrimental impact on the local environment and landscape.	Policy CP8 is now CP12 in the Submission Core Strategy.

Policy CP11 is now CP10 in the Submission Core Strategy. |
			Q10.8	Yes	No response is required.	
			Q10.9	See answer to Q 10.7 above.	See response to Q.10.7 (Response 28)	
		Response33	Q10.7	Yes	No response is required.	No further comments required.
			Q10.8	Yes	No response is required.	
		Response36	Q10.7	Yes	No response is required.	No further comments required.
			Q10.8	Yes	No response is required.	
		Response45	Q10.7	Too imprecise re: small scale, low key, low impact: It would be difficult to make an appeal case against an application.	Point is noted, although it should be remembered that the details of what is meant by these phrases will become more apparent when specific tourism/holiday accommodation development are developed through SPDs or a DDD. Such detailed policy for instance, could put a limit on the number of chalets or caravan and specify that a	No further comments required.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					site over a certain area is no longer considered small scale. Also, like a lot of planning policy, the professional judgement of the Development Management Officer or Planning Committee plays a large part in determining n whether an individual proposal is 'low-key' or 'low impact'. As such issues are often relative to the specific circumstances of each site.	
			Q10.8	Yes	No response required.	

APPENDIX 2

Chapter 11 – Healthy Lives

Core Policy 12: Recreation and Culture

Table of Respondents

	Name	**Organisation**	**Q11.1**	**Q11.2**	**Q11.3**
1	Eileen Yarwood		✓	✓	✓
5	Judith Stansfield		✓	✓	
6	Katherine Halliday	Lafarge Aggregates Ltd	✓		✓
8	Nicholas Reckert		✓	✓	
19	Simon Jones	Highways Agency	✓	✓	
22	John Pilgrim	Yorkshire Forward	✓	✓	
24	Ian Smith	English Heritage	✓	✓	✓
32	Heather Rennie	Natural England	✓	✓	
33	Andrew Little		✓	✓	
36	Geoffrey Simpson		✓		
45	Shirley Thubron	CPRE Swaledale	✓	✓	✓
46	Colin Grant	RSVCI	✓	✓	✓

APPENDIX 2

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
Chapter 11	**CP12**	Response 1	Q11.1 Q11.2 Q11.3	Yes Yes The need for a hospital in the area	No response is required. No response is required. See answer to Q9.3 (Response 1)	The previous comments remain valid.
		Response 5	Q11.1 Q11.2	Yes Yes	No response is required. No response is required.	
		Response 6	Q11.1, Q11.3	Lafarge agree with the preferred option for Core Policy CP12 as it provides the opportunity for developers to deliver cultural, recreational and amenity assets whilst also protecting existing sites. However, it would be beneficial to provide criteria based policy in relation to the delivery of cultural, recreational and amenity assets to ensure that the aspirations of the District Council are properly interpreted by potential developers and to ensure that new sites meet specific local needs in relations to recreation and culture.	The purpose of the Core Strategy is to set out the long-term spatial vision for the Plan area as well as the spatial objectives and strategic policies in order to achieve that vision. Therefore, specific, criteria-based policies are not appropriate in the Core Strategy. Subsequent DPD documents will provide more detailed, criteria-based requirements.	The previous comments remain valid.
		Response 8	Q11.1 Q11.2	Yes Yes	No response is required. No response is required.	
		Response19	Gen	The Agency has no particular comment to make, although the Agency is supportive of the policy's aim to improve access to facilities, particularly by non-car/sustainable modes of transport.	No response is required.	
		Response22	Q11.1	We support this policy as it will provide protection for The Georgian Theatre, one of few surviving 18thC theatres in the country, which is mentioned in 5.1.5 on page 57 as one of two important cultural centres in the District. However the first word of the second paragraph in this policy should surely read 'Redevelopment' (of existing sites).	The use of the word 'development' (rather than the suggested 'redevelopment') cover a greater range of scenarios (e.g. the development of an area of amenity open space which would not necessarily be classed as redevelopment)	
		Response24	Gen	We support this policy especially those aspects which relate to the protection, and enhancement of the cultural assets of the District.	No response is required.	

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
		Response32	Gen	We welcome the inclusion of open spaces and non-car modes of transport in this policy. We advise that the authority include reference to the Green Infrastructure network in this policy as research2 has shown that a high quality green spaces and green infrastructure can improve mental and physical health and reduce mental health problems.	The protection and enhancement of Green Infrastructure Corridors is specifically mentioned in both Core Policies CP7 and CP8 therefore it risks duplication and repetition by referencing it again here, although it should be noted that CP12 provides protection and enhancement of existing amenity open space which in reality is likely to include land classed as being part of the Green Infrastructure Corridors within the Plan area.	The previous comments remain valid. green infrastructure for recreational purposes is addressed now in the policy, more broader green infrastructure issues are covered in CP2 and CP12
		Response33	Q11.1 Q11.2	Yes Yes	No response is required. No response is required.	
		Response36	Q11.1	Yes	No response is required.	
		Response45	Q11.1 Q11.2 Q11.3	Yes Yes Remember the increasing percentage of older population will continue to increase	No response is required. No response is required. The existing and future recreational and cultural resources of the whole community – including older people – need to be supported through the Core Strategy.	
		Response46		Further to our telephone conversation about inclusion of car parking in the LDF, in the past 20 years the RAC estimate that car ownership has risen by 50%. Visitors to Richmond and the Station will probably have doubled in the period, as we have become more of a popular visitor destination. The local plan 1991-2001 policy 89 did not envisage the need for allocated additional land for car parking up to 2001 and that land at Richmond Station would be used for overflow parking. District Council off road parking provision of approx. 290 places has therefore remained virtually static for the part 20 years.	A specific policy regarding the number of additional car parking spaces in Richmond would be a 'fine-grain' policy not suitable for the Core Strategy, whilst an increase in car parking provision in a town such as Richmond with reasonably good public transport links would undermine the emphasis of PPG13 and other policies of the Core	The previous comments remain valid except that PPG13 is superseded now with the new NPPF. Sustainability is a key driver and covered by CP2, CP7 and CP8.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				The Countryside Agency carried out research in 2005, which also estimated that 90% of people in rural areas accessed services in their market towns by car. It should not be ignored that whilst Richmond enjoyed good bus services that only 10% of people used more sustainable modes of transport to visit. The RAC Foundation in their document 'Motoring Towards 2050' presents evidence that many local authorities are ignoring the strategic importance of their car parks and are increasingly using them to raise revenue. I quote 'Car parks should be viewed as a valuable asset rather than just an additional income stream'. Looking forward to the Local Development Framework, it is important that the document, whilst emphasising the important of and making provision for sustainable transport, does not ignore the need to provide additional car parking of up to 150 spaces in Richmond over the next 20 years to support the vitality of the town.	Strategy to promote and prioritise the use of more sustainable modes of transport.	

Chapter 12 – Safe Places

Core Policy 13: Crime and Road Safety

Table of Respondents

	Name	Organisation	Q12.1	Q12.2	Q12.3
1	Eileen Yarwood		✓	✓	✓
5	Judith Stansfield		✓	✓	
8	Nicholas Reckert		✓	✓	
14	Lewis V Peace				✓
15	Rachel Connolly	Local Access Forum			✓
33	Andrew Little		✓	✓	
36	Geoffrey Simpson		✓	✓	
39	Colin Dales		✓	✓	✓
45	Shirley Thubron	CPRE Swaledale	✓	✓	
46	Colin Grant	RSVCI	✓	✓	

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
Chapter 12	**CP13**	Response 1	Q12.1 Q12.2 Q12.3	Yes Yes Provide sufficient affordable facilities for young people such as youth clubs.	No response is required. No response is required. Although CP13 relates specifically to Crime and Road Safety, Leisure and Recreation is addressed in CP12. CP12 recognises the importance of recreational facilities to individuals and communities and acknowledges that generally-speaking there are insufficient resources available to people across the Plan area. Therefore CP12 supports proposals which protect, retain or enhance existing recreational and amenity assets or lead to the provision of additional assets or improves access to such facilities. Therefore the retention of existing youth-related facilities and the provision of additional youth facilities is supported within the policies of the Core Strategy. The issue of affordability is not an issue that can be dealt with in terms of Spatial Planning and the Core Strategy.	No further comments required. Policy CP13 in the Submission Core Strategy deals with high quality design issues, including safe and secure developments. Policy CP12 is now Policy CP11 in the Submission Core Strategy.
		Response 5	Q12.1 Q12.2	Yes Yes	No response is required. No response is required.	No further comments required.
		Response 8	Q12.1 Q12.2	Yes Yes	No response is required. No response is required.	No further comments required.
		Response14	Gen	In Bellerby no traffic police presence at vital times there is a length of pavement approximately 1 metre wide only. Try it, You will then get my message.	Although CP13 aims to address crime, the fear of crime and anti-social behaviour and disorder	No further comments required.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
					through the design of developments, it is beyond the scope of the Core Strategy to influence police patrols.	
		Response15	Gen	11.1 please could you add 'rights of way' after 'open spaces' in the parenthesis on the first line. I am not entirely happy with CP13 as I think it does not identify clearly enough the need to provide for those without a car (Vulnerable Road Users) if the aim is Road Safety. Could something please be added to reflect this.	Point is noted. Revision of the wording in the next version of the Core Strategy will be considered. Although Policy CP13 is general in character, the policy does state that 'all developments (including transport schemes) must take account of the need to promote safe living environments' which would include non-car users of transport and road networks/infrastructure. It should also be noted that the Highway Authority have a road user priority hierarchy in which pedestrians and cyclists are given greater priority in the design and use of the road network than car users. Any development layout or alterations/extensions to the road network, would have to follow this prioritization of road users as a matter of course.	Access to open space is now referred to in Para.4.11.4 of the Proposed Core Strategy – which included rights of way. Policy CP13 in the Preferred Core Strategy has now been incorporated into a new version of CP13 in the Proposed Submission Core Strategy which covers the promotion of high quality design.
		Response33	Q12.1 Q12.2	Yes Yes	No response is required. No response is required.	No further comments required.
		Response36	Q12.1 Q12.2	Yes Yes	No response is required. No response is required.	No further comments required.
		Response39	Gen	Ok with this section, although it feels a little light compared to other sections.	No response is required.	No further comments required.

Chapter / Section	Policy	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
		Response45	Q12.1 Q12.2	Yes but no mention in justification of policy about road safety Yes	Point is noted and will be considered in the subsequent drafts of the Core Strategy. No response is required.	A policy on road safety is not within the scope of the Core Strategy.
		Response46	Q12.1 Q12.2	Further to our telephone conversation about inclusion of car parking in the LDF, in the past 20 years the RAC estimate that car ownership has risen by 50%. Visitors to Richmond and the Station will probably have doubled in the period, as we have become more of a popular visitor destination. The local plan 1991-2001 policy 89 did not envisage the need for allocated additional land for car parking up to 2001 and that land at Richmond Station would be used for overflow parking. District Council off road parking provision of approx. 290 places has therefore remained virtually static for the part 20 years. The Countryside Agency carried out research in 2005, which also estimated that 90% of people in rural areas accessed services in their market towns by car. It should not be ignored that whilst Richmond enjoyed good bus services that only 10% of people used more sustainable modes of transport to visit. The RAC Foundation in their document 'Motoring Towards 2050' presents evidence that many local authorities are ignoring the strategic importance of their car parks and are increasingly using them to raise revenue. I quote 'Car parks should be viewed as a valuable asset rather than just an additional income stream'. Looking forward to the Local Development Framework, it is important that the document, whilst emphasising the important of and making provision for sustainable transport, does not ignore the need to provide additional car parking of up to 150 spaces in Richmond over the next 20 years to support the vitality of the town.	See Response 46 of CP12 above.	

APPENDIX 2

Section 5 – Implementation and Delivery

Chapter 13 – Implementation

Table of Respondents

	Name	Organisation	Q13.1	Q13.2	Q13.3	Q13.4
1	Eileen Yarwood		✓		✓	✓
8	Nicholas Reckert		✓		✓	✓
18	Fred Wood	Richmond and District Civic Society	✓			✓
19	Simon Jones	The Highways Agency	✓			
33	Andrew Little		✓			
36	Geoffrey Simpson		✓	✓	✓	
39	Colin Dales		✓	✓	✓	✓
45	Shirley Thubron	CPRE Swaledale	✓	✓	✓	✓

Chapter / Section	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
Chapter 13	Response 1	Q13.1 Q13.3 Q13.4	Yes. Sufficient accommodation for increasing older population. Provision of better health facilities including a hospital. Affordable leisure facilities for all age groups. Listen and take account of what the local population are saying about the areas they live in.	No response is required. Issues dealt with in the responses to questions Q2.3, Q9.3 and Q12.3 (Response 1) respectively. This Preferred Core Strategy consultation – as well as the previous Issues and Options consultation – is intended to collate the views and opinions of all the relevant stakeholders within the plan area, including local residents. These views/opinions and visions of the future of Richmondshire will be used to shape the policies of the Core Strategy.	No further response required.
	Response 8	Q13.1 Q13.3	Yes Yes – RDC staff cuts	No response is required. Unable to comment without any further information or explanation.	No further response required.
	Response18	Gen	We do not disagree with the concepts for the three areas and welcomed the approach to the different needs of these areas. Some thought that the distribution between the two Principal Towns was not always kept, bearing in mind that the original idea was for one town only by having two parts. I thought that this was adequately dealt with. However, as you said at the meeting, it is difficult time to attempt this sort of exercise when the future for several years ahead seems very uncertain in so many aspects of development in this region and of course the rest of the country. We therefore do wonder if any numerical detail such as housing needs is of real value at this time, and would need to be revisited at some future date. So, while we agree with the principals you have applied, we think that you should stress that the figures you show are entirely dependent on conditions as they are today.	Whilst the PCS has moved away from the RSS concept of a 'joint principle town', the intended approach is to have two principle town which have the same status in the Sustainable Settlement Hierarchy. The concept is still that Richmond and the Garrison area have complementary roles, although the differences in the scale and distribution of housing between the two towns is reflective of Richmond's limitations in terms of available land and environmental constraints. The fact that the Core	NPPF requirements came into effect in March 2012.

Chapter / Section	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				Strategy has moved from a 'joint principle town' to a 'principle towns' concept doesn't significantly change this. There remains uncertainty in the planning and the LDF process due to the change in government last year. This has also led to doubts about the MOD's future development at Catterick Garrison which has yet to be decided and has cast serious doubt on major infrastructure projects – some of which have been moth-balled as part of the new government's spending review (i.e. the A! Leeming to Barton upgrade) The government's 'Localism' agenda also raises questions about the future role of planning at a local level and the responsibilities of local communities themselves to decide the type and level of development they want. The impending revocation of the RSS also means that RDC has had to re-evaluate the basis upon which many of the policies of the PCS are based, leading to the development of the LSS. Whilst this context makes spatial planning difficult, the flexibility of the LDF plan-making process including regular monitoring and	MoD's future development plans at the Garrison still remains uncertain.

Chapter / Section	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				review, mean that the PCS can be amended and updated as and when there is more certainty or confirmation regarding particular issues. The housing figures were based on an RSS requirement for RDC to build 200 dwellings per annum (excluding military-related housing) up to 2026. In consideration that the RSS is due to be revoked, this scale of housing and its distribution across the plan area had to be reassessed and a reasoned decision made as to whether the RSS-prescribed scale and distribution of housing represented a adequate and reasonable approach, or whether - based on supporting evidence such as population projections – there was a need to change the scale and distribution of new housing in the plan area to better reflect local needs. This was explored by the Council through the LSS and it was concluded that the evidence base and assumptions upon which the housing policies of the RSS were founded were still relevant and that the figure of 200 per year would be carried forward as a reasonable and realistic	Housing figures have subsequently been revised down to an annual requirement of 180 dwellings per annum up to 2028. This is set out in the Submission Core Strategy.

Chapter / Section	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				reflection of the housing need and capacities of the plan area up to 2026. Therefore, although there has been significant political change since the formulation of the Preferred Core Strategy in Spring last year, RDC have re-evaluated the proposed scale and distribution of housing originally proposed and concluded that they are still accurate and reflective of the local needs of the plan area. The Monitoring and Review process should identify whether these policies need amending or updating in the future.	
	Response19	Q13.1-13.4	The Agency is generally supportive of the Council's implementation and delivery plan, particularly regarding partnership working and the Agency would expect to be fully consulted throughout the process of adoption.	See other responses (in relation to Response 19) regarding consultation.	No further response required.
	Response33	Q13.1	Not fully	Further explanation needed to be able to respond further.	No further response required.
		Q13.3	Yes - for a deepening recession or an extended recessionary period, a contingency plan to expeditiously review as necessary all restrictive policies should delivery monitoring indicate a shortfall in delivery within the expected timescales. The 'when' would need to be based on predetermined milestones. The 'how' could, perhaps, be through individual, time limited SPG	The monitoring and review process (as set out in PPS12) enables the Core Strategy to be reviewed and amended based on its performance (assessed through annual monitoring/performance indicators) Whilst the current economic crisis poses questions about economic viability particularly in terms of the provision of affordable	Policy CP5A is now Policy CP6 in the Submission Core Strategy.

Chapter / Section	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				housing (i.e. Policy CP5A), the affordable housing provision on each site is subject to economic viability tests. Also, the local need for affordable housing will be reflective of the need identified in SHMA (which is currently being updated) as stated in the LSS. The LSS - in light of the Coalition Government's intention to revoke Regional Spatial Strategies – has provided the opportunity to reassess the assumptions and evidence on which the policies and principles of the PCS have been based and look at them from more of a local (rather than regional) perspective. Whilst the LSS suggests some alterations, its overall assessment is that the PCS has been based on sound evidence which is relevant to the local needs and perspective of the plan area. The danger of altering a wide-range of Core Policies and Spatial Principles to make them less restrictive in the current economic climate is that the vision and key strategic issues (up to 2026) are compromised based on short-term factors, rather than considering the life-time of	Some amendments have been made to Core Policies and Spatial Principles in the Submission Core Strategy. Some of these have provided some flexibility. However, the Core Policies remain appropriate to deliver the development strategy for

Chapter / Section	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				the plan. Also, issues of sustainability, support for community facilities, the provision of a housing stock that accommodates the needs and requirements of all the community, responding to climate change, the protection and conserving of environmental and historic assets, support for a sustainable economy, the development of tourism, support for town/local centres, providing for recreational and cultural facilities as well ass helping to improve road safety, crime and the fear of crime are not issues which should be compromised on despite the current economic problems, particularly as the lack of funding and investment does not mean that the objections of these Core Policies cannot be successfully achieved. It would not be appropriate to develop a time-limited SPG to address the issues raised by the economic crisis. As discussed above, any changes/alterations should be made through the monitoring and review process to the PCS itself.	the plan area.
Response36		Q13.1	No	No further explanation given to be able to respond further.	No further response required.

Chapter / Section	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
		Q13.2	Not Applicable Please give details: Communities and individuals do not appear to be considered as potential delivery partners but surely have a key role to play.	The question is aimed primarily a partners who help deliver infrastructure within the plan area, although it does not exclude other potential partners who have a role to play in the delivery of the LDF - such as community groups or individuals – from commenting. The PCS and LSS acknowledge that communities will have a significant role to play in shaping the places they live, even more so with the emergence of the Localism Agenda and the community right to build programme.	No further response required.
Response39		Q13.1-13.4	Ok with this section, although it feels a little light compared to other sections.	The PCS is a strategic document, which is not intended to contain specific details, particularly as national planning policy relating to crime and road safety provide strong guidance on these matters which does not need to be repeated within the PCS. Subsequent DPDs or SPDs may however provide more detailed guidance on these subjects.	No further response required.
Response45		Q13.1 Q13.2	Yes but see Q13.4 Yes with some amendments	No response is required. It is difficult to respond as there is no mention of what amendments are needed.	No further response required.
		Q13.3	What happens if Military change their plans? If A1 upgrade does not take place?	Throughout the lifetime of a Core Strategy it is inevitable that there are going to be international, national and local policy	No further response required.

Chapter / Section	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				decisions that affect the assumptions and evidence base upon which the polices of the LDF are based. RDC know that the scale, type and distribution of military housing is likely to change based on MOD Spending Reviews and policy decision regarding the future role of Catterick Garrison. Likewise, there remains significant doubt as to whether the proposed A1 upgrade between Leeming and Barton will now go ahead during the plan period, with its implementation date having already been pushed back by the Coalition Government. However, the Core Strategy has to be adaptable and responsive to such changes, which is why monitoring and review mechanisms are an important part of the LDF process. For instance, the implications of the of the Government's decision to 'moth-ball' the Leeming-Barton A1 upgrade need to be assessed and the Core Strategy and its policies reviewed and updated accordingly. It may mean that less housing development can take place in the Garrison Area, although this scenario will be traffic modelled to fully assess the likely	

Chapter / Section	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				implications of no A1 upgrade. The scale and distribution of housing may then have to be altered. However, as previously mentioned, the review of the Core Strategy will incorporate and reflect such changes and is all part of the monitor and review approach to spatial planning within the LDF.	
		Q13.4	Include local / natural amenity groups in 13.3 paragraph	Point is noted. The paragraph mentioned is in relation to the IDP which directly works with the relevant infrastructure providers, although other groups and bodies inevitably have involvement given the importance and wide-ranging nature and implications of infrastructure provision.	

Chapter 14 – The Infrastructure Delivery Plan

Table of Respondents

	Name	Organisation	Q14.1	Q14.2	Q14.3	Q14.4	Q14.5
1	Eileen Yarwood		✓				
4	Jennifer Hadland	Mrs A Payne	✓	✓	✓	✓	
8	Nicholas Reckert		✓	✓			
10	Sara Robin	Yorkshire Wildlife Trust	✓	✓			
12	Carolyn Wilson	Mobile Operators Association					✓
15	Rachel Connolly	Local Access Forum					✓
19	Simon Jones	The Highways Agency	✓				
21	Malcolm Spittle	NYCC Regional and Strategic Policy	✓				✓
26	Martin Watson	Ministry of Defence	✓	✓			
27	Matthew Naylor	Yorkshire Water	✓				
33	Andrew Little		✓	✓	✓	✓	
36	Geoffrey Simpson		✓	✓			
37	Mike Stone	Northumbrian Water Limited	✓				
45	Shirley Thubron	CPRE Swaledale					✓
48	Judith Bromfield	RCVS			✓		

Chapter / Section	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
Chapter 14	Response 1	Q14.1	Yes - While I agree in principle. I do question the need for more cycle paths when cyclist are still refusing to use them as is the frequent case on Catterick Garrison.	The 'Issues and Options' consultation found support for the creation of a larger and better connected cycle network within the Plan Area. The creation of new and improved footways and cycleways will help to encourage a modal shift away from the car and towards 'greener' modes of transport. A well connected, better integrated and greater quality cyclepath network should encourage greater use of the bicycle as a realistic and preferred choice of travel in the Plan area, particularly for shorter trips. Encouraging a modal shift away from the use of the care is consistent with national planning policy guidance and the policies of the Preferred Core Strategy, although there is no specific in the Preferred Strategy regarding the creation or improvement of new cyclepaths.	No further response required.
		Q14.2	Yes	No response is required.	No further response required.
		Q14.3	Improved transport facilities, Reasonable priced accommodation. Better Health facilities.	Question Q14.3 relates to potential infrastructure solutions in the Hipswell / Scotton / Colburn areas and their feasibility. Through the Core Strategy	No further response required.

Chapter / Section	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				and IDP, the Local Authority will work with the relevant infrastructure providers to help secure improvements to services and infrastructure to ensure that the spatial principles and policies of the Core Strategy are deliverable up to 2026. The price of accommodation within the plan area is not something that can be directly influenced by the policies of the Core Strategy.	
		Q14.4	Local populations needs are taken into account and acted on with feedback	The views and opinions of a wide range of consultees (including local residents) have been actively sought during the consultation periods in relation to the 'Issue and Options' and 'Preferred Core Strategy' stages of the development of the Core Strategy. This level of wide-ranging consultation will continue and the views and opinions received will help shape the policies and principles of the Core Strategy, including those related to infrastructure.	No further response required.
	Response 4	Q14.1	Conversion of rural buildings to dwellings is extremely important for the future of the District. These buildings already exist and they have already created a carbon footprint from when they were original built and their previous uses. Continuation of these historic buildings is extremely important to the rural characteristics of the District and to maintain the historic fabric.	See response to CP3 (Response 4)	Policy CP3 is now Policy CP8 in the Submission Core Strategy.

Chapter / Section	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
	Response8	Q14.1 Q14.2	Yes Yes	No response is required. No response is required.	No further response required.
	Response10	Q14.1	More emphasis should be given to the development of the green infrastructure, in particular maintaining a good network of wildlife sites that are linked up by habitat corridors. Green infrastructure is vital for ecosystem services such as adapting to climate change and providing resilience to flooding and also for the health and well being of individuals.	CP8 does state that the green infrastructure network will be protected, but also enhanced (where appropriate) thus given these green corridors a strong policy emphasis in the PCS.	Policy CP8 is now Policy CP12 in the Submission Core Strategy.
		Q14.2-14.3	There may be potential to minimise traffic congestion in this area by focusing on ways to encourage more people to walk, cycle or use public transport, rather than just improving the road network.	CP6 provides a strong steer to ensure that developers address the potential for more sustainable means of transport related to the uses and users of a particular development and that where appropriate, sustainable transport modes that provide an alternative to the car for local journeys are supported. Research and traffic modelling work has shown that MOD-related development in the Garrison area already generates a relative high proportion of non-car modes of transport as many trips and journeys to work are local in nature. Therefore, there is a potential to support and enhance this trend through the policies of the PCS. Notwithstanding this, the issue of the road network needs to be addressed to ensure that it has the capacity and capabilities of	Policy CP6 is now Policy CP2 in the Submission Core Strategy. Traffic modelling work has been undertaken to assess the impact of proposed development on the local and strategic road network. This work has informed the Submission Core Strategy and forms part of the evidence base supporting the strategic approach.

Chapter / Section	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				realistically accommodating the level of growth proposed in the plan area. This may involve mitigation and improvements measures and they need to be considered as realistically car travel for longer journeys will still be generated by most proposed development and could be a 'make or break' issue as to whether development can proceed at the scale and distribution proposed I n the PCS, hence the emphasis on the road network. This is not to mean however that sustainable forms of transport (particularly for shorter journeys) do not have an important role to play in the transport provision of the plan area, as emphasized in Policy CP6	
	Response12	Gen	We have no comments to make in respect of the contents of the Core Strategy as we understand that this is a strategic document. We would take this opportunity however to comment that we consider it important that there remains in place a telecommunications policy within the emerging Local Development Framework. It is recognised that telecommunications plays a vital role in both the economic and social fabric of communities. National guidance recognises this through PPG8, which provides clear guidance as to the main issues surrounding telecommunications development. These include the legislative framework, siting and design issues, levels of consultation and issues surrounding electromagnetic fields (EMFs). Clear guidance is also given regarding what should	Point is noted regarding a 'telecommunications policy' and will be considered in the development of the 'Submission Draft' of the Core Strategy, although detailed or criteria-based policies may be more appropriately located in an SPD.	Policy CP7 in the Submission Core Strategy deals with the requirements for broadband and telecommunications infrastructure (CP7(m)).

Policy CP14 of the Submission Core Strategy – Providing and Delivering Infrastructure also addresses the meeting of these needs. |

Chapter / Section	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
			be included within local plan (now LDD) policy.		The Core strategy remit does not allow for any further detailed policy on telecommunications. Further detail will be provided in a future DPD on Delivering Development.
			This guidance states that local plans (LDDs) should set out criteria based policies to guide telecommunications development and that whilst regard should be had to siting and design considerations, operational efficiency should not be inhibited. PPG8 also makes clear that *"Criteria should be flexible enough to allow for the efficient development of the network and the demands imposed by the technology"*.		PPGs and PPSs have now been replaced by the NPPF (March 2012).
			Since the revision of PPG8 in 2001, the Office of the Deputy Prime Minister (ODPM) has produced, in conjunction with the industry, a Code of Best Practice. This builds on the Ten Commitments to ensure that the industry is alive to the concerns of local communities and consultation is built into the development process.		
			As indicated above the formulation of policy does not exist in isolation and there are numerous documents which will affect the formulation of any telecommunications policy, the most important of these being PPG8. On this basis we would suggest that within the Local Development Framework there should be a concise and flexible telecommunications policy contained within one of the Council's statutory Local Development Document. We recognise that this is likely to be contained in a Development Control/Management DPD rather than the Core Strategy which is of a strategic nature. Such a policy should give all stakeholders a clear indication of the issues which development will be assessed against. We would suggest a policy which reads;		
			Proposals for telecommunications development will be permitted provided that the following criteria are met:		
			(i) the siting and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area;		
			(ii) if on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building;		
			(iii) if proposing a new mast, it should be demonstrated that		

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Chapter / Section	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
			the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures. Such evidence should accompany any application made to the (local) planning authority.		
			(iv) If proposing development in a sensitive area, the development should not have an unacceptable effect on areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas or buildings of architectural or historic interest.		
			When considering applications for telecommunications development, the (local) planning authority will have regard to the operational requirements of telecommunications networks and the technical limitations of the technology.		
			It will of course depend on your Local Development Scheme as to which documents are produced, which documents have a statutory role in development control and which would be considered as material considerations. We would suggest that this policy be a stand alone policy within one of the main LDDs, with any back ground information, such as electromagnetic fields (EMFs) and public health, being contained within a separate LDD or what is currently termed Supplementary Planning Guidance (SPG). This could then be read with PPG8, the Code of Best Practice to give a comprehensive background to any proposed development. We would consider it appropriate to introduce the policy and we would suggest the following;		
			Modern telecommunications systems have grown rapidly in recent years with more than two thirds of the population now owning a mobile phone. Mobile communications are now considered an integral part of the success of most business operations and individual lifestyles. With new services such as the advanced third generation (3G) services. Demand for new telecommunications infrastructure is continuing to grow. The Council are keen to facilitate this expansion whilst at the same time minimising any environmental impacts. It is our policy to reduce the proliferation of new masts by encouraging mast sharing and location on existing tall structures and buildings. Further information on telecommunications can be found in Local Development Document.		
			In summary, we recognise the early stage of LDFs and the early		

Chapter / Section	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
			stage of the consultation process at which we are being asked for comment. We are suggesting that a clear and flexible telecommunications policy be introduced in one of the main LDDs. This should be introduced by a short paragraph outlining the development pressures and the Councils policy aims. We have suggested text for both above. In keeping with the aims and objectives of the new legislation any background information should be contained within a separate LDD which would not need to go through the same consultation process.		
	Response15	Gen	Whilst the implementation and delivery section is very sound and encouraging to see there is a commitment to the LDF, as the LAF is statutorily required to give advice to you, it would seem to be correct to add The Local Access Forum to the list of partners.	Point is noted. Addition of the LAF in the next version of the Core Strategy will be considered.	Although very important in discussion of local access issues, the Local Access Forum is one of many local consultees which the Council works with. To list all of these organisations within the document is considered inappropriate and inflexible. A broad statement on partners within the Implementation and Delivery section of the Submission Core Strategy will remain and will include organisations such as the Local Access Forum.
			Last bullet point should read 'multi-user' for 'cycle' network. Whilst the LAF supports the greater user of cycling as a means of transport, it is not able to promote one type of sustainable travel over another, and again, I must stress that we have a major principle of sharing routes, the practicalities of which has been shown to be successful.	Point is noted. Revision of the wording in the next version of the Core Strategy will be considered.	
			Add 'corridors of connection' to this paragraph please	Unclear where - and in what context- this addition would be made.	No further response required.
	Response19	Q14.1-14.4	Paragraph 14.31 of the DPD sets out the latest position on the A1 upgrade between Leeming and Barton. In light of the spending review the timescale for this is unknown along with whether it will be delivered at all.	See other responses (Respond 19) regarding A1 upgrade issue.	Para 14.31 has been removed from the Submission Core Strategy due to no longer being correct.
			The Agency is supportive of the development of an Infrastructure Development Plan and would expect to be consulted as a key stakeholder in the development of the document, as specified in the document.	See responses (Response 19) regarding consultation.	No further response required.
	Response21	Gen	The Preferred Options also addresses the practical requirements that will be necessary if the plan is to be implemented, looking at the type of infrastructure needed,	Point is noted regarding reference to CIL in the Core Strategy. Developer	Policy CP14 – Providing and Delivering Infrastructure has been

Chapter / Section	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
			potential providers and the risks and issues involved. This is welcomed, However the plan makes no reference to the role that developers could have in providing for , or contributing towards, the provision of community and other infrastructure needs generated directly by their development. In the County Council's view it would be useful to include a policy which sets out the requirement for developer contributions to fund necessary infrastructure.	contributions to pay for the cost of infrastructure will be an important component of delivering the necessary infrastructure requirements in relation to new development up to 2026. Further details on CIL and how it will work are due to be published by the Government soon and the Core Strategy, Infrastructure Delivery Plan and subsequent DPDs/SPDs will take into account CIL and how it can be used to help facilitate the necessary infrastructure requirements for the plan area.	included in the Submission Core Strategy. No further response required.
	Response26	Gen	The improvements to infrastructure needs which are identified in the Strategy will be essential to the delivery of the scale of development which is envisaged. While it is clear that initial comments have been received from the relevant undertakers, the importance of these factors can not be underestimated and more detailed analysis will be required in due course. Consideration should be given to the implementation of a Community Infrastructure Levy, particularly with regards to the AAP for the Hipswell/Scotton/Colburn (including Catterick Garrison) area.	Constructive engagement with relevant infrastructure providers and stakeholders will continue throughout the development of the Core Strategy and Infrastructure Delivery Plan (IDP) The practical implications of CIL and how it can be equitably used to fund the necessary infrastructure needed to facilitate the development proposed in the Core Strategy will be considered alongside the continued development of the Core Strategy and IDP.	CIL work has been commissioned (April 2012) to deliver a CIL Charging Schedule for development. No further response required.

Chapter / Section	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
	Response27	Gen	Yorkshire Water strongly supports the requirement for an Infrastructure Delivery Plan and believes the assessment of our infrastructure capacity is accurate. We look forward to continuing working with the Council to ensure infrastructure is co-ordinated with development in the future.	No response is required.	No further response required.
	Response33	Q14.1 Q14.2	Yes Yes	No response is required. No response is required.	No further response required.
		Q14.3	Probably underestimated, inadequate and, currently, unaffordable.	RDC, in conjunction with NY Highways Authority, have commissioned Jacobs to undertake traffic modelling specifically in the Garrison Area to provide quantitative evidence about the current capacities of the road network (and the A6136 in particular) as well as future capacities based on the scale and distribution of housing development in this area related to possible sites that have come forward as a result of the SHLEAA. This work is still on-going, but it will show what the current capacities of the road network are, what impact the proposed level and distribution of housing development in this area will have on the road network and what, if any, mitigation measures to be implemented to allow the road network cope with the level and distribution of housing development proposed up to 2026. This work should determine the	No further response required.

Chapter / Section	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				extent of the traffic issues within the Hipswell/Scotton/Colburn area both at present and up to 2026 (in light of the proposed scale and distribution of development as outlined in the Spatial Principles of the PCS) and help identify any mitigation measures to allow the road network to cope with the additional traffic pressures introduced by the proposed development in this area.	
		Q14.4	Prepare contingency plans for other areas should the Garrison proposals fall short due to infrastructure constraints and/or funding issues.	The continued development of the Infrastructure Delivery Plan (IDP) in conjunction with the PCS will outline sources of funding for necessary infrastructure projects, improvements and alterations needed to accommodate the scale and distribution of development proposed in the PCS up to 2026. The Coalition Government are intending a revision to the CIL Regulations (2010) which are due to come into effect in April 2011 which should provide the regulatory means of securing appropriate and necessary levels of developer contributions to enable the necessary infrastructure improvements to be	No further response required.

Chapter / Section	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				funded. However, further details on this will be provided through the IDP and subsequent SPDs. The Policies and Principles of the Core Strategy will be revised and updated if needed, based on the emergence of new evidence (e.g. SHMA and Traffic Modelling Work) or in relation to the consultation exercises undertaken for the various drafts of the Core Strategy. There is the flexibility to do that within the LDF process.	
	Response36	Q14.1 Q14.2	Yes Yes	No response is required. No response is required.	No further response required.
	Response37	Gen	Further to NWL's representations to Richmondshire District Council in December 2009 (see Appendix 1, below), the Company generally supports the latest 'preferred' stage in the production of the Council's LDF Core Strategy. However, by way of a stronger reminder, whilst the likely scale and location of development proposed does not cause concern for the NWL's infrastructure capacities, if development is focussed on a particular settlement in the northern part of the Richmond sub-area, it could potentially have a significant impact on the Company's infrastructure capacity depending on its size. Therefore, close liaison with NWL at the earliest possible stage remains essential to assessing the impact of future development locations and site specific proposals on the Company's water supply and wastewater infrastructure requirements in this part of the District. Appendix containing representations made during the Issues and Options consultation 2009.	The principles of the Sustainable Settlement Hierarchy mean that there is unlikely to be any significant concentration of development on a single settlement within the North Richmondshire sub-area. Continued consultation with Northumbria Water and other relevant utility providers will continue throughout the preparation of the Core Strategy and production of the Infrastructure Delivery Plan to ensure that development across the plan area is sustainable and deliverable.

No response is required. | No further response required. |
| | Response45 | Q14.1 | Not entirely, which infrastructure includes cultural activity e.g. | Point is noted and will be | These types of |

Chapter / Section	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
			museum, theatre, evening classes, and the historic environment?	considered for inclusion in subsequent drafts of the Core Strategy.	infrastructure are considered under Policies CP10, CP11 and CP12 of the Submission Core Strategy.

Provision of cultural infrastructure can be achieved through developer contributions where identified and as required. This may be possible through the passing down of a 'meaningful proportion' of CIL funds to local communities to deliver. |
| Response48 | | Gen | However, with reference to the Infrastructure Delivery Plan I am very concerned to note that there is no section on health. It does not seem adequate to state that there has been no response from the PCT as health is not just their business, DC's have a remit to ensure well-being and health. You should also note that it is not the North Yorkshire Primary Care Trust, their name changed some time ago and keeping this in would reflect badly on the DC. The issues I would expect to see would be:

Physical facilities (Adequacy of Infrastructure) will there be sufficient GP, Health Centre, Dental resources for new development, mainly Catterick Garrison and something about access to secondary healthcare, if there has been no dialogue with the PCT rather than expecting them to respond to an invitation or letter this could now be done with Amanda Brown, Locality Manager and Phil Kirby Public Health, both sit on the LSP. These are key infrastructure facilities do you know enough to be confident that what is already there is OK? Do they know enough to incorporate into influence their planning e.g., New Health Centre?

Ideally, there should be a Health Impact Assessment to accompany the SA and SEA. | Points are noted. It is agreed that detailed consultation with the relevant health providers and stakeholders is required so that the IDP can be adequately updated, which will in turn inform the policies of the Core strategy and other DPDs of the LDF. It is disappointing that the health providers have not responded to the formal consultation documents (as well as chase up correspondence) thus far, which has not been helped by structural change within health services in the last few months. However, it is accepted that close and regular consultation with the relevant health providers and stakeholders (including the LSP) is vital | Engagement with the healthcare sector continues. In order for funds to be available for healthcare facility improvements – more meaningful engagement is required. |

Chapter / Section	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				in order to inform the IDP and Core Strategy as it progresses. The name change of NTPCT is also noted.	

Chapter 15 – Monitoring and Review

Table of Respondents

	Name	Organisation	Q15.1
1	Eileen Yarwood		✓
6	Katherine Halliday	Lafarge Aggregates Ltd	✓
10	Sara Robin	Yorkshire Wildlife Trust	✓
24	Ian Smith	English Heritage	✓
33	Andrew Little		✓
45	Shirley Thubron	CPRE Swaledale	✓

Chapter / Section	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
Chapter 15	Response 1	Q15.1	The Catterick Road, Catterick Garrison is an extremely busy road and with the number of houses and businesses that are planned, will become more so. Therefore road improvements are essential. Improved policing of the area.	The capacity of the road network in and around the Garrison Area (including the A6136) is still being investigated through traffic modelling work that has jointly been commissioned by RDC and North Yorkshire County Council. The evidence from the modelling work so far undertaken suggest that there is sufficient land and infrastructure capacity to accommodate the level of housing proposed in the Garrison Area, subject to the introduction of mitigation measures.	This evidence base work is now complete and supports the development strategy for the Garrison area set out in the Submission Core Strategy.
	Response 6	Gen	Lafarge consider that the LDF Core Strategy could monitor the use of locally sourced construction materials in relation to the proposed large scale developments in the Central Area and more specifically at Catterick Garrison. The increased use of local materials could be an indicator for achieving sustainable development (CP6) and a response to Climate Change (CP7), whilst also supporting the local economy (CP9 and CP10).	Suggestion is noted, although in practical terms, it may be difficult to verify and monitor all building materials on major developments.	No further response required.
	Response10	Q15.1	The target for the CP8, Protecting and Conserving our Environmental Assets, is to minimise harmful change. This target does not encourage improvements to be made to the natural environment, which is one of the aims of the policy and also stated in PPS9 "The key principles in PPS9 require that planning policies and decisions not only avoid, mitigate or compensate for harm but seek ways to enhance and restore biodiversity and geology". The Trust therefore feels a more proactive target should be set, such as setting a target for the number of local wildlife sites in the region that are under active management. As was discussed above, this type of target would be much more achievable if the authority had its own ecologist to implement the work.	Point is noted regarding measuring any enhancements or additions to environmental asset, although realistically this may be more difficult to monitor. Although the recruitment of an in-house professional Ecologist would be desirable, budget constraints mean that this is not a realistic option at the present time. As	No further response required.

Chapter / Section	Response No.	Quest. Ref	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
				mentioned above, professional ecology advice is sought from relevant professional bodies (e.g. County Ecology, Natural England and the YWT yourselves) when it is required	
	Response24		In view of the number and range of historic assets, it is surprising that there are no indicators to monitor the Plan's effectiveness in managing this resource. Indeed, one might expect a separate indicator for each type of environmental asset including within this wide-ranging policy. Without it, it is difficult to envisage how the plans effectiveness in meeting the Strategic Objectives which relate to the protection and enhancement of the environment will be assessed.	Point is noted, and will be considered as part of the development of the 'Submission Draft' of the Core Strategy.	
	Response33	Q15.1	No	No response is required.	No further response required.
	Response45	Q15.1	CP8. Could we not hope for improvement rather than just minimise harmful change. CP12 very concerned but the term maximise, this is too open ended and could be misused.	Although improvements and enhancements to the plan area's natural and built assets should be aimed for, the targets should be realistic and attainable. By their very nature, these assets tend to be a finite resource which are protected and conserved rather than created, although enhancement of these assets is possible in certain instances. A target of maximising the environmental assets in the plan area may therefore be an unrealistic target to aim for as the emphasis of CP8 is very much on protecting and conserving these assets.	Policy CP8 is now Policy CP12 in the Submission Core Strategy. Policy CP12 is now Policy CP11 in the Submission Core Strategy.

Section 6 – Annexes

Annex	Response No.	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
Annexes	Response24	In view of the number of references made within the document to them, the Glossary should include a definition of Conservation Areas.	Point is noted, and will be considered as part of the development of the 'Submission Draft' of the Core Strategy.	'Conservation Areas' has been included in the Submission Core Strategy Glossary.
Appendix 1	Response 7	I fear that the Governments cancellation of the Regional Spatial Strategy invalidates much of this document	The Preferred Core Strategy was prepared under legislation which requires that the LDF is in general conformity with the Regional Spatial Strategy (RSS) However, as suggested in your comment, recent developments have now made this position more complicated. In July 2010, the Secretary of State announced his intention to abolish the RSS level of guidance, and immediately revoked the current RSS. Subsequently, a legal challenge ruled that such revocation was unlawful. However, despite this, the Secretary of State has indicated that legislation will be introduced very rapidly to abolish the RSS – and the Localism Bill, published on 13th December, is intended to carry out this objective. Whilst for the time being the RSS remains in place, it is clear that it will not do so for much longer.

In this context, it is only sensible to progress the Richmondshire LDF on the basis that the Yorkshire and Humber RSS will be abolished, and thus that there will no longer be a requirement to be in conformity with the RSS – and that such a requirement will have been statutorily removed before the Core Strategy has progressed through the final stages to its formal adoption.

The impending revocation of the RSS means that it is important that the context for preparing the Richmondshire LDF is | No further response required. |

Annex	Response No.	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
			re-established. In this regard a Local Strategy Statement (LSS) has been developed, and is intended to be a means to that end. It seeks to redefine the context for preparing the LDF, and through consultation to reach agreement on the way forward, without the direction of the RSS. This is probably the most difficult of problems now facing the progression of the Core Strategy, and the decision to prepare the LSS is a pragmatic solution, developed locally, not least given the expectation that further guidance is unlikely to be forthcoming. Although the impending revocation of the Regional Spatial Strategy will shift the spatial emphasis of the Core Strategy further away from the regional level to local level, there is no reason why the document should be invalidated providing an agreed local spatial context can be agreed for the Core Strategy in conjunction with the LSS.	
	Response21	The Consultation had been undertaken during a period of considerable change for the development plan system. The new government has revoked Regional Spatial Strategies and proposes to redraft and consolidate national planning guidance and to reform to the LDF process. The consultation document refers to these changes and the resulting uncertainty. However, in view of the need to make progress in establishing a framework for development in the area, the District Council proposes to press ahead towards submission, This approach is supported given the need to establish clear statutory planning guidance for the area. As the draft strategy notes, there are issues that require early consideration and delay will not be helpful, particularly in planning for	The impending revocation of the RSS means that it is important that the context for preparing the Richmondshire LDF is re-established. In this regard a Local Strategy Statement (LSS) has been developed, and is intended to be a means to that end. It seeks to redefine the context for preparing the LDF, and through consultation to reach agreement on the way forward,	

Annex	Response No.	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
		necessary infrastructure. Although now revoked, RSS provides a sound strategic policy framework for development in this sub-region and this is reflected in the preferred options. The County Council supports this approach. However, the revocation of RSS leaves a significant policy vacuum. The submission Core Strategy will be unable to rely on RSS's strategic framework as the foundation for locally determined policies and proposals. The District Council will therefore need to identify those policy areas where additional work is necessary to support its proposals.		
Appendix 2	Response15	Accessibility seems to be missing from your themes, which is of concern to the LAF as nowhere in your Strategy is the RoWIP mentioned, or the LTP, although you are required to show how you satisfy both documents. Under Infrastructure, in the last bullet point, this should be re-worded as safe off-road networks for those without a car, as please remember that the comments you received were in response to a consultation that promoted walking and cycling but failed to mention horse riding. Unfortunately otherwise this would not be acceptable to the LAF.	Points are noted and will be considered in the development of the 'Submission Draft' of the Core Strategy	
Glossary	Response40	I have not found the document an easy read, partly because it is so laced with Planners' jargon. When I first encountered the term "settlement hierarchy" (p.17) I ringed it with a question mark. What exactly was meant by the phrases "to support the dynamic character of rural communities" (p.15), "Regional Spatial Strategies" (p.3) or "provision of services to communities on the Dales National Park" (p.12) ? There were many other similar examples	The Preferred Core Strategy has been written with the mindset that it needs to be accessible to a wide and varied audience and that it therefore needs to be written in an easily understandable and digestible style. However, because of the subject matter and the plethora of regulations and guidance associated with the wide-ranging issues dealt with in the PCS, there will inevitably be phrases, jargon and acronyms which are not widely understood outside of professional and planning-related circles. The policies and principles of the PCS are	The Glossary and list of acronyms has been updated and included in Annex 2 of the Submission Core Strategy.

Annex	Response No.	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
			accompanied by supporting text which for the most part helps to explain the background and reasoning behind the content of the policies and principles concerned. A glossary has also been inserted at the back of the documents with brief explanations of specific terms, phrases and acronyms, although admittedly there are omissions to this (including Regional Spatial Strategy and Sustainable Settlement Hierarchy) which it would be beneficial to include in the next version of the Core Strategy.	

General Statements relating to all Sections

Response No.	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
Response41	This Council is keen to see the A1 upgraded to motorway north of Leeming Bar to Barton as a continuing next phase and it is included as a proposal in our LDF. Its inclusion in your Core Strategy (Core Policy CP9) is therefore particularly welcomed. The development of the Wensleydale Railway (Core Policy CP9) and reference to the aim to link to Northallerton station is strongly supported as this is likewise provided for in our LDF. The promotion of tourism related development particularly in Leyburn will also assist in this respect. The settlement hierarchy and policy for development in the rural areas is broadly consistent with the approach taken in Hambleton as are your affordable housing targets and rural exception sites policies, which are also supported.	No response is required.	No further response required.
Response48	I have now read the Preferred Core Strategy and support the approach and core Policies as recommended.	No response is required.	No further response required.

APPENDIX 2

Sustainability Appraisal Comments

Response No.	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
Response 6	Lafarge support the major development proposals within the Central Area as it is close to the source of aggregate materials and is, therefore, consider a sustainable location. However, Lafarge recommend that the Core Strategy Sustainability Appraisal should consider the location of major development proposals in relation to the source of materials and the potential to utilise local mineral supplies. Lafarge's Sustainability Ambitions work to ensure that the products it manufactures are made close to where they will be used, working to reduce the long-haul transportation of heavy goods. Lafarge consider that Richmondshire District Council and North Yorkshire County Council should consider major development proposals and mineral allocations to provide the opportunity to locate development at a suitable sustainable distance from a source of materials and ensure that development contributes to the overall sustainability of the plan area.	Core Policy CP2 (Sustainable Development) in the PCS does support development which promotes the conservation of scarce resources and reduction of their use, and the encouragement of the use of sustainable resources. This would include using locally-sourced materials. The sustainability of individual development proposals would need to be considered through the Development Management process and it is beyond the scope of the Core Strategy to identify where and when locally sourced materials for development would be required (if at all).	No further comment required.
Response32	Natural England considers that the sustainability appraisal report does not meet the requirements of the SEA regulations in its current state for the following reasons: The report does not include an outline of the relationship of the Core Strategy to other relevant plans and programmes. This is a requirement of the regulations and should be included. The report does not include information on the current state of the environment in Richmondshire to provide a baseline for the assessment and for future monitoring. The Environmental Baseline section should also include a description of how the environment might change in the absence of the Core Strategy. The report makes no reference to monitoring and does not set indicators to measure progress. We	Points are noted and will be considered in the subsequent update of the Sustainability Appraisal.	The SA report has been amended to cover the issues as suggested.

	note that detailed information is given in the Core Strategy document itself however the authority must specifically link this to the Sustainability Appraisal Report. We would advise that the tables are included as an appendix to the SA report. If any of the above information has been included in an SA scoping report, we would advise that this should be clearly stated and that the relevant information is included as an appendix to the final report.	
Response48	Ideally, there should be a Health Impact Assessment to accompany the SA and SEA.	The Core Strategy SA includes SEA health objectives. The SA was subject to public consultation alongside the Preferred Strategy and no major health impacts of the proposals were identified by health related bodies.

APPENDIX 2

APPENDIX A – John Hiles' Detailed Response Letter to Middleton Tyas Parish Council (dated 10th September 2010)

RICHMONDSHIRE
DISTRICT COUNCIL

Our Ref: JH/POF3
Your Ref:

10 September 2010

Mrs C. Jones
Clerk to Middleton Tyas Parish Council
The Old Chapel
Middleton Tyas
Richmond
North Yorkshire
DL10 6PP

Please ask for The Policy Team
Tel 01748 827025/26
planourfuture@richmondshire.gov.uk

Dear Christine,

Richmondshire Local Development Framework

Please let me apologise for not responding to your letter dated 28 March 2010 and for the subsequent uncertainty that my omission has caused the Parish Council. I am afraid that I misplaced your letter from the earlier Issues and Options consultation.

Your description of Middleton Tyas fully coincides with our understanding of a Primary Service Village in that it provides a range of services for the village and its surrounding area. The picture you paint reminds us, when planning for the future, how important it is to understand what is needed to ensure that each settlement continues to enjoy the vitality you describe.

The balance the Council needs to strike, when considering the future of the District as a whole and each of the towns and villages in it, is between the social, economic and environmental factors that are at work in all communities. In Richmondshire we face a very strong housing market, which is excluding lower and, increasingly, middle income households. We have a population that is likely to age faster than national trends because of higher rates of immigration by later working age and retired households and the loss of younger households. We have the lowest average earnings in North Yorkshire and a local economy substantially dependent on the public sector (defence) and the service sectors linked to tourism. We have a continuing responsibility for the very high quality built and natural environment we enjoy locally. Although Richmondshire is an attractive area to live, this may not be enough to support the vitality of settlements in the longer term without reliance on longer distance travel.

We share your concern about unrestricted development and recognise the need to resist inappropriate development pressures across the District in the emerging Local Development Framework policies.

In both the Issues and Options documents (November 2009) and the Preferred Core Strategy (June 2010) we proposed that development in the North Richmondshire area be restricted to just 7% of the target set for the District. This reduces the target by a half compared with the share of the population currently living in North Richmondshire. The main reason for this is to promote major development in the Colburn, Scotton and Hipswell area and also to resist excessive development in the areas bordering Darlington.

The small size of settlements outside of local towns means that we should consider the disproportionate impact of relatively large scale development on the character of these villages. The proposed housing targets suggest that the likely numbers for the delivery of new homes in villages the size of Middleton Tyas would be about 37, which is about 12% of the existing stock. Not all of this would be new build because the housing target includes an element from conversion of existing buildings. In fact, the supply of new homes from conversions has been a major component of housing delivery in Richmondshire's rural areas for several years.

A problem that occurs with restricted development is that it reduces the options for meeting local housing need in individual settlements. The level of need expressed through the Council's waiting list and other interest received from people in Middleton Tyas indicates that there is unmet housing need in over ten percent of households in the village. We have proposed an affordable housing target, in the Preferred Core Strategy, of 50% for sites of four or more houses in the North Richmondshire Area, subject to economic viability. If all housing need is to be met within the home villages of local residents, then a village such as Middleton Tyas would need nearly 70 new homes to support present needs of villagers, let alone future needs. The overall approach of the Preferred Core Strategy is to meet need in proportion to the proposed Settlement Hierarchy. This means that, with the restriction on development in settlements outside of the main towns, a proportion of local need would be met in the nearest practicable larger settlement. The Preferred Core Strategy also proposes to continue the policy of rural exception sites, where there is a specific identified need.

We also agree that Conservation Area designations are important in the shaping the future of many of Richmondshire's villages and towns. They are central to the protection of the high quality built environment we enjoy across this District. A Conservation Area does not prohibit development but requires it to proceed in a way that either enhances or preserves the character and appearance of the designated area and its setting. The Preferred Core Strategy seeks to ensure that this principle is maintained in future development policy.

We have recently closed the consultation on the Preferred Core Strategy and have begun to look at the replies we have received, including your own. We also conducted a telephone survey of over 1,000 local people from across the plan area. Early results from this consultation work indicate that there is a weight of opinion opposing the proposed restrictive approach to the villages, especially in North Richmondshire. The Council also published a Strategic Housing and Economic Land Availability Assessment (SHELAA) in June of this year. Local landowners and agents were invited to submit sites for consideration in future development policy. This has shown that there is enough land in

Middleton Tyas to meet and even exceed the proposed Core Strategy targets in a number of locations. Inclusion of sites in the SHELAA is not an automatic guarantee that they will be developed, however they show the range of options available for further development. These options will be fully considered and consulted on when we progress in the Local Development Framework land allocations policies. Existing Development Limits will also be reviewed as part of this work. This is necessary to ensure that they remain appropriate to local conditions and take on board new information such as revised flood risk assessments or infrastructure developments like the proposed A1 upgrade as well as the need to manage the future scale and location of development. This work can only begin after the Core Strategy has been adopted.

You asked us to reconsider the Primary Service Village designation we have proposed for Middleton Tyas. Such a change would alter the options we have to distribute development across the District, which is one of the key tasks of the LDF. We have considered other candidates to increase the pool of Primary Service Villages. Gilling West is an obvious choice, but the well known flooding problems affect its capacity for development. North Cowton is another candidate, but this is remote from the rest of North Richmondshire. With fewer Primary Service Villages we would need to increase the share in the lower order settlements, including a redesignated Middleton Tyas. Therefore, a change in designation will not eliminate the potential for development in Middleton Tyas and would not significantly reduce the overall numbers proposed because of its size relative to the remaining villages. The evidence of Middleton Tyas's role, its location, the wider results of consultation and the potential land availability also seem to argue against such a redefinition.

There is currently a degree of uncertainty about the way we can progress the Local Development Framework. The next step is to publish a final draft Core Strategy and again subject this to extensive consultation. Changes recently announced by central government and the Comprehensive Spending Review (CSR) affect the progress to this stage.

The Regional Spatial Strategies (RSS), which Local Development Frameworks had to comply with, have been revoked. We now need to review a range of targets, including housing targets, which were set by the RSS. Any revised targets will need to be supported by evidence of the same quality as that provided by the former regional bodies, which imposes a major burden on individual authorities. The current housing targets for Richmondshire were constrained to encourage development in major urban areas like Leeds and the Tees Valley. Recent central government population projections for Richmondshire indicate that we should plan to build at a rate of 400 homes per year rather than the RSS target of 200 per year. The government is also seeking to promote house building and also to accelerate the rate of building through incentives to local communities and local authorities. We have a major task ahead of us if we are to retain and justify a lower rate of house building.

Apart from the general impact on public spending, the CSR will affect the District in two specific ways. The proposed A1 upgrade and the future of Catterick Garrison may be revised in line with the measures to be announced at the end of October. The proposed A1 upgrade, as currently designed, would provide for a new Catterick central junction and this junction is expected to provide the improvements required to support a higher level of

development in the Garrison Area. If this does not go ahead, or is indefinitely postponed, then we may be forced to reconsider the distribution of development across the plan area and ask whether we need to seek a higher level of development in a wider range of settlements than currently proposed. Catterick Garrison remains an important part of our community and the LDF seeks to encourage and better promote this. Future growth of the Garrison has been central to our thinking and any change to this prospect will also require us to rethink the scale and distribution of development in Richmondshire.

All communities have evolved historically and this is reflected in the development of the towns and villages they live in and the economies that have supported them. Looking to the future, local conditions, like the strong local housing market, an ageing population and national drivers for change, place difficult choices in front of the Council and local communities. The Council is concerned that the vitality and vibrancy of its rural communities is sustained through the Local Development Framework. It has sought to develop the Core Strategy of the LDF, in a way which recognises the character of the settlements across Richmondshire outside of the National Park.

I hope I have given the Parish Council a better understanding of the impact of the proposals contained in the Preferred Core Strategy on villages like Middleton Tyas and the circumstances in which this work is being taken forward. Once again I must apologise for my omission in not responding to your earlier letter. Please do not hesitate to contact me if I need to provide further explanation or the Parish Council would like to discuss the Local Development Framework proposals further.

Yours Faithfully

John Hiles
Policy Officer

APPENDIX B – Newspaper (Consultation) Advertisements

DARLINGTON & STOCKTON TIMES

LOCAL NEWS   dst.co.uk   FRIDAY, JUNE 11, 2010   5

Middleton Tyas Parish Assembly

COUN Kenneth Etherington thanked parish councillors for all their efforts over the past year and particularly mentioned Eileen Davies who had just retired as a councillor after seven years' service, including two as chairman.

Coun Etherington said that dealing with planning applications had been the most time-consuming aspect of the past year's work, particularly the application for quarrying at Middleton Lodge, consideration of the possible development of affordable housing in the village, and consideration of the Local Development Framework.

He expressed regret that the council had not yet succeeded in getting the unsightly utility poles removed from The Strand.

On the plus side, however, last year the village had won the Best Kept Village competition in its category and had been highly commended in two areas in the Calor Village of the Year competition.

Finance. – Coun Peter Nimmins reported that the parish council had held the precept at the same level as last year, £5,900 or about £11.80 per person on the electoral roll.

Donations of £1,250 had been made to the parish church roof fund and to the village shop from the reserve. The memorial hall had received a grant of £1,100 and the Village News £500. A donation of £250 had been made towards the cost of grass-cutting in the burial ground and further donations had been made to

The numbers included offences at Scotch Corner, principally thefts from vehicles and driving away without paying for petrol. These accounted for the vast majority of offences reported.

Planning. – District Coun Jill McMullen spoke of her involvement in three important planning applications. These were getting the number of houses planned for the Old Police House site reduced from four to two; the plans for redevelopment of the site of the Bay Horse, the closure of which was sad but was all too common in villages where there were alternative public houses; and Scotch Corner Business Park, which was a question of striking the right balance between what the developer wanted to do and what was feasible, practicable and designed to have minimum adverse impact on the community.

PCC. – The parochial church council reported that Middleton Tyas rectory was currently let and, without a resident vicar in the village, was likely to remain so. Despite this, a regular programme of worship was maintained in the village, thanks to the flexibility of lay preachers and clergy.

Replacement of the church lighting system was in hand and the maintenance of the exterior of the church was kept up thanks to the efforts of volunteers.

The upgrade of the chapel at Moulton to dual use as a place of worship and a community centre was proceeding well.

Meetings to discuss direction of district

by Vicki Henderson

vicki.henderson@dst.co.uk

PEOPLE across Richmondshire are to be asked for their views on a new development plan for the district.

Richmondshire Council wants to know what people think of its plan for the area outside the Yorkshire Dales National Park, which will show the direction that growth in the area is expected to take until 2026.

A series of public meetings will be held to launch the draft core strategy of the Local Development Framework, which will

be supported by a series of documents including a proposals map showing where future developments will be placed.

Coun Fleur Butler, leader of the council, said: "Our draft strategy gives the best balance between future development and keeping what's best in Richmondshire.

"In Richmondshire, we value the good things we have – our beautiful landscape and the quality of life we enjoy here. But we need to remember that our rural communities are able to change.

"That means making sure that housing and employment

opportunities are in the right place so people can afford to live and work here rather than travel long distances to work and local services."

The four meetings are: Monday, Thornborough Hall, Leyburn, at 7.30pm; Thursday, Darlington College, Catterick, at 7pm; June 21, The Station, Richmond, at 7.30pm; and June 24, Eppleby Village Hall, at 7.30pm.

Full details of the consultation exercise and the preferred core strategy can be found on the council's website at www.planourfuture.co.uk or www.richmondshire.gov.uk from Monday.

Cheers as village pub reopens

A VILLAGE pub that was saved for the community is to open its doors for an afternoon of entertainment.

The George and Dragon, in Hudswell, near Richmond, had stood empty for two years before it was bought by a consortium of villagers and well-wishers for £220,000.

After six months of renovations, the pub finally opens its doors tomorrow, a week before the official opening day. Among the speakers at the opening event will be Foreign Secretary William Hague, MP for Richmond, who became an investor in Hudswell Community Pub Ltd after following the campaign for six months.

Mr Hague will be joined by Ken Davie, from the Campaign for Real Ale, which has supported the venture to re-create a traditional village pub.

The speeches will take place from 4.15-4.45pm, followed by an afternoon of music, with local bands including the Darlington Mummas, the Mike Harper Blues Band, Rapscallion and the Spirit Levellers.

A free buffet and barbecue will also be on offer.

Paul Cullen, chairman of the consortium, said: "The refurbishment is all finished now and the place looks smashing. It's still a traditional pub but it's a lot more welcoming now, especially for women.

"We hope everyone will come

Recipe book is lapped up

ABOUT six months ago, three women from West Burton and Walden decided to get together to try to raise funds to help with the ever-increasing upkeep of their village.

The original idea was to raise a few pounds by asking everyone in the parish of Burton cum Walden to contribute a favourite recipe, which could then be gathered together in a small book which would be for sale locally.

However, the response was amazing, so the fundraising group decided that the original, rather modest, design would not do justice to the va-

Bottom of page

as well

Warning county's a 'Lethal co

Paul Jeeves

AFFLUENT households across North Yorkshire could be putting themselves at risk of developing diabetes with a potentially lethal cocktail of lack of exercise and an over-indulgent diet, health experts have warned.

More than 28,000 people, the equivalent of 3.5 per cent of the population, are known to have diabetes in North Yorkshire and in excess of 10 per cent of deaths in the county are linked to the condition.

Concerns are now growing

There are more than two lion diabetics in the UK, bu thought there are up to a fu 500,000 sufferers unaware they have the condition.

Dr Bruce Willoughby, a health consultant at NHS Yorkshire and York, has wa that affluent areas of the c are equally at risk as dep neighbourhoods from the of diabetes.

"It is widely perceived health resources are ofter

BRIEFLY

Development plan goes on tour

A proposed development blueprint for Richmondshire spanning the next 16 years is going on show.

The Council is seeking views on the Local Development Framework plan for the area outside the Yorkshire Dales National Park to guide development until 2026.

Four public meetings are being held, with the first – at Thornborough Hall in Leyburn – today at 7.30pm. The second is at Darlington College in Catterick on Thursday at 7pm. A third will be at The Station in Richmond next Monday at 7.30pm, with the final event at Eppleby's Village Hall on Thursday next week at 7.30pm.

Motorists creep over the white line into the middle of the road to get a clear view, but by the time they do, it can be too late.

There is no traffic calming or 20mph speed limit near the school, motorists often break the 30mph speed limit and wagons exceeding the 7.5 tonne limit often pass through the village en-route to the A684.

Residents have been lobbying for a reduced speed near

FEARS: Ernie Lofthouse at the crossroads in Brompton

Picture: RICHARD DOUGHTY

the school and a mini-roundabout at the crossroads but to no avail.

Barbara Slater, council chairman, said the problem began when the priority of the crossroads changed.

"It's terrible," she said. "If you are coming from Water End, you have got to be over

the line before you can see what's coming. You can be well over the first line before you see anything coming."

Fellow councillor Ernie Lofthouse, who lives opposite Lofthouse, who lives opposite the pub, fears for the safety of his grandchildren, who live with him.

He said: "Someone is going

to get killed there on that crossroads. If a child is killed – or anyone is killed – they will say, why didn't we do anything about it?

There's big potential for a serious accident, but until that happens, they won't do anything. I fear for the children coming down the village

Residents asked for views on the future

PEOPLE are be asked for their views on a development plan for Richmondshire.

The district council wants to know what residents think of its plan for the area outside the Yorkshire Dales National Park, which will show the direction that growth is expected to take until 2026.

A series of public meetings will be held to launch the draft core strategy of the local

development framework, which will be supported by a series of documents including a proposals map showing where future developments will be placed.

Councillor Fleur Butler, leader of the council, said: "Our draft strategy gives the best balance between future development and keeping what's best in Richmondshire.

"In Richmondshire, we

value the good things we have – our beautiful landscape and the quality of life we enjoy here.

"But we need to remember that our rural communities are able to change.

"That means making sure that housing and employment opportunities are in the right place so people can afford to live and work here rather than travel long distances for

work and local services."

The four meetings are:
● Monday: Thornborough Hall, Leyburn, at 7.30pm;
● Thursday: Darlington College, Catterick, at 7pm;
● June 21: The Station, Richmond, at 7.30pm;
● June 24: Village Hall, Eppleby, at 7.30pm.

Details can be found at richmondshire.gov.uk from June 14.

APPENDIX C – Preferred Core Strategy Sub Area Flyers

Name/address/email ...
(Optional)

Take this leaflet to your local
Community Office or simply post it (no stamp required) to:

FREEPOST RN9
Policy Team
Richmondshire District Council
Swale House, Frenchgate
Richmond
DL10 4JE

Find out more at planourfuture.co.uk

Tel: 01748 827025/26 Fax: 01748 825071
Email: planourfuture@richmondshire.co.uk

**Preferred Strategy
Lower Wensleydale**

planourfuture

Local Development Framework
Core Strategy Consultation 14 June – 31 July 2010
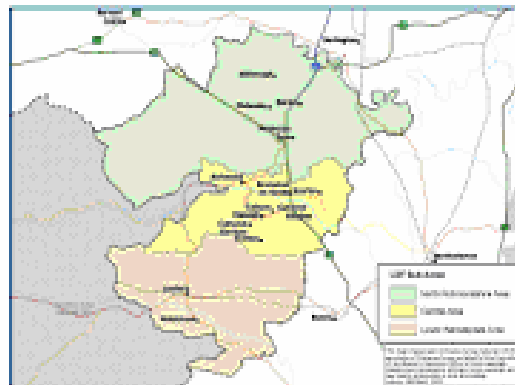
Main Preferred Core Strategy Proposals for Lower Wensleydale

- Modest scale of development prioritised to support existing services, provide affordable homes, respect the quality of the local environment and encourage larger scale development in the District's towns.

- 13% (491 out of 3,800) of the District's new homes to be built in Lower Wensleydale up to 2026. 377 of these will be focused on Leyburn and the remaining 114 will go to Middleham and the villages surrounding the primary schools at Spennithorne and Harmby.

- Some very small scale development is expected in the most rural areas, mainly from the conversion of existing but redundant buildings to enable flexibility for local housing and business needs.

- Support for a mix of employment opportunities across the sub area, with particular support for the horse racing industry.

- You can read the full Lower Wensleydale Strategy and the alternatives we have looked at in the Preferred Core Strategy document, which is available on our website planourfuture.co.uk

Tell us what you think ...

planourfuture

Should we focus development on the towns/villages with the most services?

Do you agree that Lower Wensleydale should be an area of modest housing and employment growth most of which will be focused on Leyburn?

Should we plan differently for your area ... and how?

Preferred Strategy Central Area

Name/address/email . . .
(Optional)

....
....
....
....
....

Take this leaflet to your local
Community Office or simply post it (no stamp required) to:

FREEPOST RN9
Policy Team
Richmondshire District Council
Swale House, Frenchgate
Richmond
DL10 4JE

Find out more at planourfuture.co.uk

Tel: 01748 827025/26 Fax: 01748 825071
Email: planourfuture@richmondshire.co.uk

planourfuture

Local Development Framework
Core Strategy Consultation 14 June – 31 July 2010

Main Preferred Core Strategy Proposals for the Central Area

* Major development to help create a stronger centre for local communities, based on the distinctive roles of Richmond and Catterick Garrison town centres.

* 80% (3,019 out of 3,800) of the District's new homes to be built in the Central Area up to 2026. 2,453 are proposed for the Hipswell, Scotton and Colburn area, 377 in the Catterick Village, Brompton on Swale and Scorton area and the remaining 188 in Richmond, which has limited capacity. Military accommodation is additional to this.

* Employment development will be focussed on existing areas in town centres and at Colburn, Wakerville, Gallowfields and Gatherley Road. Support will be given to development which enhances these sites. Military related development will be supported.

* Central Area growth should help resolve local infrastructure issues.

* You can read the full Central Area Strategy and the alternatives we have looked at in the Preferred Core Strategy document, which is available on our website planourfuture.co.uk

Tell us what you think . . .

Should we focus development on the towns/villages with the most services?

....
....
....
....

Do you agree that we should focus most housing and employment development in the Hipswell/Scotton and Colburn Area, with a small proportion in Catterick Village, Brompton on Swale and Scorton?

....
....
....
....

Should we plan differently for your area . . . and how?

....
....
....
....
....

**Preferred Strategy
North Richmondshire**

Local Development Framework
Core Strategy Consultation 14 June – 31 July 2010

Name/address/email ...
(Optional)

Take this leaflet to your local
Community Office or simply post it (no stamp required) to:

FREEPOST RN9
Policy Team
Richmondshire District Council
Swale House, Frenchgate
Richmond
DL10 4JE

Find out more at planourfuture.co.uk

Tel: 01748 827025/26 Fax: 01748 825071
Email: planourfuture@richmondshire.co.uk

Main Preferred Core Strategy Proposals for North Richmondshire

- Limited development prioritised to support existing services, provide affordable homes and encourage larger scale development in the District's towns.
- 7% (264 out of 3,800) of the District's new homes to be built in North Richmondshire up to 2026. These will be mainly focussed on the villages of Barton, Melsonby and Middleton Tyas with some in the villages served by the primary schools at Eppleby and Ravensworth. Very small scale development in the most rural areas, mainly from the conversion of existing but redundant buildings.
- No further expansion of employment facilities over existing plans for Scotch Corner and Barton Services.
- You can read the full North Richmondshire Strategy and the alternatives we have looked at in the Preferred Core Strategy document, which is available on our website planourfuture.co.uk

Tell us what you think ...

Should we focus development on the towns/villages with the most services?

Knowing what you know about the area, do you agree that North Richmondshire should be an area of limited housing and employment growth in the future?

Should we plan differently for your area ... and how?

APPENDIX 2

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APPENDIX D – Richmondshire LDF Statutory Consultees

Regional and Local Government

Local Government Yorkshire and Humber
Yorkshire Forward
One North East
Darlington Borough Council
Durham County Council
Craven District Council
North Yorkshire County Council
Yorkshire Dales National Park Authority
Hambleton District Council
Harrogate District Council
All Town & Parish Councils & meetings in the Plan area

North Yorkshire Police Authority
North Yorkshire and York Primary Care Trust
South Tees Hospitals NHS Trust

Environmental Bodies

Commission for Rural Communities
The Environment Agency
Coal Authority
Natural England
The Historic Buildings & Monuments Commission for England (English Heritage)

Infrastructure

British Telecom
Orange
Vodaphone
O2
British Gas
NEDL
Northern Electric plc
Transco
Yorkshire Water plc
Highways Agency
The Secretary of State for Transport

**Richmondshire District Council
Local Plan**

Local Strategy Statement
Consultation Statement
April 2012

Summary of Responses
February - March 2011

Contents

1.0   Introduction

2.0   Method

3.0   Results

4.0   Summary of Responses

Appendices

1.0   Introduction

1.1   The Local Strategy Statement (LSS) took forward the discussion of strategic issues for the Richmondshire plan area and the overall context for the preparation of the Local Plan following the Preferred Strategy consultation from14th June to 31st July 2010. This additional stage of plan preparation was considered necessary because of the expected removal of Regional Spatial Strategies (RSS) when the Localism Act becomes law.

1.2   It was hoped that consultation on the LSS would assist the Council in re-defining the strategic context upon which to base the Submission Core Strategy and to replace the strategic direction previously provided through RSS.

1.3   The LSS asked three questions;

    1.   Is there support for the revised strategic context?

    2.   Have the boundary relationships been correctly identified and responded to?

    3.   Is there support for the changes in the Preferred Core Strategy?

1.4   The results of consultation have defined the strategic direction of the Submission Core Strategy. The Council anticipated support for the revised strategic context, the boundary relationships and the changes from the Preferred Strategy.

1.5   Views on the consultation document were requested by 31st March 2011 in writing or by email. The key questions were set out, but comments were invited on any aspect of the document.

2.0   Method

2.1   The LSS was published in February 2011 and the consultation period ran from 17th February to 31st March 2011. A total of 445 people on the consultation database were invited to participate via their preferred method of contact. A press release raising the profile of the Parish Council workshops appeared in the local press during February 2011 (see Appendix 3). The workshop event was held with representatives from Parish Councils to discuss the issues raised within the LSS and the Coalition Government's 'Localism Agenda.' This was held within the Council Chamber at Swale House, Richmond on the evening of 15th February 2011.

2.2   The Council's website was used to present the consultation materials to a wider audience and also to provide a channel for responses.

2.3   The LSS posed three questions:

    1.   Do you agree that the Strategic Context set out in paragraph 5.2 of this Section should guide the LDF?

    2.   Are these local boundary issues and relationships correctly identified – and is the response appropriate?

    3.   Do you agree with the changes proposed to the Preferred Core Strategy?

3.0   Results

3.1   A total of 34 responses were received in various forms, such as letters, emails and e-forms from the website. Table 1 below lists the respondents and where relevant the organisations or individuals represented.

3.2   The responses to the consultation are set out within Table 2 and an Officer comment has been provided alongside.

3.3   Table 1 – Respondents

	Name	Representing
1	Richard Irving	Castlevale Group Ltd
2	Ian Smith	English Heritage
3	Zoe Buddle	Natural England
4	Adrian Raynor	NYCC Public Rights of Way
5	Sara Robin	Yorkshire Wildlife Trust
6	Richard Twomey	-
7	Jonathan Kendall	Environment Agency
8	Anna Crooks	HCA
9	Justin Homer	LGYH
10	Rachel Connolly	North Yorkshire Access Forum
11	David Ashforth	Redmire & Carperby Parish Council
12	Mark Harrison	The Coal Authority
13	Peter Stockton	YDNPA
14	Geoff Prince (of GVA)	Lingfield Securities Plc
15	Rose Freeman	The Theatres Trust
16	David Coates	Kingerlee Homes
17	*Intentionally blank*	*Intentionally blank*
18	Carter Jonas	Messrs Campion and Ratcliffe
19	Carter Jonas	Messrs Campion and Ratcliffe
20	Michael Lowe	Durham County Council
21	Russell Hall	England & Lyle - John Thornhill
22	John Pilgrim	Yorkshire Forward
23	Russell Hall	England & Lyle - Mr Speir & Mr Congreve
24	Entec	Lafarge Aggregates Ltd
25	Jill Davis	Davis Planning Partnership
26	Carter Jonas	AR & C Booth & Sons
27	John Gill	Aldbrough St John Parish Council
28	Martin Watson	MOD
29	Shirley Thubron	CPRE Swaledale Branch
30	Bryan Huntley	Darlington Borough Council
31	Julie Forrest	Leyburn Town Council
32	Simon Hartley	Harrogate Borough Council
33	Christine Jones	Middleton Tyas Parish Council
34	Malcolm Spittle	NYCC Planning
35	Graham Banks	Hambleton District Council

3.4   Table 2 – Summary of Responses received

Respondent	Response	Council Response
01 - ID Planning (Castlevale)	Response made on behalf of Castlevale Group. Castlevale Group fully endorse and support the aims of the Local Strategy Statement to provide much needed guidance at a local level, replacing the soon to be abolished Regional Spatial Strategy. Officers are requested to have due regard to using the most up to date evidence and consider replacing the 200 units target with the more up to date 250 dwellings to reflect the current evidence base.	The support for the LSS is welcomed. We have looked closely at the mid 2006 and mid 2008 sub-national population projections (SNPP) produced by ONS and found that they overestimated growth in Richmondshire because of flawed international migration assumptions rather than local evidence of change. The retention of the 200 dwellings per year target, in the LSS, reflected the need for development in Richmondshire to support local needs rather than support a policy promoting further in-migration from an unlikely source. The target has been further revised to 180 dwellings pa following detailed demographic assessment and a local population projection by Edge Analytics (Richmondshire Scrutiny of Population Estimates and Projections, January 2012). The recent mid 2010 based population projections published by ONS (March 2012) conforms very closely to this local population projection.
02 - Ian Smith English Heritage	Support for the policy of relative restraint; the need to strike a balance between Richmond and Catterick Garrison to enable both growth and safeguard the historic character and landscape setting of Richmond; approach to rural sustainability; and protection and conservation of historic assets. Recommends that potential impact of development on National Park and AonB landscapes is assessed in the Core Strategy.	Support welcomed and comment is noted. Impacts on National Park and AONB landscapes incorporated in Core Policy CP1 in relation to renewable energy projects, but not necessary for other developments envisaged in the Core Strategy.

Respondent	Response	Council Response
	The Council should prioritise the production of Conservation Area Appraisals for all the settlements where sites are being proposed as allocations. It will also help provide the necessary evidence the Council will need to justify the site allocations. Several site specific comments made in relation to potential site locations in Richmond, Catterick and Leyburn.	We recognise the need for this work when detailed site allocations are considered, but it depends on resources available. Allocations will form part of the later Delivering Development DPD which is to follow. Site comments noted.
03 – Zoe Buddle, Natural England	Support for reference to environmental assets in strategic principles. Would like to see an emphasis on Green Infrastructure in the Core Strategy and the benefits this brings to local communities and biodiversity, recommending use of the Accessible Natural Greenspace Standards (ANGST). Would like to see consideration of the capacity of the environment to accommodate change brought about by development. Recommends that cross boundary issues reflect wider areas of biodiversity importance and references the regional Biodiversity Opportunity Areas Map. Advises that distribution of housing must take into account the need to protect the natural environment and to avoid areas that have limited access to services and transport infrastructure.	The development of the Core Strategy and the Local Strategy Statement reflects the Council's concern to retain and enhance local environmental quality. Policy CP12 includes sufficient emphasis on green infrastructure issues, however the use of ANGST within the Core Strategy is considered too detailed at this point. Further work on SPDs could look at the suitability of this assessment. Reference to the Biodiversity Opportunity Areas Map included within justifying text of CP12. The distribution of housing will consider natural environment issues through the allocation of land and the Development Management process.
04 - Adrian Reynor, NYCC PROW	I have considered the document in the context of the County Council's duty to manage and maintain the public rights of way network and our aim to develop and support high quality access to the countryside and sustainable transport opportunities. It is clear from the LSS that amongst the key themes are sustainability and protection of special local environments and in this respect the protection and enhancement of non motorised public access has a key role to play. I was struck when going through the section on	The comments about the value of the public rights of way network and its contribution to many of the Core Strategy's objectives is noted and has been incorporated under Core Policy CP12.

Respondent	Response	Council Response
	historical and environmental assets that there is opportunity to express this specifically alongside conflict with nature conservation sites. I think there is value in highlighting potential conflicts with existing public access when considering development and highlighting the opportunity development brings to enhance sustainable access in the form walking, cycling and riding routes. Focussing on this can contribute to health and wellbeing of residents, drive tourism through improved access to surrounding countryside and link people by sustainable means to important goods and services in principal towns.	
05 - Sara Robin, Yorkshire Wildlife Trust	Climate change: Recommend consideration of how climate change will affect biodiversity and outline mitigation measures. Calderdale example http://calderdale_consult.limehouse.co.uk/portal/planning_services/cs ref/obj_ian11?pointId=1_269273557305#section_1269273557305 Key question 1: Agrees with Strategic Context point 6 and recommends that the Council embeds Green Infrastructure and enhancement of habitats into LDF development plan documents Key question 2: Recommends that the Council addresses the way habitat links across local authority boundaries in its consideration of cross-boundary issues and identifies resources to support this. Key question 3: Recommends that development sites identified in LDF DPDs should have detailed information about biodiversity opportunities and constraints so that the authority makes developers aware of its expectations for habitat enhancement and connection, particularly in the Garrison area.	Support for the Council's intention to enhance the local environment established in the LSS strategic context is welcomed. Comments on how we should implement this intention in the Core Strategy and subsequent Development Plan Documents are noted. Green infrastructure is covered under Core Policy CP12. Biodiversity and habitats considerations are recognised as cross boundary issues and are dealt with under Core Policy CP12. Biodiversity opportunities and constraints have been considered in looking at broad locations for development and will be considered more fully in the site allocations work.
06 - Richard	Needs better use of Plain English. Should include a glossary of terms. Propose an opening flow chart showing relationships between	Comments on the style of the document noted and the final plan will reflect Plain English principles and

APPENDIX 3

Respondent	Response	Council Response
Twomey	RSS, LSS, PCS etc.	include a Glossary. A flow chart is not necessary in the final plan.
07 - Jonathan Kendall, Environment Agency	The contents appear to be justified and reasonable.	Comments noted.
08 - Anna Crooks, Homes & Communities Agency	We welcome the settlement hierarchy proposals. Results of the SHMA will be useful when forthcoming. We welcome details on housing priorities but could be strengthened by linkages to wider economic and spatial priorities. LSS could benefit from reference to NYLIP, showing interrelationship between NY and Richmondshire and vice versa. Support proposals to keep RSS targets but would like to see how this will be achieved. This would include looking at utilising assets, existing and new stock and identifying suitable public sector land for development owned by the District, North Yorkshire County Council, MOD and others as appropriate. Welcome the 40% figure but would like to see more detail around tenure mix, recognised in respect of the Affordable Rent product. We welcome the inclusion of demographic information informing the strategy. Stronger reference to older people sought. More could be included regarding relationships with RPs, Private Developers, NYCC, YDNP and MOD. There should be recognition that housing market and planning boundaries are different and as such need to be looked at and addressed in different ways. More detail welcomed regarding potential new opportunities coming out of the Localism Bill such as the New Homes Bonus. Are there any good practice case studies.	Support for the LSS strategic principles welcomed and comments on how these should be reflected in the Core Strategy and subsequent Local Plan documents noted. Results of the SHMA have been incorporated in the plan. RSS targets have been reviewed (see response to 1). It would not be appropriate to identify sites in the Core Strategy. The affordable housing targets and mix has been reviewed in light of the SHMA and further viability assessment. More reference has been given to elderly persons housing in CP5. Reference to New Homes Bonus and relationships with delivery partners is inappropriate and unnecessary detail.
	The recent decision by the MoD to designate Catterick Garrison as an	HCA's support for dealing with the complex issues

Respondent	Response	Council Response
	area for growth will bring with it both opportunities and challenges for the community. The development of the area brings about complex housing and land issues which will need to be resolved by detailed communication between the Council, MoD and other public sector bodies. Useful to include case studies within documents to allow a greater understanding of what the LDF is seeking to achieve. The SHMA will also provide a valuable insight into the housing need in the district. The results of the SHMA will inform the process of setting housing delivery targets which has particular importance given the proposed developments in Catterick. HCA will support RDC in the delivery of schemes which tackle housing priorities.	emerging out of the marriage of local development strategy with national defence strategy is welcomed. The MoD is however no longer promoting growth at the Garrison, but the Council is fully communicating with the MoD on development options, including land disposal and Public Land Auction. Case studies would not be appropriate in this Core Strategy document. SHMA results have been taken into consideration.
09 - Justin Homer, LGYH	There is no longer a requirement to seek advice from LGYH.	Noted.
10 - Rachel Connolly, Local Access Forum	Members appreciate development will not generally be in farmed areas and will concentrated on Catterick Garrison and PDL near existing settlements. We support the criteria of sustainable communities, but would welcome more specific reference to wider benefits of sustainable travel. Benefits of walking, cycling and riding are recognised. Horse industry supports the rural economy.	The LAF's support for the Council's approach to sustainable development is welcomed. Sustainable Transport is addressed under Core Policy CP2.
11 - Rev David Ashforth	Proposes changes to para 5.3 which places Leyburn third in the settlement hierarchy. Amend para 5.4 by adding Leyburn to the places where development of complementary services and facilities are to be encouraged.	The significant position of Leyburn as an important rural service centre with a large hinterland is recognised. However, Leyburn will remain identified as a Local Service Centre, which serves its hinterland as this best conveys its role within the settlement hierarchy, particularly in relation to the Principal Towns of Richmond and Catterick Garrison, in terms of its

Respondent	Response	Council Response
		revised levels of development requirements.
12 - Mark Harrison The Coal Authority	We have no specific comments to make on the LSS, but refer you to our detailed proposed changes to the Preferred Core Strategy in July 2010.	Comment noted.
13 - Peter Stockton, YDNPA	Agree with 200pa housing figure for reasons given in LSS. I note there is no control over open market housing, likely to be occupied by retirees, long range commuters and downsizers/quality of life refugees. The strategy and targets complement the emerging YDNP Housing Development Plan. I agree with para 6.7 (Durham County). Disagree that Richmond development could affect North Pennines SAC. Understand logic of developing Catterick (Garrison) as main development area in the district. Live/work units a good idea but how is the work element enforced?	Support for the LSS Strategic Principles and coherence with the YDNP Housing Development Plan is welcomed. Comments about North Pennines SAC is noted. Core Policy CP8 covers live-work units but details of how to enforce the work element is inappropriate in the Core Strategy policy, but could be conditioned to be implemented prior to the residential use.
14 - Geoff Prince, GVA	Response on behalf of Lingfield Securities Sub-regional context: Agree with distinction of Sub Areas. We do not want to see development within the district restrained. Study shows 200,000 population within 30 minutes drive of Garrison area. We support market oriented approach to district wide development but especially in Garrison area. Settlement hierarchy: We support designation of Catterick Garrison as a Principal town in its own right (LSS para 3.10). Garrison has the potential outlines in LSS para 3.6. Rural sustainability: Para 3.13 changed to read 'Within Richmondshire, growth and regeneration should be concentrated within the Catterick Garrison area, which is the main focus of one of the UK's largest defence communities, a key gateway to the Yorkshire Dales National Park and a major employment centre in its own right'. Economy: We agree with RSS and LDF approach to promote Richmond and the	Support for the approach set out in the LSS is welcomed as is the prospect for the realisation of the Garrison Town Centre and the benefits this will bring to Richmondshire communities. The comments about the housing target are noted. Development in Richmondshire and in Catterick Garrison in particular should be managed to ensure that the opportunities for social, economic and environmental change are realised. Achieving this in Catterick Garrison presents some unusual challenges for local communities, including prolonged uncertainty over MoD's plans for military related development and the capacity of local services and infrastructure to assimilate a substantial scale of development. One option to increase market

Respondent	Response	Council Response
	Garrison as focus for office, retail, leisure and tourism to create a competitive economic region. Anticipated growth in personnel numbers will have a positive economic impact, including civilian employment. The proposed town centre development will create 100 full time construction jobs plus 550 full time jobs and 562 part time jobs once operational. We agree with the increase in employment land to 70Ha. Climate change: We will endeavour to achieve 10% on-site renewables within the Garrison area new town development. Affordable Housing: We welcome the SHMA update. We feel the 40% target will be very challenging and unlikely to be viable. Appropriate scale of housing: New housing development within the Garrison area (including Colburn) should not be constrained by housing targets, but should be left to market forces. We disagree with 200pa figure and instead support higher levels up to 400pa in the later phases of the LDF (excluding military accommodation). Policies of restraint could undermine the local economy. Concentration of development within the Garrison area/Colburn/A1 corridor settlements can be achieved without a disproportionate environmental impact and facilitate investment in new infrastructure. In the short term to 2018, 910 private sector homes could be built, 490 of which on surplus MOD land. Strategic context: We propose changes to para 5.2 as follows. 1. A market led approach should be adopted for the Garrison area (inc Colburn and A1 settlements). 2. We believe housing developments could exceed 200 pa toward end of plan period, and do not wish to see policy restraint imposed on the Garrison area/colburn/A1 settlements. 3. Greater emphasis given to shopping in the 2 principal towns and for policy to clearly state that the Garrison town centre will be the main focus for convenience and comparison shopping. 4. Support to development concentrated in Garrison area	housing in Catterick Garrison would be through the release of further sites by MoD and limiting the supply or finding alternative provisioning of SFA in the wider area. The loss of the A1 upgrade in the October 2010 Spending Review constrains the options that can be realistically considered for growth given the local road network and especially the Catterick Bridge junction. Traffic modelling work was undertaken to design highways improvements to support the level of growth expected by the 200 pa target (now revised to 180) plus full scale CGLTDP development. A substantially higher target in Catterick Garrison would require radical and expensive alternatives to be designed and funded through developer contributions in the main. Outside of the Garrison Area the options for large scale growth are few given existing settlement patterns and do not support an increased housing target. The 405 housing target has been reviewed in the context of the viability assessment work and has been retained at 40% in Policy CP6 subject to site viability assessment work.

Dealing with the proposed changes in the numbered points

1. We have looked closely at the 2008 sub-national population projections (SNPP) produced by ONS and have found that they are likely to be overestimating growth in Richmondshire. SNPP are based on 5 year trends proceeding the base year and expects most |

Respondent	Response	Council Response
	A1 improvements: Development within Garrison area will reduce car journeys outside of the district. There will be increased opportunities for walking, cycling and public transport. Encouraging development in the area will result in increased contributions (along with Govts bonus payments) from each new house built, and can be used to invest in infrastructure improvements. Other matters: We would like to see Catterick Garrison defined as a Principal town in Richmondshire. This should encompass the parishes of Hipswell, Scotton and Colburn. A separate section should be included relating to set out the role and function of main shopping centres in the district: Garrison area, Richmond, Leyburn and Hawes. Garrison area should be stated as the main focus for convenience and comparison shopping and leisure	population growth in Richmondshire to come from international migration. Net natural change and internal migration are negligible or negative. ONS evidence shows that this international migration trend is peculiar to Richmondshire and is almost certainly linked to the movements of military personnel and their families from the commonwealth as the Garrison expanded in the previous 5 years. The reduction of military budgets is unlikely to support the continuation of this trend. The 200 houses per year target reflected the need for development in Richmondshire to support local needs rather than support a policy promoting further in-migration from an unlikely source and following further population and demographic analysis by Edge Analytics the target has been further revised to 180 houses pa. We do not therefore support a market led approach due to the demographic data and also having regard to the fact that a higher target would increase in migration to the detriment of the environmental qualities of the plan area and also spatial strategies of neighbouring authorities. 2. The LPA will monitor and review the delivery of housing and in the event of evidence of need for a higher delivery later in the plan period there could be a selective review of the Core Strategy, however with the demographic evidence from Edge Analytics we believe there is no need to provide for a higher target at the end of the plan period presently. 3. The Submission Draft Core Strategy does provide greater emphasis on

Respondent	Response	Council Response
		the roles of the two principal towns for shopping. However it does not prioritise the garrison over Richmond for convenience shopping. Both towns have complementary roles to play, although the role of the Garrison in providing for larger format comparison goods shopping, of which there is evidence of high spending leakage to places outside of the District. 4. The Submission Draft Core Strategy does provide for the majority of development in the Garrison Area and the Infrastructure Delivery Plan identifies that such development should deliver, as well as affordable housing, transportation, water, educational and energy infrastructure. The Garrison is identified as a Principal Town, as is Richmond and Policy CP9 does now provide a retail hierarchy.
15 - Rose Freeman, The Theatres Trust	Due to the specific nature of the Trust's remit we are concerned with the protection and promotion of theatres and therefore anticipate policies relating to cultural facilities. Key Question 3 Section 7: Changes to the Preferred Core Strategy We suggest it would be prudent to introduce the likelihood of new Neighbourhood Plans (which will be central in defining a community's future) in the Preferred Core Strategy Section 4, Chapter 8 Strong Neighbourhoods, prior to the publication of the Localism Bill. The details of this, and other localism matters, can then be progressed in the proposed Facilitating Development Document.	Comments about the then Localism Bill, now Localism Act 2011 changes noted and the Core Strategy policies do reflect Neighbourhood Planning.
16 - David Coates, Kingerlee	On behalf of Colburndale Developers Regional Context Support for the spatial principles supporting the distribution of development. Questions the need for an additional 10ha of employment land and	Support for the overall approach of the LSS is welcomed. Econometric projections for Richmondshire and employment land availability have

Respondent	Response	Council Response
Homes	the risk that this may sterilise sites and recommends effective and regular monitoring of employment land take-up. Appropriate scale of housing Supports a 250 pa housing target as suggested by 2008 sub national projections and suggests that there is no barrier to this higher target in terms of potential land supply. Boundary issues and relationships. Scale of growth in the Garrison Area should be maximised despite the loss of the A1 upgrade. Encourages the Council to expedite the preparation, submission and examination of the Core Strategy.	been reviewed and taken up as being monitored. These support a lower amount of employment land required in the Garrison Area.
		We have looked closely at the mid 2006 and mid 2008 sub-national population projections (SNPP) produced by ONS and found that they overestimated growth in Richmondshire because of flawed international migration assumptions rather than local evidence of change. The retention of the 200 dwellings per year target, in the LSS, reflected the need for development in Richmondshire to support local needs rather than support a policy promoting further in-migration from an unlikely source. The target has been further revised to 180 dwellings pa following detailed demographic assessment and a local population projection by Edge Analytics (Richmondshire Scrutiny of Population Estimates and Projections, January 2012). The recent mid 2010 based population projections published by ONS (March 2012) conforms very closely to this local population projection.
		Traffic modelling work completed for Catterick Garrison seeks to design an appropriate scheme to maximise the scale of development in Catterick Garrison despite the loss of the A1 upgrade and the evident constraints presented by the Catterick Bridge junction. We share the desire to expedite the Core Strategy and have continued to work on it through the uncertainties of the change in government and the

Respondent	Response	Council Response
		changes arising from the Localism Act and the NPPF.
18 - Stephen Courcier, Carter Jonas LLP	On behalf of Messrs Campion and Ratcliffe and promoting a site at Whitefield Farm, Richmond. Supports the Council for taking a proactive approach to the Localism Bill. Supports the cross boundary issues identified but questions the policy of restraint in the Central and North Richmondshire Areas designed to support regeneration in the Tees Valley as contrary to localism principles. Recommends that a much larger proportion of housing growth is directed towards Richmond and better balanced against overemphasised historic and environmental constraints. Considers that there is no longer a justification to concentrate growth in the Garrison Area given the declining prospects for military related development. Support for the distinct roles of Richmond and the Garrison Area, but not to the detriment of Richmond. Recommends that the Council increases the overall rate of building to help satisfy affordable housing requirements, but considers the 40% affordable housing target unrealistic. Recommends that the overall scale of housing should be increased to 350 - 400 dwellings per annum and that there is no local justification for the lower target of 200 houses pa and suggests that the 2008 based projection represents a bottom of market assessment and should be regarded as a minimum on which to base housing targets. Criticises the SHELAA for not assessing deliverability and seeks a supply of deliverable land. Criticises the justification of the 200 pa target as lacking sufficient justification. The above is justification for the rejection of the Strategic Principles despite supporting the settlement hierarchy.	This response recommends transferring a substantial proportion of housing development to Richmond. We have investigated potential sites in and around Richmond extensively and found that they are small in size with limited capacity to contribute to the overall housing requirement sought in the Core Strategy. The Scott's Dyke ancient monument along the eastern boundary of Richmond is of national importance and further constrains development options around the town.

The Core Strategy addresses the limited capacity for growth in Richmond by looking at the opportunities provided in the Garrison Area. It is based on the need to strengthen the range of services in the District supported by the development of the Garrison Town centre to provide modern leisure, retail and employment opportunities which cannot be provided in Richmond without compromising the town centre. The Core Strategy is not dependent on military related development, but on enabling more diverse communities to develop. Military related development is being accommodated in the Core Strategy but its eventual pattern is dependent on decisions affecting the whole defence estate. There is no indication of any MoD site closures at Catterick of the type referred to in the Budget Speech. Future changes will be monitored and any subsequent disposals will add to |

Respondent	Response	Council Response
		the flexibility of the Core Strategy.
		We have looked closely at the mid 2006 and mid 2008 sub-national population projections (SNPP) produced by ONS and found that they overestimated growth in Richmondshire because of flawed international migration assumptions rather than local evidence of change. The retention of the 200 dwellings per year target, in the LSS, reflected the need for development in Richmondshire to support local needs rather than support a policy promoting further in-migration from an unlikely source. The target has been further revised to 180 dwellings pa following detailed demographic assessment and a local population projection by Edge Analytics (Richmondshire Scrutiny of Population Estimates and Projections, January 2012). The recent mid 2010 based population projections published by ONS (March 2012) conforms very closely to this local population projection.
		The Council maintains its flexible approach to affordable housing contributions and its current and proposed policies (Policy CP6) are subject to the demonstration of financial viability on a site by site basis. General affordable housing viability assessment has been completed and supports the 40% affordable housing target in Central Richmondshire.
19 - Stephen Courcier Messrs Campion		See response 18

Respondent	Response	Council Response
and Ratcliffe - SHELAA See response 18		
20 - Michael Lowe, Durham County Council	Clause 90 of the Localism Bill seeks a 'Duty to Co-operate' between local planning authorities in the development of local plans. The 'Duty to Co-operate' will help to provide a context in which the development of local plans can take place, which is especially important given the proposed demise of the Regional Spatial Strategies. It was considered that North Richmondshire Sub-LDF area of the Richmondshire DC area was similar to the Teesdale area of County Durham and that both areas looked to Barnard Castle as a local service centre. With this in mind it was also considered that in regards to the development of the respective local plans there was a significant level of coherence in the approach to future development across the boundary between the two local planning authorities.	The support for the coherence with the County Durham Local Development Framework is welcomed.
21 - Russell Hall, England and Lyle	Written on behalf of John Thornhill promoting site adjacent to Gilesgate, Colburn. Support for the settlement hierarchy and recognising the individual characters of Richmond and the Garrison Area. Support for the Garrison Area as the main location for future development. Concern over the "pessimistic" scale of proposed development and rejection of the 200pa target questioning the supporting evidence for this. Highlights the need to deliver the current undersupply of housing as measured by performance against RSS targets. Questions the policy of restraint designed to support regeneration in the Tees Valley as contrary to current Government expectations for growth and seeks provision for strong local economic growth to support local needs. Supports the proposed flexibility towards smaller settlements for the Core Strategy Concern over the	The comments supporting the overall direction for the Core Strategy are welcomed. We have looked closely at the mid 2006 and mid 2008 sub-national population projections (SNPP) produced by ONS and found that they overestimated growth in Richmondshire because of flawed international migration assumptions rather than local evidence of change. The retention of the 200 dwellings per year target, in the LSS, reflected the need for development in Richmondshire to support local needs rather than support a policy promoting further in-migration from an unlikely source. The target has been further revised to 180 dwellings pa following a local detailed demographic assessment and a local

Respondent	Response	Council Response
	provision of a "restrictive directional strategy" focussed on the Garrison Town Centre, which may limit opportunities to deliver on a range of identified housing needs.	population projection by Edge Analytics (Richmondshire Scrutiny of Population Estimates and Projections, January 2012). The recent mid 2010 based population projections published by ONS (March 2012) conforms very closely to this local population projection.

Supporting local economic growth and the policy of restraint supporting Tees Valley regeneration is still applicable. The Core Strategy is based on economic projections, which have been updated and now show the impact of the downturn on expectations for growth. The Core Strategy will retain and monitor a broad supply of employment land to promote local economic growth. The planned Catterick Garrison town centre will also help to strengthen the local economy by offering a wider range of retail, leisure and business opportunities, which local people travel more widely for at present. The point about the directional strategy in Catterick Garrison is noted. The success of the Garrison Town Centre project is pivotal to the achievement of Core Strategy objectives and we are developing measures to support this including the directional approach. This approach will be dependent on a suitable range of sites coming forward over the plan period. This mix may be affected by decisions concerning the military estate arising from the Defence Security Review, which may release a wider range of sites nearer to the town centre if they are no longer required for military use. Until such decisions are made |

Respondent	Response	Council Response
		the directional strategy will need to be designed around a different range of sites to allow for sufficient land release and flexibility in delivery.
22 - Mr John Pilgrim, Yorkshire Forward	Thank you for consulting Yorkshire Forward on the Richmondshire Local Development Framework: Local Strategy Statement, however we do not have any comments to make on this document.	Comments noted.
23 - Russell Hall, England and Lyle	Response made on behalf of Messrs Speir and Congreve promoting a site in Middleton Tyas. Reiterates England and Lyle's concerns that the overall scale of development is insufficient to meet local "historic, present or future" needs and that any policy of constraint to development arising from the RSS is now obsolete. Supports the settlement hierarchy and the identification of Middleton Tyas as a Primary Service Village. Supports the approach to rural sustainability but considers that the approach for development in the smallest settlements must be for exceptional circumstances rather than risk diluting the objectives of the Settlement Hierarchy. Supports the proposal for a policy in the Core Strategy to guide the release of land ahead of Allocations DPD.	The support for key elements of the Council's strategic approach is welcomed. A detailed response to the consultee's concerns about the scale of development is set out under item 21 of this schedule.
24 - Nienke Pengelly, Entec	Response made on behalf of LaFarge Aggregates. Supports the Council's overall approach to development strategy and seeks the safeguarding of mineral reserves at South Catterick.	Support for the strategic direction is welcomed and the site at South Catterick noted. The Council is not the Minerals Authority so cannot safeguard mineral reserves in this Local Plan.
25 - Jill Davis, Davis Planning Partnership	Section 7 (I) We would request that the Local Strategy Statement has a policy that the Council seek to reinstate the A1(M) upgrade through the District. The cancellation of the upgrade is a retrograde step for Richmondshire. The upgrade is essential to users of the Strategic	The comments about the A1 upgrade are noted and the impact this has on local development prospects have been built into the Core Strategy. The support

Respondent	Response	Council Response
	Road Network in terms of highway safety and the long distance traveller. The upgrade also had credible and robust economic and strategic advantaged for the District in providing a new direct route to the strategic highway network for the growth focus area of Catterick Garrison and for associated military traffic. Section 7 (4) We particularly welcome and endorse this statement as a breath of fresh air and common sense. Delays in LDF programmes have held up sites from coming forward and this has stifled the continuing supply of housing and employment land. SHLAA sites have been through one assessment process by the Council and delay in bringing these forward because of the change in Government/legislation slowing down the LDF process would have a negative impact on the economy of the District. We note that this is becoming the view of other neighbouring Districts which are now actively encouraging SHLAA sites to come to fruition in the interests of a steady supply of housing and employment land.	for the Core Strategy policy on the early release of sites is welcomed. This policy has been developed in more detail and subject to further consultation. Its inclusion in the Core Strategy is designed to facilitate the early release of sites (Core Policy CP4).
26 - Stephen Courcier, Carter Jonas LLP	Response made on behalf of AR & C Booth and sons promoting a site in Scorton (SHELAA ref 80). Detailed response replicates item 18 on this schedule	See item 18 above.
27 - John Gill	Thank you for attending our parish council meeting. Our chairman has decided that we do not need to make any formal response to the three questions posed in the Local Strategy Statement. These comments are just from me as a parish councillor not as chairman of Swaledale CPRE. I agree with your assessment of North Richmondshire. Yes we do look to Darlington but not exclusively. We shop, bank and use the District Council in Richmond. I usually buy my petrol there. My grandson attends school there, plays rugby there, but he goes to scouts in Barton and still has friends at Middleton Tyas. The latest Census should answer much of the speculation that was	The support for key elements of the proposed strategic approach is welcomed. The comments about the dynamics of North Richmondshire are noted. North Richmondshire is within the catchment area of Richmond School and this shows the important role the town plays in supporting the rural areas. Development strategy is designed to provide the capacity to meet evident housing needs in Richmondshire, arising from the very strong housing market that exists here. The allocation of this housing

Respondent	Response	Council Response
	raised last night. How many are retired, how old they are or where they work. But how long will you have to wait for the details? To answer the three questions that the LSS poses: I agree with the Strategic Context set out in para. 5.2. I feel that the 'local' promise set out in the affordable housing strategy is compromised because most of those 'in housing need' are living in privately rented property and frequently have moved from outside the district. Once housed their AST houses are filled up with more tenants from outside the district ready to join the housing need queue. The planners hate employment tied houses but they have provided affordable housing in the district for many years. I agree with your assessment of the local boundary issues. I can't understand why Darlington can stymie economic development in Barton Park which has a fully adopted estate road. I am a bit concerned that the NY housing authority might demand bringing forward the SHELAA site in Aldbrough (which has been refused planning permission and withstood an appeal) because it was the only way they could fulfil a 'housing need'. If the Aldbrough/Eppleby/Caldwell 'cluster' notion caused Aldbrough's current relationship with Middleton Tyas School to be severed I think there would be a big row.	is the responsibility of housing providers once it has been built and allocations criteria are subject to review. The Preferred Core Strategy proposed that Barton Park should not be a site for further development apart from the already proposed Service Area. It is not considered to be a suitable location for development because of its distance from local centres of population, which would encourage additional car journeys to be made. The recognition of regeneration in Darlington in the Core Strategy is designed to support an approach that strengthens District services. Sites on the Darlington fringe would be attractive to developers and divert people away from district centres. SHELAA site 107 currently sits outside of the Aldbrough's development limits and is partially in the village conservation area. It could be considered under prevailing exception sites policies for affordable housing subject to the identification of local need, impact on the conservation area, support of the Parish Council and the willingness of the land owner for this use. The comments about the village cluster are noted. The village clusters have been proposed in areas where settlement size is small and services are distributed across settlements. The school in Eppleby is an important local service, but the allocation of school places is an issue for the Local Education Authority and potentially schools themselves if new management approaches are taken up.
28 - Martin	Support for the complementary development of Richmond and the	The support for development in the Garrison Area is

Respondent	Response	Council Response
Watson, Defence Infrastructure Organisation MoD	Garrison Centre and for their continued designation as principal towns. Support for growth in the Garrison area but preferring a higher rate of growth than 200 houses each year. Support for the continued working relationship between RDC and MoD	welcomed. The comments about a higher housing target are noted. The Core Strategy addresses the limited capacity for growth in Richmond by looking at the opportunities provided in the Garrison Area. It is based on the need to strengthen the range of services in the District supported by the development of the Garrison Town centre to provide modern leisure, retail and employment opportunities which cannot be provided in Richmond without compromising the town centre.

We have looked closely at the mid 2006 and mid 2008 sub-national population projections (SNPP) produced by ONS and found that they overestimated growth in Richmondshire because of flawed international migration assumptions rather than local evidence of change. The retention of the 200 dwellings per year target, in the LSS, reflected the need for development in Richmondshire to support local needs rather than support a policy promoting further in-migration from an unlikely source. The target has been further revised to 180 dwellings pa following detailed demographic assessment and a local population projection by Edge Analytics (Richmondshire Scrutiny of Population Estimates and Projections, January 2012). The recent mid 2010 based population projections published by ONS (March 2012) conforms very closely to this local population projection. |

Respondent	Response	Council Response
29 - Mrs Shirley Thubron, CPRE Swaledale Branch	CPRE welcomes the concern to protect the high quality environment and the balance of development between Richmond and Catterick Garrison. Concern is expressed at how the shortfall in development will be addressed and recommends that provision for a review is made after five years. The approach to cross boundary issues is supported. Concern is expressed that a perceived gap between designation of sites and adoption could mean that the core principles will not be strictly adhered to.	The support for key elements of the proposed development strategy is welcomed. The undersupply of housing as measured against RSS targets since 2004 was included in the assessment of the Preferred Core Strategy Spatial Principle 4 and supply will be updated in the light of more recent evidence. The housing target is now expressed as 180 homes per annum (see response to 1) and potential land supply has been identified to support this level of growth. The progress of development is monitored annually and under performance or excess pressure in development will initiate a review of relevant policies to ensure that they remain appropriate to local conditions. The Local Strategy Statement proposed a new policy for the early release of land ahead of a formal Allocations document. The production of an Allocations document is a lengthy process and could inhibit development and open the Council to the challenge of not supporting development. This policy has subsequently been developed in detail and was subject to further public consultation and has been incorporated in the plan as Policy CP4.
30 - Bryan Huntley, Darlington BC	Darlington Borough Council supports the assessment of local boundary issues, the overall housing target of 200 houses each year and proposed changes to the Preferred Core Strategy.	DBC's support for the strategic direction is welcomed.
31 - Julie	The Town Council has no comments to make on the Local Strategy	Comments noted.

Respondent	Response	Council Response
Forest, Leyburn Town Council	Statement.	
32 - Simon Hartley, Harrogate BC	In response to Key Question 2, I can confirm that the local boundary issues and relationships correctly identified and that the response is appropriate. I would comment that paragraph 6.5 should be amended to reflect the fact that it is only the Harrogate Core Strategy that is adopted and the policies are broadly consistent with this and the emerging Sites and Policies DPD.	HBC's support for the Council's assessment of boundary issues is welcomed and their position with plan preparation is noted.
33 - Christine Jones, Middleton Tyas Parish Council	The Parish Council received your recent further consultation documentation on the Local Development Framework and has considered it carefully. At our March meeting, it was agreed that this further consultation seems to still concentrate on the "3 satellite settlements" and no allowance has been made for our previous comments. It was resolved to write to you saying that the consultation continues to fail to deal with our concerns and that the comments made in our letter of 28th March 2010 still stand. A copy is attached for your reference.	The Parish Council's comments are noted and the comments made in its letter dated 28 March 2010 have been responded to. The Local Strategy Statement (LSS) dealt with very broad issues affecting Richmondshire as a whole and was necessary to cover changes brought in by the new government. The Council continues to propose a policy of restrained growth in North Richmondshire to respect the rural nature of this area and recognises that there is unmet need for housing in its settlements. This policy has been refined and informed by updated information on local housing needs across the whole plan area including those evident in particular villages.
34 - Malcolm Spittle, NYCC	Thank you for consulting North Yorkshire County Council on the proposed Local Strategy Statement for Richmondshire. The County Council understands the reasons for the preparation of the Statement which reflect the changes to the development t plan system currently proposed as part of the Localism Bill. As noted in the consultation document the abolition of the Regional Spatial Strategy will remove	The support of the County Council for the strategic direction set out in the Local Strategy Statement is welcomed. The County Council will continue to be consulted on the infrastructure requirements of the development strategy and how this should be funded. This builds on the A6136 traffic modelling, which will

Respondent	Response	Council Response
	the strategic planning policy framework which has underpinned the emerging Core Strategy. In the absence of such a framework the Statement will help to provide a clear and soundly based strategic context for the LDF. You will recall that the County Council broadly supported the proposed Preferred Options for the Core Strategy in its consultation response in July 2010. The current consultation document adopts a similar approach to the future development of the District. The County Council continues to support this strategic policy approach. In particular the County Council supports: - the conclusions on the key policy areas set out in section 3. For the most part the analysis has concluded that established regional policies remain valid and should continue to guide the future development of the plan area. It is considered that this represents a sound approach. - the assessment of future housing growth set out in section 4 and summarised in paras. 4.21 and 4.22. It is considered that this represents a sound and balanced assessment of the issues, taking full account of a wide range of considerations. - the proposed strategic context summarised in para. 5.2. (Key Question 1) and the local relationships identified in section 6 (Key Question 2). I would, however, note on the issue of relationships that there are important links to the County Council as a key provider of the infrastructure needed to support future development. In relation to the changes proposed as a result of emerging national policy and previous consultation responses (section 7), the County Council has no objections to the four areas of concern identified.	assessed the options to maintain the capacity of this key route through Richmondshire.
35 - Graham Banks, Hambleton	Hambleton District Council is supportive of your strategic approach as set out in the Local Strategy Statement and the Preferred Core Strategy, which is consistent with our adopted Core Strategy (and the former RSS). We have close links with the Richmondshire plan area	The support for the overall strategic approach is welcomed and agreement of important cross boundary issues of common interest.

Respondent	Response	Council Response
District Council	and particularly along the eastern fringes, due to the good connectivity between settlements and with the A1 corridor. This was reflected in the RSS sub-area approach defining the Vales and Tees Links, covering most of Hambleton and the eastern side of Richmondshire. The settlement hierarchy and policy for development in the rural areas is broadly consistent with the approach taken in Hambleton as are your affordable housing targets and rural exception sites policies, which are also supported. HDC is keen to see the A1 upgraded to motorway standard north of Leeming Bar to Barton as a continuing next phase and it is included as a proposal in our LDF. The development of the Wensleydale Railway and reference to the aim to link to Northallerton station is strongly supported. The promotion of tourism related development particularly in Leyburn will also assist in this respect.	

4.0   Summary of Responses

4.1   A total of 34 written responses have been received. Representatives from 15 Parish and Town Councils attended the workshop and individual meetings were held with Leyburn and Middleham Town Councils and Aldbrough and Easby Parish Councils. The written responses were from a mixture of interests, as follows:

Developers and agents	10
Public bodies	8
Neighbouring authorities	6
Interest groups	5
Individuals	3
Town and Parish Councils	2
Total responses	**34**

4.2   It should be noted that two agents repeated their arguments on behalf of different clients.

4.3   The LSS covers the full range of strategic issues developed in the Preferred Core Strategy and posed three key questions:

- Is there support for the revised strategic context?

- Have the boundary relationships been correctly identified and responded to?

- Is there support for the changes in the Preferred Core Strategy?

Is there support for the revised strategic context?

4.4   In general there is broad support for most elements of the strategic context as set out in section 5 of the LSS, but three issues emerged from consultees' comments: the policy of relative restraint in development; scale of housing development and the relative status of Richmond, the Garrison Area and Leyburn. These need to be addressed to prepare the way for the Core Strategy.

Policy of restraint

4.5   This issue is concerned with limiting development opportunity in the Richmondshire Plan area in order to promote regeneration in the Tees Valley and Darlington in particular. The proposed approach was challenged as being contrary to the emerging Localism Bill.

4.6   The proposed strategic approach set out in the LSS talks of a policy of "relative restraint …reflecting the needs of the area and its relative lack of potential for growth , taking into account the great concern to protect the high quality environment" (LSS para 5.2). The Preferred Core Strategy distributes the overall scale of development to focus on the important towns of the plan area as far as possible. This approach

supports the range of services provided in each of these and seeks to reduce the need to travel to centres outside the District. As a result, the proposed scale of development in North Richmondshire is constrained, reflecting the limited opportunities for development in this most rural part of the plan area. This criticism suggests that we should reinforce the objective of support for District services in the Core Strategy and set this in the context of local area needs.

Scale of Housing

4.7   The proposed scale of housing development mainly concerned developers and their agents who sought higher targets based on the current 2008 based population and household forecasts. These indicate that a target of 250 homes each year would be required. These projections are reviewed in the LSS and we consider that these projections risk overestimating the scale of population growth. This is mainly because of the effect of military families in the projection assumptions and also the trends underlying the projections reflect economic conditions before the downturn. Respondents offered no evidence or analysis to support increasing the housing target, preferring to take the national population projections at face value. This issue has been discussed with Office of National Statistics (ONS), which is unable to modify its national methodology in order to be sensitive to the effect of the military population on projections for the Richmondshire population.

4.8   The Local Plan should set the required local scale of housing development. National Planning Policy in the NPPF calls for a balanced judgement to be made across a range of factors, including population and household projections; evidence of housing need and demand; local economic conditions; land availability and sustainability appraisal. The LSS considered these factors and proposed a target of an average of 200 homes per annum, which would enable the Council to address affordable housing delivery in the context of the high quality environment of the Richmondshire plan area. This target has been reviewed again following further population and demographic analysis, which justified reducing the figure to 180 homes per year.

The relative importance of Richmond, the Garrison Area and Leyburn

4.9   This issue was raised in different ways by respondents. Although there is general support for the principle of the settlement hierarchy, there was some dissent. One agent criticised the focus of growth on the Garrison Area and recommended that a substantial proportion of growth be transferred to Richmond. Another considers that the settlement hierarchy unfairly demotes the status of Leyburn.

4.10   We have investigated potential sites in and around Richmond extensively and found that they are small in size with limited capacity to contribute to the overall housing requirement sought in the Core Strategy. A recent Planning Inspectorate appeal judgement continues to reinforce the importance of Richmond's landscape and historical setting when considering sites in the town. The Scott's Dyke ancient monument along the eastern boundary of Richmond is of national importance and further constrains development options around the town. The Core Strategy addresses the limited capacity for growth in Richmond by looking at the opportunities provided in the Garrison Area.   It is based on the need to strengthen the range of services in the District supported by the complementary development of the Garrison

Town centre to provide modern leisure, retail and employment opportunities which cannot be provided in Richmond without compromising the town centre.

4.11   The significant position of Leyburn as an important rural service centre with a large hinterland is recognised in the Local Strategy Statement (para 5.2) and has been further clarified to reflect the interrelationship of the Richmondshire Plan Area's three towns. Leyburn has also been identified as the main focus for growth in Lower Wensleydale, but its relative size and setting means that this growth will be modest in comparison to other areas.

Have the boundary relationships been correctly identified and responded to?

4.12   All neighbouring authorities have responded and concur that the strategic approach set out in the LSS is complementary to their development strategies. Other responses commenting on this issue are also generally supportive as well. The main contention was concern that development in Richmondshire was being unreasonably constrained in favour of the Tees Valley and his has been discussed in the preceding paragraphs.

Is there support for the changes in the Preferred Core Strategy?

4.13   Section 7 of the LSS proposed three changes to the Preferred Core Strategy: the need for a flexible and robust approach; ensuring flexibility towards smaller settlements and a clearer directional strategy for the Area Action Plan. Respondents recognised the need for flexibility and asked that the Council did not lose sight of the long term prospects for the A1 upgrade. Concern was expressed that too much development in smaller settlements would risk diluting the overall purpose of the settlement hierarchy. It was explained in the LSS that the flexibility towards smaller settlements would be considered under the proposed Core Strategy Rural Sustainability Policy, CP3 and the Exception Site policy CP5B. This could be extended by new powers for local communities to promote development in the Localism Bill when that was enacted. Together these policies would enable small scale growth outside of the settlement hierarchy to be considered subject to it meeting specific needs at a scale appropriate to a given setting.

4.14   The Garrison Town Centre project is pivotal to the achievement of Core Strategy objectives and we are developing measures to support this including the directional approach. The proposed policy would favour sites nearer to the town centre over those further away, but no decisions have yet been made on the phasing of development or the range of suitable sites required to deliver an effective approach. The mix of sites may also be affected by decisions concerning the military estate arising from the Defence Security Review, which could release a wider range of sites nearer to the town centre if they are no longer required for military use. It is recognised that an over restrictive approach could impede necessary development to come forward.

Other Concerns

4.15   The public bodies, interest groups and individuals were generally supportive of the strategic direction of the LSS and reiterated comments made in the Preferred Core Strategy consultation that their interests, mainly about the local environment, should be fully considered in the Core Strategy or subsequent Development Plan

Documents (DPDs), including ensuring that the document is presented in plain English.

4.16   The Parish Council Workshop and meetings covered a wide range of local issues. Their main strategic planning concern was not to engage with proposed Neighbourhood Planning procedures prematurely until the guidance was available. In the meantime they supported the progress towards the LDF Core Strategy as a basis for local development.

Conclusion

4.17   The consultation responses give an assurance that the Preferred Core Strategy is fit for purpose and does not indicate the need for any major modifications. The assessment of the LSS consultation set out above is built into the drafting of the publication version of the Core Strategy, with specific attention to the policy of restraint, support for the housing target, describing the importance of Leyburn in the settlement hierarchy and developing the directional approach to development in the Garrison Area.

Letter to Parish Councils Inviting them to a Workshop on LSS

Dear (Parish Clerk)

The Local Development Framework after Coalition Government Proposals

Parish Councils Workshop

I am writing to invite either yourself or a Member of your Parish Council to the above workshop. The aim of the workshop is to present the emerging localism agenda as it affects the Local Development Framework (LDF) and to discuss our response to these changes.

Richmondshire District Council has been preparing its Local Development Framework under legislation which required it to be in general conformity with the Regional Spatial Strategy (RSS). Recent developments have changed this. The Secretary of State revoked the current RSS in July 2010, but a recent legal challenge ruled that this was unlawful. Despite this the expected Decentralisation and Localism Bill is intended to finally revoke the RSS.

The abolition of the RSS is part of the Coalition Government's proposals to remove "top down" guidance, and encourage local decision making, consistent with the philosophy of "localism". The Richmondshire LDF is, therefore, being progressed on the basis that it will no longer need to be in conformity with the RSS. But, it is essential that the context for preparing our LDF is re-established. In doing this we will need to reach local agreement, through consultation, on the way forward without the RSS. We are preparing a short document, which will propose the local strategic background on which to base local development policies, including house building targets. This document will be ready in mid January and we look forward to discussing it with you at the workshop.

Please could you confirm whether a representative from your Parish Council would like to attend. (Contact details)

Yours faithfully

John Hiles

Plan Our Future 3 – Presentation and Workshop on the Local Strategy Statement 15th February 2011, Swale House, Richmond

Officers Attending:

- John Hiles (Planning Policy Officer)
- Graham Banks (Planning Policy Manager)
- Ian Nesbit (P/T Policy Officer)

Representatives form the following Parish Councils attended:

- Aldbrough St John
- Barton & Cleasby
- Bellerby
- Dalton
- Finghall
- Gilling West
- Hipswell
- Hudswell

- Leyburn
- Preston-under-Scar
- Redmire
- Scorton
- Scotton
- Stapleton
- St. Martins
- Thornton Steward

Presentation:

Presented by John Hiles on the Local Strategy Statement including its relevance in relation to the Core Strategy and the Coalition Government's emerging Localism Agenda. The PowerPoint slides of the presentation can be found at the end of this document.

Minutes From Workshop/Feedback Session :

Parish Council attendees were initially asked to introduce themselves and then raise a question in relation to the Core Strategy, the LSS and the Localism Agenda. The following is a summary of the points, questions and issues raised by the Parish Council attendees both in this introductory session and the feedback that was received during and after the presentation.

Leyburn Town Council: would like to see a more even spread of housing across Lower Wenselydale and not just concentrated in Leyburn.

St. Martins Parish Council: Felt that Localism could 'become a minefield'.

Scotton Parish Council: Felt that the main issues in the parish were concerned with broadband and bus service provision.

Cleasby Parish Council: Felt that broadband was one of the main issues in the village.

Redmire Parish Council: Highlighted the economy as a main issue.

Scotton Parish Council: Felt it was hard to plan for the future as it is not often clear what is being planned for. Strong feeling that more service Industries were needed in the district, and that services have become all about profit and not providing a good service.

Hipswell Parish Council: Couldn't understand how neighbourhood planning could work for Hipswell when the MOD own a lot of the land?

Aldbrough St John: In the context of Localism, how local is local? What size and scale will local communities or neighbourhoods be? (Answer (JH) : Likely to be Parish and Town Councils)

Dalton Parish Council: Felt that Community and Neighbourhood Planning will require the guidance and support from Council Planning Officers. It is also felt that there is likely to be funding issues associated with Neighbourhood Planning.

Finghall Parish Council: Noted that Parish Councils have no experience in relation to producing Neighbourhood or Community Plans as envisaged through the Localism Agenda.

Bellerby Parish Council: Asked whether the Localism Agenda was asking Town and Parish Councils to produce Parish Plans (focussing on development)

Preston-under-Scar Parish Council: Parish and Town Councils would need to know what can and can't be done in planning terms. For instance, Parish Councils would not usually have the knowledge as to whether the existing infrastructure provision would be able to accommodate a certain level of development. Parish Councils lack that sort of knowledge and information.

Dalton Parish Council: Mentioned that there has been a previous dearth of new housing permitted in the village and felt that planning policies should not make it too difficult to permit new housing development in the rural villages – something is needed in relation to the smaller settlements within the District.

Scotton Parish Council: Can see the possibility of conflict between any Parish Plan and the LDF, although the Localism Agenda (in order to work) would need Parish Councils to stop being insular and look at this opportunity together, so that they don't miss out. Felt that Localism and Neighbourhood planning sounded like a good thing and a way of getting the 'best compromise'.

Finghall Parish Council: Felt that access to hospitals was an important issue within the District.

Dalton Parish Council: Could see Neighbourhood Plans as being popular for Parish Councils wanting to try and resist certain development pressures (often supported by national Government), such as the pressure for renewable energy provision in local communities.

Hipswell Parish Council: Felt that there was a gap between the Parish Council and the MOD. There needs to be a re-establishment of good communication between the MOD and the Parish Councils if Neighbourhood Planning is to work. It is felt that there is a lack of direct contact with the MOD, although this had existed previously and that there is now only 'one way communication'. (JH stated that he would investigate this issue with the MOD)

Scotton Parish Council: Mentioned there used to be a Garrison Liaison Committee, but this has not been utilised effectively by the new Garrison Commander. There was a feeling that this had been stopped as members on the Committee were raising issues that the MOD did not want raising.

St. Martin's Parish Council: Felt that there was a danger that vociferous members of Parish Councils would try and promote their own agendas through the Neighbourhood Planning process. There was also a concern that not enough Parish Councils would get involved and

that there was a need for Parish Councils to work together in relation to Neighbourhood Planning.

Finghall Parish Council: The idea of a referendum (to be introduced in relation to Neighbourhood Planning) is not a new idea and legislation allows this to be undertaken by Parish councils to the moment. Also asked the question as to whether Parish Councils would be permitted through the Neighbourhood Planning process to allow development outside of the current village (development) limits (Answer (JH) – Yes, within certain regulations)

Hipswell Parish Council: Felt that additional development in the Garrison Area would lead to more traffic on the A6136, which could raise issues as the roads in Catterick Garrison would struggle to accommodate additional traffic.

Redmire Parish Council: Unable to locate local plan maps on the Planning Portal that show the Development Limits boundaries (Answer (IN) these plans are now available on the Richmondhsire District Council Planning Pages)

Gilling West Parish Council: Asked whether there had been a relaxation of Permitted Development Rights in Conservation Areas recently? (Answer (IN) Householder PD Rights were amended in 2008 which made some changes to what is classed as PD within Conservation Areas, but there had been no changes of note since then in relation to Conservation Areas)

Officers repeated their offer to attend Parish Council meetings and encouraged participants to consider the Local Strategy Statement.

Meeting closed at 21.00

List of Parish Council Workshop Attendees

John Gill	Aldbrough St John
Kevin Connelly	Aldbrough St John
Kate Proudfoot	Barton and Stapleton and Cleasby
Richard Farr	Dalton Parish Meeting
Cllr David Allison	Gilling West
Cllr Bagley	Hipswell Parish Council
Barry Black	Hudswell
David AshforTH	Preston-under-Scar
Cllr Andrew Jordan	Redmire Parish Council
Cllr Hurwood-Foster	Scorton
Mrs Vicki Raven	Scorton
Cllr Pat Middlemiss	Scotton
Cllr Malcolm Spark	Scotton
Cllr Janice Spark	Scotton
Cllr H Grant	St Martins
Wynn Delf	St Martins

Maureen Ayre	Thornton Steward
Sarah Weatherald	Wensley Parish Meeting
Mavis Parry	Leyburn Town Council
Cllr Ian Hamsworth	Constable Burton Finghall

Presentation to Parish Council Workshop

Slide 1

Localism and Local Development

Parish Council Workshop
15 February 2011

RICHMONDSHIRE
working for a better future

planourfuture

Slide 2

Introduction

o what stage has the LDF reached?

o the new Government's proposals: the Localism Bill

o the Local Strategy Statement: what is it for?

o What does this mean for you?

Slide 3

Your Concerns

o Your parish or town

o Localism issues

o Development issues

Slide 4

LDF Core Strategy reached

o Issues and Options November 2009

o Preferred Core Strategy July 2010

o Final Draft Autumn 2011

Preferred Strategy June 2010

Local Development Framework
Core Strategy

Slide 5

Final Draft Core Strategy

o Shared Services
o Consultation Response
o Traffic Modelling
o Housing Viability Assessment
o Council agreement
o Localism Bill
o Local Strategy Statement

Slide 6

Localism Bill

o Neighbourhood Planning and Community-led development
o Duty for public bodies to cooperate.
o Report development plans directly to local people on the progress
o Revocation of Regional Spatial Strategies
o New Homes Bonus
o Community Infrastructure Levy

Slide 7

Localism Bill

o Likely to become law by November
o move towards local determination ("localism") and neighbourhood planning, but
o little guidance provided or expected: we must decide what to do locally
o Local Strategy Statement

Slide 8

Neighbourhood Planning

o A new power for parish and town councils to harness the benefits of development
o plans for "growth" and could be a way of bringing forward the Core Strategy at a local level.
o Lead by Parish or Town Council with support from District Council
o Local Referendum

Slide 9

Local Strategy Statement

o Anticipates Localism Bill

o Strategic framework to replace regional direction

o Consultation February/March 2011

Slide 10

LSS Contents

Five main sections ...
1. review of the RSS
2. the appropriate scale of housing
3. the proposed strategic context
4. local boundary issues
5. proposed changes following consultation

Slide 11

LSS Strategic Principles (1)

o Relative restraint on overall development reflecting the limited potential for growth and high quality environment

o Housing development will be based on a target of 200 houses each year to support the local economy and provide for local affordable housing needs

Slide 12

LSS Strategic Principles (2)

o Development will be concentrated in locations which reflect a defined settlement hierarchy, headed by Richmond, Catterick Garrison and Leyburn

o Development will be encouraged in Richmond and Catterick Garrison to provide a complementary range of services and facilities

Slide 13

LSS Strategic Principles (3)

o Sustainability of rural communities will be supported by facilitating development which meets their community and economic needs

o Protection and enhancement of the area's environmental assets and responding to climate change

Slide 14

Neighbours

Slide 15

LSS Policy Development

o Flexible approach to deal with A1 and military uncertainties
o Support for development in smaller settlements to meet communities' social and economic needs
o Directional strategy for Garrison Town Centre development
o Guidance on the identification and early release of housing and employment sites

Slide 16

What does this mean for your Council?

Up to 2026
o Rural Villages
o Secondary Service Settlements
o Primary Service Settlements
o Leyburn
o Principal Towns

Slide 17

Rural Villages

41 Villages including Hudswell, St Martins, Stapleton, Cleasby, Thornton Steward, Dalton, Wensley, Redmire, Preston under Scar

Small to very small populations

Slide 18

Rural Villages

Flexible approach to appropriate development:
■ Preferred Strategy support for rural sustainable development (eg. for live-work), and for 100% affordable housing;
■ Emerging Localism proposals support for Neighbourhood Plans, Community Right to Build
■ Limiting target 2% (about 80) of district development

Secondary Service Villages

- 12 Villages including Aldborough and Gilling West
- Flexible approach to development
- Higher development target 4% (about 150) of district

19

Primary Service Villages

- 7 Villages including Scorton
- Largest villages with widest range of services
- Neighbourhood planning flexibilities
- 14% (about 530) housing target

20

Leyburn

- 10% (about 390) of district housing development
- Supporting wider needs of Lower Wensleydale area, extending into the Upper Dales

21

Principal Towns

- Richmond and the Garrison area (including Hipswell, Scotton and Colburn)
  - the need to secure high quality development which helps to achieve vibrant and cohesive communities;
  - timing and sequence of development must ensure that the initial focus is close to & supporting the Garrison Town Centre

22

Principal Towns

- 65% (2,453) of housing development in Garrison Area
- 5% (188) in Richmond

23

Principal Towns

24

What Happens Next?

- Contact details on handouts
- LSS Consultation (March 31st)
- Final Draft Core Strategy (Autumn 2011)
- Localism Act (Autumn 2011)
- LDF Core Strategy examined and adopted (2012)

RICHMONDSHIRE NEWS

PRESS RELEASE

A new document sets out local development priorities for Richmondshire.

Parish Councils across Richmondshire - but outside the National Park - are being invited to a workshop to look at the government's new 'localism' agenda and its effect on future development in eastern Richmondshire.

The District Council's Local Development Framework (LDF) will set the future priorities for building new homes and workplaces in the towns and villages up until 2026. The LDF needed to be consistent with the development targets set in the Yorkshire and Humber Regional Spatial Strategy (RSS) – but this is now changing.

Central Government wants to remove 'top down' guidance, and encourage local decision making. The Localism Bill will put end to the RSS and the LDF must be written without it. However what has been lost with the RSS must be replaced so that the Council can progress the LDF. So a short document has been written proposing local priorities for development - along with the evidence needed to justify them. This will include the targets for the number of new homes and where they should be built.

Each Parish Council in the area covered by the LDF will receive a copy and it will be discussed at the workshop., which takes place on February 15 at 7pm at Swale House in Richmond.

For more information contact John Hiles on 01748 827025 or
john.hiles@richmondshire.gov.uk

Press Officer: **Aly Thompson**

Phone: 01609 767063

Email: aly.thompson@hambleton.gov.uk

**Richmondshire District Council
Local Plan**

Core Strategy Consultation Statement
April 2012

Additional Core Policy CP14 and changes to
Central Area and Lower Wensleydale Sub Area Strategies.

Summary of Responses
May 2011

Contents

1.0   Introduction

1.1   The Richmondshire Local Plan will replace the current Local Plan (2001) as the statutory local development plan for that part of the District outside of the Yorkshire Dales National Park. The Local Plan Core Strategy, which sets out overarching principles for the scale, location and content of development, is nearing completion. It has been developed and refined through the following stages:

- Plan Our Future (March-May 2009)
- Plan Our Future 2 (November 2009)
- Preferred Core Strategy (June-July 2010)
- Local Strategy Statement (February–March 2011)
- Additional Core Strategy Consultation (September to October 2011)

1.2   In 2011 the Council anticipated changes to national policy following the publication of the draft National Planning Policy Framework (NPPF). On this basis a further consultation document was issued to ensure there were no delays in the Council's ability to assess the suitability of individual site proposals and to help steer consideration of the best direction of growth around the main towns.

1.3   The new Core Policy CP14 (Control and Promotion of Site Release) provides guidance to the Council, local communities, and developers on site promotion and selection to facilitate development, provide a context for neighbourhood planning and support the preparation of future detailed site allocations plans. In addition to CP14 it is also proposed to supplement the Core Strategy's Sub Area Strategies with settlement specific guidance on the strategic direction of development in the main settlements of Richmond, Leyburn and the Garrison Area.

1.4   This Consultation Statement reports the results of consultation on CP14 and the Sub Area Strategies by summarising the responses received and providing a statement as to how the Council will take on board the responses through changes to the Core Strategy.

1.5   Consultees were asked a series of eight key questions as shown below, however comments were invited on any aspect of the consultation document.

3.   *What do you think about Core Policy CP14?*

a.   Do you agree with the need for clear policy guidance to facilitate development in the Plan Area? If not, why not?
b.   What changes would you suggest to the site selection and promotion criteria proposed in Core Policy CP14?
c.   Do you agree with the rejection of no need for Core Strategy guidance to facilitate development? If not, why not?
d.   Any other comments on the proposed Core Policy CP14?

5.   *What do you think about the changes to the Central Area and Lower Wensleydale Area Spatial Strategies?*

a.   Do you agree with the revisions to the spatial strategies for the Central Area and Lower Wensleydale Area? If not, why not?
b.   Do you agree with the need for clear policy guidance on the Strategic Direction for future development in Hipswell, Scotton & Colburn and Leyburn – and not for Richmond? If not, why not?
c.   Do you agree with the broad areas selected and rejected in Hipswell, Scotton & Colburn and Leyburn and the reasoning for these choices? If not, why not?
d.   Any other comments on the proposed changes?

2.0 Who was consulted?

2.1 A total of 544 consultees were asked specifically for their comment, including the following specific consultation bodies at the time:

Specific Consultees

The Homes & Communities Agency	The Environment Agency
Local Government Yorkshire and Humber	The Coal Authority
	Natural England
Yorkshire Forward	English Heritage
One North East	Mobile Operators Association
Darlington Borough Council	British Telecom
Durham County Council	Orange
Craven District Council	Vodaphone
North Yorkshire County Council	O2
Yorkshire Dales National Park Authority	British Gas
Hambleton District Council	NEDL
Harrogate Borough Council	Northern Electric plc
All Town and Parish Councils / Meeting within the plan area and neighbouring	Transco
	Yorkshire Water plc
North Yorkshire Police Authority	Northumbrian Water
Durham Constabulary	Highways Agency
North Yorkshire and York Primary Care Trust	The Secretary of State for Transport

2.2 How were they consulted?

2.2.1 Consultees were sent a letter informing them of the consultation and how to locate the consultation document and background papers on Leyburn, Catterick Garrison and Richmond. Responses were requested by Friday 28 October 2011. A copy of the consultation letter can be found at Appendix 1.

3.0 Consultation Methods

3.1 Public Notice Advert in:

- The Darlington & Stockton Times (16 September, 2011)

3.2 Press Articles in:

- The Darlington & Stockton Times (16 & 23 September, 2011)
- Yorkshire Post (16 September, 2011)
- The Richmond & Catterick Directory (October, 2011)
- Leyburn local magazine (October, 2011).

3.3 Other methods:

- Consultation documents were made available at local libraries and Council Community Offices.
- Letters/emails were sent to all consultees.
- The consultation was publicised on the RDC Web pages.
- Presentations to various meetings with display material.

4.0   Consultation Activities

4.1   Calendar of Meetings/Exhibitions Held

Date	Event
14/09/2011	Central Area Partnership
15/09/2011	Lower Wensleydale Area Partnership
19/09/2011	Leyburn Town Council
	Richmond Swale Valley Community Initiative
21/09/2011	North Richmondshire Area Partnership
22/09/2011	St Martins Parish Council
26/09/2011	Richmond Town Council
27/09/2011	Garrison Area Partnership
03/10/2011	Colburn Town Council
	Scotton Parish Council
04/10/2011	Richmond Rotary Club
05/10/2011	Richmond Business and Tourism Association
10/10/2011	Hipswell Parish Council
	Leyburn Public Meeting, Thornborough Hall 7pm
11/10/2011	Leyburn Business and Tourism Association
12/10/2011	Middleton Tyas Parish Council
13-15/10/2011	Exhibition at Colburn Sports Centre
15/10/2011	Drop-in Session at Colburn Sports Centre (10am-2.30pm)
27/10/2011	Brompton on Swale Parish Council

4.2   Meetings

Richmond	
Central Area Partnership	14th September
Richmond Town Council	26th September
Richmond Business & Tourism Association	5th October
Richmond Swale Valley Community Initiative	19th September
St Martins Parish Council	22nd September
Leyburn	
Leyburn Town Council	19th September
Leyburn Business & Tourism Association	11th October
Lower Wensleydale Area Partnership	15th September
Catterick Garrison	
Garrison Area Partnership	27th September
Colburn Town Council	3rd October
Hipswell Parish Council	10th October
Scotton Parrish Council	3rd October
Others	
North Richmondshire Area Partnership	21st September
Campaign to Protect Rural England (Swaledale and Wensleydale Branch)	24th October

5.0   Number of Responses

5.1   There were a total of 140 responses to this consultation from individuals, local
        organisations and key consultees. Some made comment on several sub areas.

Sub Area	Number of Comments
Richmond	23
Lower Wensleydale	54
Hipswell, Scotton & Colburn (plus a petition of 77 respondees)	61
General	38

6.0   Who Responded to the Consultation?

Consultee_Ref	Respondent	Organisation	Catterick Garrison	Leyburn	Richmond	General
0064-5001	Mr Ian Smith	English Heritage			✓	✓
0121-5002	Mr John King			✓		
0160-5003	Mr Brian Butler			✓		
0195-5004	Mr Frank Broughton					✓
0207-5005	Sir Richard Dalton					✓
0427-5006	Emma Speight	One North East				✓
0452-5007	Mr Nick Sandford	Woodland Trust				✓
0586-5008	Mr Ian Walton	East and West Layton and Carkin Parish Meetings				✓
0623-5009	Mr Andrew Taylor		✓		✓	
0624-5010	Mr Chris Green			✓		
0625-5011	J Danvers			✓		
0626-5012	Mr George Scott		✓		✓	
0627-5013	Mrs Jayne Hall			✓		
0628-5014	Mr Mark Thompson			✓		
0629-5015	Mrs C McNally			✓		
0630-5016	Mr David Morgan	Network Rail				✓
0631-5017	Mr Malcolm Spittle	NYCC				✓
0632-5018	Mr Phil Pont			✓		
0142-5019	Diana Jolland			✓		
0634-5020	Keith & Anne Kendall			✓		
0230-5021	Mr Bob Sampson	Newton Le Willows Parish Council				✓
0308-5022	Mr Mark Ashton	NYCC Children & Young People	✓	✓	✓	
0044-5023	Earl of Ronaldshay	Aske Parish Meeting			✓	
0635-5024	Stephen Brown	Leyburn Medical Practice		✓		
0636-5025	Mr R A Metcalfe			✓		
0637-5026	Nancy Coker		✓			
0500-5027	Mr Mark Harrison	The Coal Authority				✓
0638-5028	John Heslegrave			✓		
0639-5030	Ashley Tallyn		✓			
0641-5031	Bryony Wilford	Hambleton and Richmondshire District Councils	✓			✓
0642-5032	Geoffrey Parker		✓			

APPENDIX 4

Consultee_Ref	Respondent	Organisation	Catterick Garrison	Leyburn	Richmond	General
0206-5033	Mrs Jill Glover		✓			
0644-5034	Bell			✓		
0645-5035	Gareth Foreman		✓			
0646-5036	Valerie Adams	Darlington Borough Council			✓	
0647-5037	Mr Howard Whittaker	HSE				✓
0649-5038	A & A Wetherell			✓		
0650-5039	Carol and David Metcalfe		✓			
0651-5040	Colin Hedworth		✓			
0652-5041	Laura Golding			✓		
0653-5042	Sandra Ward			✓		
0654-5043	Sheila Simms			✓		
0655-5044	T and M L Pearson			✓		
0656-5045	Cynthia Ryde			✓		
0327-5046	Mr Martin Watson	Defence Infrastructure Organisation	✓			✓
0657-5047	Mr Robert Lisle			✓		
0439-5048	Mr Richard Irving	ID Planning		✓		
0658-5049	Mary Skelton			✓		
0497-5050	Mrs Zoe Buddle	Natural England			✓	✓
0659-5051	AR & C Booth				✓	✓
0660-5052	Messrs Campion & Ratcliffe			✓		✓
0661-5053	R & K Nicholson				✓	
0027-5054	Mrs Julie Forrest	Leyburn Town Council		✓		
0662-5055	Mrs K D Scott			✓		
0663-5056	Mr Charles Helm			✓		
0118-5057	The Hon Bernard Borman Schreiber Graf Von Ullersdorf					✓
0251-5058	Miss Rose Freeman	The Theatres Trust				✓
0664-5059	John Illingworth	Scotton Parish Council	✓	✓		
0665-5060	John and Andrea Platt		✓			
0666-5061	Kate Pepperrell			✓		
0667-5062	V A B Newstead			✓		
0668-5063	Mr Alan Quilley					✓
0669-5064	Mr Derek Atkinson			✓		

APPENDIX 4

Consultee_Ref	Respondent	Organisation	Catterick Garrison	Leyburn	Richmond	General
0670-5065	Mr Allen Brindle		✓			
0235-5066	Mrs Catherine Watson			✓		
0264-5067	Stephanie Walden	Yorkshire Water Services Ltd	✓	✓	✓	✓
0671-5068	George Black			✓		
0672-5069	Betty Ackrill					
0453-5070	Mr Mark Brooker	Storeys:ssp			✓	
0673-5071	June Fielden			✓		
0246-5072	Mrs Jennifer Hadland	Smiths Gore		✓		
0674-5073	Anthony Harrison	CPRE Wensleydale		✓		✓
0221-5074	Mr Alwyn Stuart Tate					✓
0016-5075	Mrs Philippa Graves	Colburn Town Council	✓			
0675-5076	Mr John Weedon	Bellerby Parish Council		✓		
0676-5077	Mr & Mrs W M Braithwaite			✓		
0168-5078	Diane Baines		✓	✓	✓	✓
0677-5079	Gill McLean				✓	
0620-5080	Mr G A Reed					✓
0678-5081	Kathryn Jukes	Redrow Homes				✓
0679-5082		SaveColburn.co.uk	✓			
0498-5083	Mr Jonathan Kendall	Environment Agency	✓	✓		✓
0493-5084	Rachel Walker	Tunstall Parish Council	✓			
0680-5086		Richmond Business & Tourist Assoc (BRTA) & Richmond Swale Valley Community Initiative (RSVCI)	✓		✓	
0681-5087	D E Coates	Colburndale Developers	✓			✓
0772-5088	Mr Russell Hall	England & Lyle				✓
0505-5089	Mr Russell Hall	England & Lyle	✓			
0682-5090	Richard Irving	Castlevale Group Ltd	✓	✓		✓
0260-5091	Dr Rupert Hildyard		✓			
0589-5092	Heather Lawler	Richmond Town Council			✓	
0683-5093	Mrs S Collin			✓		✓
0684-5094	Mr R Orchard				✓	✓
0685-5095	Jan Bell			✓		
0686-5096	Geoff Prince	Lingfield Securities	✓			✓
0687-5098	Mr Bernard Morris			✓		
0025-5099	Christine Stedman	Hipswell Parish Council	✓			

APPENDIX 4

Consultee_Ref	Respondent	Organisation	Catterick Garrison	Leyburn	Richmond	General
0688-5100	The Oyston Family			✓		
0689-5101	D M Wilkinson				✓	
0690-5102	D Beswick			✓		
0691-5103	RD & DA Jinks		✓			
0692-5104	Mr J D Wood		✓			
0693-5105	Barbara & David Ayton		✓		✓	
0694-5106	Jill Mason		✓			✓
0695-5107	Susan Glover		✓			
0696-5108	Gerard Kelly		✓			
0697-5109	Philip Biggs		✓			
0698-5110	Mrs S Heath		✓			
0699-5111	Mr & Mrs Docherty		✓			
0404-5112	Cllr Jane Branch		✓			
0700-5113	Mr & Mrs Patton		✓			
0701-5114	Martin McGready		✓			
0702-5115	John Bewell		✓			
0703-5116	David Horn		✓			
0704-5117	Nicola Bewell		✓			
0705-5118	J Best		✓			
0030-5119	Mrs Christine Jones	Middleton Tyas Parish Council				✓
0036-5120	Mrs Vicki Raven	Scorton Parish Council	✓			
0706-5121	Craig Johns	Homes and Communities Agency	✓	✓	✓	✓
0707-5122	Ann-marie Hardie		✓			
0708-5123	Eric Brindle		✓			
0709-5124	Alan Durrant		✓			
0710-5125	Tanya Gerard		✓			
0711-5126	Debbie Davidosn		✓			
0712-5127	Gayle Ryal		✓			
0713-5128	Emma Leon		✓			
0714-5129	Joyce Muxlow		✓			
0715-5130	Mark McLeish		✓			
0716-5131	Kelly Greener		✓			
0717-5132	Ray Newton		✓			

Consultee_Ref	Respondent	Organisation	Catterick Garrison	Leyburn	Richmond	General
0718-5133	Ian Carter		✓			
0759-5134	Julie White	DPP		✓		✓
0773-5135	Anonymous	Leyburn Resident		✓		
0774-5136	Mark Whyman	Richmond and District Civic Society	✓		✓	✓
0077-5137	Mrs Shirley Thubron	CPRE Swaledale Branch	✓		✓	✓
0463-5138	Mr Charles Payne	Harmby Parish Council		✓		
0120-5139	Mrs Jeannie Bishop			✓		
0775-5140	Mrs Anne Wilkie		✓			
0776-5141	Tom Thistlethwaite			✓		
0311-5142	Mr Martin Parker	North Yorkshire County Council (Highways)		✓	✓	
0777-5143	Myles and Anne Camm				✓	

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7.0   Summary of Main Issues

7.1   Policy CP14 Response

7.1.1   Most respondents agreed with the need for the policy and the approach taken, with cross-reference to sub area strategies and their locational guidance for development. The support from statutory consultees is particularly notable. Many minor text changes are suggested. Some responses want more detail and clarity and others want a shorter simpler policy without repetition of other policies.

7.1.2   The policy is seen as useful in guiding development delivery, but further consideration needs to be given to its operation in Development Management.

7.2   Central Richmondshire Sub Area Strategy Response

7.2.1   Responses to the consultation ranged from strategic issues about the scale and distribution of development within the plan area and Central sub area, and in particular within the Garrison Area, to detailed responses about individual areas and sites. The key issues are discussed below starting with issues affecting the Central sub area, then the Garrison Area and finally Richmond.

7.2.2   At the strategic level, specific responses from key stakeholders such as the Environment Agency, English Heritage, CPRE, Defence Infrastructure Organisation, Scotton Parish Council and Colburn Town Council all supported the need for Policy CP14 and the Central Area Strategy and supported the proposed direction of growth, subject to certain criteria.

7.2.3   Conversely, stakeholders such as the Homes and Communities Agency (HCA), Richmond Business and Tourism Association (RBTA) & Richmond and Swale Valley Community Initiative (RSVCI) expressed concern regarding the distribution of development within the Central sub area. This included the imbalance of development between the Garrison Area and Richmond with growth being too limited in Richmond which could reinforce unsustainable live-work patterns. Further, there is concern about the lack of clarity over the role of the Joint Principal Towns of Richmond and The Garrison Area. The RBTA and RSVCI are concerned that Richmond is being seen as a niche market only with no comparison goods shopping and the HCA are concerned that new development in the Garrison Area should not negatively impact on the economic performance of Richmond Town Centre and other key towns in the area.

7.2.4   The scale and distribution of development set out in the Strategic Principles is the main focus for residents' concerns, attracting petitions (both electronic and paper forms). Residents particularly expressed concern over the level of development within Colburn and the wider Garrison Area. The paper petition and some other residents seek redistribution of development to numerous smaller sites. The electronic petition did not consider alternative proposals. Other residents suggest Brompton on Swale, Catterick Village, and Gatherley Road. There are also responses seeking redistribution to land between Richmond, Skeeby and Scotch Corner.

7.2.5   Concerns have been raised relating to the provision of infrastructure available in the Garrison Area to accommodate the proposed level of development. In particular there is concern about the capacity of the A6136, the ability of proposed improvements to meet the needs associated with the proposed growth and the need to improve the highway network prior to new development. Other infrastructure concerns relate to the capacity of Colburn Waste Water Treatment Works, the potable water supply, the capacity of schools, healthcare facilities, policing, public transport and open space.

7.2.6   Residents, Colburn Town Council and Tunstall Parish Council considered that the strategy should prioritise brownfield sites before considering greenfield sites, with residents stating that greenfield sites should not be used at all. Conversely, one

respondent considers that the strategy is too reliant on brownfield land and does not offer sufficient range and quality of areas for development.

7.2.7 Respondents questioned the need for development at the scale proposed and consider that there should be balanced development between housing and employment.

7.2.8 In relation to the strategic direction of growth proposed for the Garrison Area there has been support for the rejection areas E, F, B (in part), C and G. There has however been resident opposition to the inclusion of land in area D. This includes the petitions. Area specific reasons for the rejection of area D were not provided in all cases and were linked to concerns regarding the overall distribution of development within the Garrison Area and Colburn and too much emphasis on the latter. Specific reasons included the loss of prime agricultural land, views from property, impact on wildlife, overlooking, crime, negative impact on house prices, negative impact on the quality of life for existing residents, lack of connection to the A1, fears of the creation of a concrete suburb and sprawling estates.

7.2.9 Local residents, particularly from Cleveland Road, Colburn are concerned about the impact on views from their property and house values.

7.2.10 Some local residents expressed concerns about the impact of development on wildlife. Natural England (NE) and the Environment Agency (EA) have not raised any major concerns about the strategic direction of growth in the Garrison Area, but request consideration of the "in-combination" effects for several local nature conservation areas as well as consideration of the habitat value of brownfield sites. NE also comment on the location of the International Special Area of Conservation (SAC) to the north of Richmond, noting that areas C and H bordered it and that they consider development from within the built up area is preferable for this reason.

7.2.11 Respondents questioned the extent that landscape quality and natural features and habitat have been assessed in relation to the broad directions of growth

7.2.12 Concern has been expressed regarding access into area D, and how access from north of Harley Crescent could not serve all development within the area. Concern has also been expressed that access from Horne Road/James Road would lead to further rat-running through Tunstall.

7.2.13 There was landowner support for the inclusion of southern parts of area B within the strategic directions of growth for the Garrison Area, along with support for development to the east of Walkerville from one respondent. Another respondent suggested areas of land to the north and east of Colburn within area C.

7.2.14 A request to clarify the relationship between the Strategic Housing and Employment Land Availability Assessment (SHELAA) and the areas of search has been made.

7.2.15 Concern was expressed regarding the loss of open spaces such as Coronation Park and land in front of the Broadway, Colburn.

7.2.16 Specifically in relation to Richmond there was broad support for limiting development because of concerns about impact upon its environmental qualities, highway capacity and safety concerns. Statutory consultees report constraints to development in and around Richmond, particularly from Yorkshire Water, Natural England and English Heritage. Yorkshire Water confirmed the Council's understanding that the capacity at the Richmond WWTW is limited and can probably only accommodate existing permissions with planning permission without additional investment in the period 2015-2020 and beyond. There was support for a strategy of constraint around Richmond from Richmond and District Civic Society and CPRE Cleveland Branch and for

directing the majority of new housing and employment development to the Garrison Area from English Heritage.

7.2.17 Representations have been made expressing concern that the built up area of Richmond does not have capacity to accommodate the amount of development required. This leads to, on the one hand, concerns about constraining the economic well being and growth of Richmond and the need to improve the offer to reflect the demands of residents to reduce out-commuting and, on the other hand, proposals/suggestions for small scale developments on the edge of Richmond at Green Howards Road, Gallowfields, Bolton Crofts and Whitefield Farm. Additionally, a section of the community was concerned that there will be pressure for development on the edge of the town, particularly to the north-west where respondents generally felt that the pedestrian and highway network around Quarry Hill and Hurgill Road is inadequate and noisy and that the area is the most remote from services such as schools. One resident referred to a recent appeal dismissing a residential proposal in a small part of area D where the County Surveyor stated that the Quarry Hill/Hurgill Road junction is at capacity, whilst another resident suggested that areas to the north east of the town such as Pilmoor Hill and areas F and G would be more appropriate.

7.2.18 There is a level of concern regarding the strategy for the Principal Town centres; particularly that the strategy has a lack of recognition that Richmond and the Garrison Area are separate town centres and have differing housing market areas. There is concern about how to achieve a complementary role for Richmond and ensure that any new development will not negatively impact on the economic performance of its town centre and recognise the need to protect and support the role of Richmond (commercial and office space).

7.2.19 Finally, concern has been expressed regarding the level of consultation and respondents consider that consultation has been inadequate.

7.3 Lower Wensleydale Sub Area Strategy Response

7.3.1 The key issues identified in relation to Leyburn and Lower Wensleydale are broad. Responses range from the principle of delivering the proposed level of development in Leyburn and the distribution of development across the sub area to specific localised flooding and drainage issues in residential areas.

7.3.2 At the more strategic level, one respondent questioned Leyburn's position in the settlement hierarchy, arguing that the town should be on equal terms with Richmond Town. Others commented that it was unfair that Leyburn is getting more development than Richmond Town, as a Principal Town, and that this should be readdressed.

7.3.3 Issues and concerns were raised about the scale and distribution of development proposed. It was felt that development would be too much and have a number of adverse impacts on Leyburn. These impacts include increased parking problems in the town centre, the limited capacity of the primary school, water, sewage and drainage infrastructure, limited employment opportunities to provide residents with work and the adverse impacts on Leyburn's tourism economy in terms of the damaged character of the town.

7.3.4 Respondents suggested that the distribution of development around Leyburn should be more scattered around the town and also some more development should be placed in smaller settlements in the sub area.

7.3.5 Concerns have been raised relating to the provision of infrastructure available in Leyburn to accommodate the proposed level of development, including capacity of the primary school, healthcare facilities, the local highway network and sewage and drainage infrastructure. Yorkshire Water have stated that development located on the northern side of Leyburn will need to provide improved water and drainage

infrastructure to increase the capacity so as not to adversely affect the existing areas of the town. Respondents identified that flooding and drainage problems have been experienced in areas of Mount Drive over a number of years and that there are traffic safety concerns along a section of the A6108 Bellerby Road at the mini roundabout junction with Mount Drive which, in their view, will be exacerbated by the proposed strategic direction of development in areas B and C.

7.3.6   Responses from local residents identify that ground conditions for parts of area B (e.g. the presence of bed rock and underground watercourses) will make development difficult and expensive to achieve.

7.3.7   Affordable housing remains a significant issue for the majority of respondents. Particular concerns relate to ensuring that affordable housing is provided for local people with connections to the area, rather than for others moving into Lower Wensleydale from elsewhere. The management of affordable housing through housing associations was seen as positive and the need for a range of tenures was also expressed (e.g. shared ownership etc). Respondents pointed to the fact that a number of properties in Leyburn particularly had been for sale for significant lengths of time, some being vacant, showing that there is an affordability issue within the local area.

7.3.8   Housing that meets all local needs should be provided, in accordance with Core Policy CP4. This includes accommodation for older residents. Respondents made it clear that there is a need for such housing in Lower Wensleydale and Leyburn in particular.

7.3.9   Respondents argued that the identified employment land requirement for 10 hectares for Lower Wensleydale is excessive. Reasons given for this included the fact that there is a significant amount of existing employment land which remains vacant within Leyburn, showing the limited desire and ability for employment development in the area currently. With such an amount of existing available land, respondents felt it unrealistic to provide for a further 10 hectares.

7.3.10 The proposal for employment in area E was broadly accepted with the caveat that the 'Harmby Gap' is retained to maintain the separation of Leyburn and Harmby.

7.3.11 One other significant issue which has been raised by a number of respondents is the potential relocation of the Leyburn Auction Mart and redevelopment of its existing site for housing.

8.0   How have the representations been taken into account in preparing the Submission Core Strategy?

8.1   The Schedule of Representations (December 2011) sets out each of the 140 representations from organisations and individuals who replied and the Council's response to them.

8.2   The following tables present a summary of the key issues and general issues for representations on CP14 and the Central Richmondshire, Garrison and Lower Wensleydale Sub Areas.

9.0   Summary of Key Issues Raised & Council Responses

9.1   Policy CP14 – Control and Promotion of Site Release

SPECIFIC CONSULTEES

Key Issues	Council Response (New Policy CP4 – Supporting sites for development)
English Heritage • Support clear policy guidance on strategic directions of growth in sub area spatial strategies (criterion a. iii.). • Suggested rewording of criterion c. i.	• Noted. • Agree, wording revised although with minor amendment.
Yorkshire Water Services Ltd • Support policy and particularly criterion b. iv. re infrastructure provision which accords with national planning policy.	• Noted.
NYCC Highways • Support and agree approach taken.	• Noted.
NYCC Planning • Opening paragraph needs redrafting and simplifying.	• It is long but this is necessary to explain how it operates.
• Not clear how local preferences will be measured and dealt with under criterion a. v. Potential conflicts between local views and national policies.	• This is a difficult one to clarify further and it is accepted that there will be differences of views and conflicts with existing policies, but it is in accordance with the Government's shift to localism and local determination of needs and future policy.
• Criterion b. iv. should specify funding by the developer.	• This is not appropriate as some funding will be by other means.
• Criterion c. iv. should refer to avoiding flooding elsewhere and not just neighbouring sites.	• This is accepted as an improvement.
MoD Defence Infrastructure Organisation • Criterion c. iii. should include the caveat in Policy CP12 about the asset no longer being required.	• This is a detail that is not necessary here.
Natural England • Need to ensure that proposals do not impact on the natural environment and a Habitats Regulations Assessment is needed for policy changes. • Criterion c. iii. should include geodiversity as well as biodiversity.	• A Habitats Regulations Assessment has been prepared. • This has been added to the re-drafted CP12.
CPRE Wensleydale • Agree with guidance but concerned about development elsewhere in the countryside under new National Planning Policy Framework and there should be limits in the policy. • Priority should be given to filling new unoccupied homes before allocating new sites.	• The policy is aimed at supporting and facilitating development and cannot rule out development on greenfields surrounding settlements, but it does not provide for open countryside development. • There is a need for an ongoing supply (at least 5 years) through national planning policy so we cannot hold development back in this way.
Environment Agency • Support inclusion of policy but unsure how much value it adds on environmental issues.	• Agree it does not add to existing environmental policies but provides the broad context of key considerations for development proposals.

Key Issues	Council Response (New Policy CP4 – Supporting sites for development)
• Policy is quite long and duplicates other policies in Core Strategy.	• Agree but consider it necessary to see policy in the round.
Homes & Communities Agency	
• Agree principles of approach taken	• Noted.
Richmond & District Civic Society	
• Support policy.	• Noted.

GENERAL CONSULTEES

Key Issues	Council Response
• Support clear policy guidance and settlement specific guidance in sub area strategies.	• Noted.
• Policy is unsound as not justified, not in accordance with national policy and cannot be monitored, measured and implemented.	• Disagree – the tests are satisfied.
• Not clear what 'support' means in opening paragraph.	• Disagree – it is clear.
• Policy is too long, repetitive and imprecise. Needs to be more succinct and have greater clarity.	• Agree - it is long and repeats other policy considerations, but nevertheless still useful to consider key criteria in the round.
• Unduly onerous for all criteria to have to be met plus other LDF policies making the policy unsound as it will be ineffective in delivering development and ensuring flexibility	• Disagree - the policy is to promote delivery and is flexible. It is right that all criteria should be met although a degree of balancing considerations will be necessary.
• Should split planning permission and site allocation aspects of the policy.	• Disagree - this is not necessary as the considerations are largely the same.
• No support for rural sustainability or housing.	• Disagree - this is not necessary here and is elsewhere in the plan. The policy allows for rural housing.
• Criteria a. iii. & iv. seems to replicate a. ii. and this is unnecessary.	• Disagree - there is no replication here; they are different considerations.
• Criterion a. v. re the expressed preferences of the local community lacks definition and it is not clear how it will work. There could be conflicts with satisfying other criteria and policies. Concern from developers that communities dictate what is acceptable form and location of development.	• Disagree that the criterion lacks clarity but accept it may be difficult to reconcile local community preferences with satisfying other criteria in this policy and national and local policies. It is therefore not clear what will prevail, but it is not saying local community views will override other considerations.
• Criterion a. vi. refers to Supplementary Planning Documents (SPDs) which are now being discouraged by Government.	• It is still appropriate to mention SPDs as they could have a role to play in this respect and have not been ruled out of order by Government.
• Need flexibility on development limits (criterion b. i.) to allow for small scale developments in villages.	• Agree – and the policy currently provides for this.
• Criteria b should be deleted, especially b. i. which refers to sites within and adjacent to settlements and instead focus on particular site characteristics or locational priorities to assist identifying land for development.	• Disagree - location and infrastructure capacity in part b is a key consideration and should be retained. The National Planning Policy Framework encourages brownfield development, therefore favouring this approach to deliver sustainable development is consistent by seeking development firstly within the settlement boundary.
• Criterion b. i. should include "not normally".	• Disagree – this is not necessary. The reference to 'suitable' opportunities

Key Issues	Council Response
	(sites) would be better termed 'deliverable' in order to consider their availability and achievability, which also covers viability to accord with NPPF.
• Criteria b. ii. – iv. are not justified or explained as locally distinct criteria and should be deleted or amended.	• Disagree - it is accepted that these criteria are not locally specific but they are most important considerations locally and the policy would be lacking direction without these elements.
• Criterion b. iv. or another criterion should cover safety.	• Disagree - safety doesn't sit easily here with infrastructure and is addressed under Policy CP13. It doesn't require repeating here.
• No reference to protecting existing development and residential amenity nor ensuring development does not have an adverse impact on highway safety.	• Agree - impacting adversely on amenity or highway safety has been added.
• Should add protection of best agricultural land to criteria under part c.	• This is a planning concern again and is included in the National Planning Policy Framework. It should therefore be included in this policy.
• Unnecessary to refer to CP2, CP8 & CP12 and then summarise requirements under c. i., ii. & iii.	• It's useful to see the key policy considerations together.
• Part c lacks a hierarchy for assessment of these objectives.	• This would be inappropriate as they are all important and it's a matter of balanced assessment.
• Should refer to economic viability of sites and have a hierarchy for assessment of viability objectives.	• This would be inappropriate here and it's a matter of balanced assessment.

9.2 Central Richmondshire Sub Area Strategy

SPECIFIC CONSULTEES

Key Issues	Council Response
Yorkshire Water 1. Support for the introduction of CP14 2. Support amendment of CASS1 to ensure the necessary infrastructure can be provided to support development 3. There is currently insufficient capacity in the sewer network to take all the proposed development. Those sites with existing permission will be able to discharge to the public sewer network. 4. Development in area D is only served by one sewer which serves a large Barracks, therefore new sewers, along with reinforcement of existing, will be required wherever new development is located. 5. New Sewers will be required on Greenfield sites and there will be a requirement for surface water to be kept out of the public sewer network. 6. Would not want development in parts of area A and B if it would lead to sensitive receptors closer to Colburn WWTW. 7. There may be areas that require water main reinforcement.	1. Support noted 1. Support noted 2. Noted. Highlighted in the Central Richmondshire Spatial Strategy supporting text and within the Implementation and delivery chapter of the Core Strategy. 3. Noted. Dealt with as point 3. 4. Noted. Dealt with as indicated in point 3 5. Noted. The Council would not support development which would be sensitive to the presence of Colburn WWTW . The Strategic growth development Area is not anywhere near to the WWTW now. 6. Noted. The Council awaits findings of investigations, which will be key issue for viability of development within Catterick Garrison

Key Issues	Council Response
NYCC Highways Support approach taken and transport comments in background papers.	• Noted.
NYCC Education RICHMOND Richmond CE and Richmond Methodist schools are close to capacity and additional accommodation will be required. Richmond secondary is also at capacity. There are health and safety issues along Darlington Road which affects 4 schools in terms of movement of pupils at drop off and pick up times. An unknown, but a concern is how the 3800 houses you propose for Catterick Garrison will impact on Richmond's Schools, if at all. CATTERICK GARRISON Across the area as a whole there is insufficient capacity to deal with c3,800 houses (mix of military and market housing). This number of additional houses would require new schools as well as expansion of existing schools. The two favoured sites in the option appraisal are near tow primary schools where there is some scope for expansion, although traffic issues are also a concern. A look at new schools will be required when allocations are more advanced. NYCC has heard informally that the housing number may be significantly reduced due to troops no longer moving back to Catterick, but instead to Scotland. Clearly this would mean fewer additional pupil places are required, though still a very substantial number of additional pupils will need to be planned for.	• The proposed additional housing in Richmond over and above the existing permissions is only 150 houses and this will not have a significant impact on either school places or traffic on Darlington Road. The County Surveyor has been asked about Darlington Road but has not raised any concern. • The Council will work closely with NYCC Children and Young People Services to ensure adequate and appropriate provision of additional school capacity to accommodate the needs of the additional growth. It is acknowledged that there is limited capacity at existing primary schools and that there is no 6th form provision within Catterick Garrison. There is capacity at Risedale School although this is unlikely to meet the needs associated with all the additional growth. Expansion is likely to be necessary at existing primary schools with the need for a new school later in the plan period. There may be scope to improve 6th form provision within the area. The scale of military related growth identified in the Core Strategy (1,440 homes) has not yet been confirmed by MoD and may not be required if national defence policy relocates the army from Germany to Scotland.
English Heritage 1. We support the need for clear policy guidance on the strategic direction for future growth in Hipswell, Scotton and Colburn and Leyburn and endorse the proposals not to identify a strategic direction for the growth of Richmond. 2. The strategy proposed for the Central Area of the District would appear to be a pragmatic approach to the constraints which Richmond faces. Whilst the town can provide many of the functions and services of a Principal Town to the surrounding community, the majority of the future housing and employment needs will almost certainly have to be met in the Hipswell, Scotton and Colburn area if the environmental assets of the area are to be safeguarded. 3. The broad locations identified as strategic areas of growth around Hipswell/Scotton/Colburn are the least likely of the possible options to cause harm to designated heritage assets. In terms of	1. Support Noted. 2. Support Noted. 3. Support Noted.

Key Issues	Council Response
the impact upon the historic environment, therefore, we would endorse the directions of growth proposed.	
Environment Agency 1. Support the need for guidance to facilitate development. 2. Pleased that the issue of foul drainage capacity at Colburn WWTW has been identified as this clearly has restrictions on the scale and timing of development in the area. 3. Areas of flood risk have been identified and we agree with the fact that flood risk is not a significant issue in this area. 4. Development in the area should give adequate consideration to flood risk and avoid conflict with it.	1. Support is noted. 2. Noted. 3. Noted. 4. Comments related to the requirement that development in the area should give adequate consideration to flood risk and avoid it. This is addressed through the requirements of CP7.
CPRE Swaledale Branch Supports the direction of growth in the Garrison Area. 1. Richmond: fully support the rejection of areas B, C, D, E, F, G, H and especially area G which would have extended Richmond's boundary beyond Scots Dyke and impacted on its setting. Area A contains some brownfield sites, which should be utilised prior to any consideration of greenfield sites.	1. Support is noted.
Natural England 1. An updated habitats regulations assessment will be required in respect of the changes to the Core Strategy 2. Advises on the location of the North Pennine Dales Meadows Special Area of Conservation north of Richmond.	1. Work has been undertaken in-house on an Appropriate Assessment under the Habitats Regulations, which has been subject to consultation with Natural England and this is being updated to reflect Core Strategy changes. 2. The comments in relation to the Special Area of Conservation and Sites of Special Scientific Interest around Richmond are noted and have been duly considered as constraints to development.
Homes and Communities Agency 1. Need to emphasise how any new development in the Garrison will not negatively impact the economic performance of Richmond Town Centre and other key towns in the Area. 2. need for a flexible approach to the use of redundant buildings.	1. The Core Strategy seeks to support Richmond as an equal joint Principal Town alongside the development of Catterick and to protect, strengthen and enhance the commercial centre of Richmond. The wording in CP10, explanatory text and the Central Area Strategy has been improved to make clear the commitment to supporting, strengthening and enhancing the centre and offer in Richmond. 2. A flexible approach to the use of redundant properties in Richmond is not a matter for SP2. 3. The land constraint around Richmond affects mainly the ability to accommodate strategic housing allocations. The wording in the Central Richmondshire Area Strategy and CP9 explanatory text have been strengthened to indicate that the potential impact of town centre development in Catterick upon Richmond will be assessed through consideration of

Key Issues	Council Response
	development proposals.
Darlington Borough Council Support the approach in relation to Richmond.	Support noted.
Colburn Town Council 1. Supports CP14. 2. Supports Area Specific Guidance related to the central area subject to the below. 3. Brownfield sites developed first only when these areas are developed should there be consideration of using Area D, which is prime agricultural land. Area D should be reduced in scale. 4. the mix of business/employment development and housing development should be balanced. 5. The proposed roundabouts at White shops, Catterick Bridge and Scorton Crossroads are built first due to concerns regarding the capacity of the A6136. 6. The position of Colburn Sewerage Works is reviewed. Concern is expressed at the volume of large vehicles using Colburn lane as the access road, additional traffic would be detrimental to the residential areas.	1. Support noted. 2. Support noted. 3. The Council agrees that the use of vacant and previously developed sites near the town centre should be brought forward for development first. The Central Area Strategy seeks a 'Town Centre First' approach to development within Hipswell, Scotton and Colburn, and prioritises the use of vacant and previously developed land. However the MoD are an owner of a significant proportion of sites and the release of sites will be dependent on wider defence policy, we therefore need to ensure that there is sufficient land and flexibility to accommodate potential future growth which may necessitate the use of Greenfield sites in the area, such as land within Area D. The amount of Area D indicated within the Strategic Growth development area has been significantly reduced. 4. The Council agrees and the Central Area Strategy strives to achieve balanced development to foster sustainable commuting, reduce reliance on the car, and to create opportunities to better integrate all communities. 5. Infrastructure requirements will be delivered through developer contributions and therefore will not necessarily be delivered prior to development commences. The Council will investigate all other opportunities that may arise and could have the potential to fund the identified improvements. 6. Comments noted. Concerns regarding vehicular movements arising from Colburn WWTW have been forwarded to Yorkshire Water. Yorkshire Water have confirmed that they have no plans to alter the access at current. The Treatment Manager has been made aware of concerns and will look at operations and work patterns etc. The Council are not in position to commit to a review of the position of the WWTW in Colburn.
Hipswell Parish Council 1. No further response.	1. Noted.
Scotton Parish Council 1. Agree with the rejection of option F due to MoD operational needs. 2. Agree with the rejection of option E due to constrained bridge. 3. Do not object to the area identified for strategic development within Scotton Parish.	1. Support for rejection noted. 2. support for rejection noted. 3. Support for area identified for Strategic development in Scotton noted.
Scorton Parish Council 1. Not reader friendly language.	1. Noted.

Key Issues	Council Response
2. Concern about roundabouts ability to accommodate traffic at Scorton crossroads especially on Sundays and lack of pedestrian crossings.	2. The Jacobs report identifies a number of junction improvements which can be made the A6136, and considers that with these improvements that the A6163 will have sufficient capacity to accommodate the anticipated levels of growth. No technical evidence has been submitted to disprove Jacobs conclusions.
Tunstall Parish Council 1. Unnecessary to identify a large area of Greenfield Land at this time, unlikely that developers will build new houses and there area a shortage of jobs in the area. 2. The preferred area should be restricted to the area north of sour beck in the first instance, which have good access to the town centre, with a review in five years time. 3. Concerns regarding capacity of A6136, questions whether roundabouts will alleviate the problem. 4. Concerns regarding rat running through Tunstall, and considers access from Horne Road/James Lane will further impact on traffic flows through Tunstall. 5. seeks provision of an alternative access to the equestrian centre on Brough Lane, current access impacts on traffic in Tunstall.	1. The Council is required to plan for the development needs of the District for a 15 year period. We are also required to ensure that there is sufficient flexibility in the plan to enable a range and quality of sites to come forward and maintain a rolling 5 year supply of land for housing. We agree with the respondent that sites closest to the town centre should be prioritised along with vacant and previously developed land. The Central Area Strategy seeks a Town Centre First approach to development within Hipswell, Scotton and Colburn, and prioritises the use of vacant and previously developed land. However the MoD are an owner of a significant proportion of sites and the Council is not in a position to control the release of sites, we therefore need to ensure that there is sufficient land and flexibility to accommodate potential future growth which may necessitate the use of Greenfield sites in the area, such as land within area D. Using current indications from population projections and employment land projections the amount of Area D included in the Strategic growth development Area has been reduced significantly. to around 50% of area D previously shown. 2. See comments above. 3. Concerns are noted, Jacobs reported on the Capacity of the A6136 and identified a number of improvements to key junctions which they consider will enable the A6136 to meet the needs of the anticipated development in the area. No technical evidence has been submitted to disprove Jacobs conclusions. 4. The report by Jacobs considers that the junction improvements along the A6136 will alleviate the issue of rat running through Tunstall. The preferred <u>main</u> points of access into area D will be from north of Horne Road above Harley Crescent and from the A6136, the exact location of access and number of access points cannot be confirmed at this stage. It is agreed however that access to the south of Horne Road may increase traffic flows through Tunstall. 5. Noted. It is not within the remit of the Central Area Strategy to seek alleviating an existing problem which is not related to the future growth of the area. A

Key Issues	Council Response
	requirement to improve access to the centre would place an unnecessary burden on potential future developers.
Richmond Town Council No comments	
Richmond and District Civic Society Are in broad agreement with the strategy for Richmond and Hipswell Scotton and Colburn subject to suitable infrastructure for Area D	The Civic Society's support is noted.

Aske Parish Council
  1. Option B: Points out Hurgill Lodge is not a Listed Building and the stable site is partly brownfield land.
  2. Option D: The land allocated in the existing Local Plan should continue to be allocated for employment development. The highway issues maybe capable of resolution.
  3. Option E: forms part of the Aske Estate and Option F: land west of Scots Dyke - it is extremely unlikely any of these areas will be brought forward for development because of the impact on Aske Hall and park.
  4. Option F: land west of Scots Dyke is part of Aske estate and unlikely to be made available.
	1. Option B: The error regarding Hurgill Lodge has been corrected as an Erratum to the paper.
	  2. Option D: Local Plan allocations are not being carried forward. The review of allocations would be a matter for a future development plan document.
	  3. and 4. Options E and F: The potential impact on Aske Hall and park is agreed with and the respondent gives a clear indication of lack of availability.
	  4. None of these areas are identified for strategic growth.

Leyburn Town Council Question the significance of Scot's Dyke historically and why it can't be built upon.	Scot's Dyke is a nationally important Scheduled Ancient Monument and English Heritage seeks to protect not only the monument but its setting also.

MOD Defence Infrastructure Organisation
  1. Support for CP14 and the need for clear policy guidance.
  2. The criteria for site selection and promotion are supported. The policy (CP14) should support development which provides for and complements the development of Catterick Town Centre as a new centre of gravity within the District.
  3. Support the proposed changes to The Central Area.
  4. The Central Area Spatial Strategy is supported in particular the reinforcement of the complementary nature of the development of Richmond Town and Hipswell, Scotton and Colburn.
  5. The direction of growth fully accords with MoDs future strategy.
  6. The provision of necessary infrastructure will be one of the critical factors in the deliver of any development proposals. The infrastructure requirements must be addressed overall not on a development by development basis. The overall strategy for the Central Area must be supported by a comprehensive infrastructure plan with a suitable funding mechanism.
	1. Support is noted
	  2. Support is noted.
	  3. Support is noted.
	  4. Support is noted.
	  5. Noted.
	  6. The Council agrees that the provision of necessary infrastructure will be critical in the delivery of any development proposals. The Council is committed to continuing discussions with key infrastructure providers to ensure that the requirements of the anticipated development can be met and mechanisms to secure any necessary infrastructure improvements. The Submission draft Core Strategy includes an Implementation and Delivery Chapter and Infrastructure Delivery Plan and is looking into suitable funding mechanism such as CIL.

RBTA & RSVCI 1. Proposals are weighted towards the Garrison, concern that limiting growth and development in Richmond will continue to reinforce unsustainable live-work commuting patterns.	1. The wording of the Central Area Strategy has been amended to confirm support for strengthening and supporting Richmond's centre. Environmental constraints restrict strategic housing allocation options for Richmond but an increased supply of

Key Issues	Council Response
2. Lack of clarity over roles of joint principal towns of Richmond and Garrison. Do not agree with vision; particularly that Richmond is a niche market and believe both centres can provide opportunities for mainstream multiples. 3. lack of car parking strategy for the Principal Towns. 4. Welcome proposals for Hipswell, Scotton, Colburn but believe there is an imbalance. 5. Welcome infrastructure improvements to A6136 and WWTW. 6. Development in area D (Garrison) should be mixed.	more affordable housing options in the Garrison area will improve the offer and choice for affordable housing in the Central Area. 2. Noted. Central Area Strategy and CP10 have been amended to provide further clarification of the roles of the Garrison Town Centre and Richmond Town Centre. The Submission Draft Core Strategy seeks to support Richmond as an equal joint Principal Town with Catterick and to protect, strengthen and enhance the commercial centre of Richmond in the wording in CP10, explanatory text and the central area strategy. CP10 and the Central Area Strategy amended to clarify that it is not the Council's intention to side line Richmond to a niche market. However the Garrison area provides greater opportunity for accommodating large format stores suitable for comparison goods currently not available within the district. 3. Car parking will be dealt with in another DPD or elsewhere. The revised Policy CP10 provides greater clarity over the Council's strategy to strengthen and enhance Richmond Town Centre and the Central Area strategy amended to express the Council's support to improve sustainability transport communications between the two Principal Town centres. 4. Support for the proposals and comment re imbalance are noted. 5. Support is noted. 6. Agreed, it will be appropriate for development in Colburn to be mixed due to close proximity to existing employment and given the scale of development anticipated to secure the creation of sustainable mixed communities.

9.3   Garrison Area

Key Issues	Council Response
• Broad support for the need for policy guidance to facilitate development. Only a few respondents did not support the need, no reason was provided.	• Broad support is noted.
• Support for the strategic direction of growth from the Environment Agency, English Heritage, CPRE, NYCC (Policy), Scotton Parish Council, MoD.	• Support for the direction of growth is noted.
• Concern regarding the proportion of the development in the Garrison, that it should not be accommodating the needs of Richmond. • Concern regarding the proportion of development within Colburn (petition). • Alternative suggestions for the distribution of development were: 1. Numerous smaller sites/settlements. 2. Brompton on Swale, Catterick Village, Gatherly Road. 3. Land between Richmond-Skeeby and Scotch Corner.	• National policy seeks to ensure that we create strong, vibrant and healthy communities and create good quality built environment with accessible services that reflect the communities needs. Further that we protect and enhance our natural, built and historic environment, using natural resources prudently, making effective use of land, actively manage patterns of growth to make the fullest use of public transport, walking and cycling and focus significant development in locations which are or can be made sustainable (NPPF). Through our assessment of options in and around the Principal Town of Richmond it is considered that there is little scope to locate significant strategic growth in Richmond due to the constrained environment. The Garrison Area has been identified as a Principal Town, a very significant proportion (15,630)of the plan areas population (45,780) (both non military and non- military) reside within the Garrison. The area provides a significant number of facilities (refer to the settlement facilities update 2011), and employment at Colburn and Walkerville, with further development planned at Garrison Town Centre. The proposed town centre development will not only create new retail facilities but will also deliver a significant number of employment opportunities. The strategy to focus significant development (62%) within the Garrison area reflects the current role of the area and the potential of the area prioritising development in an area which can benefit from being located close to existing facilities and using existing infrastructure. Further it accords with national policy which seeks to focus major development in sustainable locations or locations which can be made sustainable, making the fullest use of the available public transport. The strategy does not seek to unduly restrict development within Richmond. Revisions to the wording of the Central Area Strategy acknowledge that Richmond is a distinct town which needs some housing an economic development. The Submission Draft Core Strategy provides for a limited amount of development within the constraints to strengthen and maintain the

Key Issues	Council Response
	town. Policy CP14 provides a mechanism to consider smaller non strategic proposals on the edge of settlements and the central areas spatial strategy has been amended to make clear that small sustainable development in an appropriate location will be considered under CP14. • Further to points raised regarding distribution above, the Council does not intend for all development within the Garrison to be located in Area D/Colburn. The strategy prioritises development within the 'Town Centre First' and the use of vacant previously developed land then moving in a south easterly direction towards Colburn. The amount of Area D included has been reduced to in the order of 50%. However there is a need to provide for flexibility within the plan to ensure that whole districts can maintain a continuing supply of housing. This flexibility is essential in the Garrison given the proportion of land within the more central locations, where the release of which relies on wider defence policy. Land in and around Colburn is considered to be a relatively sustainable and accessible location, located along/off the A6136 forming the main road network and main bus route serving Richmond, Darlington, Northallerton and the some of the Service Villages. There is existing employment at Colburn and Walkerville with scope for further employment in this location to the south of the A6136, providing opportunities to create mixed use developments, close to a range of local amenities. • Alternative locations 1. To redistribute the level of development identified for the Garrison Area to a number of smaller sites within the district would not be in line with the emphasis of national policy to make use of locations which are or can be made more sustainable and maximise sustainable transport choices. The ability to deliver a critical mass of housing to enable deliver of improved services would be limited. There would be significant pressure for development which would alter the rural character of smaller settlements, many of which are within conservation areas or in prominent locations within the coutryside. 2. To redistribute development to the Primary Service Villages within the central area would also present significant issues. The existing infrastructure within the Service Villages of Brompton on Swale, Scorton and Catterick Village and the historic an natural environmental constraints and availability of land would restrict ability of these locations to deliver significantly more

Key Issues	Council Response
	development than proposed within the SP4 and SP5. 3. With regards to the redistribution of development to land between Scotch Corner, Skeeby and Richmond. The settlements of Skeeby and development at Scotch Corner do not provide sufficient existing services and facilities to support the scale of development that would be necessary. Development to the immediately to the east of Scots Dyke is considered to impact upon the setting of the Dyke. Further it is considered that development in this location is likely to support unsustainable commuting patterns.
• Need to prioritise Brownfield development first.	• The Council agrees that the use of vacant and previously developed sites near the town centre should be brought forward for development first. The Central Area Strategy seeks a 'Town Centre First' approach to development within Hipswell, Scotton and Colburn, and prioritises the use of vacant and previously developed land. However the MoD are an owner of a significant proportion of sites and the release of sites is dependent on wider defence policy, we therefore need to ensure that there is sufficient land and flexibility to accommodate potential future growth which may necessitate the use of Greenfield sites in the area, such as land at Colburn.
• Greenfield sites should not be used.	• The Council are required to plan for the development needs of the District for a 15 year period. We are also required to ensure that there is sufficient flexibility in the plan to enable a range and quality of sites to come forward and maintain a rolling 5 year supply of land for housing. We agree that sites closest to the town centre should be prioritised along with vacant and previously developed land. The Central Area Strategy seeks a 'Town Centre First' approach to development within Hipswell, Scotton and Colburn, and prioritises the use of vacant and previously developed land. However the MoD are an owner of a significant proportion of sites and the release of sites is dependent on wider defence policy, we therefore need to ensure that there is sufficient land and flexibility to accommodate potential future growth which may necessitate the use of Greenfield sites in the area, such as land at Colburn previously identified as area D.
• Infrastructure Capacity 1. Capacity of the A6136, concern that measures proposed by Jacobs would not be sufficient to meet the need from anticipated development. 2. Concern that there is insufficient Water	• The Council agrees that the provision of necessary infrastructure will be critical in the delivery of any development proposals. The Council is committed to continuing discussions with key infrastructure providers, including

Key Issues	Council Response
and Sewerage Infrastructure. 3. Concern regarding lack of capacity in schools for primary secondary and post 16 education. 4. Concern local Healthcare services will not be sufficient to support the new growth. 5. Concern that policing will not be able to accommodate new growth. 6. Concern that bus services are limited. 7. Need to plan for open space. 8. Lack of amenities and there will be an influx of army personnel shortly.	education, Yorkshire Water, health commissioners, highways, and police to ensure that the requirements of the anticipated development can be met and mechanisms to secure any necessary infrastructure improvements. The Submission Draft Core Strategy includes an Infrastructure and Delivery Chapter and an Infrastructure Delivery Plan and is looking into suitable funding mechanism such as CIL. 1. The report by Jacobs considers that with junction improvements that the A6136 can accommodate the additional growth. 2. Yorkshire Water has confirmed that there is insufficient capacity in the sewer network to take all the proposed development. However those sites with existing permission will be able to discharge to the public sewer network. The Council are working with Yorkshire Water to ensure that the additional growth can be accommodated and it is anticipated that additional investment needed in Colburn Waste Water Treatment Works will be in Asset Management Plan 6. With regards the water network there will be a requirement to upgrade the potable water network to meet the levels of growth required within the plan period. The Council will continue to work with Yorkshire water to ensure that the requirements of the anticipated development can be met. 3. The Council will work closely with NYCC Children and Young People Services to ensure adequate and appropriate provision of additional school capacity to accommodate the needs of the additional growth. It is acknowledged that there is limited capacity at existing primary schools and that there is no 6th form provision within the Garrison Area. There is capacity at Risedale School although this is unlikely to meet the needs associated with all the additional growth. Expansion is likely to be necessary at existing primary schools with the need for a new school later in the plan period. There may be scope to improve 6th form provision within the area. 4. The Council is committed to continuing discussions with health commissioners to ensure that the requirements of the anticipated development can be met and mechanisms to secure any necessary infrastructure improvements. 5. The Council is committed to continuing

Key Issues	Council Response
	discussions with key infrastructure providers to ensure that the requirements of the anticipated development can be met and mechanisms to secure any necessary infrastructure improvements. 6. Bus services along the A6136 offer links to Darlington, Richmond, Northallerton and the service villages. It is agreed that they are not as frequent or operate over as long hours as would be apparent in urban areas. However services along this road in comparison to services in the rest of the plan area relatively good, with some services operating along the route every 15 minutes (See Settlement Facilities Study – Update 2011). 7. The Council agree that provision of open space is an important element and its integration into new developments will be crucial. Policies CP8 deals with the need to protect and enhancing green infrastructure provision. 8. The Council does not agree and considers that there is a relatively wide range of amenities in the area, this is evidenced within the settlement facilities study update 2011. Further there is planned development within the town centre which will improve the current retail offer for the District. Current indications from MoD are that we would not expect significant growth of the Garrison in the short term.
• Need for balanced development between housing and employment. Concern that there is insufficient employment to meet need of new residential development.	• The Council agrees that development should be balanced. The central area strategy strives to achieve balanced development to foster sustainable commuting, reduce reliance on the car, and to create opportunities to better integrate all communities.
• Need for development/Level of development. Concern that there is latent demand for both employment and housing in the area question the need for additional development.	• Taken into account household projections, need for all types of housing, including affordable housing and the differing needs of the community.
• Strategy is too restrictive and reliant on brownfield sites and does not provide for a sufficient range and quality of sites to meet demand for 4-5 bed homes.	• The Council does not agree. The strategy does place an emphasis on the reuse of vacant previously developed sites and adopts a 'Town Centre First' approach. Such approach supports Town Centre development enables improvements in the public realm and supporting creation of vibrant centre with increased connections to surrounding settlements, increasing cohesiveness as well as meeting wider sustainability objectives to support a reduced reliance on the car. Providing new homes near to new job opportunities as well as local services and amenities, in line

Key Issues	Council Response
	with national policy. The Council fully recognises some of the difficulties associated with redevelopment of brownfield land, and there may be delays in the release of a proportion of the brownfield sites due to wider military policy. This is reflected in the Strategy which identifies further areas for development to the south east, which are Greenfield. The strategy makes it clear that development in this location will be considered where it can be evidenced that sites nearer to the town centre can not be made available. The Council believe that this provides sufficient flexibility to deal with issues associated with redevelopment of brownfield sites, and that we are indicating that sufficient range and quality of sites can be provided.
Objection to AREA D (Petition and Colburn Town Council, however only a few respondents gave reasons for rejection of D rather than concern of proportion of development, addressed above) 1. Loss of prime agricultural land 2. loss of views 3. impact on wildlife 4. overlooking 5. Crime 6. negative impact on house prices 7. negative impact on quality of life for existing residents 8. No connection to the A1 9. Create a concrete suburb/sprawling estates 10. Add to traffic congestion	Further to points raised regarding distribution, the Council does not intend for all development within the Garrison to be located in Area D/Colburn. The strategy prioritises development within the 'Town Centre First' and the use of vacant previously developed land then moving in a south easterly direction towards Colburn. It is considered highly unlikely that the whole of Area D would be required for development, and it is more likely to be in the order of 50% of the area. However there is a need to provide for flexibility within the plan to ensure that whole districts can maintain a continuing supply of housing. This flexibility is essential in the Garrison given the proportion of land within the more central locations, where the release of which relies on wider defence policy. Land in and around Colburn is considered to be a relatively sustainable and accessible location, located along/off the A6136 forming the main road network and main bus route serving Richmond, Darlington, Northallerton and the some of the Service Villages. There is existing employment at Colburn and Walkerville with scope for further employment in this location to the south of the A6136, providing opportunities to create mixed use developments, close to a range of local amenities. 1. The lowest grade of agricultural land within the Garrison area forms military training area and is in operational use and will not be made available for development. The remaining search areas within the Garrison of B,C and D are all Grade 3. Whilst national policy seeks to restrict development on high quality agricultural land it recognises that other sustainability objectives and availability may necessitate the use of higher quality agricultural land. This is the case here and it is not of the

Key Issues	Council Response
	highest quality. 2. It is understandable that residents are concerned about the impact on views from their property; however private views are not material planning considerations. 3. Proposed Policies CP7 and CP8 of the Submission Draft Core Strategy put in place policy mechanisms to deal with impact on wildlife which any development should accord with. They offer protection to important wildlife corridors such as Sour Beck. 4. Issues associated with overlooking, primarily proximity of new dwellings and in particular habitable rooms will be addressed through the development management process. 5. It is unclear from the response how development will impact on crime, CP13 deals with reducing crime through design. 6. It is understandable that residents are concerned about the impact of new development on house prices. Impact on house prices is not a material planning consideration. 7. The reasons why residents consider development will have a negative impact on their quality of life are unclear. The new development offers the potential to secure improvements to the local highway network, sustain the vitality and viability of the town centre and proposed improvements, and offers the potential to enhance green infrastructure network and opportunities for non car based modes of transport. 8. The Council agree that a new connection to the A1 and the A1 upgrade would undoubtedly deliver wider benefits to the area. However this has been cancelled. The Jacobs report considers that the highway network with improvements several junctions can meet the needs of the associated with the anticipated levels of development. 9. It is not the intention of the Council to create sprawling estates that are unconnected to the surrounding areas. The core strategy seeks to create high quality developments which are attractive and functional and respect and enhance the local context. CP13. 10. The Jacobs report considers that the highway network with improvements several junctions can meet the needs of the associated with the anticipated levels of development and concludes that it could alleviate levels of traffic passing through Tunstall.
Key Issues	Council Response

Key Issues	Council Response
Access into D, 1. Concern that it can not be served entirely from north of Harley Crescent, will require bridging of Sour Beck. 2. Impact on Tunstall if access is from Horne Road/James Road.	1. The Council have been working with NYCC Highways to establish the optimum number and points of access into area D. The preferred location is north of Harley Crescent, and it is considered that access could be gained by bridging Sour Beck from the A6136. We are working with NYCC Highways to establish the potential costs associated with bridging the beck. It is the Council's intention that area D would be well connected to the existing development. 2. Access into area D from the south of Horne Road would be likely to impact on traffic flows through Tunstall. Whilst it is not the role of the Core Strategy to identify exact points of access at this stage, the intention is that traffic should be directed to the improved highway network.
Unclear to what extent landscape quality, natural features, wildlife, habitat has been assessed.	The assessment of the alternative strategic areas of search included consideration of landscape and visual impacts, impacts upon existing features, wildlife and habitat and Natural England were consulted. Work has been undertaken in-house on an appropriate assessment under the Habitats Regulations, which has been subject to consultation with Natural England and this is being updated to reflect Core Strategy changes. Natural England made comments in relation to the Special Area of Conservation and Sites of Special Scientific Interest around Richmond encouraging future development to be located within the existing settlement boundary and where possible away from the SAC sites. There are no major environmental constraints within the immediate vicinity of Hipswell, Scotton or Colburn. However, they consider it important to consider the in-combination effects with other strategic options. In additional there are several local sites, which are important for nature conservation and should be considered in relation to the options proposed. An updated Appropriate Assessment under the Habitats Regulations is being updated to reflect Core Strategy changes.
Unclear what the relationship is between the Strategic Housing and Employment Land Availability Assessment (SHELAA) and areas of search.	The Strategic Housing and Employment Land Availability Assessment (SHELAA) is not an allocations document but supports the development of planning policy. When looking at search areas the Council made the decision to consider all land surrounding the main settlements of Richmond, Garrison Area and Leyburn and not just land that was identified within the SHELAA and consider the relative planning merits of all areas. Information within the SHELAA informed the assessment of each area along with

Key Issues	Council Response
	discussion with key stakeholders.
• Support for rejection of areas E, F, B (in part),C and G (1 or 2 respondents).	• Support noted.
• Some support for inclusion of part of B with need for separation to be maintained between Hipswell and Colburn and Colburn Village. (2 respondents)	• Support noted. Policy CP14 provides a mechanism to consider land in this location for development, however the priority would be to seek development of land within the defined strategic direction of growth, unless deliverability was evidenced to be an issue.
• Some support for development of C 1 respondent to east/north of Colburn, one to east of Walkerville in conjunction with wider development south of the A6136.	• Support noted. Policy CP14 provides a mechanism to consider land in this location for development, however the priority would be to seek development of land within the defined strategic direction of growth, unless deliverability was evidenced to be an issue.
• Concern regarding the design of housing – estate variety isolated from services.	• It is not the intention of the Council to create sprawling estates that are unconnected to the surrounding areas. The Core Strategy seeks to create high quality developments which are attractive and functional and respect and enhance the local context. CP13
• Concern regarding loss of open space such as Coronation Park, land in front of the Broadway.	• Core Strategy Policies CP14 and CP 8 provide the policy mechanism to protect and enhance important green spaces.
• Not adequate consultation.	• Issues such as scale and distribution of development have been consulted on previously including when the Preferred Core Strategy was consulted on in June 2010 and more recently in February 2011 when the Council produced the Local Strategy Statement. With regards to the directions of growth, the Council contacted key stakeholders during the assessment of search areas. Wider consultation lasted from Friday 16th September until Friday 28th October (six weeks). Meetings were held with key local bodies and public meetings were held in Leyburn and Colburn. During this time there were a number of articles in the local press regarding the consultation process.

9.4   Richmond Area

Key Issues	Council Response
• Broad support for limiting development in Richmond because of concerns about impact upon its environmental qualities and highway capacity and safety concerns.	• Broad support is noted.
• Statutory consultees report constraints to development in and around Richmond, particularly from Yorkshire Water, English Nature and English Heritage.	• The constraints are noted.
• Support for a strategy of constraint around Richmond and directing the majority of new housing and employment development to the Garrison Area from English Heritage.	• EH support is noted.
• Representations have been made expressing concern that the built up area does not have capacity to accommodate the amount of development required in Richmond. This leads to: 1. on the one hand concerns about the economic well being and growth of Richmond and 2. on the other hand proposals/suggestions for small scale developments on the edge of Richmond at Green Howard's Road, Gallowfields, Bolton Crofts and Whitefield Farm. 3. Additionally a section of the community is concerned that there will be pressure for development on the edge of the town, particularly to the NW of the town where respondents generally feel the pedestrian and highway network around Quarry Hill and Hurgill Road are inadequate and the area is the most remote from services such as schools, some consider areas to the northeast of the town are preferable. Objectors consider that this area of open land has been treasured for its landscape appeal relating to view from and towards Richmond Castle. To suggest that tree planting would 'help mitigate unattractive development' admits that development would be much less attractive. These objectors also question the presumption that Richmond needs to grow is open to question. There say there are hundreds of available houses and plenty of empty premises on the trading estate.	• The capacity of the built up area is limited but the amount of housing development required over and above existing permissions is only circa 150 dwellings. 1. Central Area Strategy text has been amended to clarify support for development in Richmond to support and strengthen its town centre role. 2. The Core Strategy is not the place for small scale allocations which should be considered through a Facilitating Development DPD and Policy CP14 provides a mechanism to consider individual proposals. The Central Area text will be amended to include small scale developments on the edge of the built up area of Richmond. 3. Officers understand that there is some strong opposition to development on the edge of the built up area of Richmond, particularly to the north west of the town in the area of search identified as "D" in the consultation. It is not intended to make any strategic allocation in this area, however it is acknowledged that CP14 does provide a mechanism for the consideration of small scale schemes on the edge of the built up area of the town. However there is a need for Richmond to accommodate some of the strategic level of development and as a joint principal town it is important that the town is enabled to grow in a manner that will not prejudice the significant constraining issues. The level of development envisaged for Richmond is therefore very modest. The issues of impact on views, landscape and highway suitability would all be considered in any schemes coming forward.
• Concern regarding Town Centres expressed as: 1. Lack of recognition that Richmond and Garrison are separate town centres and different housing market areas. 2. There are concerns about how to achieve a complementary role for Richmond and	• The difference in the housing market areas between the Garrison and Richmond are recognised and we clarify the complimentary role of the principal towns in Policy CP10 and the Central Area strategy. • The central Area Strategy and CP10

ensure that any new development will not negatively impact on the economic performance of Richmond town centre, 3. Concerns about the need to protect and support the role of Richmond (commercial and office space)	requires consideration of the impact of proposals in either centre upon the other or other key centres within the catchment area of a proposal. • Policy CP10 wording has been amended to clarify the intention to strengthen the role and function of Richmond town centre as a distinct centre

9.5   Lower Wensleydale Sub Area Strategy

SPECIFIC CONSULTEES

Key Issues	Council Response
Yorkshire Water • Waste Water Treatment Works (WWTW) lie approx 1km south of the settlement. • Option A most likely to benefit from existing infrastructure, although there is limited capacity in the south side of Leyburn as the whole settlement drains through the same sewer towards the WWTW. • Options B and C have capacity in the sewers adjacent to the site but would increase the risk of sewer flooding downstream. Development in this area would have to fund the necessary improvements. This would be investigated further when a planning application is submitted. • Options E and F would connect below the constrained areas and there should be capacity available. • New sewers will be required on greenfield sites and there will be a requirement for surface water to be kept out of the public sewer network. • Strategic water mains crossing Option B which may not be possible to divert. Appropriate stand off distances within the site layout would be required. • There may be areas that require water main reinforcement and further investigation will be required in this respect.	Comments relating to water infrastructure in Leyburn are noted. It is considered that the requirements for water infrastructure are not insurmountable in developing the preferred areas. Development in Areas B and C would have to fund improvements to prevent sewer flooding downstream. The need for stand off distances over strategic water mains within Area B are noted. Further investigation into water main reinforcement will be undertaken.
Environment Agency • Spring-fed flooding in an area north of Leyburn centre. Liaising with the Council in advising on this. The problem appears to stem from the size of the culvert which runs beneath the properties on Mount Drive. The culvert reaches capacity during times of heavy rainfall and backs up, therefore creating overland flows, which in turn are affecting the properties mentioned. • New residential development in Option B would have to ensure that this culvert / watercourse accepts no additional flows, and therefore there would be no increase to the flood risk posed by the culvert. Planning Policy Statement 25: Development & Flood Risk clearly states that no new development should increase or exacerbate existing flooding problems. In fact, it is possible that this localised flooding issue could be alleviated by a housing	Comments relating to localised flooding issues in Leyburn are noted. The Council will continue to work with relevant organisations to address the identified issues. It is considered that the requirements for water and flood infrastructure are not insurmountable in developing the preferred areas. Indeed, new development in these areas may facilitate, through infrastructure delivery requirements on the developers, improvements and alleviation of the existing issues.

Key Issues	Council Response
development in this location as the surface water could be better managed and include attenuation storage, thus putting less pressure on the culvert.	
NYCC Children & Young People's Services • Wensleydale Secondary School has sufficient surplus to accommodate the additional generated students, however Leyburn County Primary School does not. • Circa 400 new houses in Leyburn could generate 100 additional primary school places and this would require 3 to 4 additional classrooms, plus other facilities. The current site is restricted in terms of further development. • Of the possible development sites shown in earlier proposals the preferred option for development appears to be around Bellerby (Options B and C). If it was possible instead to develop on the other side of Leyburn - possibly on brownfield land then some of the pupils generated by the housing could then go to Spennithorne Primary School and Middleham Primary School where there is some surplus and some scope for expansion.	Comments on school capacities noted. The Council will work with NYCC to ensure that sufficient capacity for additional primary school places is provided. The level of housing proposed in Leyburn has reduced from 380 > 215 as a result of a redistribution of development around the District since this consultation took place. This has also reduced the level of primary school place provision required from 75 places down to 54 – a requirement of two additional classrooms. Comments relating to the preferred location of development are noted. Whilst the provision of new development on brownfield sites is supported in Leyburn, the proposal for development on the east side of Leyburn supporting Spennithorne and Middleham Primary Schools does not follow the principles of sustainable development, as this approach is likely to encourage more car journeys to school. Development within these settlements will provide school places for these schools, within the settlement hierarchy identified in Strategic Principle SP2. Indeed, since the redistribution of development after this consultation, the level of development in these smaller settlements has increased slightly which will utilise the identified surplus capacity and possible scope for expansion at Spennithorne and Middleham Primary Schools. It will also reduce the expansion pressure on Leyburn Primary School.
NYCC Highways • We have looked through the consultation information and can confirm that NYCC are in agreement with the sections relating to 'Transport' for the three development areas and that we support and agree with the approach taken by RDC in developing the LDF. • We appreciate the level of engagement that has taken place to get to this point and will continue to contribute to the ongoing development of RDC's LDF documents.	Comments are noted. RDC will continue to work with NYCC Highways in developing the transport elements and assessing the impacts which relate to the development of the LDF Core Strategy.
North Yorkshire & York Primary Care Trust • Providers and commissioners of healthcare should be specifically consulted when considering expanding communities to the extent proposed. This should be at local and countrywide levels as each level has its own perspective.	Consultation is taking place with infrastructure providers, including schools, health facilities and others to ascertain capacity and anticipated expansion requirements to accommodate the level of development proposed. Such requirements will be identified within an Infrastructure Delivery Plan (IDP).
Leyburn Town Council • Councillors felt that the proposed number of dwellings for Leyburn was too great and this number would increase the size of the	The level of development had been determined through responses to previous consultation on the Core Strategy's strategic distribution of development. It was a proportionate figure

Key Issues	Council Response
town too dramatically. This number should be reduced. • Any development that goes ahead should be at least 50% affordable housing. Town Councillors are aware that at this stage it is not known what form the affordable housing would take, but it is very important that priority would be given to local people. • If new houses are built in large numbers it is very important that the infrastructure of the town is amended at the same time to accommodate the large increase in population and not several years later. • Some Councillors felt that the alternative potential sites in town should be revisited (i.e. build smaller developments around the town instead of one very large one on the north side. • Councillors understood that Richmond had not been allocated so many new houses because of Scot's Dyke. It was questioned how significant is this site historically that it cannot be built on.	based on identified constraints in the main settlements across the district and has taken into account constraints identified within each settlement. There has, however, been scope for a reduction in the level of housing development identified for Leyburn as a result of consultation responses and a redistribution of development around the District. This has resulted in a reduction of proposed new dwellings in Leyburn from 380 homes to 215 for the period up to 2028. Comments relating to affordable housing are noted as is the proposed alternative approach to spread development around Leyburn. The affordable housing requirement in Lower Wensleydale has now been reduced to 40% as a result of the findings of the Affordable Housing Viability Assesment (AHVA) 2011. The AHVA found that a 40% proportion of all housing proposals would provide the least impact on development viability whilst maximising the proportion of affordable housing contributions through development within Lower Wensleydale. Scot's Dyke in Richmond is considered to be a nationally important Scheduled Monument according to English Heritage who are seeking to protect it from development. Consultation is taking place with infrastructure providers, including schools, health facilities and others to ascertain capacity and anticipated expansion requirements to accommodate the level of development proposed. Such requirements will be identified within an Infrastructure Delivery Plan (IDP).
English Heritage • Support the revisions to the spatial strategy for the Lower Wensleydale area. • The broad locations identified as strategic areas of growth around Leyburn are the least likely of the possible options to cause harm to designated heritage assets. • In terms of the impact upon the historic environment, therefore, we would endorse the directions of growth proposed.	Comments are noted. RDC will continue to work with English Heritage in developing the historic environment elements and assessing the impacts which relate to the development of the LDF Core Strategy
Network Rail • No comments to make. • The railway through Leyburn is on a long lease from Network Rail to Wensleydale Railway who are responsible for its operation and maintenance. • There appears to be no impact on Network Rail or Wensleydale Railway's interests.	Comments are noted. RDC will continue to liaise with Network Rail in relation to elements of the LDF Core Strategy which may impact on the rail network.
Natural England • There are no nature conservation sites within the immediate vicinity of Leyburn.	Comments are noted. The need for an updated Habitats Regulations

Key Issues	Council Response
However, recreational and visitor pressure may create pressure on the North Pennine Moors SAC/SPA. • Additional infrastructure requirements such as new roads should be considered. An updated HRA will be required to take into account the policy changes outlined in the paper.	Assessment in light of policy changes proposed is also noted. This will be completed prior to submitting the Core Strategy for examination.

GENERAL CONSULTEES

Key Issues	Council Response
• Level of development proposed is too much for Leyburn.	The level of development had been determined through responses to previous consultation on the Core Strategy's strategic distribution of development. It was a proportionate figure based on identified constraints in the main settlements across the district and has taken into account constraints identified within each settlement. There has, however, been scope for a reduction in the level of housing development identified for Leyburn as a result of consultation responses and a redistribution of development around the District. This has resulted in a reduction of proposed new dwellings in Leyburn from 380 homes to 215 for the period up to 2028. The scale of development and its distribution is considered within Spatial Principles SP4 and SP5 in the Core Strategy.
• Development should be more scattered around rather than in one large area.	Comments on the distribution of development around Leyburn are noted. Development is not proposed to be exclusively in one large area (Option B) as there will be some development within Option A (the existing built up area of Leyburn - potentially up to 100 dwellings)). However, it is acknowledged that an alternative approach would be to identify several small development sites around Leyburn.
• Development should be spread out across smaller settlements also and not just in Leyburn (e.g. Middleham).	The Core Strategy sets out a percentage level of housing which can be accommodated within the Primary (Middleham) and Secondary Service Villages (Hunton and Harmby, Finghall, Spennithorne (cluster)) of the Lower Wensleydale Sub Area. This was identified in the preferred Core Strategy as being 3% of the total plan area housing requirement (114 new dwellings). However, these proportions have now changed slightly as a result of consultation responses and a redistribution of development across the District. The percentage level of total required housing identified for the primary and secondary service villages in Lower Wensleydale has now increased to 5% (150 dwellings): 45 of these new dwellings are identified to be built in Middleham in the plan period up to 2028.
• Current infrastructure can not support that level of development:	Consultation continues to take place with infrastructure providers, including schools,

Key Issues	Council Response
- WWTW is south of Leyburn – YW now say significant infrastructure required should northern options be taken forward. Area A most likely to benefit from existing infrastructure. Limited capacity on south side of Leyburn as the whole settlement drains through the same sewer towards WWTW. Areas B and C have capacity in sewers adjacent to site but increased risk of sewer flooding downstream – any development would need to fund improvements for this. Areas E and F would connect below constrained levels and capacity should be available. Strategic mains run across Area B and stand off distances will be required for access. - Primary school has limited capacity and will need expansion - Local highway can not cope with the additional development of 380 homes. - Medical centre is already over subscribed and appointments are difficult to get. - Policing and increase in crime and disorder.	health facilities and others to ascertain capacity and anticipated expansion requirements to accommodate the level of development proposed. Such requirements will be identified within an Infrastructure Delivery Plan (IDP). The identified reduction in new housing for Leyburn from 380 > 215 dwellings will reduce the impact and ease the demands on existing infrastructure.
• New infrastructure should be delivered in a timely manner in relation to development – not afterwards.	The Infrastructure Delivery Plan (IDP) to be produced will identify the required infrastructure schemes which will be required for new development and also its suitable timescale for timely delivery.
• Parking is a problem in the town centre and traffic will get even worse with the new development	Parking provision is something which will be considered at a planning application stage. Currently, this is a more detailed issue for this strategic stage of the plan. However, the point is noted.
• Wensleydale School needs a lot of investment to improve facilities and provide wider community facilities (e.g. swimming pool, sports gym, young people's facilities)	Consultation continues to take place with infrastructure providers, including schools, health facilities and others to ascertain capacity and anticipated expansion requirements to accommodate the level of development proposed. Such requirements will be identified within an Infrastructure Delivery Plan (IDP).
• Localised flooding and drainage issues in Mount Drive	Concerns regarding the flooding of properties on Mount Drive noted. These issues have not been raised by Yorkshire Water or the Environment Agency in consultation. It is accepted that building within Option B would make these issues worse if not mitigated through new development. Appropriate improvements to drainage infrastructure would need to be put in place prior to any further development within the area. This will potentially reduce or may even remove the problems experienced by residents of Mount Drive. These works would be explored further should new development be identified for Option B.

Key Issues	Council Response
• Much of Option B consists of bed rock which will make construction difficult and expensive.	Issues identified relating to Option B are noted and are to be explored further. Some initial work undertaken suggests that development can be achieved in certain areas within Option B.
• A6108 Bellerby Road at Mount Drive – mini roundabout has seen many minor accidents. More traffic will make it more dangerous.	NYCC Highways state that the existing local highway network has sufficient capacity to accommodate the increase in traffic flow which the proposed level of development will generate in Leyburn. Research has been undertaken on the safety record of this stretch of the A6108 Bellerby Road by NYCC Highways as part of this consultation. The mini-roundabout has never appeared on the 'High Risk Accident' register. In order to do so, three serious accidents will have to have occurred in a five year period. There have been no serious accidents in the last 5 years. Indeed, between 1990 (when records began) and 2005 (latest year of analysis for a five year period) there have been just three recorded accidents, all of which were classed as 'slight personal injury' accidents.
• Leyburn should be considered on an equal footing with Richmond in the hierarchy.	Spatial Principles SP4 and SP5 set out the overall strategy for the distribution of development across the District, based on Sub Areas (SP1) and the settlement hierarchy (SP2). Further analysis of local constraints in Richmond Town and Leyburn has informed the level of development which each settlement is able to accommodate and therefore its status within the sustainable settlement hierarchy.
• New development should cater for all needs (e.g. older peoples housing)	The plan and any new development will cater for all housing needs in the area, including older people's housing.
• Affordable housing provision should be for local people and not for those from outside of the area. Many houses currently not selling in Leyburn (some in excess of a year).	The 50% target for affordable housing provision was intended to cater for local needs in the first instance via a range of types and tenures. Also, it recognised that there is a need for properties for the older population in Leyburn. However, since this consultation, the affordable housing requirement in Lower Wensleydale has been reduced to 40% as a result of the findings of the Affordable Housing Viability Assesment (AHVA) 2011. The AHVA found that a 40% proportion of all housing proposals would provide the least impact on development viability whilst maximising the proportion of affordable housing contributions through development within Lower Wensleydale.
• Large development will have an adverse effect on the tourism, character and attractiveness of the town.	Comments relating to the potential adverse impact of new development on Leyburn's tourism industry are noted.
• 10 hectares of employment land is too much for Leyburn – particularly as there is a lot of employment land which has not yet been taken.	The amount of land required for employment uses in Leyburn will be reduced to zero following consultation responses and a reassessment of need, given that there is still a significant amount of employment land available within the town.
• There are limited employment opportunities	Employment development will be encouraged in

Key Issues	Council Response
in Leyburn. High cost of living and poor links to job creation make this even more impractical.	Leyburn in identified areas to deliver local jobs to support the local economy.
• Relocation of the Auction Mart to the outskirts of Leyburn and redevelop site for housing.	The potential relocation of the Auction Mart is something which is in the Council's thinking as a potential future opportunity. However, at this stage, it is considered that the site is unavailable for redevelopment unless advised otherwise by the landowners. The strategy for development growth proposed by the Council allows for this opportunity should it become a reality.
• Development in the 'Harmby Gap' (Option E) should be very limited to retain the separation of Harmby and Leyburn.	The Council is aware of the concerns which development between Leyburn and Harmby raises in terms of coalescence of the settlements. Any proposed development within the Option E area will be provided so as to retain this element of separation.
• Provision should be made for significant open space in Leyburn.	The need for suitable public open space provision is noted and will be incorporated into the requirements for infrastructure to be identified in an Infrastructure Delivery Plan (IDP).
• A 'brownfield first' approach should be undertaken to develop Leyburn.	The Council does still take a 'brownfield first' approach to identifying development opportunities where they arise. This is a sustainable approach to development growth. This is set out with the initial identification of Option A, within the built up area of Leyburn for development.

The Council will encourage the development of brownfield sites (Option A) wherever there are opportunities to do so as set out in the proposed strategic approach to development growth in Leyburn. |
| • Where has consideration been made to provide additional housing for the cosmopolitan population employed in the equine industry in and around Middleham? | The Core Strategy sets out a percentage level of housing which can be accommodated within the Primary (Middleham) and Secondary Service Villages (Hunton and Harmby, Finghall, Spennithorne (cluster)) of the Lower Wensleydale Sub Area. This was identified in the preferred Core Strategy as being 3% of the total plan area housing requirement (114 new dwellings).

However, these proportions have now changed slightly as a result of consultation responses and a redistribution of development across the District. The percentage level of total required housing identified for the primary and secondary service villages in Lower Wensleydale has now increased to 5% (150 dwellings): 45 of these new dwellings are identified to be built in Middleham in the plan period up to 2028. |

Appendix 1

Our Ref: SR/JH Consultee Letter
Dealt with by: Graham Banks
Planning Policy
Typetalk: 18001 01609 767097
Date: 16 September 2011

Dear Consultee,

Richmondshire Local Development Framework consultation
September 2011

This letter presents a consultation document which introduces an additional policy into the Local Development Framework (LDF) Core Strategy. This new policy aims to enable ongoing decisions to be made about development proposals. It also proposes changes to policies for Richmond, Leyburn and Catterick Garrison by suggesting broad directions for strategic development in these towns. These changes will better equip the Council and local communities to respond to forthcoming changes in national planning policy.

This consultation continues the debate about future development that has progressed through the Issues and Options papers (November 2009), the Preferred Core Strategy (June 2010) and the Local Strategy Statement (February 2011). We are aiming to agree the proposed submission version of the Core Strategy early next year for publication and formal representations. This will reflect comments made to us through all consultations.

Copies of the consultation document and background papers on Leyburn, Catterick Garrison and Richmond are available to download from the Council's website www.richmondshire.gov.uk/ldf.aspx

We would like to hear your views on the proposed changes and background papers by **Friday, 28 October, 2011**. Please contact the Planning Policy Team if you would like to discuss any aspect of the LDF and this consultation document in particular. You can send your comments by writing or emailing to us using the contacts on this letter.

You will find a Satisfaction Survey with this letter and we would be grateful for your comments to help us improve our service. If you no longer wish to receive information regarding the LDF or would prefer to be notified by email, then please let us know.

Yours faithfully

| **Graham Banks** |
| Planning Policy Manager |
| Email: ldf@richmondshire.gov.uk |
| Tel: 01748 828760 |

Darlington & Stockton Times, Friday, September 16, 2011

DARLINGTON & STOCKTON TIMES   LOCAL NEWS   dst.co.uk   FRIDAY, SEPTEMBER 16, 2011   5

Museum's future is now secure thanks to Loto grant

A LOCAL history museum has been given a boost after receiving a lottery grant worth almost £50,000.

The Richmondshire Museum, based in Richmond, will use the money from the Heritage Lottery Fund to create a Discovery Centre in rooms it recently took over from the district council.

The new centre will be aimed at families and young people and will use interactive displays to explain the history of Richmond and the Dales.

A number of artifacts the museum currently holds in storage will also go on display.

Fiona Spiers, head of the Heritage Lottery Fund in Yorkshire, said: "This is a great project that will help bring the museum's collections to life."

The funding will also be used to run workshops for schools and groups and to train volunteers in conservation techniques.

Mike Wood, chairman of the Richmondshire Museum, said: "This is an important milestone in the history of the museum and will secure its future for many years to come."

Royal seal of approval for Saddle Club

ANNIVERSARY: The Princess Royal makes her third visit to the Catterick Garrison Saddle Club

A RIDING group for the disabled has been given the royal seal of approval after a visit from Princess Anne to celebrate the 40th anniversary of the organisation.

Members of the Richmond and Catterick Riding for the Disabled Association welcomed the Princess Royal to their base at the Catterick Garrison Saddle Club, in North Yorkshire, where hundreds of children and adults have been given the chance to ride.

The club was formed in July 1971, with the first six riders taking to the saddle two months later.

Tuesday's visit marked the third time that the Princess has visited the club.

Jane White, co-chairman of the association, said: "Thanks to the committed and enthusiastic helpers and the excellent facilities at the Saddle Club, riding has been provided for hundreds of children and adults over the last 40 years."

Racehorse owner helps cancer centre become reality

A NEW multi-million pound cancer unit is to be built after planning permission was granted following donations totalling more than £7m.

The Sir Robert Ogden Macmillan Cancer Unit will be built at Harrogate District Hospital with the latest technology and cancer support facilities for people in the region.

Work will begin on the site in the coming weeks and the unit is expected to open in 2013.

A large part of the finance for the scheme has been donated by businessman and racehorse owner Sir Robert Ogden and Macmillan Cancer Support.

Richard Ord, chief executive of the hospital, said: "We are delighted with the council's decision and we can now press ahead with our plans for a new multi-million pound, state of the art cancer unit.

"The new unit will enable us to carry out a wider range of treatments that patients currently have to travel elsewhere to receive.

"We are extremely grateful for the generosity of Sir Robert Ogden and Macmillan Cancer Support. Without their help we would not be able to go ahead."

Time to call 'house' on development plans

THE public is being urged to help decide where 200 houses a year will be built in Richmondshire over the next 15 years. JOE WILLIS reports.

IF the district is to meet its targets, 3,000 homes will need to be built in Richmondshire by 2026.

To shape where the majority of these homes will be built, planning officials have been working on the Richmondshire Local Development Framework (LDF) for more than two years.

John Hiles, Richmondshire District Council planning policy officer, believes the document has a crucial role to play in ensuring communities have a say in where development takes place and what type of homes are built.

The document is being produced to ensure it takes account of the Government's shake-up of the planning system which will include a presumption in favour of sustainable development.

Without the LDF, Mr Hiles believes development in Richmondshire could occur 'haphazardly', with the scales tipped in favour of the developer rather than the views and needs of communities.

The new policy will replace the now out-of-date local plan.

While this document included scaled maps of all towns and villages with strict guidelines on where development could take place, the new policy will be far less detailed.

Instead, the LDF will give guidance and set overarching principles for developers, landowners and planners to work with.

Although landowners and developers will still need to come forward to propose schemes, when they do they can be directed to the areas already identified for development rather than try to build on unsuitable sites, said Mr Hiles.

He added: "We are aiming to steer where development will go in terms of broad areas around the main settlements, plus how to best develop in other settlements."

The LDF covers Richmondshire, apart from areas of the National Park which are overseen by the Yorkshire Dales National Park Authority.

The draft document states that 200 houses will need to be built every year until 2026 if the district is to meet its targets.

Of these, the framework proposes that 65 per cent are built in the Catterick Garrison and Colburn area, ten per cent in Leyburn and five per cent in Richmond.

The Additional Core Strategy Consultation: Control and Release of Sites for Development document, which is out for consultation from today, puts forward preferred areas for development.

Elsewhere in the district, primary service villages including Middleham, Catterick Village, Scorton, Brompton-on-Swale, Middleton Tyas, Melsonby and Barton

HOUSING: Newly-built homes in Leyburn aiming to meet future populations

are allocated to take 14 per cent of the new housing.

Secondary service villages such as Hunton, Gilling West, North Cowton, and village clusters including Finghall, Spennithorne and Harmby and Caldwell, Eppleby and Aldbrough will take four per cent. The remaining two per cent will be fulfilled by other villages, hamlets and barn conversions.

Mr Hiles said that although a final consultation on the LDF would be held next year, now was the time for residents to comment on the preferred areas.

"This is a document that needs to be looked at," he said. "We will go and talk to anybody who wants to talk to us."

To view the consultation document, visit richmondshire.gov.uk/ldf.aspx

Comments can be made by emailing LDF@richmondshire.co.uk, or by writing to Planning Policy, Richmondshire District Council, Swale House, Frenchgate, Richmond, DL10 4JE.

New play park celebration

FAMILIES gathered for a fun day to celebrate the completion of a new play park.

More than £40,000 has been spent upgrading the Piper Hill facility, in Colburn, which now has new play equipment.

The project is one of 18 coordinated by North Yorkshire County Council with funding from the Department of Education Playbuilder scheme.

Darlington & Stockton Times, Friday, September 16, 2011

Darlington & Stockton Times

RIPON AND RICHMOND CHRONICLE

RICHMOND & DALES edition serving Richmond, Leyburn, Ripon, Catterick, Swaledale and Wensleydale

News briefs

Spooky treat

A GHOST hunt will be held at Bolton Castle, near Redmire, on Friday, September 16 from 8pm until the small hours. Tickets cost £55 per person, with discounts available for groups of ten or more. For more information, call 0845-201-3994 or visit eerie-evenings.com.

Festival tickets

TICKETS for the annual Masham Arts Festival are on sale from the Masham Community Office. The event will be held in a number of venues around the town between October 21-30. Attractions include music and belly dancing. For details, visit the website at www.creativemasham.com.

Donations appeal

THE Northallerton, Thirsk and Dales branch of the RSPCA is appealing for people to donate items that can be used as tombola prizes, bric-a-brac and general books and DVDs for its coffee morning on October 1 in Northallerton Town Hall. To arrange a donation contact June Levey on 01609-776652.

Walks for health

THE next round of free walks run by the Richmond Swale Valley Walking for Health group kicks off on Monday at the bus stops near Tesco, in Catterick Garrison, at 10.15am and Richmond Pool at 6.30pm.

Off to a flying start!

A SCALE model of an RAF Spitfire was the star attraction at a golf club open day to raise funds for Armed Forces charities.

Members of the Wensleydale Golf Club, in Akebar, near Bedale, hold their Battle of Britain tournament every year and this year decided to use the event to support Help for Heroes and the RAF Wings Appeal.

Wednesday's fundraiser was a warm-up event for a second open day at the club tomorrow, when members will play a special Help for Heroes tournament.

The club lies close to both Catterick Garrison and RAF Leeming and the current club captain, Ron Carruthers, is a former squadron leader.

The Spitfire is a two-thirds scale model owned by club member Alan Harpley, who made it with the help of fellow members.

He said: "We built this Battle of Britain tournament every year so last year I said I would try to get the Spitfire ready to display. I managed it with a lot of hard work and help from other people.

"It will be on display tomorrow too, so I hope people will come along and help us raise funds."

Tomorrow's event starts at 11am and will continue until 3pm.

HIGH POINT: With the Spitfire are, from left, Alan Harpley, John Drew and Ron Carruthers

Residents urged 'have your say' on planning blueprint

by Joe Willis
joe.willis@dst.co.uk

PLANNERS have revealed where they believe thousands of new homes should be built in Richmondshire over the next 15 years.

A consultation document, Control and Release of Sites for Development, has been published examining where new housing could be built in the Catterick Garrison area, Richmond and Leyburn.

Preferred development locations are put forward and areas unsuitable for housing and employment schemes are identified.

The public is being urged to read and comment on the document before it is submitted to the Government for signing off as part of the Richmondshire Local Development Framework (LDF).

Richmondshire District Council planning chairman, Councillor Jane Parlour, said the new policies aimed to enhance the council's ability to guide growth and help shape communities.

She added: "It is a tough job and we think our approach gives the best balance between meeting future development needs and keeping what's best in Richmondshire.

"But it is important that we hear what local people, communities and organisations have to say about it too – so I urge them to have their say."

The LDF proposes that 200 houses will need to be built every year until 2026 if the district is to meet its targets and provide enough affordable homes for residents. The framework proposes that of these, the majority – 65 per cent – are built in the Catterick Garrison and Colburn area, while Leyburn gets ten per cent of new housing and Richmond five per cent.

Preferred locations for development in the Catterick Garrison area include the White Shops and Camp Centre roundabout area towards Hipswell Road, and land around the Walkerville Industrial estate, in Colburn, and east of Horne Road.

The separate identities of Hipswell, Scotton and Colburn should be preserved, the report adds.

Planners at Richmondshire District Council hope that developers wanting to build in the Catterick Garrison area will pay for improvements to the junctions along the A6136 Catterick Road.

In Leyburn, the preferred area for housing development is fields to the north of the town either side of Bellerby Road, and above Woodburn Drive.

An area for employment use is proposed beside Harmby Road, near Tennants Auctioneers.

The report proposes that development in Richmond is restricted to existing vacant and previously developed sites in the town.

Yorkshire Post, Friday, September 16, 2011

North Yorkshire

Garrison expansion may trigger massive home building project

Nina Swift

THE multi-million pound vision to regenerate the town serving Europe's largest military base will be at the forefront of a planning blueprint to shape development in a North Yorkshire district.

Vast tracts of land at Catterick Garrison are being earmarked for potential development under new plans which could see up to 4,000 new houses built and 3,000 jobs created in Richmondshire by 2026.

"Homes for heroes" and the regeneration of shops at the base's town centre are included in the proposals, which form part of Richmondshire District Council's Local Development Framework.

The council's leader John Blackie, said there were several reasons why the focus had fallen on the garrison.

"The Ministry of Defence (MoD) has a land bank of parcels of land most suitable for developing affordable and normal housing. By focusing on the garrison we want the MoD to look at where some of the land can be released for housing," he said. "Amongst those houses will be many homes for heroes - soldiers who have bravely served their nation in the army and want to stay in Richmondshire. A large percentage of our residents' population are soldiers and their families. We need to make sure there is a provision for homes for them."

Coun Blackie said the plans would form part of the second phase of the £1bn expansion of Catterick Garrison, which aims to successfully merge the military base with the town's civilian population.

He said: "The first phase brought Tescos and a number of smaller stores on what was surplus army land, as well as a massive new sports complex. The second phase will see a lot of the 1950s and 1960s small shops and other developments created for the Army raised to the ground and a new development built its place.

"Plans are very soon to be submitted to the district council and the developer is very hopeful that it has attracted some big names in the retail field to establish a presence there."

Plans were first announced in 2006 for a modernisation and expansion programme which would see the addition of another five battalions to the existing six units to create one of the Army's Super Garrison sites.

Each battalion would have 600 to 650 troops and with their families the Army base's population would grow to 25,000; almost double the existing number.

Catterick Garrison's town centre is being seen as key to the expansion programme because it will provide improved facilities for the wider civilian community.

Coun Blackie said: "The garrison itself is seen as a centre for employment and its expansion is a driver for the rest of the district. We will be very proud of it when it is completed and so will the Army as well."

Residents in the district are being urged to have their say on the latest LDF plans, which will go live on Richmondshire Council's website today.

While details of specific sites have not been put forward, broad areas for new housing and employment development are proposed for Richmond and Leyburn, alongside Catterick Garrison.

Coun Blackie said: "We are focusing very much on the garrison but we have a hugely diverse population in a very diverse area and we must make sure we cater for the whole district. We are looking at building 200 houses a year with a target of 4,000 houses by 2026 - with an affordable housing target of 40 per cent.

"If all the employment land allocated is taken on we should be able to deliver an additional 2,500 to 3,000 jobs."

The plans will be out for consultation until October 26.

Richmondshire Council planning chairman Coun Jane Parlour said: "It is a tough job and we think our approach gives the best balance between meeting future development needs and keeping what's best in Richmondshire. But it's important that we hear what local people, communities and organisations have to say about it

New car park 'puts beauty spot at risk'

A "DISAPPOINTING" decision to build an extra 500 parking spaces at Harrogate's Harlow Carr gardens could lead to a coveted

The Richmond & Catterick Directory, October 2011

PLANS FOR FUTURE DEVELOPMENT OF RICHMONDSHIRE

Local people are being urged to have their say on new draft policies to guide future development in Richmondshire.

Broad development areas for housing and employment are included in the policies – which cover areas outside the Yorkshire Dales National Park. But they do not set out details of specific sites.

The proposed 'Direction of Development' policies is on the authority's website: richmondshire.gov.uk

The policies aim to make sure that future development is well located for local services, transport and employment - making sure that any development does not harm natural and historic features. And they look forward to the new power of Neighbourhood Planning which will allow local communities to guide the style and location of development in their towns and villages

Broad areas for new housing and employment development are proposed for Richmond, Leyburn and Catterick Garrison, after consideration of detailed assessments of development constraints - like landscape, historic features and the capacity of roads and services. But no specific sites are being allocated for development in the plan.

"These new policies aim to enhance the Council's ability to guide growth and help shape local communities until 2026," said Richmondshire District Council Planning Chair, Councillor Jane Parlour. "It is a tough job and we think our approach gives the best balance between meeting future development needs and keeping what's best in Richmondshire. But it important that we hear what local people, communities and organisations have to say about it too – so I urge them to have their say.

"Richmondshire is home to the soldiers and families of Catterick Garrison and the future of the Garrison is important, for the local economy. Our plans concentrate and extend new housing and employment development in this area, but they are flexible enough for the army to develop and adapt in line with national defence needs."

Views on the consultation document are welcome from everyone but must be with the Council by Friday October 28 in writing or email to LDF@richmondshire.co.uk: or Planning Policy, Richmondshire District Council, Swale House, Frenchgate, Richmond, DL10 4JE.

For more information contact planning policy officers on 01748 828760

Darlington & Stockton Times, Friday, September 23, 2011

Comment&Op

Darlington & Stockton Times

A wake-up call

WE hope the people of Richmondshire, but particularly those who live in Colburn, Catterick Garrison and Leyburn, read our front page story carefully last week.

The report detailed where 3,000 homes will be built in the district over the next 25 years and most of them will be in, or more accurately, adjacent to those three aforementioned communities.

The danger is that if they haven't noted that report, they might find themselves in the same situation as the people of Thirsk and Sowerby, who, three months ago, woke up to the fact that more than 900 homes may be built over a similar timescale on their doorstep. Strangely enough, the information about the local authority's intention to allocate this land for a development of this scale was published in the similar fashion in this newspaper more than a year before. The lesson is clear.

It may be that in Catterick Garrison and Colburn, communities that have already undergone enormous changes over the past 15 years, residents are sanguine about the prospect of nearly 2,000 more homes being built near them. But what does Leyburn feel about 300 additional homes? Proportionately, that is almost as large a development as the Sowerby Gateway plan. People need to have their say now and get involved in the consultation process, if they don't want a development surprise on their doorsteps in a few years' time.

Is it enough?

Sir, – It is good news that Barry Proctor has withdrawn the parts of his planning application that involved overflowing into the Friary Gardens.

He is to be congratulated on reacting to public opinion that the War Memorial Gardens should not be commercialised.

The gardens are one of the jewels in Richmond's crown and contribute to persuading visitors to come to the town and travel onward into the Dales.

Mr Proctor's public spirited decision to devote 40 per cent of the space in the former TIC to Tourist information is to be welcomed but we will have to wait to see if 40 per cent of an important contributor to tourism in Richmondshire is enough.

Richmondshire District Council has to save money but closing the TIC and leasing it as a café seems crazy when tourism represents the major part of the

Solution required

Sir, – I appreciate that Norman Taylor is playing devil's advocate but cars are useful for getting to work quickly and save time over public transport. If you work shifts when there are no buses or commute, unless you have the luxury of doing nothing else during the day, then a car is really useful. They are also useful for lugging the weekly shopping home.

Affordable housing still isn't cheap; most buyers would still need a mortgage and affordable housing is probably not that poor because Broadacres Housing Association will be providing them.

Affordable housing also generates less profit for the developer or HDC would not have had to lower the requirement from 40 per cent to 19 per cent on the York Trailers site to get the section 106 agreement.

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Darlington & Stockton Times, Friday, September 16, 2011

RICHMONDSHIRE DISTRICT COUNCIL
PLANNING AND COMPULSORY PURCHASE ACT 2004

PUBLICATION OF LOCAL DEVELOPMENT FRAMEWORK -- CORE STRATEGY

ADDITIONAL CONSULTATION PAPER

The Council has prepared a Consultation Paper on the Control and Release of Sites for Development for the area of the District outside the National Park, with special focus on Richmond, Hipswell, Scotton, Colburn and Leyburn.

The consultation document is available for inspection at: www.richmondshire.gov.uk/ldf.aspx , the Council's Community Offices and local libraries during normal opening times.

Your views should be sent to us by 28 October 2011 by: e-mail to LDF@richmondshire.gov.uk or in writing to Planning Policy, Richmondshire District Council, Swale House, Frenchgate, Richmond DL10 4JE.

Further information is available on the Council's website or you can call the Planning Policy team on 01748 827025.

Sustainability Appraisal Comments

Response No.	Comments	Our Reply (Preferred Core Strategy)	Our Reply (Proposed Submission Core Strategy)
Response 6	Lafarge support the major development proposals within the Central Area as it is close to the source of aggregate materials and is, therefore, consider a sustainable location. However, Lafarge recommend that the Core Strategy Sustainability Appraisal should consider the location of major development proposals in relation to the source of materials and the potential to utilise local mineral supplies. Lafarge's Sustainability Ambitions work to ensure that the products it manufactures are made close to where they will be used, working to reduce the long-haul transportation of heavy goods. Lafarge consider that Richmondshire District Council and North Yorkshire County Council should consider major development proposals and mineral allocations to provide the opportunity to locate development at a suitable sustainable distance from a source of materials and ensure that development contributes to the overall sustainability of the plan area.	Core Policy CP2 (Sustainable Development) in the PCS does support development which promotes the conservation of scarce resources and reduction of their use, and the encouragement of the use of sustainable resources. This would include using locally-sourced materials. The sustainability of individual development proposals would need to be considered through the Development Management process and it is beyond the scope of the Core Strategy to identify where and when locally sourced materials for development would be required (if at all).	No further comment required.
Response32	Natural England considers that the sustainability appraisal report does not meet the requirements of the SEA regulations in its current state for the following reasons: The report does not include an outline of the relationship of the Core Strategy to other relevant plans and programmes. This is a requirement of the	Points are noted and will be considered in the subsequent update of the Sustainability Appraisal.	The SA report has been amended to cover the issues as suggested.

	regulations and should be included. The report does not include information on the current state of the environment in Richmondshire to provide a baseline for the assessment and for future monitoring. The Environmental Baseline section should also include a description of how the environment might change in the absence of the Core Strategy. The report makes no reference to monitoring and does not set indicators to measure progress. We note that detailed information is given in the Core Strategy document itself however the authority must specifically link this to the Sustainability Appraisal Report. We would advise that the tables are included as an appendix to the SA report. If any of the above information has been included in an SA scoping report, we would advise that this should be clearly stated and that the relevant information is included as an appendix to the final report.	
Response48	Ideally, there should be a Health Impact Assessment to accompany the SA and SEA.	The Core Strategy SA includes SEA health objectives. The SA was subject to public consultation alongside the Preferred Strategy and no major health impacts of the proposals were identified by health related bodies.