

Richmondshire District Council



Annual Monitoring Report 2018/19

December 2019

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1.0 Introduction

- 1.1 This Annual Monitoring Report (AMR) covers the period 01 April 2018 to 31 March 2019.
- 1.2 The requirement for a Local Planning Authority to produce an Annual Monitoring Report (AMR) is set out in section 35 of the Planning and Compulsory Purchase Act (PCPA 2004). This states that every Local Planning Authority must prepare reports containing information on the implementation of the Local Development Scheme and the extent to which policies set out in Local Development Documents are being achieved. Section 113 of the Localism Act (2011) amended PCPA 2004 section 35 removing the requirement to send an AMR to the Secretary of State. Instead, Local Planning Authorities must publish this information directly at least yearly in the interests of transparency.
- 1.3 This amendment in combination with the DCLG Letter to Chief Planning Officers (30th March 2011) which withdrew previous guidance on Local Plan monitoring means that the Council has more freedom on the contents of its AMR, providing it contains the information required by section 34 of the Town and Country Planning Regulations (2012).
- 1.4 This is the fifth AMR to be produced following the adoption of the Local Plan Core Strategy (LPCS) in December 2014 and will outline the progress that is being made towards the indicators and targets set out for individual policies within the LPCS.

2.0 Local Context

2.1 The Richmondshire Local Development Plan covers the area of the District outside of the Yorkshire Dales National Park (figure 1). The Yorkshire Dales National Park Authority is the planning authority for the remainder of the District.

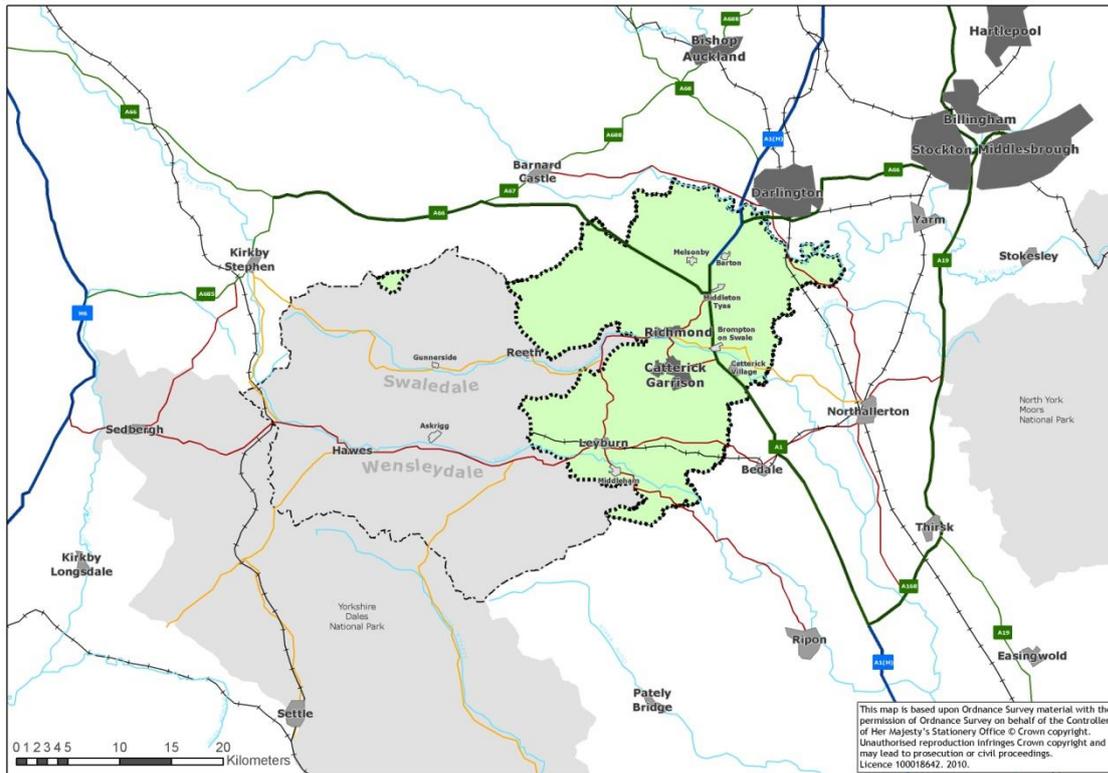


Figure 1: Area Covered by Local Planning Authority

2.2 The following section will provide an up to date insight in to the local context of the District in this monitoring period by briefly summarising the key local facts and issues, many of which have been outlined in further detail in the adopted Local Plan Core Strategy (LPCS) and its supporting background evidence documents.

Local Context Facts for Monitoring Period 2018/19

- **Richmondshire is one of the most rural districts in the country and covers an area of 131,867 hectares (509 square miles)**
- **Around 60% of the district is in the Yorkshire Dales National Park and Sites of Special Scientific Interest (SSSI) cover nearly one fifth of the land area.**
- **The total population of Richmondshire was estimated at mid-2018 as 53,244, a decrease from the mid-2017 estimate of 53,700 (ONS).**
- **The Plan Area population is estimated to be 45,789.**
- **The military population is estimated to be nearly 10,500 personnel and dependents, which is nearly a quarter of the plan area population.**
- **There are around 20,000 (2019) dwellings in the plan area (approximately 23,000 across the district).**
- **64% of dwellings in the district are owner occupied, 25% are privately rented, and 11% are affordable homes which are either rented from the Council, a social landlord or are of an intermediate tenure (Discounted Sale or Shared Ownership).**
- **The long-term vacancy rate (over 6 months) was 1.6% across the total housing stock in Richmondshire (LAHS, 2017), slightly higher than the County and National average.**
- **The ratio of lower quartile house price to lower quartile gross annual workplace-based earnings was 7.78 in 2018. (ONS, 2019)**
- **Richmondshire's working age population, including the military, is around 23,600, of which 78% (77% 2017/18) are economically active and 76% (73.9% 2017/18) are in employment, higher than regional levels (77.4% and 73.8% respectively) and national levels of those in employment (75.6%) but lower than national levels of those economically active (78.9%) (ONS, Annual Population Survey 2018).**
- **There were 17,000 employee jobs, not including the military or self-employed, in Richmondshire in 2018 (ONS business register). 58.8% are Full-Time and 41.2% are Part-Time. The proportion of part-time is higher than regional and national averages. 87% of these were in the service sectors, slightly higher than national levels. Public admin, education and health make up the largest proportion of these which is comparable to national level. Other sectors are comparable to or lower than national level with the exception of accommodation and food services and arts, entertainment and recreation. (2017)**
- **The resident workforce occupied about 70% of local jobs, in Catterick Garrison this figure rises to 85%, because of military accommodation (2011 Census, WU01EW).**
- **Richmondshire resident (£540.4) full time weekly earnings is higher than regional but lower than national weekly earnings.**
- **Micro scale businesses (0-9 employees) account for 90% of local business units and enterprises compared with 88% across Yorkshire and Humber (IDBE, ONS 2019)**
- **In June 2019, unemployment stood at 3.1% (model based), with 0.2% claiming employment related benefits (DWP, 2016)**

3.0 Local Plan Progress

- 3.1 The LPCS sets out the overall vision and objectives to guide future growth in the Local Plan area. It was formally adopted by the Council on the 9th December 2014 after being found sound at examination by a Planning Inspector. Following the adoption of the LPCS all saved policies within the Richmondshire Local Plan 1999-2006 except Policy 23 - Development Limits are now superseded and no longer saved. Policy 23 - Development Limits will be saved until development limits and land use allocations are updated through the Local Plan Review, but they are modified by Core Policy CP4, which enables the assessment of development proposals both within and adjacent to the areas defined in Policy 23. This is necessary to ensure that the Council's statutory development plan is consistent with the National Planning Policy Framework (NPPF) (July 2018). Policy 23 development limits were first defined in the mid 1990's and are out of date under NPPF para 11.
- 3.2 It is now 5 years since the adoption of the LPCS and a review of it is now required. In light of this the Council has decided to no longer produce a Delivering Development DPD and will be producing the Local Plan 2018-2035. This will be a single document and comprise of a review of the adopted Local Plan Core Strategy 2012-2028 and will provide site allocations, an area strategy for Catterick Garrison, land use designations, revised Settlement Extents for settlements identified in the settlement hierarchy and detailed development policies. It will include an updated and revised Proposals Map.
- 3.3 The Local Development Scheme (LDS) for the Richmondshire Plan Area which sets out a summary of and timetable for the production of the Local Plan is regularly updated.
- 3.4 The Local Plan Review started in 2017/18. This included beginning to update the Council's evidence base with an update of the Objectively Assessed Housing Need (OAN) and Strategic Housing Market Assessment (SHMA) and an Employment Land Review Update. The Local Plan Review Issues and Options consultation was held in September 2018 and the next stage of the Local Plan Review, Preferred Options, is currently being prepared with the consultation scheduled to be held in Spring 2020. A number of evidence base studies have been completed and the remainder are being updated to inform the preparation of the Local Plan Preferred Options which is expected to be published in Spring 2020.

4.0 Development Results

4.1 This following section outlines development progress in the Plan Area in 2018/19 against LPCS Policies indicators and targets.

Housing Delivery

Overall Number of Net Completions (Spatial Principle SP4)

- 4.2 There was a net total of 187 housing completions in the Plan area during 2018/19. This included 168 new build completions of which 33 were at The Limes, Brentwood, Leyburn; 27 at Marne Grange, Colburn; 16 at Beckfields, Colburn; 11 at Oswin Grove, Gilling West; and, 10 at Temple Gate, Reeth Road, Richmond. There was also a net total of 6 conversions of existing residential properties, 25 net changes of use from agricultural and other buildings regarded as previously developed. There were also 4 other losses and 8 demolitions.
- 4.3 Whilst the annual average housing target of 180 homes per annum is only applicable to development in the part of the District outside of the Yorkshire Dales National Park it is however based on change in the whole Richmondshire population. The monitoring of delivery against the target will therefore include net new housing development in the National Park area.
- 4.4 In 2018/19 there were 14 net completions in the Richmondshire part of the Yorkshire Dales National Park. This included 2 new builds, 2 conversions of existing residential properties, 8 net changes of use from agricultural and other buildings regarded as previously developed and 2 other gains.
- 4.5 This means there have been a net total of 201 completions which contribute to the achievement of the housing target over the current plan period since 2012/13. This is illustrated in the following table:

| Sub Area | Target (Plan Period) | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | Total | Remaining target (inc YDNP) |
|---------------------------|----------------------|-----------|------------|------------|------------|------------|------------|------------|-------------|-----------------------------|
| Plan Area | 3060 | 78 | 98 | 118 | 147 | 241 | 270 | 187 | 1139 | 1921 |
| YDNP (Richmondshire Part) | - | 13 | 5 | 3 | 7 | 11 | 14 | 14 | 67 | - |
| Total | 3060 | 91 | 103 | 121 | 154 | 252 | 284 | 201 | 1206 | 1854 |

Figure 2: Net Completions (Spatial Principle SP4)

4.6 The Council has continued with its revised monitoring procedure that was necessary following the publication of the Inspectors Report on the Yorkshire Dales National Park Local Plan in December 2016. The Planning Inspector stated that when calculating the net delivery of homes that *'it would be disproportionate and unreasonable to take account of the use of dwellings as holiday homes/lets (which does not require planning permission) and it is not inevitable that such changes will lead to the enduring loss of a dwelling for permanent occupation'*. Therefore, all changes both from and to holiday homes/lets have continued to be excluded from net completions.

Net Completions by Sub Area (Spatial Principle SP4)

4.7 The following table illustrates progress against the LPCS housing target by sub area.

| Sub Area | Target (Plan Period) | 2012 /13 | 2013/ 14 | 2014 /15 | 2015 /16 | 2016/ 17 | 2017 /18 | 2018 /19 | Total | Remaining Target |
|----------------------------------|-----------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------|-------------------------|
| North Richmondshire | 285 | 11 | 11 | 17 | -5 | 13 | 14 | 26 | 87 | 198 |
| Central Richmondshire | 2410 | 44 | 73 | 81 | 105 | 133 | 228 | 120 | 784 | 1626 |
| Lower Wensleydale | 365 | 23 | 14 | 20 | 47 | 95 | 28 | 41 | 268 | 97 |
| YDNP (Richmondshire Part) | - | 13 | 5 | 3 | 7 | 11 | 14 | 14 | 53 | - |

Figure 3: Net Completions by Sub Area (Spatial Principle SP4)

Net Completions by Settlement Hierarchy (Spatial Principles SP2 & SP4)

4.8 The following table illustrates progress against the LPCS housing target by the settlement hierarchy.

| Settlements | Target (Plan Period) | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | Total | Remaining Target (inc YDNP) |
|---------------------------|----------------------|-----------|------------|------------|------------|------------|------------|------------|-------------|-----------------------------|
| Catterick Garrison | 1900 | 2 | 51 | 70 | 47 | 107 | 191 | 43 | 511 | 1389 |
| Richmond | 250 | 32 | 14 | 9 | 50 | 23 | 30 | 57 | 215 | 35 |
| CR PSV | 240 | 6 | 4 | -3 | 6 | 2 | 1 | 19 | 35 | 205 |
| CR Elsewhere | 20 | 4 | 4 | 3 | 3 | 1 | 5 | 0 | 20 | 0 |
| Leyburn | 215 | 4 | 4 | 6 | 40 | 82 | 2 | 36 | 174 | 41 |
| Middleham | 45 | 2 | 2 | 0 | 0 | 1 | 1 | 1 | 7 | 38 |
| LW SSV | 45 | 4 | 5 | 9 | 4 | 2 | 14 | 6 | 44 | 1 |
| LW Elsewhere | 60 | 13 | 3 | 5 | 5 | 9 | 11 | -1 | 45 | 15 |
| NR PSV | 105 | -1 | 0 | 8 | 1 | 2 | 3 | 4 | 17 | 88 |
| NR SSV | 110 | -1 | 2 | 3 | -16 | 4 | 5 | 16 | 13 | 97 |
| NR Elsewhere | 70 | 13 | 9 | 8 | 7 | 8 | 7 | 6 | 58 | 12 |
| YDNP (Richmondshire Part) | - | 13 | 5 | 3 | 7 | 11 | 14 | 14 | 67 | - |
| Totals | 3060 | 91 | 103 | 121 | 154 | 252 | 284 | 201 | 1206 | 1854 |

Figure 4: Net Completions by Settlement Hierarchy (Spatial Principles SP2 & SP4)

Development on Previously Developed Land (Core Policy CP3)

4.9 93 (approximately 46%) of the 201 total net completions in 2018/19 were on previously developed land. Of these, 11 were located on a former Sheltered Housing site (Oswin Grove, Gilling West); 16 were located on the old Recreation Ground (Beckfields, Colburn); 27 were located at Marne Grange, Colburn on the former Arras Lines site; and, 6 were located on an old Care Home site (Richmond House, Richmond).

5 Year Housing Land Supply

4.10 An update of the SHLAA has been carried out and was published in June 2019. This will be available from the following link: <https://www.richmondshire.gov.uk/planning/planning-policy/strategic-housing-and-employment-land-availability-assessment-shelaa/>. A further update to the 5 year housing land supply position has been carried out in December 2019

and is available from the above link. This includes an updated calculation of the 5 year housing land supply which shows that a supply of 1068 homes equivalent to 8.83 years can be demonstrated. The following table summarises this:

| Deliverable 5 Year Housing Land Supply | Dwellings (Net) |
|--|------------------------|
| Deliverable Housing Sites (0-5 Years) | 1068 |
| Deliverable 5 Year Housing Land Supply Requirement | 604 |
| Deliverable 5 Year Housing Land Supply Position | 8.83 |

Figure 5: 5 Year Housing Land Supply Summary

Affordable Housing – Core Policy CP6

- 4.11 There were 62 affordable homes built in 2018/19 which included 6 on site at Reeth Road, Richmond; 3 on site at Marne Grange, Colburn; 14 on site at Beckfields, Colburn; 11 on site at Oswin Grove, Gilling West; and 12 on site at The Limes, Leyburn. Affordable housing commuted sums received totalled £407,300 with payments received of £271,400 from the Castlefields development in Richmond; £65,100 from the Marne Grange development at Colburn and £70,800 from the Holme House development at Piercebridge. These will be used towards furthering the provision of affordable housing.

Economic Development

Employment Development

- 4.12 There has been limited employment development completed in 2018/19 with no major developments being completed.
- 4.13 The following table provides a summary of the net amount of additional floor space developed for employment uses by use class type which has completed in 2018/19. This information has been collated by cross-checking planning permissions with new registrations and alterations on the Council's NDR system. From this table, it is evident that there has been a net addition of 1,564 square metres of employment floor space. The developments this year have been of a modest scale with generally more changes of use of existing units/buildings. A couple of examples which have particularly contributed to this total are the additional office space at Harelands, Melsonby and the change of use of A2 offices at the Station, Richmond to a Dance Studio.

| Employment Type by Use Class | Net amount of floor space change 2018/19 (Sqm) | Within Hierarchy Settlements (SP2) (Sqm) | Outside Hierarchy Settlements (SP2) (Sqm) |
|---|---|---|--|
| A1: Shops | 0 | 0 | 0 |
| A2: Financial & Professional Services | -1205 | -1205 | 0 |
| A3: Restaurants & Cafes | 145 | 0 | 145 |
| A4: Drinking Establishments | 0 | 0 | 0 |
| A5: Hot Food Take-away | 0 | 0 | 0 |
| B1a Offices other than those classified as A2 | 820 | 170 | 650 |
| B1b Research & Development | 0 | 0 | 0 |
| B1c Light Industry | 214 | 0 | 214 |
| B2 General Industrial | 90 | 90 | 0 |
| B8 Storage & Distribution | 114 | 114 | 0 |
| C1 Hotels | 0 | 0 | 0 |
| D1 Non-Residential Institutions | 114 | 0 | 114 |
| D2 Assembly & Leisure | 1272 | 1205 | 67 |
| Sui-Generis / Other | 0 | 0 | 0 |
| Total | 1564 | 374 | 1190 |

Figure 6: Net amount of employment floor space change by type 2018/19

Rural Development

Amount of land or floor space developed for employment uses outside of settlement hierarchy (SP3 & CP8)

4.14 Figure 6 shows in 2018/19 that there has been in total 1,190sqm of floor space developed for employment uses outside of locations in the settlement

hierarchy including all the countryside and smaller settlements. This includes the extension of offices at Harelands, Melsonby (450sqm).

Number of completed conversions of traditional rural buildings

- 4.15 A net total of 2 dwellings were created through the conversion of former traditional rural agricultural buildings in to housing in 2018/19.
- 4.16 Also, a net total of 2 holiday lets were created through the conversion of former traditional rural agricultural buildings in 2018/19.

New tourism related permissions (CP10)

- 4.17 There were 11 tourism related full planning permissions granted in 2018/19 which included 6 safari tents at Union House Farm, Richmond; 12 camping pods at Forcett Grange; and; 6 holiday lodges at Sun Hill Farm, Constable Burton.

Town Centres

Amount of floor space completed for retail, office and leisure development in Richmond, Catterick Garrison and Leyburn (CP9)

- 4.18 Figure 7 shows that there has been no change in the amount of retail, office and leisure floorspace in the three defined town centres in the plan area and limited change elsewhere in 2018/19.

| Type by Use Class | Net Amount of Floor Space (Sqm) Change by Town Centre | | | | |
|---------------------------------------|---|--------------------------|---------------|-----------------|-------|
| | Richmond Town Centre (CP9) | Catterick Garrison (CP9) | Leyburn (CP9) | Elsewhere (CP9) | Total |
| A1: Shops | - | - | - | - | - |
| A2: Financial & Professional Services | - | - | - | -1205 | -1205 |
| A3: Restaurants & Cafes | - | - | - | 145 | 145 |
| A4: Drinking Establishments | - | - | - | - | - |
| A5: Hot Food Take-away | - | - | - | - | - |
| C1 Hotels | - | - | - | - | - |
| D1 Non-Residential Institutions | - | - | - | 114 | 114 |
| D2 Assembly & Leisure | - | - | - | 1272 | 1272 |
| Sui-Generis | - | - | - | - | - |

Figure 7: Net Amount of Floor Space (Sqm) Change by Town Centre 2018/19

Vitality and Viability of town centres – Health Checks & Number of A1 retail units in primary frontages

The retail surveys and health checks along with the business survey referred to have been completed outside of the 2017/18 monitoring year in 2018/19.

Richmond

- 4.19 In Richmond Town Centre, as illustrated in Appendix 1, the proportions of A1 retail units in the defined primary frontages has remained relatively similar since the last survey was completed. The number of vacant units in Richmond Town Centre has increased to 14.
- 4.20 A health check has also been completed for Richmond town centre to assess its current vitality and viability. The health check can be found at Appendix 1.

Leyburn

- 4.21 In Leyburn town centre, as illustrated in Appendix 3 the proportion of A1 retail units in the defined primary frontages has remained relatively similar since the last survey was completed. The number of vacant units in the town centre has increased to 4.
- 4.22 A health check has also been completed for Leyburn town centre to assess its current vitality and viability. The health check can be found at appendix 3.

Catterick Garrison

- 4.23 In Catterick Garrison town centre, as illustrated in Appendix 2, the proportion of A1 retail units in the defined primary frontages including Princes Gate has remained relatively similar since the last survey was completed. There are 8 vacant units in the town centre which continues to include 2 of the restaurants (A3/A5) units within the Cinema building at Princes Gate, both of which are yet to be occupied. There are also a number of vacant units along Shute Road.
- 4.24 A health check has also been completed for Catterick Garrison town centre to assess its current vitality and viability. The health check can be found at Appendix 2.

Environment

Installed Large Scale Renewable Energy (CP2)

- 4.25 No large scale renewable energy schemes were submitted/granted in this monitoring year.

Installed CHP & District Heating (CP2)

- 4.26 No Combined Heat and Power (CHP) or District Heating plants were installed in developments in this monitoring year.

Achievement of Code for Sustainable Homes or equivalent standards (CP2)

- 4.27 The Council has continued in this monitoring year, through CP2, to maximise the achievement of carbon savings in new residential development by attaching the following condition to all permitted housing applications:

“The development hereby permitted shall deliver carbon savings by exceeding the minimum standards prevailing through Part L of the Building Regulations to the maximum level that is feasible and viable for this particular development”.

Carbon Emissions (CP2)

- 4.28 The Council has continued to seek a decrease in carbon emissions within the Plan Area through the implementation of Core Policy CP2 by maximising the achievement of carbon savings in new residential and non-residential development where it is feasible and viable to do so and also encouraging the generation of renewable and low carbon energy.

Installed Electric Vehicle Charging Stations (CP2)

- 4.29 There has been no specific applications submitted in 2018/19 for the installation of electric vehicle charging stations.
- 4.30 However, under Schedule 2, Part 2, Class D and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) planning permission is not required for the installation of: (a) a wall mounted electrical outlet (Class D); and, (b) an upstand with an electrical outlet mounted on it for the recharging of electric vehicles, subject to specific criterion. Therefore it has not been possible to monitor whether any such facilities have been installed under permitted development for 2018/19.

Flood Risk permissions granted contrary to EA advice (CP2)

- 4.31 In this monitoring year there were no planning permissions granted in areas at risk of flooding contrary to sustained objections from the Environment Agency. In total the Environment Agency raised initial objections to 3 planning applications, 2 of which were later removed following the provision of further information or alteration of design. 1 is still ongoing with new information submitted and under consideration.

Incorporation of Sustainable Drainage Systems (SuDs) (CP2)

- 4.32 In accordance with Core Policy CP2, the Council has in this monitoring year sought to maximise the incorporation of sustainable drainage systems in to new housing developments and they have been incorporated in to developments permitted where practical and do not cause an unacceptable pollution risk. North Yorkshire County Council is the Lead Local Flood Authority and the SUDs team at has been consulted and advised on major developments. The implementation of this policy also enables the Council to support the achievement of one of the key actions identified for local planning authorities to support in the Humber River Basin Management Plan.

Changes in priority habitats and species and areas designated for their environment value or geology

- 4.33 Due to a lack of available data the Council has been unable to monitor any changes in priority habitats, species and areas designated for their environment value or geology in this monitoring year.

Heritage

Number of Buildings at Risk

- 4.34 In 2018/19 there were a total of 7 buildings or structures identified as at risk in the plan area which are explained further in Appendix 4. This remains the same as the last monitoring year and includes all of the same buildings or structures.

Production of Conservation Area Appraisals

- 4.35 In 2018/19 5 new Conservation Area Appraisal and Management Plans were adopted by the Council. These were for Gilling West (adopted April 2018), Spennithorne (adopted July 2018), Middleham (adopted July 2018), Leyburn (adopted July 2018) and Finghall (adopted March 2019).

Community & Recreation Assets

Net Change in availability of community facilities in each settlement (CP11)

- 4.36 A full update of the Settlement Facilities Study was carried out in August 2017 which provided a comprehensive and up to date understanding regarding the change in availability of community facilities in each settlement within the plan area. The Settlement Facilities Study is available via the website.

New community facilities

- 4.37 An application was granted for the construction of a new Village Hall with associated Landscaping and Engineering Works at Croft on Tees (Application number: 18/00509/FULL – Granted December 2018).

No. of planning applications resulting in change of use / loss of community facilities

- 4.38 An application was granted for the conversion of former public toilets to form a 2-bed dwelling (Application number: 18/00026/FULL – Granted August 2018)

Recreational facilities provided in new developments

- 4.39 A contribution of £208,000 was received from the Temple Gate development in Richmond which has been used to enhance recreational facilities at Ronaldshay Park, Whitcliffe Grange, Coronation Park and Riverside Road in Richmond. This has included the provision of a new Multi Use Games Area. A contribution of £30,183 has also been received from the Beckfields development at Colburn which has been used by Colburn Town Council towards the upgrading of the Albermarle Play Area.

5.0 Infrastructure

Transport & Accessibility – A1 Upgrade

- 5.1 The upgrade of the A1 to full motorway standard from Leeming Bar to Barton has now been completed (Spring 2018). The new Catterick Central junction substantially improves access to the Plan area and to Catterick Garrison in particular - Fort Bridge connecting Catterick Garrison with Brompton on Swale and Catterick Village has re-opened.

A6136 Improvements

- 5.2 The works at Catterick Bridge, Scorton Crossroads and the White Shops junction have been completed.

Community Infrastructure Levy

- 5.3 The Community Infrastructure Levy (CIL) was introduced by Government in 2010. CIL is a levy that local planning authorities can charge on new developments in their area. The money can be used to support development by contributing to infrastructure that has been identified through the Local Plan – for example, new or safer road schemes, school places, park improvements or a new health centre. The Government has made several revisions to the CIL regulations since their introduction with the most recent coming in to force on the 1 September 2019. These amendments include the lifting of the Section 106 pooling restrictions which previously limited planning

obligations via Section 106 agreements contributing to a type or specific piece of infrastructure to 5. It also introduces a requirement for Local Planning Authorities to produce an Infrastructure Funding Statement from 31 December 2020.

- 5.4 The Richmondshire CIL Preliminary Draft Charging Schedule was published for consultation from 24 October to 2 December 2016. 15 representations were received. Further work on introducing CIL was put on hold until the revised regulations discussed above were enacted. In light of these and as part of the Local Plan Review the Council is currently reviewing its approach to seeking developer contributions to Infrastructure including whether to introduce CIL or continuing obtaining contributions through Section 106 agreements. The preferred approach identified following viability testing and analysis will be outlined in the Preferred Options Local Plan that is expected to be published for consultation in spring 2020.

6.0 Duty to Cooperate

- 6.1 The 'Duty to Cooperate' was introduced by the Localism Act (2011) and is a legal requirement of the plan preparation process. In essence the duty to cooperate requires Local Planning Authorities and other bodies to cooperate with each other to address relevant 'local strategic issues'. As a rural area the number of strategic cross-boundary issues that Richmondshire shares with neighbouring authorities and other public bodies is limited. The main local strategic cross boundary issues for the area covered by the Richmondshire Local Plan Core Strategy are:

- A1/A6136 link
- Meeting defence requirements
- Rural housing needs

- 6.2 These issues have been the subject of ongoing work between the Council and relevant bodies including neighbouring Local Planning Authorities throughout the production of the Local Plan Core Strategy. The Council has also actively consulted neighbouring Local Planning Authorities and other relevant public bodies throughout the preparation of the plan to confirm that the strategic approach proposed in the Local Plan Core Strategy remains compatible with their own approach.
- 6.3 The Council has begun a review of its Local Plan and as part of this process will be consulting and cooperating with neighbouring Local Planning Authorities and other relevant public bodies through the production of evidence and at various stages of consultation. This will include the production of a Statement of Common Ground as required by the NPPF (2019) and will be in accordance with the guidance outlined in the NPPG.
- 6.4 In addition to working and co-operating with neighbouring authorities to address relevant 'local strategic issues' through the production of the Council's own Local Plan documents it is also required to work with them on production of their own Local Plan documents. In this regard the Council has

also being involved in to Duty to Cooperate meetings and production of Statements of Common Ground with neighbouring authorities including Hambleton, Darlington, YDNP and Durham regarding the production of their new Local Plans.

If you have any questions about this report please contact

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Appendix 1: Richmond Town Centre Health Check & Survey

Diversity of uses

Richmond Town Centre contains 163 street level retail and service units and is one of the principal towns in the District which plays an important role in the provision of retail, commercial and tourism uses. The primary shopping frontages containing the highest proportions of retail uses within the town centre are focused around the Market Place, Finkle Street and the eastern part of King Street. Trinity Church Square, Frenchgate, the southern part of the Market Place and the western part of King Street are secondary shopping frontages with a mix of shops and higher proportion of service uses such as financial and professional services, pubs and cafes / restaurants.

There is a daily indoor market with a range of stalls in the market hall. There is also a weekly outdoor market held every Saturday in the market place.

Retail Uses

The town centre contains a total of 92 retail uses, equating to 56% of the total number of units in Richmond Town Centre.

Convenience Uses

Richmond Town Centre contains 19 convenience retail units, equating to 12% of the total number of units which is above the national average of 8.8% (2018). The main convenience provision within the town centre comprises of a Co-op store and Heron Foods store. The centre also includes a Bargain Booze, Greggs, Thomas the Bakers and Taylors Pie Shop along with a number of independent retailers such as 2 butchers, a health food shop, 2 grocers and sandwich/deli shops.

There is no large supermarket within the town centre but Lidl is located on the edge of centre on the former Co-op supermarket site. This assists in increasing the diversity of the supermarket convenience retail offer.

The range and quality of the convenience offer is therefore considered to remain as fair in Richmond Town Centre.

Comparison Uses

Richmond Town Centre contains 46 comparison retail units, equating to 28% of the total number of units, which is below the national average of 31% (2018). Reflective of Richmond's role as an historic rural market town most of this provision remains small independent retailers with limited representation of national or regional non-food multiple retailers which includes WH Smiths, Boots, Savers, Mountain Warehouse, Yorkshire Trading Company, Calvert's Carpets. None of the major fashion retailers are located in Richmond and there is limited range of retailers of all types of comparison goods. There are 8 charity shops, equating to 5% of the total number of units in the town centre.

The range and quality of comparison offer is considered to be fair in Richmond Town Centre.

Service Uses

Service uses make up approximately 53% of the total number of retail and service units in the town centre, which is significantly above the national average of 34.2% (2018) and reflective of Richmond's market town role providing services to a wider rural hinterland. Financial and professional services such as estate agents, solicitors and banks make up 10% of the total number of units with a number of the national high street banks such as Barclays, HSBC and TSB represented. Reflecting Richmond's tourism role there are also a number of restaurants, cafes and pubs, equating to 17% of the total number of town centre units. There are also 18 independent hair and beauty salons, equating to approximately 11% of the total units in the town centre. There are 7 hot food takeaways, equating to 4% of the total number of units. Some of the takeaways are clustered together in the market place, however this is not considered to particularly impact upon the overall vitality of the town centre in evenings as does happen in other locations.

The range and quality of service uses offer is considered to be good in Richmond Town Centre.

Community / Tourism Facilities

Richmond Town Centre contains a number and range of community and tourist facilities. Tourist facilities include the Georgian Theatre, Green Howards Museum, Richmond Castle and the Richmondshire Museum. Community facilities include a Library; Nursery; Citizens Advice Bureau & Job Centre; Churches and the Town Hall. The cinema and swimming pool is out of centre in the former Station and adjoining buildings.

The range and quality of the community and tourism facilities within the town centre is considered to be good.

Retailer representation and intentions to change representation

National multiple retailers and service providers occupy around 18% of the total number of retail and service units within the town centre which is below the national average of 29.2% (2017). There is a relatively low representation of national multiple comparison retailers which is to be expected reflecting Richmond Town Centres location in the retail hierarchy and role as a historic rural market town. This is offset by the range of the independent offer along with the complimentary relationship that now exists between Richmond and the neighbouring Catterick Garrison where a modern town centre with larger format units accommodating national multiple retailers has been developed.

The retailer representation in Richmond Town Centre is likely to remain fairly stable reflecting the length of time many of the existing retailers have been located there. Also the historic nature and topography of the town centre along with limited availability of land means there is unlikely to be any significant redevelopment or expansion of it that would change the retailer representation.

Proportion of vacant street level property

There are 14 vacant units within Richmond Town Centre, amounting to a vacancy rate of 8.6%, which is below the UK average of 11.2% (2018). The number of vacant units has increased over the last year.

The former Dental Surgery building is still vacant on the south side of the market place and is considered as a secondary frontage. Even though there are vacant buildings located within the Market Place the buildings themselves are relatively spread out and so currently it is not considered that they significantly impact upon the overall vitality and viability of the town centre. However, there is a high percentage of vacant buildings located along King Street which is considered as Primary Frontage. William Hill is now vacant along with 3 buildings along the west side of the road which previously were occupied by Financial/Estate Agency businesses. Irvings Estate Agents has relocated to new premises in the Market Place.

Commercial yields and rents on non-domestic property

As Richmond is a small market town centre it is not possible to obtain any authoritative quantitative data regarding commercial yields and rents for non-domestic property.

Customers' views and behaviour

A household and in-centre survey was undertaken to gather customer's views of the town centre to inform the production of the Retail and Leisure Study, which will be published in due course and form part of the evidence base in the ongoing Local Plan review.

Pedestrian flows

Whilst no formal pedestrian flow counts have been carried out within Richmond, flows have been monitored during regular monitoring visits to the centre and are considered to have remained generally moderate to high with flows peaking particularly on weekends (Saturday is outdoor market day) and in the summer holiday season reflecting the attractiveness of the town centre and the nearby castle to tourists and day trippers.

Footfall was predominantly centred on the primary frontages in the Market Place and Finkle Street. As can be expected footfall is noticeably lower on the more peripheral secondary frontages at Rosemary Lane, Newbiggin and Queens Road.

Accessibility

There are wide pavements around the market place which enable pedestrians to walk around it. However, the topography along with the historic nature of the market place such as the cobbling can present some accessibility restrictions to pedestrians even though some paved walkways have been provided to make access across the market place easier and safer.

The market place is fully accessible to vehicles with limited traffic calming measures which can cause conflict between pedestrians crossing the market place and vehicular movements.

There is also a degree of directional signage provided within the centre which serves to aid pedestrian movement. Pedestrian accessibility is therefore considered to be fair.

There is generally a good level of car parking provision with 6 pay and display car parks in close walking distance to the town centre, 3 of which are long stay (1 with 69 spaces weekends only) providing around 340 spaces and 3 short stay providing 38 spaces. In addition to this there is a significant provision of short stay free disc parking for up to 2 hours in the market place and 2 hours free parking available in the now closed edge of centre Co-op supermarket car park. All of these car parks described are generally well used particularly at busier times of the year.

The main town centre bus stops are centrally located within the market place following re-location. There are a range of services from these stops to surrounding villages and neighbouring towns such as Catterick Garrison, Darlington and Northallerton.

Perception of safety and occurrence of crime

Crime in Richmondshire is low when compared nationally and regionally. Reflecting this Richmond town centre generally feels safe with a pleasant character with few obvious signs of crime or anti-social behaviour when monitoring visits have been carried out. CCTV cameras are installed in Richmond these are not monitored but recordings are made.

State of town centre environmental quality

Richmond town centre is historic and lies fully within the main Richmond Conservation Area. The townscape quality of the centre is high and most of the commercial premises are located within high quality buildings, many of which are listed, and possess attractive and well maintained shop fronts. A shopfront improvement scheme was run some years ago from which some of the premises benefitted. The public realm is generally well maintained and of high quality with limited amounts of litter visible. The use of the market place by vehicles does create some noise and pollution which impacts to some degree upon the environmental quality of the town centre.

Overall Vitality & Viability of Richmond Town Centre

In summary this health check indicates that Richmond Town Centre currently has a fair to a good level of vitality and viability which is outlined in the following appraisal. It should be able to continue building upon and maintain its strength as an historic rural market town offering a range of services to a wider rural hinterland with a range of facilities attractive to tourists whilst seeking improve some areas of weakness.

| Richmond Town Centre Health Check Appraisal | | |
|--|--|--------------|
| Indicator | Factor | Score |
| Diversity of Uses | Convenience Uses | 3 |
| | Comparison Uses | 3 |
| | Service Uses | 4 |
| | Community/Tourism Uses | 4 |
| Retailer representation and intentions to change representation | Number of multiple retailers | 3 |
| | Independent/specialist offer | 3 |
| | Intention to change representation | 3 |
| Proportion of vacant street level property | Proportion of vacant properties | 3 |
| Commercial Yields on non-domestic property | Commercial Yields | N/A |
| Commercial Rents | Commercial Rents | N/A |
| Customers views and behaviours | Quality of Town Centre | N/A |
| | Balance of retail and services | N/A |
| | Need for Improvements | N/A |
| Pedestrian Flows | Footfall | 4 |
| Accessibility | Car Parking | 4 |
| | Public Transport | 3 |
| | Pedestrians | 3 |
| Perception of safety and occurrence of crime | Safety & Security | 4 |
| State of town centre environmental quality | Physical appearance of properties | 4 |
| | Public Realm | 3 |
| | Environmental Quality (litter, noise, pollution) | 3 |
| | | |
| | Overall Vitality & Viability Index | 3.4 |
| 1 = Very Poor; 2 = Poor; 3 = Fair; 4 = Good; 5 = Very Good | | |

Richmond Town Centre Survey November 2019 (Assessed 18/11/19)

| Street | Name | Primary Frontage | Secondary Frontage | Upper Floors | Other |
|-----------------|--|------------------|--------------------|--------------|-------------|
| Queens Road (E) | Norman F Brown Estate Agents | | A2 | | |
| Queens Road (E) | Methodist Church | | D1 | | |
| Queens Road (E) | Amontola Indian | | | A3/A5 | |
| Queens Road (E) | Alessandro's Sicilian Resturant/ Nazzarena Coffee House | | A3 | | |
| Queens Road (E) | Bread Bowl Café | | A3 | | |
| Queens Road (E) | Roof Tops Montessori Nursery School | | D1 | | |
| Queens Road (E) | Ralph Fitz Randal - Weatherspoons | | A4 | | |
| Queens Road (E) | Calvert's Carpets | | A1 | | |
| Queens Road (E) | Vacant (Former Greys Interiors) | | A1 | | |
| Queens Road (E) | Apartments | | | C3 | |
| Queens Road (W) | Lidl (Former Co-operative) | | | | A1 |
| Queens Road (W) | Hospital (Friary) | | | | D1 |
| Queens Road (W) | Friary Gardens | | | | Sui Generis |
| Queens Road (W) | The Men's Room | | | | A1 |
| King Street (E) | Day Lewis Pharmacy (Former Langhorne Pharmacy) | A1 | | | |
| King Street (E) | SIP Coffee | A3 | | | |
| King Street (E) | Evolution Hairdressers | A1 | | | |

| | | | | | |
|------------------|---|----|----|----|--|
| King Street (E) | King Street Kitchen & Gift | A1 | | | |
| King Street (E) | Out of the Box (Food Weighhouse) (Former Wilkinson Opticians) | A1 | | | |
| King Street (E) | Vacant (Former William Hill) | A2 | | | |
| King Street (E) | Pawlicki Jewellery | A1 | | | |
| King Street (E) | Specsavers | A1 | | | |
| | | | | | |
| King Street (W) | Vacant (Former Irving's Estate Agency) | | A2 | | |
| King Street (W) | Vacant (Gale & Phillipson Financial Planning) | | A2 | | |
| King Street (W) | Taste of Thailand | | | A3 | |
| King Street (W) | Trinity Clothing Shop | | A1 | | |
| King Street (W) | McClarrons Ltd. Insurance Brokers | | | A2 | |
| King Street (W) | Lightfoot Jewellery | | A1 | | |
| King Street (W) | Marcus Alderson Estate Agents | | A2 | | |
| King Street (W) | Vacant (Bridgfords Estate Agents) | | A2 | | |
| King Street (W) | Taylor's Pie Shop & Butchers | | A1 | | |
| | | | | | |
| Market Place (N) | Vacant (Former Yorkshire Bank) | A2 | | | |
| Market Place (N) | Bargain Booze | A1 | | | |
| Market Place (N) | Castle Tavern PH | A4 | | | |
| Market Place (N) | Neaps and Tatties Greengrocers (Former Gilsans Sports) | A1 | | | |
| Market Place (N) | Co-operative | A1 | | | |

| | | | | | |
|------------------|--|-------------|--|----|--|
| Market Place (N) | Scope Charity Shop | A1 | | | |
| Market Place (N) | Shaws Amusements | Sui generis | | | |
| Market Place (N) | W H Smiths | A1 | | | |
| Market Place (N) | King's Head Hotel | C1 | | | |
| Market Place (N) | Mountain Warehouse | A1 | | | |
| Market Place (N) | Yorkshire Building Society | A2 | | | |
| Market Place (N) | Greggs Bakers | A1 | | | |
| Market Place (N) | Boots the Chemists | A1 | | | |
| Market Place (N) | Cooperative Funeral Care (Former One Stop) | A1 | | | |
| Market Place (N) | Pop Up Stacey Moore Photography Gallery (Former Food Weighhouse) | A1 | | | |
| | | | | | |
| Market Place (W) | Irving's Estate Agents (Former Nat West Bank) | A2 | | | |
| Market Place (W) | Vacant (Offices 117sq m) | | | B1 | |
| Market Place (W) | Ken Warner Grocer | A1 | | | |
| Market Place (W) | Vacant (Former Place Architecture) | | | B1 | |
| Market Place (W) | HSBC Bank | A2 | | | |
| Market Place (W) | Edinburgh Woollen Mill Shop & Ponden Home Interiors | A1/A3 | | | |
| Market Place (W) | Hays Travel (Former Thomas Cook) | A1 | | | |
| Market Place (W) | Nick Carvers Estate Agents | A2 | | | |
| Market Place (W) | Thomas the Baker | A1 | | | |

| | | | | | |
|------------------|---|----|----|----|--|
| Market Place (W) | Charltons Estate Agents | | | A2 | |
| Market Place (W) | Yorkshire Trading Company | A1 | | | |
| Market Place (W) | Costa Coffee | A3 | | | |
| Market Place (W) | Vacant (Former Yorkshire Trading Company) | A1 | | | |
| Market Place (W) | Shanghai City Chinese Takeaway | A5 | | | |
| Market Place (W) | Hairdressers | A1 | | | |
| Market Place (W) | Talbot Hotel PH | A4 | | | |
| Market Place (W) | The Shallery Gift Shop (Former Neaps & Tatties) | A1 | | | |
| Market Place (W) | Esquire Mens Barbers | A1 | | | |
| | | | | | |
| Market Place (S) | Barclays Bank | | A2 | | |
| Market Place (S) | Pizza Pronto | | A5 | | |
| Market Place (S) | Castle Fisheries | | A5 | | |
| Market Place (S) | Age UK | | A1 | | |
| Market Place (S) | Savers | | A1 | | |
| Market Place (S) | Richmond Childrens Centre (YMCA) | | | D1 | |
| Market Place (S) | Market Hall & Café | | D1 | | |
| Market Place (S) | Town Hall Hotel (PH) | | A4 | | |
| Market Place (S) | Town Hall | | D1 | | |
| Market Place (S) | Golden Lion (PH) | | A4 | | |
| Market Place (S) | Vacant (Former Dental Surgery) | | D1 | | |
| Market Place (S) | Bishop Blaize (PH) | | A4 | | |

| | | | | | |
|----------------------|--|----|-------|----|--|
| Market Place (S) | Cross View Restaurant/Tea Room | | A3 | | |
| Market Place (S) | Dots Place - Gifts | | A1 | | |
| | | | | | |
| Market Place (E) | York House Emporium | A1 | | | |
| Market Place (E) | Herron Foods | A1 | | | |
| Market Place (E) | Something Special Tearoom | A3 | | | |
| Market Place (E) | Jefferson's Grocers | A1 | | | |
| Market Place (E) | Hair Boutique | A1 | | | |
| | | | | | |
| Market Place Central | Barkers Fish and Chips | | A5/A3 | | |
| Market Place Central | Finishing Touches (dolls house furniture) | | A1 | | |
| Market Place Central | McQue Health and Acupuncture Suite (Former Richmond Books) | | A1 | | |
| Market Place Central | Jacoubs Takeaway | | A5 | | |
| Market Place Central | Sam's Hairdressers (Barbers) | | A1 | | |
| Market Place Central | Mocha | | A1 | | |
| Market Place Central | Max Photo Experts (Former Sewing Room) | | A1 | | |
| Market Place Central | Taj Mahal Indian Restaurant | | | A3 | |
| Market Place Central | Johnsons Dry Cleaners | | A1 | | |
| Market Place Central | Love Property Estate Agents | | A3 | | |

| | | | | | |
|----------------------|--|--|-------------|----|----|
| | (Former Scone Bar) | | | | |
| Market Place Central | Penleys Bistro | | A3 | | |
| Market Place Central | Green Howards Museum and Gift Shop | | D1 | | |
| Market Place Central | Church | | D1 | | |
| | | | | | |
| Millgate | Burgage House - Hunton and Garget Solicitors | | | | A2 |
| Millgate | Burgage House - Hunton and Garget Solicitors | | | A2 | |
| Millgate | Millgate House - Hotel/gardens | | | | C1 |
| Millgate | Vacant (Former Caroline Hudson Ceramics and Paintings) | | | | A1 |
| | | | | | |
| Castle Hill (E) | Beauty Boutique | | A1 | | |
| Castle Hill (E) | Tandoori Night | | A3 | | |
| Castle Hill (E) | Castle Hill Bookshop | | A1 | | |
| Castle Hill (E) | Ottoman Turkish Barber | | A1 | | |
| Castle Hill (E) | Richmond Vape Station | | A1 | | |
| Castle Hill (E) | New Treasure Garden | | A3/A5 | | |
| Castle Hill (E) | The Castle House B&B | | C1 | | |
| Castle Hill (E) | Zen Health & Wellness (Former Wardhorne Lettings) | | A1 | | |
| Castle Hill (E) | Richmond Amateur Dramatic Society (Former Caroline Hudson Gallery) | | Sui generis | | |

| | | | | | |
|-------------------|--|----|-------------|----|----|
| | | | | | |
| Castle Hill (W) | Vacant (Former Grannys Kitchen) | | A3 | | |
| | | | | | |
| Castle Hill (W) | Capeli Hair Dressing | | | | A1 |
| | | | | | |
| Castle Hill (N) | Fleurish Florists | | A1 | | |
| | | | | | |
| Newbiggin St (S) | Citizens Advice (CAB) | | | | D1 |
| | | | | | |
| Newbiggin St (N) | Unicorn (PH) | | A2 | | |
| Newbiggin St (N) | Richmond Fisheries | | A5 | | |
| Newbiggin St (N) | House | | C3 | | |
| Newbiggin St (N) | K2 Body Art | | A1 | | |
| Newbiggin St (N) | Mud Lark Spa 4 Paws (Former Me & Mi) | | Sui generis | | |
| Newbiggin St (N) | William Hill | | A2 | | |
| Newbiggin St (N) | House | | C3 | | |
| Newbiggin St (N) | Conservative Club | | A4 | | |
| Newbiggin St (N) | Comrades Club | | A4 | | |
| | | | | | |
| Finkle Street (N) | Lemon | A1 | | | |
| Finkle Street (N) | Age UK Charity Shop | A1 | | | |
| Finkle Street (N) | Yolo Inc (Former OHM Health & Wellbeing) | | | B1 | |
| Finkle Street (N) | Madame Butterfly Lingerie | A1 | | | |
| Finkle Street (N) | Rustique Restaurant | A3 | | | |
| Finkle Street (N) | AMS Beauty | A1 | | | |

| | | | | | |
|-------------------|--|----|--|----|--|
| Finkle Street (N) | The Post Office | A1 | | | |
| Finkle Street (N) | Greys Interiors (Former Yeoman's Outdoors) | A1 | | | |
| Finkle Street (N) | L G Hair | A1 | | | |
| Finkle Street (N) | Black Lion Hotel PH | A4 | | | |
| Finkle Street (N) | Flower Studio | A1 | | | |
| Finkle Street (N) | Oxfam Charity Shop | A1 | | | |
| Finkle Street (N) | Tasty Macs Sandwich Shop | A1 | | | |
| Finkle Street (N) | Lucy Pittaway Gallery | A1 | | | |
| | | | | | |
| Finkle Street (S) | Cooper & Leatherbarrow Opticians | A1 | | | |
| Finkle Street (S) | Herriot Hospice | A1 | | | |
| Finkle Street (S) | Sue Ryder Care Charity Shop | A1 | | | |
| Finkle Street (S) | Angus Morton's Butcher | A1 | | | |
| Finkle Street (S) | Duncan's Tearoom | | | A3 | |
| Finkle Street (S) | Meynell Pet & Garden Supplies | A1 | | | |
| Finkle Street (S) | Showcase Gallery | A1 | | | |
| Finkle Street (S) | Wives Kitchen Health Food shop | | | A1 | |
| Finkle Street (S) | Hindsight Accountants LLP (Former McQue Acupuncture & Holistic Health) | | | A2 | |
| Finkle Street (S) | The Little Dress Shop | A1 | | | |
| Finkle Street (S) | Wilfred Deli & Pantry | A1 | | | |
| Finkle Street (S) | Mackenzie Thorpe Arthaus | A1 | | | |
| Finkle Street (S) | Chalk Paints Workshops | A1 | | | |

| | | | | | |
|-------------------|---|--|----|----|----------------|
| Finkle Street (S) | Vacant (Former Benson Wood Chambers & Accountants) | | | A2 | |
| | | | | | |
| Rosemary Lane (W) | Knit Owl | | A1 | | |
| Rosemary Lane (W) | Origin Engineers | | | A2 | |
| Rosemary Lane (W) | Gem | | A1 | | |
| Rosemary Lane (W) | Wells Chiropractice | | A1 | | |
| Rosemary Lane (W) | Larches Chainstore Outlet | | A1 | | |
| Rosemary Lane (W) | House | | C3 | | |
| Rosemary Lane (W) | Barratts Café & Bistro | | A3 | | |
| Rosemary Lane (W) | Newton's Solicitors | | A2 | | |
| | | | | | |
| Rosemary Lane (E) | Pizza Figaro | | A5 | | |
| Rosemary Lane (E) | Identity Hairdressers | | A1 | | |
| Rosemary Lane (E) | The Cavern | | A4 | | |
| Rosemary Lane (E) | Stuart Hamilton - Butcher | | A1 | | |
| Rosemary Lane (E) | British Red Cross | | A1 | | |
| | | | | | |
| Victoria Road (S) | Harvest Energy Petrol Station (Former Nisa Local & Filling Station) | | | | A1/Sui Generis |
| Victoria Road (S) | Influence Church | | | | D1 |
| Victoria Road (S) | Job Centre Plus | | | | A2 |
| Victoria Road (S) | House | | | | C3 |
| Victoria Road (S) | Electricity Sub Station (Northern Powergrid) | | | | Sui Generis |
| Victoria Road (S) | The Sewing Ward | | | | A1 |

| | | | | | |
|-------------------|---|--|-------|--|-------------|
| Victoria Road (S) | House | | | | A1 |
| Victoria Road (S) | St Teresa's Hospice Home Shop | | | | A1 |
| Victoria Road (S) | Black Lion Hotel Buildings | | | | A4/A5 |
| Victoria Road (S) | The Fleece Hotel | | | | A4 |
| Victoria Road (S) | The Georgian Theatre | | | | Sui Generis |
| Victoria Road (S) | The Turf Hotel | | | | A4 |
| | | | | | |
| Dundas Street | La Piazza | | | | A3 |
| Dundas Street | Zetland Square Business Centre | | | | B1 |
| Dundas Street | Parker Prestige Car Sales | | | | Sui generis |
| | | | | | |
| Frenchgate (W) | Number 29 Ale House, Gin + Wine Bar (Former Frenchgate Café & Bistro) | | A3 | | |
| Frenchgate (W) | House | | C3 | | |
| Frenchgate (W) | Yorkshire Foot Clinic | | A1 | | |
| Frenchgate (W) | House | | C3 | | |
| Frenchgate (W) | Ryders Court | | C2 | | |
| Frenchgate (W) | Edwina's Cakes | | A1/A3 | | |
| Frenchgate (W) | Richmond Heritage Home Improvements (Former Nail Bar) | | A1 | | |
| Frenchgate (W) | Richmond Shoe Repairs | | A1 | | |
| Frenchgate (W) | Altered Image | | A1 | | |
| Frenchgate (W) | Barber Shop | | A1 | | |
| Frenchgate (W) | Pickards Memorials | | A1 | | |

| | | | | | |
|----------------|---|--|----|--|--|
| Frenchgate (W) | Vacant (Former P & B Cakes) | | A1 | | |
| Frenchgate (W) | Frenchgate Fudge Shop | | A1 | | |
| | | | | | |
| Frenchgate (E) | Flats | | C3 | | |
| Frenchgate (E) | The Music Room (Former Yorkshire Foot Clinic) | | A1 | | |
| Frenchgate (E) | Residential | | C3 | | |
| Frenchgate (E) | Residential | | C3 | | |
| Frenchgate (E) | Garrison Letting Agency | | A2 | | |
| Frenchgate (E) | TSB Bank | | A2 | | |

Proportion of uses within Richmond Shopping Frontages (excluding vacant units)

| Frontage Richmond | Frontage Type | Use Class Type | | | | | | | | | | | | | |
|----------------------|---------------|----------------|--------|----|----|----|----|----|----|----|----|----|----|----------------|---|
| | | Total | A1 (%) | A1 | A2 | A3 | A4 | A5 | B1 | C1 | C2 | C3 | D1 | Sui Generis | |
| Queens Road (E) | Secondary | 7 | 14 | 1 | 1 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| King Street (E) | Primary | 7 | 86 | 6 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| King Street (W) | Secondary | 4 | 75 | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Market Place (N) | Primary | 14 | 71 | 10 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 |
| Market Place (W) | Primary | 14 | 57 | 8 | 3 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Market Place (S) | Secondary | 12 | 25 | 3 | 1 | 1 | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| Market Place (E) | Primary | 5 | 80 | 4 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Market Place Central | Secondary | 12 | 50 | 6 | 0 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| Castle Hill (E) | Secondary | 9 | 56 | 5 | 0 | 2 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 |
| Newbiggin St (N) | Secondary | 9 | 11 | 1 | 2 | 0 | 2 | 1 | 0 | 0 | 0 | 0 | 2 | 0 | 1 |
| Finkle Street (N) | Primary | 13 | 85 | 11 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Finkle Street (S) | Primary | 10 | 100 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rosemary Lane (W) | Secondary | 7 | 57 | 4 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| Rosemary Lane (E) | Secondary | 5 | 60 | 3 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Frenchgate (W) | Secondary | 12 | 67 | 8 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | 0 |
| Frenchgate (E) | Secondary | 6 | 17 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 |

Appendix 2: Catterick Garrison Town Centre Health Check & Surveys

Diversity of uses

Catterick Garrison Town Centre contains 75 ground floor retail and service units and is a principal town with a town centre that is emerging through significant expansion which plays an important role in the provision of retail and leisure facilities for the District. The primary shopping frontages containing the highest proportions of retail uses within the town centre are mainly located at Richmondshire Walk and within the new Princes Gate development. Two of the other adjoining frontages at Princes Gate, Richmond Road (E) and Shute Road (E) are secondary shopping frontages with a mix of shops and higher proportion of service uses such as financial and professional services, cafes and beauty salons.

Retail Uses

Catterick Garrison town centre contains a total of 37 retail uses, equating to approximately 49% of the total number of units in the Town Centre.

Convenience Uses

Catterick Garrison Town Centre contains 4 convenience retail units, equating to 5% of the total number of units which is below the national average of 8.8% (2018). The main convenience provision within the town centre comprises of a large Tesco supermarket, an Aldi supermarket, an Iceland store and a Greggs the Bakers.

There is therefore representation of one of the 'big 4' supermarket retailers within the town centre which is the only one in the District and draws in shoppers from across the District. There are also 2 discount supermarkets within the town centre and in addition to this there is a Lidl store within Catterick Garrison at Colburn.

The range and quality of the convenience offer is therefore considered to be good in Catterick Garrison Town Centre.

Comparison Uses

Catterick Garrison Town Centre contains 24 comparison retail units, equating to approximately 32% of the total number of units, which is above the national average of 31% (2018). Reflective of Catterick Garrisons emerging role as modern format town centre a number of national or regional non-food multiple retailers are now represented in the new Princes Gate development. This includes the major fashion retailer Next along with Sports Direct, Boots, Cotswold, Peacocks and Pets at Home. There are also a number of discount retailers including B & M Home, Poundland, Poundstretcher, Office Outlet and Yorkshire Trading. There is a small varied range of independent retailers of different types of comparison goods on Richmond Road and Shute Road including cycles, furniture and DIY equipment. There is 1 charity shop in the town centre.

The range and quality of comparison offer is considered to be good in Catterick Garrison Town Centre.

Service Uses

Service uses continue to make up approximately 47% of the total number of retail and service units in the town centre, which is above the national average of 34.2% (2018) and reflective of Catterick Garrison's role as a principal town providing retail, leisure and services to the District. Complementing the leisure facilities in the District there are also a number of restaurants, pubs and cafes, equating to approximately 13% of the total number of town centre units. This includes a number of national chains such as Brewers Fayre, Hungry Horse, Costa, Dominos, Subway, McDonalds and KFC. Financial and professional services such as estate agents, solicitors and banks make up 8% of the total number of units with only 1 national high street bank (Lloyds) represented. Irvings Estate and Lettings Agents and Hunton and Garget Solicitors have both located to Richmond Road (East) this year. There are also 8 independent hair and beauty salons, equating to approximately 11% of the total units in the town centre. There are 2 hot food takeaways, equating to approximately 3% of the total number of units. A number of the restaurants also provide takeaway food. The takeaways/restaurants are clustered together and do to a degree impact upon the overall vitality of the town centre on evenings but this is not considered to be significant.

The range and quality of service uses offer is considered to be fair in Catterick Garrison Town Centre.

Community / Tourism Facilities

Catterick Garrison Town Centre contains a range of community facilities but limited tourism facilities. Community facilities include a Leisure Centre with Swimming Pool, Seven Screen Empire Cinema, Health Centre, Library and a Community Centre. The range and quality of community and tourism facilities within the town centre is considered to be good.

Retailer representation and intentions to change representation

National multiple retailers and service providers occupy around 43% of the total number of retail and service units within the town centre which is significantly above the national average of 29.2% (2017) reflecting its role as the modern format town centre in the District.

The retailer representation in Catterick Garrison Town Centre is likely to remain fairly stable in the short term although two of the units in Princes Gate are yet to fill. There is a likelihood of further expansion of the town centre in the future providing the Princes Gate development proves to be successful.

Proportion of vacant street level property

There are 8 vacant units within Catterick Garrison Town Centre, amounting to a vacancy rate of 11%, which is slightly below the UK average of 11.2% (2018). This reflects the attractiveness of the growing Catterick Garrison Town Centre to particularly national multiple retailers.

3 of the vacant units are the remaining units located in the Princes Gate development, 2 close to the Cinema and 1 next to Barnardo's, which are still yet to

be occupied. Taking this in to account, it is not considered that the vacant properties currently impact significantly upon the overall vitality and viability of this part of the the town centre. On the other hand, there is a higher number of vacant properties along Shute Road (East), 3 of which are clustered together.

Commercial yields and rents on non-domestic property

As Catterick Garrison has only recently significantly expanded it is not yet possible to obtain any authoritative quantitative data regarding commercial yields and rents for non-domestic property.

Customers' views and behaviour

A household and in-centre survey was undertaken to gather customer's views of the town centre to inform the production of the Retail and Leisure Study, which will be published in due course and form part of the evidence base in the ongoing Local Plan review.

Pedestrian flows

Whilst no formal pedestrian flow counts have been carried out within Catterick Garrison, flows have continued to be monitored during regular monitoring visits to the centre and reflecting Catterick Garrison's role as a principal town are considered to be generally moderate to high with flows peaking on weekends. Pedestrian flows have increased since the completion of the Princes Gate development.

Footfall was predominantly centred on the primary and secondary frontages at Richmondshire Walk and Princes Gate.

Accessibility

As Catterick Garrison is a modern town centre it is particularly designed for access by the car user with parking areas provided directly adjacent to the separate sections at Richmondshire Walk and Princes Gate. The format of these recently developed areas of the town centre is more akin to that seen at out-of-town retail parks.

The town centre is separated in to three distinct sections by the two main access roads in the area Richmond Road and Gough Road. Appropriate enhancement of the junction of these two roads has occurred alongside the Princes Gate development. Paved areas are located around all the frontages which enable pedestrians to walk to and from each of the car parking areas along with appropriate pedestrian crossings to enable shoppers to cross between Richmondshire Walk, Princes Gate and Richmond/Shute Road.

There is also some directional signage provided within the centre which serves to aid pedestrian movement. Pedestrian accessibility is therefore considered to be fair.

There is generally a good level of car parking provision with extensive free parking for customers at Princes Gate and Richmondshire Walk along with roadside parking at Shute Road and a small car park at Shute Road.

The main town centre bus stops are located at Tesco. There are regular services from these stops to surrounding villages and neighbouring towns such as Richmond and Darlington.

Perception of safety and occurrence of crime

Crime in Richmondshire is low when compared nationally and regionally. Reflecting this Catterick Garrison Town Centre generally feels safe with few obvious signs of crime or anti-social behaviour when monitoring visits have been carried out.

State of town centre environmental quality

Catterick Garrison Town Centre is modern. The townscape quality of the centre is lacking character and distinctiveness, however a number of the buildings are new and the shop fronts are well maintained. The public realm is generally well maintained and of high quality with limited amounts of litter visible. Along Shute Road, due to the high level of vacant buildings, there is a declining quality in streetscape which will decrease further if there is a continued lack of investment and footfall within this part of the town centre.

The main roads passing through the separate parts of the town centre along with the proximity of the car parking areas does create some noise and pollution which impacts upon the environmental quality of the town centre.

Overall Vitality & Viability of Catterick Garrison Town Centre

In summary, this health check indicates that Catterick Garrison Town Centre currently has a fair to a good level of vitality and viability which is outlined in the following appraisal. It should be able to build upon and maintain its strengths as a principal town providing a range of national multiple retailers and leisure facilities to the District whilst seeking to improve areas of weakness, particularly present at Shute Road.

Catterick Garrison Town Centre Health Check Appraisal

| Indicator | Factor | Score |
|--|--|------------|
| Diversity of Uses | Convenience Uses | 4 |
| | Comparison Uses | 4 |
| | Service Uses | 3 |
| | Community/Tourism Uses | 4 |
| Retailer representation and intentions to change representation | Number of multiple retailers | 4 |
| | Independent/specialist offer | 3 |
| | Intention to change representation | 4 |
| Proportion of vacant street level property | Proportion of vacant properties | 3 |
| Commercial Yields on non-domestic property | Commercial Yields | N/A |
| Commercial Rents | Commercial Rents | N/A |
| Customers views and behaviours | Quality of Town Centre | N/A |
| | Balance of retail and services | N/A |
| | Need for Improvements | N/A |
| Pedestrian Flows | Footfall | 4 |
| Accessibility | Car Parking | 4 |
| | Public Transport | 3 |
| | Pedestrians | 3 |
| Perception of safety and occurrence of crime | Safety & Security | 4 |
| State of town centre environmental quality | Physical appearance of properties | 3 |
| | Public Realm | 3 |
| | Environmental Quality (litter, noise, pollution) | 3 |
| | Overall Vitality & Viability Index | 3.5 |

1 = Very Poor; 2 = Poor; 3 = Fair; 4 = Good; 5 = Very Good

| Catterick Garrison Town Centre Survey November 2019 (Assessed 4/12/19) | | | | | |
|---|---|--|--|---------------------|--------------|
| Street | Name | Primary Frontage (>= 75% A1) | Secondary Frontage (<75% A1) | Upper Floors | Other |
| Richmondshire Walk | PoundStretcher Extra | A1 | | | |
| Richmondshire Walk | Peacocks | A1 | | | |
| Richmondshire Walk | Card Factory | A1 | | | |
| Richmondshire Walk | Drop Zone Supplies Ltd | A1 | | | |
| Richmondshire Walk | William Hill | A2 | | | |
| Richmondshire Walk | Hays Travel (Former Thomas Cook) | A1 | | | |
| Richmondshire Walk | Greggs Bakery | A1 | | | |
| Richmondshire Walk | CeX Exchange (Previously the The Fat Butcher) | A1 | | | |
| Richmondshire Walk | Tesco | A1 | | | |
| Richmondshire Walk | Timpson | A1 | | | |
| | | | | | |
| Gough Road (S) | McDonald's | | | | A3/A5 |
| Gough Road (S) | Tesco Petrol Station | | | | Sui-Generis |
| Gough Road (S) | B & M Home Bargains | | | | A1 |
| | | | | | |
| Gough Road (N) | Leisure Centre | | | | D2 |
| Gough Road (N) | Library | | | | D1 |
| | | | | | |

| | | | | | |
|--|--------------------------------------|-------|-------|--|--|
| Princes Gate (Cinema building Units 12-14) | Empire Cinema | | D2 | | |
| Princes Gate (Cinema building Units 12-14) | Vacant (Yet to be occupied) | | A3/A5 | | |
| Princes Gate (Cinema building Units 12-14) | Vacant (Yet to be occupied) | | A3/A5 | | |
| Princes Gate (Cinema building Units 12-14) | D'Antonio's (Former Prezzo) | | A3/A5 | | |
| Princes Gate (Retail Units 1-8) | Yorkshire Trading Co | A1 | | | |
| Princes Gate (Retail Units 1-8) | Cotswold | A1 | | | |
| Princes Gate (Retail Units 1-8) | Pets at Home | A1 | | | |
| Princes Gate (Retail Units 1-8) | Poundland | A1 | | | |
| Princes Gate(Retail Units 1-8) | Iceland | A1 | | | |
| Princes Gate (Retail Units 1-8) | Next | A1 | | | |
| Princes Gate (Retail Units 1-8) | Boots | A1 | | | |
| Princes Gate (Retail Units 1-8) | Office Outlet (Former Brantano) | A1 | | | |
| Princes Gate (Retail Units 1-8) | Sports Direct | A1 | | | |
| Princes Gate (Retail Units 1-8) | Shoe Zone (Former TOFs Factory Shop) | A1 | | | |
| Princes Gate (KFC) | KFC | A3/A5 | | | |
| | | | | | |

| | | | | | |
|----------------------|---|--|-------|--|----|
| Princes Gate (South) | Dominos | | A3/A5 | | |
| Princes Gate (South) | Holland & Barratt | | A1 | | |
| Princes Gate (South) | Costa | | A3/A5 | | |
| Princes Gate (South) | Subway | | A3/A5 | | |
| Princes Gate (South) | Barnardo's | | A1 | | |
| Princes Gate (South) | Vacant | | A2 | | |
| Princes Gate (South) | Foxglove Hungry Horse | | A4 | | |
| Princes Gate (South) | Premier Inn | | C1 | | |
| Princes Gate (South) | Brewers Fayre | | A4 | | |
| | | | | | |
| Richmond Road (E) | Police Station | | | | D1 |
| Richmond Road (E) | EyeBrow Bar | | A1 | | |
| Richmond Road (E) | Sweeneys Hair Salon | | A1 | | |
| Richmond Road (E) | Sweeneys Barbers Shop | | A1 | | |
| Richmond Road (E) | Irvings Estate and Letting Agents (Former Herriot Hospice Homecare) | | A2 | | |
| Richmond Road (E) | Hunton and Garget Solicitors (Former Herriot Hospice Homecare) | | A2 | | |
| Richmond Road (E) | Paint and DIY supplies | | A1 | | |
| Richmond Road (E) | Delish | | A5 | | |
| Richmond Road (E) | Studio 19 Photography | | A1 | | |
| Richmond Road (E) | Health Centre | | D1 | | |
| Richmond Road (E) | 149 Fish Bar | | A3 | | |
| Richmond Road (E) | Vacant | | | | |
| Richmond Road (E) | Bank Cycles | | A1 | | |

| | | | | | |
|-------------------|--|----|----|----|-------------|
| Richmond Road (E) | Kath Bower Physiotherapist | | A1 | | |
| Richmond Road (E) | Georgian Hair & Beauty | | A1 | | |
| Richmond Road (E) | Lloyds | | A2 | | |
| Richmond Road (E) | Simply Beds | | A1 | | |
| Richmond Road (E) | Scott Wright Solicitors | | A2 | | |
| Richmond Road (E) | Love property (Estate Agency) | | A2 | | |
| Richmond Road (E) | Smith & Graham Solicitors (Former Clark Willis Law Firm) | | | A2 | |
| | | | | | |
| Richmond Road (S) | Garrison Garage (Formerly North Coast 4 x 4) | | | | Sui-Generis |
| Richmond Road (S) | Aldi | A1 | | | |
| | | | | | |
| Richmond Road (W) | CC Garage | | | | Sui-Generis |
| Richmond Road (W) | Star Cars 24 hr Taxi | | | | Sui-Generis |
| | | | | | |
| Shute Road (E) | The Bridge Community Centre (Previously St Johns) | | D1 | | |
| Shute Road (E) | Entice Nail Studio & Tattoo & Piercing | | A1 | | |
| Shute Road (E) | Vacant (Former Londis) | | A1 | | |
| Shute Road (E) | Barbers Shop | | A1 | | |
| Shute Road (E) | Bronzed Clothing | | A1 | | |
| Shute Road (E) | Expressions- hair and beauty | | A1 | | |

| | | | | | |
|----------------|--|--|-------|--|----|
| Shute Road (E) | Vacant (Former Cocktail + Wine Bar) | | A4/D1 | | |
| Shute Road (E) | Vacant (Former Booze Buster) | | A1 | | |
| Shute Road (E) | Vacant | | A4 | | |
| Shute Road (E) | Asha Tandoori Restaurant | | A3 | | |
| | | | | | |
| Shute Road (W) | Eastern District Tailors | | | | A2 |
| Shute Road (W) | Happy House Takeaway | | | | A5 |
| Shute Road (W) | Mobile Phonik Repair Shop (Former Protein Bar) | | | | A1 |

Proportion of uses within Catterick Garrison Primary and Secondary Frontages (excluding vacant units)

| Frontage Catterick Garrison | Frontage | Use Class Type | | | | | | | | | |
|--|-----------|----------------|--------|----|----|----|----|----|----|----|----|
| | | Total | A1 (%) | A1 | A2 | A3 | A4 | A5 | C1 | D1 | D2 |
| Princes Gate (Retail Units 1-8) | Primary | 11 | 91 | 10 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| Princes Gate (Cinema building Units 12-14) | Secondary | 2 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 |
| Princes Gate (South) | Secondary | 8 | 25 | 2 | 0 | 3 | 2 | 0 | 1 | 0 | 0 |
| Richmondshire Walk | Primary | 10 | 90 | 9 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| Richmond Road (E) | Secondary | 17 | 53 | 9 | 5 | 1 | 0 | 1 | 0 | 1 | 0 |
| Richmond Road (S) | Primary | 1 | 100 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Shute Road (E) | Secondary | 6 | 67 | 4 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |

Appendix 3: Leyburn Town Centre Health Check

Diversity of uses

Leyburn Town Centre contains 75 ground floor retail and service units and is a local service centre centred around a market place which plays an important role in supporting a large rural catchment including part of the Yorkshire Dales National Park by providing a range of retail, commercial and tourism uses. The primary shopping frontages containing the highest proportions of retail uses within the town centre are mainly located on the southern side of Market Place and the northern part of Commercial Square. The northern part of the Market Place, Railway Street and both sides of High Street are secondary shopping frontages with a mix of shops and higher proportion of service uses such as financial and professional services, pubs and cafes / restaurants.

There is a weekly outdoor market with a range of stalls held every Friday in the market place.

Retail Uses

Leyburn town centre contains approximately 45 retail uses, equating to 60% of the total number of units in the Town Centre.

Convenience Uses

Leyburn Town Centre contains 7 convenience retail units, equating to 9% of the total number of units which is slightly above the national average of 8.8% (2018). The main convenience provision within the town centre comprises of three small supermarkets / convenience stores which includes Campbell's supermarket, a Co-op store, and a One Stop shop. The centre also includes a Thomas the Bakers and along with an independent butchers and bakers.

There is no large supermarket within or on the edge of Leyburn town centre which is expected for a centre of Leyburn's size and role as a local service centre for a town and surrounding hinterland with a modest population.

The range and quality of the convenience offer is therefore considered to be good in Leyburn Town Centre.

Comparison Uses

Leyburn Town Centre contains 28 comparison retail units, equating to 37% of the total number of units, which is above the national average of 31% (2018). Reflective of Leyburn's role as a rural local service centre all of this provision is small independent retailers with no representation of national or regional non-food multiple retailers. None of the major fashion retailers are located in Leyburn, however there is a varied range of independent retailers of different types of comparison goods, particularly homeware, arts, antiques and clothing. There are only 2 charity shops (St Teresa's Hospice Clothes & St Teresa's Hospice Furniture) in the town centre.

The range and quality of comparison offer is considered to be fair in Leyburn Town Centre.

Service Uses

Service uses continue to make up around 55% of the total number of retail and service units in the town centre, which is significantly above the national average of 34.2% (2018) and reflective of Leyburn's local service centre role providing services to a wider rural hinterland. Financial and professional services such as estate agents, solicitors and banks make up 19% of the total number of units with 2 national high street banks Barclays and Yorkshire Building Society following the closure of HSBC. Reflecting Leyburn's tourism role there are also a number of restaurants, cafes and pubs, equating to 16% of the total number of town centre units. There are also 8 independent hair and beauty salons, equating to 11% of the total units in the town centre. There are 3 hot food takeaways, equating to 4% of the total number of units. None of the takeaways are particularly clustered together and therefore are not considered to have a particular impact upon the overall vitality of the town centre on evenings as does happen in other locations.

The range and quality of service uses offer is considered to be good in Leyburn Town Centre.

Community / Tourism Facilities

Leyburn Town Centre contains a limited number and range of community and tourist facilities which includes a Methodist Chapel and Leisure Club. The range and quality of community and tourism facilities within the town centre is considered to be poor.

Retailer representation and intentions to change representation

National multiple retailers and service providers occupy around 5% of the total number of retail and service units within the town centre which is significantly below the national average of 29.2% (2017). This is however to be expected reflecting Leyburn's location in the retail hierarchy and role as a rural local service centre and is offset by the range of independent offer which is particularly diverse for a centre of Leyburn's size and role.

The retailer representation in Leyburn Town Centre is likely to remain fairly stable reflecting the limited change in recent years and length of time some of the existing retailers have been located there. The historic nature and limited availability of land means there is unlikely to be any significant redevelopment or expansion of Leyburn Town Centre that would significantly change the retailer representation.

Proportion of vacant street level property

There are 4 vacant units within Leyburn Town Centre, up from 3 last year, amounting to a vacancy rate of 5%, which is significantly below the UK average of 11.2% (2018). This reflects the relatively stable nature of the Town Centre along with the limited number of national multiple retailers particularly those for comparison uses which has meant that Leyburn Town Centre has not witnessed the increase in the number of vacant units which has continued in other centres nationally since the economic recession and as a result of the changing nature of retail (e.g. internet).

1 vacant unit is located on primary frontage (following the closure of Spear Travel), with the other 3 of the vacant units located on a secondary frontage or on upper

floors. Taking this in to account, it is not considered that vacant properties currently impact upon the overall vitality and viability of the town centre.

Commercial yields and rents on non-domestic property

As Leyburn is a small local service centre it is not possible to obtain any authoritative quantitative data regarding commercial yields and rents for non-domestic property.

Customers' views and behaviour

A household and in-centre survey was undertaken to gather customer's views of the town centre to inform the production of the Retail and Leisure Study, which will be published in due course and form part of the evidence base in the ongoing Local Plan review.

Pedestrian flows

Whilst no formal pedestrian flow counts have been carried out within Leyburn, flows have been monitored during regular monitoring visits to the centre and reflecting Leyburn's local service centre role. These are considered to be generally moderate to high with flows peaking particularly on market day (Friday), weekends and in the summer holiday season reflecting the Leyburn's location as a gateway to the Yorkshire Dales and the attractiveness of the town centre to tourists and day trippers.

Footfall was predominantly centred on the primary and secondary frontages in the Market Place and High Street.

Accessibility

Paved areas are located around the market place and all other frontages which enable pedestrians to walk around the town centre safely.

The town centre is fully accessible to vehicles with the two main roads the A6108 and A684 meeting in the market place. However, there are appropriate pedestrian crossings to enable shoppers to cross the Market Place and High Street safely.

There is also a degree of directional signage provided within the centre which serves to aid pedestrian movement. Pedestrian accessibility is therefore considered to be fair.

There is generally a good level of car parking provision with a pay and display long stay car park within the town centre providing around 120 spaces. In addition to this there is a significant provision of free parking in the market place and at Grove Square. All of these car parking areas described appear to be generally well used particularly at busier times of the year.

The main town centre bus stops are centrally located within the market place. There are some services from these stops to surrounding villages and neighbouring towns such as Richmond and Bedale.

Perception of safety and occurrence of crime

Crime in Richmondshire is low when compared nationally and regionally. Reflecting this Leyburn Town Centre generally feels safe with a pleasant character with few obvious signs of crime or anti-social behaviour when monitoring visits have been carried out.

State of town centre environmental quality

Leyburn Town Centre is historic and lies fully within the Leyburn conservation area. The townscape quality of the centre is high and many of the commercial premises are located within high quality buildings, some of which are listed, and possess attractive and well maintained shop fronts. The public realm is generally well maintained and of high quality with limited amounts of litter visible. The main roads passing through the town centre along with the use of the market place by vehicles does create some noise and pollution which impacts upon the environmental quality of the town centre.

Overall Vitality & Viability of Leyburn Town Centre

Overall, this health check indicates that Leyburn Town Centre currently has a fair to a good level of vitality and viability which is outlined in the following appraisal. It has continued to build upon and maintain its strengths as a local service centre offering a range of retail and services to a wider rural hinterland. There are some areas of weakness such as community and tourism provision which it should continue to seek to improve.

| Leyburn Town Centre Health Check Appraisal | | |
|--|--|--------------|
| Indicator | Factor | Score |
| Diversity of Uses | Convenience Uses | 4 |
| | Comparison Uses | 3 |
| | Service Uses | 4 |
| | Community/Tourism Uses | 2 |
| Retailer representation and intentions to change representation | Number of multiple retailers | 3 |
| | Independent/specialist offer | 4 |
| | Intention to change representation | 3 |
| Proportion of vacant street level property | Proportion of vacant properties | 4 |
| Commercial Yields on non-domestic property | Commercial Yields | N/A |
| Commercial Rents | Commercial Rents | N/A |
| Customers views and behaviours | Quality of Town Centre | N/A |
| | Balance of retail and services | N/A |
| | Need for Improvements | N/A |
| Pedestrian Flows | Footfall | 4 |
| Accessibility | Car Parking | 3 |
| | Public Transport | 2 |
| | Pedestrians | 4 |
| Perception of safety and occurrence of crime | Safety & Security | 5 |
| State of town centre environmental quality | Physical appearance of properties | 4 |
| | Public Realm | 3 |
| | Environmental Quality (litter, noise, pollution) | 3 |
| | | |
| | Overall Vitality & Viability Index | 3.4 |
| 1 = Very Poor; 2 = Poor; 3 = Fair; 4 = Good; 5 = Very Good | | |

| Leyburn Town Centre Survey November 2019 (Assessed 4/12/19) | | | | | |
|---|--|--|--|---------------------|--------------|
| Street | Name | Primary Frontage (>= 75% A1) | Secondary Frontage (<75% A1) | Upper Floors | Other |
| High Street (E) | Greyson (Hair Salon) | | A1 | | |
| High Street (E) | RA Orkney Optometrist | | A2 | | |
| High Street (E) | Rapali Balti House Takeaway | | A5 | | |
| High Street (E) | Police Station | | Sui generis | | |
| High Street (E) | Tiers and Sprinkles (Former Mrs Pumphrey's Sandwich & Coffee Shop) | | A1 | | |
| High Street (E) | Leyburn Pet Shop (Wild Bird Feeding Shop) | | A1 | | |
| High Street (E) | Sopranos Pizzeria | | A5 | | |
| High Street (E) | Sanderson & Co (Wallpaper & Paint) | | A1 | | |
| High Street (E) | Sanderson & Co (Funeral Directors) | | | A1 | |
| High Street (E) | Emma Sedman Gallery (Jewellery) | | A1 | | |
| | | | | | |
| High Street (E) | Serendipity - Furniture / Home Accessories | A1 | | | |
| High Street (E) | Serendipity - Furniture / Home Accessories | | | A1/A3 | |
| | | | | | |
| Market Place (N) | Scotts Wright Solicitors | | A2 | | |

| | | | | | |
|----------------------------------|---|--|-------|----|----|
| Market Place (N) | Hewsons Newsagent | | A1 | | |
| Market Place (N) (Rear Alley) | Up to Scratch Nails & Beauty | | | | A1 |
| Market Place (N) Rear Alley | Wensleydale Longwool Shop | | | | A1 |
| Market Place (N) | The Posthorn Tea Room / Café | | A3 | | |
| Market Place (N) | County Kitchens and AFR Design Architects | | | A2 | |
| Market Place (N) | Andys Traditional Bakers | | A1 | | |
| Market Place (N) | House & Home | | A1 | | |
| Market Place (N) | The Black Swan PH | | A4 | | |
| Market Place (N) | K Teas (Café) | | A3 | | |
| Market Place (N) | Vacant | | A1 | | |
| Market Place (N) | Norman F. Brown Estate Agent | | A2 | | |
| Market Place (N) | Thomas The Baker | | A1/A5 | | |
| Market Place (N) | The Golden Lion Hotel PH | | A4 | | |
| | | | | | |
| Golden Lion Yard | Little Alf Miniature Shetland Clothing & Gifts (previously Sam Turners Outlet) | | | | A1 |
| Golden Lion Yard | Hall & Birtles Solicitors | | | | A2 |
| Golden Lion Yard | Yorkshire Building Society | | | | A2 |
| Golden Lion Yard | Quirky Cows | | | | A1 |
| Golden Lion Yard | Lynn Ward Artist / Gallery | | | | A1 |
| Golden Lion Yard | Cut the Mustard (Hair Salon) | | | | A1 |
| | | | | | |

| | | | | | |
|--------------------------|---|----|----|----|----|
| Market Place Centre | House & Home (Home Accessories) | A1 | | | |
| | | | | | |
| Market Place (E) | St Teresa's Hospice (Charity Shop) Clothes etc | | | | A1 |
| Market Place (E) | St Teresa's Hospice (Charity Shop) Clothes etc | | | A1 | |
| Market Place (E) | St Teresa's Hospice (Charity Shop) Furniture | | | | A1 |
| Market Place (E) | St Teresa's Hospice (Charity Shop) Furniture | | | A1 | |
| Harmby Road (York House) | One Stop Shop (Convenience Store) | A1 | | | |
| Harmby Road (York House) | Walter Dawson & Son Chartered Accountants & Statutory Auditor | | | A2 | |
| Harmby Road | RF Broadley Insurance Brokers | | | | A2 |
| Harmby Road | Methodist Chapel | | | | D1 |
| Harmby Road | Sandpiper PH | | | | A4 |
| | | | | | |
| Railway Street (N) | Vacant (Former Thirteen Restaurant) | | A3 | | |
| Railway Street (N) | J R Hopper Estate Agent (through shop) | | A2 | | |
| Railway Street (N) | Antiquete's Brocante | | A1 | | |
| Railway Street (N) | Chambers Coffee House | | A3 | | |
| Railway Street (N) | Dragon Inn Chinese Restaurant / Takeaway | | | A3 | |

| | | | | | |
|--------------------|--|----|----|--|----|
| Railway Street (N) | Yorkshire Cottages (Holidays) | | A2 | | |
| Railway Street (N) | Clyde House B & B | | C1 | | |
| | | | | | |
| Railway Street (S) | McGarry's Solicitors - Solicitor | | | | A2 |
| Railway Street (S) | AC Galleries | | A1 | | |
| Railway Street (S) | House | | C3 | | |
| Railway Street (S) | J Gamble TV / Electrical | | A1 | | |
| Railway Street (S) | TW Gentlemans Barber (Former Sue's Barber Shop) | | A1 | | |
| Railway Street (S) | House | | C3 | | |
| Railway Street (S) | Robin Jessop Estate Agent | | A2 | | |
| Railway Street (S) | Marwood House – The Apartment | | C3 | | |
| | | | | | |
| Market Place (S) | Salon Boutique (Previously Vivo Hair) (Hair Salon) | A1 | | | |
| Market Place (S) | Saffron Indian Restaurant / Takeaway | A3 | | | |
| Market Place (S) | Quaint & Quirky (Crafts) | A1 | | | |
| Market Place (S) | Halls the Butchers | A1 | | | |
| Market Place (S) | Just Hair Salon | A1 | | | |
| Market Place (S) | Co-operative stores (inc. sub post office) | A1 | | | |
| Market Place (S) | Vacant (Former Spear Travels Travel Agent) | A1 | | | |
| Market Place (S) | Fryer Tuck (Fish & Chips Shop) | A5 | | | |
| Market Place (S) | Barclays Bank | A2 | | | |

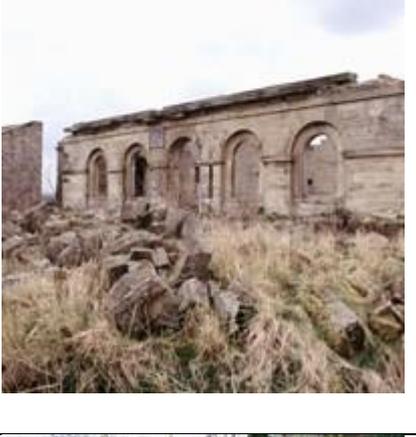
| | | | | | |
|-----------------------|--|----|-------------|----|----|
| Market Place (S) | Day Lewis Pharmacy (former Langthorne Pharmacy) | A1 | | | |
| Market Place (S) | Milner's of Leyburn | A1 | | | |
| Market Place (S) | Home Sweet Home Gifts / Wobbly Dog Confectionary | A1 | | | |
| Market Place (S) | Vacant | | | A2 | |
| Market Place (S) | Kims Café & Bistro (Former Penley's Bistro & Café) | A3 | | | |
| | | | | | |
| Market Place (W) | John G Hills Land Agent / Chartered Surveyor | | A2 | | |
| Market Place (W) | The Roses B and B | | | | C1 |
| Commercial Square (S) | The Bolton Arms PH | | | | A4 |
| Commercial Square (W) | Special Wishes (Cards & Gifts) | | A1 | | |
| Commercial Square (W) | Launderette / Dry Cleaners | | Sui generis | | |
| Commercial Square (W) | The Dalesman's Club | | | A4 | |
| | | | | | |
| Commercial Square (N) | Campbell & Sons Grocery Store | A1 | | | |
| Commercial Square (N) | Campbell & Sons Grocery Store | | | A1 | |
| Commercial Square (N) | Lamberts Florist & Gifts / Wallpapers & Paints | A1 | | | |
| Commercial Square (N) | Lamberts Florist & Gifts / Wallpapers & Paints | | | A1 | |
| Commercial Square (N) | Buzz Clothing | A1 | | | |
| Commercial Square (N) | Scotts & JCTV | A1 | | | |
| | | | | | |
| High Street (W) | Puzzle (Clothes & Bags) | A1 | | | |

| | | | | | |
|-----------------|------------------------------------|----|----|--|----|
| High Street (W) | Victoria's Lingerie | A1 | | | |
| High Street (W) | Costa | | A3 | | |
| High Street (W) | Gilsan Sports | | A1 | | |
| High Street (W) | Cut & Polish Hair and Beauty Salon | | A1 | | |
| High Street (W) | The Walking Shop | | A1 | | |
| High Street (W) | GSC Chartered Surveyors | | A2 | | |
| | | | | | |
| Grove Square | Salon 7 (Unisex Hairdressers) | | | | A1 |
| Grove Square | Kings Head PH | | | | A4 |

Proportion of uses within Leyburn Primary and Secondary Frontages (excluding vacant units)

| Frontage Leyburn | Frontage Type | Use Class Type | | | | | | | | | |
|--------------------------|---------------|----------------|-----|----|----|----|----|----|----|----|-------------|
| | | Total | A1% | A1 | A2 | A3 | A4 | A5 | C1 | C3 | Sui Generis |
| Market Place (S) | Primary | 12 | 67 | 8 | 1 | 2 | 0 | 1 | 0 | 0 | 0 |
| Market Place (N) | Secondary | 10 | 40 | 4 | 2 | 2 | 2 | 0 | 0 | 0 | 0 |
| Market Place Centre | Primary | 1 | 100 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Market Place (W) | Secondary | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| Commercial Sq (N) | Primary | 4 | 100 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Commercial Sq (W) | Secondary | 2 | 50 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| High St E | Primary | 1 | 100 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| High St E | Secondary | 9 | 56 | 5 | 1 | 0 | 0 | 2 | 0 | 0 | 1 |
| High St (W) | Primary | 2 | 100 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| High St (W) | Secondary | 5 | 60 | 3 | 1 | 1 | 0 | 0 | 0 | 0 | 0 |
| Railway St (S) | Secondary | 7 | 43 | 3 | 1 | 0 | 0 | 0 | 0 | 3 | 0 |
| Railway St (N) | Secondary | 5 | 20 | 1 | 2 | 1 | 0 | 0 | 1 | 0 | 0 |
| Harmby Road (York House) | Primary | 1 | 100 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| Appendix 4: Heritage at Risk in Richmondshire Plan Area 2018/19 | | |
|--|---|---|
| Address | Condition | Photo |
| The Old Gatehouse (unoccupied part), Jervaulx Park, East Witton | Very Bad. The western end of the house is built into in situ medieval fabric, which ruinous and in need of repair. Scheduled Monument. Grade I listed. |  |
| The Old Gatehouse (occupied part), Jervaulx Park, East Witton | Very Bad. It was probably constructed from re-used medieval masonry in the C19, on medieval foundations. This part of the building is occupied and being repaired. Grade I Listed. |  |
| Grotto & Icehouse, Forcett Park, Forcett & Carkin | Poor. A late C18 Grotto and Icehouse, constructed of cyclopean dry-stone masonry forming three roundish arches. It stands at the head of the lake in Forcett park. The stonework is eroding and stones are becoming loose. The estate is currently on the market. Grade II* Listed. |  |
| Ravensworth Castle & Park Wall, The Green, Ravensworth | Poor, Late C14, small roofless keep/gate tower and ruins of ancillary buildings together with impressive water defences later adapted to form water gardens. Much repointing and consolidation needed to all parts of the building. Significant parts of the standing remains, including the gate tower, are now at risk. A detailed record of the standing fabric has been completed. Scheduled Monument, Grade I Listing, part in LB grade II |  |

| | | |
|--|--|---|
| <p>St Martins Priory Ruins, A6136, St Martin's, Richmond</p> | <p>Poor. The ruins of a small medieval monastic house, of C12 (possibly earlier) and C15. Part of a church, small gate tower and the ruined walls of other buildings also remain. Extensive consolidation and repointing work is required. Grade I Listed.</p> |  |
| <p>Old Grandstand, Old Racecourse, Richmond</p> | <p>Poor. A rare example of a C18 racecourse grandstand. The racecourse was closed in the late C19 and the Grandstand became derelict. It was partially demolished c1960. Ruins cleared and stonework sorted c1995. A conservation plan for the building has been completed with the support of Historic England. The Racecourse is now a conservation area. Grade II* Listing.</p> |  |
| <p>Keld Heads Lead Smelt mill and mine complex, Preston-under-Scar</p> | <p>Poor. The mine complex displays a wide range of features associated with lead exploitation and processing. The site has been mined since the C12 but the present complex dates from C18 and C19. Scrub clearance was undertaken by North Yorkshire County Council volunteers in 2005 to assist with the preparation of survey documents. Options appraisal complete.</p> |  |