

**Richmondshire District Council**

**Local Plan Core Strategy Modifications  
Representations**

**August 2014**

**Local Plan Core Strategy Modifications**  
**Representations**

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# 1. Representations Summary

The following table summarises the representations received in response to the publication of the Local Plan Core Strategy Modifications. Section 3 of this report is a summary of the proposed Core Strategy Modifications.

No	Name / organisation	Modification	Subject	Support
1	Bernard Borman	Not specified	Neighbourhood infrastructure issues	No
2	Harrogate Borough Council	No Comment		
3	Hambleton District Council	General support for modifications		Yes
4	Melsonby Parish Council	No Comment		
5	The Coal Authority	M/1/0/04	Role of Coal Authority and Local Minerals Authority	Yes, but correction required
		M/4/CP2/05	Land instability	Yes
		M/4/CP2/05	Role of Coal Authority and Local Minerals Authority	Yes, but correction required
6	English Heritage	M/2/0/06	Management of historic environment	Yes
		M/4/CP12/01	Redrafted built heritage policy Core Policy CP 12	Yes
7	North Yorkshire Local Access Forum	No Comment		
8	Campaign for the Protection of Rural England (Swaledale Branch)	M/3/CRSS/07	Use of brownfield land	No
		M/3/CRSS/09	Use of brownfield land	No
		M/4/CP2/03	Renewable energy installation visual impact assessment	No
		M/5/Mon/02	Rewording of installed renewable energy indicator	No
		M/3/SP4/01	Retention of housing target	Yes
		M/4/CP2//07	Flood risk management	Yes
		M/4/CP4/03	Flood risk management	Yes

9	House Builders Federation (North)	M/3/SP4/01	Housing target	No
		M/3/SP4/02	Housing target	No
		M/3/SP4/03	Housing target	No
		M/3/CRSS/07	Development of brownfield land	No
		M/3/CRSS/09	Development of brownfield land	No
		M/4/CP2/05	Code for sustainable homes	No
		M/4/CP3/03	Development of brownfield land	No
		M/4/CP6/01	Viability Assessment	No
		M/4/CP6/02	Viability Assessment	No
10	Leyburn Town Council	All except M/5/infra/04	General support	Yes
		M/5/infra/04	Capacity of Leyburn Waste Water Treatment Works, para 5.15	No
11	Mr and Mrs Wood	M/3/CRSS/05	Strategic growth area near Colburn	No
12	Sport England	M/4/CP/11/02	Planning for sporting facilities	Advisory
13	North Yorkshire County Council	M/1/0/04	Role of Coal Authority and Local Minerals Authority	Yes, correction proposed
		M/4/CP2/05	Role of Coal Authority and Local Minerals Authority	Yes, correction proposed
		M/5/Infra/06	Updated infrastructure delivery plan	Yes
14	Natural England	M/4/CP12/01	Identification of designated and non-designated natural sites Para 4.12.12 -	Yes
		M/4/CP12/01	Distance of impacts on Natura 2000 sites, Para 4.12.13	No
		Sustainability appraisal	Overall impact of modifications	Advisory - modifications do not affect soundness
15	Colburn Town Council	M/3/CRSS/05	Strategic growth area near Colburn	No
		M/4/CP12/03	Definition of green infrastructure separating Colburn and Hipswell	No

## **2. Representations**

**From:** Bernard Borman [REDACTED]  
**Sent:** 20 June 2014 11:17  
**To:** GEN - Local Plan  
**Cc:** Hiles, John  
**Subject:** Your letter dated 17 June 2014 - Richmondshire Local Plan Core Strategy - Proposed Modifications

Dear Mr Hiles

Thank you for the above notification. The subject matter is becoming rather academic and, in order not to finish up with a disadvantage, I have to formally object to the proposed modifications, not so much because of what is said but more because of what I fear is unsaid. I specifically refer to the Council's undertaking of community involvement. As you know, Inspector Berkeley kindly gave me the opportunity to express my fears on the Local Plan and, to do a "belt and braces" job, I simply wish to reiterate those fears by saying that, as far as I can ascertain, the Local Plan Core Strategy, in spite of proposed modifications, is objected to because it does not include the following considerations:-

1 At the Public Enquiry in 1997 and the subsequent Public Enquiry in 2000 it was said by the Inspectors and agreed by the Council that residents should be reassured in relation to planning policy at the Station Yard and Leyburn Business Park re future development. That is to say that this part of Leyburn was restricted to B1 Light Industry, ie, neighbourhood-friendly, and B8 Warehousing and Storage. There have been a number of deviations from that policy and the people of Leyburn should be protected against surprise developments such as when permission was given to a steel fabricator (Thistlethwaite), and affordable social housing adjacent to the Station Building when the area was reserved for tourism. This part of Leyburn is particularly sensitive because of the success of Tennants and the valuable tourist attractions of the Tea Pottery, Chocolate Factory and other businesses. This land is also a wedge right into the major residential area of Leyburn, with its existing traffic problems. Leyburn is a traditional Yorkshire Market Town and an important centre of tourism and we have to be careful that we don't turn it into Colburn. As you are aware, in planning terms, not only what happens within a Conservation Area matters but also what may affect a Conservation Area. So it is with the Yorkshire Dales as a tourist-cum-National Park attraction.

2 There is much talk of government policy on "affordable housing". With the proposed development on the Bellerby Road and various other sections in the area, an increase in social housing, particularly in the centre of Leyburn such as the Brentwood Lodge [BL] site, would be considered by many as over-intensification and certainly not necessary. The BL site would also interfere with existing residential properties and Conservation Areas. The comments which I have received from NYCC and RDC suggest that because this site may become available, it must be used for affordable housing. Surely that is not valid reasoning. There seems to be evidence that secret arrangements between NYCC and RDC have established a secret common policy. I specifically refer to an email which I received recently from the Corporate Director's (RDC) PA, Kate Povall. Mr David Bowe of NYCC wrote to me saying that they only advise RDC Planning on Highways issues. No doubt that is true, but their latest advice on Highways issues re Brentwood has been wrong, contrary to previous Public Enquiries, previous Council policies and in spite of persistent objections by residents. It is neither factual, in line with the Local Plan, nor independent, nor professional. There are problems in Brentwood which, as a residential road, has been made into a major access road, again contrary to government policy and previous Inspectors' comments which were adopted by RDC (Inspector Turner in 1997). Whilst I hear Mr Featherstone's interpretation of that, namely that it referred only to a link between Brentwood and Dale Grove, my interpretation differs and I invite RDC to examine the documents on this. Inspector Turner, in my view, said that no further traffic loading onto Brentwood should take place. He even spoke of erecting lockable bollards. It is an established fact, demonstrated by statements from residents and photographic evidence, that there are serious problems of safety and amenity in relation to Brentwood. Those representations have been made to RDC and NYCC Highways. NYCC Highways have been persistently inaccurate, unhelpful and non-factual, along with showing an unacceptable degree of incompetence and the inability to think "forward". This is currently subject to their complaints procedure and the LGO. Mr Featherstone has kindly offered to mediate and I would consider this helpful because I believe Mr Featherstone far better informed than any NYCC officer and also more willing to consider the well-being of local residents because he will eventually have to work with us. I cannot help feeling that NYCC have a secret agenda, pushed by Social Services and bloody-minded Highways officials, and that they will attempt to make Mr Featherstone the fall guy if it doesn't work. There are now indications that having already put further traffic on Brentwood through their activities at the Primary School, they are considering enlarging that school. This is in addition to the severe problems caused by the Medical Centre and, whilst it was accepted after the Public Enquiry in 1997 that there would be amenity issues for local residents, it was undertaken to monitor that. Nothing has improved, if anything it has got worse. I now have agreement, subject to RDC and LTC, that Mr David Bowe is willing to fix 20 mph repeater

signs on lampposts because of the length of Brentwood, and also to put a yellow background onto the 20 mph signs at the beginning of the road. I have also asked that the current speed humps, in some places, should go from kerb to kerb as at the Zetland Centre in Richmond. The system should not be whether we have a scheme, but whether the scheme is adequate and functions. This is sadly beyond the understanding of officers of Area 1 Highways and my experience with these people convinces me firmly that they are not an intelligent partner in planning for the future of this part of Leyburn, if indeed anywhere else. Their lack of intelligence is clearly demonstrated by carrying out today, on Market Day, major road works on the junction of Brentwood and Railway Street, and parking their equipment on double yellow lines. When I asked them to consider the road markings there, ie, to extend the double yellow line to ensure that there is no parking on the mouth of that junction, forcing traffic coming out of Brentwood into the path of oncoming traffic from the Market Square, they did not understand what I meant. It is this junction which Inspector Turner found specifically dangerous and unsuitable for further traffic loading. That comment must therefore apply to any developments at BL and Maythorne Farm.

3 I do not consider that the just received planning application for Maythorne Farm [MF] is part of land "adjacent to Brentwood" and, in line with previous policy and H M Turner's comments, they should make access not to or from Brentwood but rather consider developing Ford's Lane. After all, if Mr Ford wants to make profit from his land, why should he, in so doing, cause misery to other residents. I have lived in Brentwood for over 20 years and at regular intervals I am put in a situation of fear, distress and anxiety because of Highways or Planning proposals. I do not believe that it is in the public interest to cause alarm and distress to disabled pensioners who have spent many years working hard for Britain. I have some major misgivings about the attitude of NYCC, especially Highways, and I would again refer to the Rt Hon Eric Pickles, "listen to the views of local people", and the Rt Hon David Cameron, "promote Britishness". Bullying residents and taxpayers, and circumventing the quasi-judicial planning process through secret agreements, and the desire to shift Social Services' responsibility into private hands in order to give a profit to Broadacres so that they can provide what NYCC should provide, cannot be the basis for a legitimate planning system. The secret agreement between NYCC, RDC and Broadacres therefore preempts the quasi-judicial planning process and should not be allowed to even take root. Whilst it is not a planning issue, there is nonetheless a moral responsibility with our Council, namely RDC, and they are more our Council than NYCC, to ensure that adequate medical facilities are maintained in key areas. The proposal for BL, whilst no planning application has yet been received, has nonetheless been widely publicised as a policy. According to the Clinical Commissioning Group, we need **more** facilities in Leyburn and there are of course plenty of medical facilities that we would lose were that plan to come to fruition. It should be rejected on public interest, over-intensification and traffic issues. It should therefore not be accepted in the current Local Plan.

4 We have a problem with sinkholes in the area. That means that unless a thorough geological examination has taken place, we do not know what is going on underneath us but it is a matter of logic that what goes in must come out. Any new development in the area will have a detrimental effect regarding surface water distribution. Similar problems have been known about on the Bellerby Road site. I have already drawn your attention to the problem of electricity supply and telephone supply because of dampness getting into connections. There is underground running water in the area.

#### 5 Utility Services.

Over the years and on many occasions we have suffered problems with the discharge of foul sewers, and we are not the only ones. The matter has been thoroughly discussed with a Mr Michael Denny of Yorkshire and he will no doubt be able to assist in any enquiries.

6 The statements which I have read in conjunction with this Local Plan, namely, that there are no road traffic issues, no utility issues and no planning issues, ie Public Enquiry in 1997, Insp Turner, are clearly wrong and I say that my presentation to H M Insp Berkeley is, to the best of my knowledge and belief, true and correct and based on daily observations and the experience of myself and fellow residents. We therefore rely on the help and integrity of officers of our District Council, ie, that they will be fair, helpful and sufficiently able to look ahead as these issues need to be tackled now and are not likely to get better if ignored. I must therefore herewith lodge my objections to the Local Plan as modified and I am sure that you can put what I have said here into the right pigeon holes. I am not motivated by criticism for the sake of it but I want to make a practical public contribution to the development of Leyburn. I hope that my intervention is seen in that light. I am grateful to you and Mr Featherstone for engaging with the public and being helpful in the consultation process. The Town Clerk of Leyburn Town Council has refused to put these issues to the Town Council for discussion so I am doing my best in my private capacity to overcome this.

Kind regards

Bernard Borman-Schreiber Esq, Graf von Ullersdorf, F Inst D  
PR and Management Consultant

PS Perhaps you would kindly speak to Mr Featherstone.





**Working for you**

John Hiles  
Community Development  
Richmondshire District Council  
Mercury House  
RICHMOND  
North Yorkshire  
DL10 4JX

Our  
Your  
Date: 4 July 2014

Dear John

**Re: Richmondshire Local Plan Core Strategy: Proposed modifications- June 2014**

Thank you for consulting Harrogate Borough Council on the proposed modifications.

At this stage Harrogate Borough Council has no comments to make, however, the Council would welcome the opportunity to comment at a later stage if further changes are proposed.

Yours sincerely

Joe Varga  
Planner  
Planning Policy Team  
Department of Development Services  
Harrogate Borough Council  
Tel. 01423 556585  
[joe.varga@harrogate.gov.uk](mailto:joe.varga@harrogate.gov.uk)  
[www.harrogate.gov.uk/ldf](http://www.harrogate.gov.uk/ldf)

**From:** Graham Banks <Graham.Banks@hambleton.gov.uk>  
**Sent:** 10 July 2014 13:55  
**To:** GEN - Local Plan  
**Subject:** RE: Richmondshire Local Plan Core Strategy Proposed Modifications Consultation (1)

Dear John

Thank you for notifying us of these proposed modifications, which are reasonable and worthy of our support.

Kind Regards

Graham

**Graham Banks**

Planning Policy Manager

Planning

Tel: 01609 767097

Email: [Graham.Banks@hambleton.gov.uk](mailto:Graham.Banks@hambleton.gov.uk)

Website: [www.hambleton.gov.uk](http://www.hambleton.gov.uk)

Your calls may be recorded for training and quality purposes. The call recording policy is available at [www.hambleton.gov.uk](http://www.hambleton.gov.uk)



Hambleton District Council would like to understand the demand for businesses taking on either a new graduate or apprentice as part of their growth plans.

We invite all businesses to complete the following questionnaire no later than **Friday 1 August 2014**

For more information or to complete the online questionnaire please go to <http://www.hambleton.gov.uk/surveys/graduate/>

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**From:** GEN - Local Plan [<mailto:localplan@richmondshire.gov.uk>]  
**Sent:** 18 June 2014 09:13  
**To:** GEN - Local Plan  
**Subject:** Richmondshire Local Plan Core Strategy Proposed Modifications Consultation (1)

Dear Consultee,

WE sent an email to you advising you of the publication of the Local Plan Core Strategy (LPCS) modifications. Unfortunately the link to the Council's website was incorrect. The correct link for the LPCS modifications is <http://www.richmondshire.gov.uk/planning/local-plan/1420-local-plan-core-strategy-2012-2028-modifications1> . There is also a direct link to this page on the home page of the Council's website <http://www.richmondshire.gov.uk/> .

Please check the Council's website for regular updates and the latest position on the Richmondshire Local Plan. If you no longer wish to receive notifications and would like to be removed from our database please let us know, preferably by emailing [localplan@richmondshire.gov.uk](mailto:localplan@richmondshire.gov.uk)

Please do not hesitate to get in touch if you require any further information or advice on this subject.

I look forward to hearing from you

John Hiles

Senior Policy Officer  
(01748) 901114

## Local Plan

t:  
e: [localplan@richmondshire.gov.uk](mailto:localplan@richmondshire.gov.uk)  
w: [richmondshire.gov.uk](http://richmondshire.gov.uk)

**We have moved to Mercury House,  
Station Road, Richmond DL10 4JX  
- please note my new contact details**



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Richmondshire District Council, Mercury House, Station Road, Richmond, North Yorkshire, DL10 4JX.

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Hambleton District Council, Civic Centre, Stone Cross, Northallerton, DL6 2UU.

**From:** Melsonby Parish Council <melsonbyp8@gmail.com>  
**Sent:** 16 July 2014 13:33  
**To:** GEN - Local Plan  
**Subject:** Local Plan Core Strategy - Proposed Modifications

Dear Sir

Melsonby Parish Council have considered the proposed modifications and have no comments.

Regards

Jill Welham  
Clerk to Melsonby Parish Council



**The Coal  
Authority**

## Richmondshire Local Plan - Core Strategy Proposed Modifications

**Consultation Deadline – 29 July 2014**

### Contact Details

Planning and Local Authority Liaison Department  
The Coal Authority  
200 Lichfield Lane  
Berry Hill  
MANSFIELD  
Nottinghamshire  
NG18 4RG

Planning Email: [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)  
Planning Enquiries: 01623 637 119

### Person Making Comments

Anthony B Northcote *HNCert LA(P), Dip TP, PgDip URP, MA, ICIQB, MInstLM, MCMI, MRTPI*  
Consultant Planning Advisor to The Coal Authority

### Date of Response

17 July 2014

## **Specific Comments on the Richmondshire Local Plan - Core Strategy Proposed Modifications**

The comments and/or changes which The Coal Authority would like to make or see in relation to the above document are:

### **Representation No.1**

**Site/Policy/Paragraph/Proposal** – M004 (Paragraph 1.9)

**Comment/Objection** – Whilst The Coal Authority welcome the attempt to amend this text to meet our representation 9146, it would appear that the LPA has misunderstood matters and as a consequence the Proposed Modification is factually incorrect as to the role of the County Council and The Coal Authority.

**Change Suggested** – The Coal Authority considers the text can be amended without raising new issues. We would suggest that paragraph 1.9 be amended to read as follows:

*“1.9 Minerals and waste planning issues, including the location, safeguarding and extraction of minerals, are dealt with through North Yorkshire County Council’s Minerals and Waste Local Plan. When the North Yorkshire Minerals Plan has defined local Mineral Safeguarding Areas (MSAs) and Mineral Consultation Areas (MCAs), these will need to be illustrated on the Richmondshire Local Plan Policies Map. The Coal Authority defines a Development High Risk Area ~~local Mineral Safeguarding Areas (MSA) to ensure that~~ where development proposals will need to consider the impact of past, current and future mineral extraction.”*

**Reason** – It is the responsibility of the County Council as MPA to define Mineral Safeguarding Areas (and Mineral Consultation Areas in two-tier areas).

## Representation No.2

**Site/Policy/Paragraph/Proposal** – M033 (Policy CP3 Achieving Sustainable Development)

**Support** – The Coal Authority supports this modification which sets out a suitable policy reference to land instability to address our representation 9146.

## Representation No.3

**Site/Policy/Paragraph/Proposal** – M033 (Policy CP3 Achieving Sustainable Development)

**Comment/Objection** – Whilst The Coal Authority welcome the attempt to amend this policy to meet our representation 9146 with regard to the issue of mineral sterilisation, it would appear that the LPA has misunderstood matters and as a consequence the Proposed Modification is factually incorrect as to the role of the County Council and The Coal Authority.

**Change Suggested** – The Coal Authority considers the policy text can be amended without raising new issues. We would suggest the following minor change:

*“Where non-mineral development is proposed within Mineral Safeguarding Areas to be defined in the North Yorkshire Minerals Plan ~~by the Coal Authority~~, the local planning authority will expect consideration to be afforded to the extraction of the mineral resource prior to development.”*

## **CONCLUSION**

The Coal Authority welcomes the opportunity to make these comments. We are, of course, willing to discuss the comments made above in further detail, if you require any clarification please do not hesitate to contact us.

We are sending a copy of our comments above to North Yorkshire County Council by email to: [mwjointplan@northyorks.gov.uk](mailto:mwjointplan@northyorks.gov.uk) for their information.

Thank you for your attention.

**For and on behalf of**

**Miss Rachael A. Bust** *B.Sc.(Hons), MA, M.Sc., LL.M., AMIEnvSci., MInstLM, MRTPI*

**Chief Planner / Principal Manager**

Community Development,  
Richmondshire District Council,  
Mercury House,  
Station Road,  
Richmond  
North Yorkshire  
DL10 4JX

Our Ref: HD/P5339/02

Your Ref: JH/CS/Mods

Date: 22 July 2014

Dear Sirs,

### **Richmondshire Local Plan – Post- Hearing Proposed Modifications**

Thank you for consulting English Heritage about the proposed Modifications to the Core Strategy. We have the following comments to make regarding these proposed changes:-

<b>Mod. No</b>	<b>Section</b>	<b>Sound/ Unsound</b>	<b>Comments</b>	<b>Suggested Change</b>
M/2/0/06	Paragraph 3.1.2 - Vision	Sound	This change better expresses the plan's approach towards the management of the historic environment.	-
M/4/CPI2/01	Paragraph 4.12.16	Sound	This change more accurately defines those elements of the historic environment which are of especial importance to the distinctive character of the plan area.	-
M/4/CPI2/01	Core Policy CPI2, Environmental Assets, Criterion I	Sound	The proposed amendment to this part of the policy (the deletion of reference to initiatives to improve the natural environment) removes an element which appeared somewhat out of place in what was, in effect, a general introductory Criterion about the approach to the conservation of the plan's environmental assets.	-
M/4/CPI2/01	Core Policy CPI2, Historic Assets Criterion I	Sound	The proposed change more closely reflects the requirements of the NPPF and makes it clear which heritage assets are	

Mod. No	Section	Sound/ Unsound	Comments	Suggested Change
			considered to be of especial importance to the distinctive character of the Plan area	
M/4/CPI2/01	Core Policy CPI2, Historic Assets Criterion 2	Sound	The proposed change more closely reflects the requirements of the NPPF	-
M/4/CPI2/01	Core Policy CPI2, Historic Assets Criterion 3	Sound	<p>The NPPF makes it clear that the positive strategy for the conservation of the heritage assets of the plan area should also include heritage assets most at risk through neglect, decay or other threats. The proposed change, therefore, more closely reflects the requirements of the NPPF.</p> <p>In addition, the deletion of the reference to “sympathetic retention” of features on heritage assets removes an element which could have resulted in confusion to users of the Plan.</p>	-

If you have any queries about any of the matters raised above or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

**Ian Smith**  
Historic Environment Planning Adviser (Yorkshire)  
Telephone: 01904 601977  
e-mail: [ian.smith@english-heritage.org.uk](mailto:ian.smith@english-heritage.org.uk)



[REDACTED]

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**From:** David Barraclough [REDACTED]  
**Sent:** 24 July 2014 10:08  
**To:** GEN - Local Plan  
**Subject:** Local Plan Core Strategy - Modifications Consultation

On behalf of the North Yorkshire Local Access Forum, I confirm that the Forum has no comments on the proposed modifications to the Richmondshire Local Plan Core Strategy.

David Barraclough



Campaign to Protect  
Rural England

NORTH YORKSHIRE  
**SWALEDALE BRANCH**



25 July 2014

Dear Mr Hiles

#### RICHMONDSHIRE LOCAL PLAN CORE STRATEGY – Proposed modifications

The branch has studied this document and are in agreement with a large proportion of the proposed modifications. We are however concerned at the apparent intention to reduce the emphasis on fully utilizing brown field sites as indicated in the proposed modifications:-

M/3/CRSS/07 (Policy after 3e) The change from “prioritised” to “encouraged”  
M/3/CRSS/09 (CRSS Policy 5a) The change from “prioritises” to “encourages”

We are also concerned to note the possible reduction in the future protection of the landscape in M/4 /CP2/03 (Policy Part 1b), with the change from “no significant adverse effects” to “satisfactorily address landscape and visual impacts”

We do object to the inclusion in Table 7 of the term “ large scale renewable energy”, this could have very serious impacts on the Richmondshire countryside.

We do welcome the retention of the housing target of an average of 180 houses each year in M/3/SP4/01.

We also welcome the improved consideration given on future flood risks in M/4/CP2/07 and the inclusion of “or cause deterioration” and “water bodies” to M/CP4//03 (Policy Part 3b)

A final point, life would have been so much easier if the pages in the Modifications table had been numbered to allow for rechecking the details.

Yours sincerely

S. Thubron(Mrs)

Planning Committee



## THE HOME BUILDERS FEDERATION

Community Development  
Richmondshire District Council  
Mercury House  
Station Road  
Richmond  
DL10 4JX

Date: 28<sup>th</sup> July 2014

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

<mailto:forwardplanning@blackburn.gov.uk> Sent by Email only

Dear Sir / Madam,

### **Richmondshire Local Plan Core Strategy: Modifications Consultation**

Thank you for consulting with the Home Builders Federation (HBF) on the proposed modifications to the Core Strategy.

The HBF is the principal representative body of the house building industry in England and Wales and our representations reflect the views of our membership of multinational PLCs, through regional developers to small, local builders. Our members account for over 80% of all new housing built in England and Wales in any one year including a large proportion of the new affordable housing stock.

We would like to submit the following comments and participate in any future examination hearing sessions on these issues.

#### **M/3/SP4/01, M/3/SP4/02 & M/3/SP4/06 (Paragraphs 3.1.25 to 3.1.27)**

The proposed modifications are unsound as they are not justified by the evidence or consistent with national policy, taking no account of the employment led dwelling forecasts.

During the Examination hearings the Council agreed to undertake further modelling work to identify the impact of employment-led household projections. These were required to provide further evidence upon the impact of the Council's own economic aspirations, contained within Policy SP5, upon the objectively assessed need for housing. The NPPF and NPPG are both clear that Local Authorities should take account of the impact of employment upon the housing needs of an area. The NPPG states;

*"Where the supply of working age population that is economically active (labour force supply) is less than the projected job growth, this could result in unsustainable commuting patterns (depending on public transport accessibility or other sustainable options such as walking or cycling) and could reduce the resilience of local businesses. In such*

*circumstances, plan makers will need to consider how the location of new housing or infrastructure development could help address these problems.” (Reference ID: 2a-018-20140306).*

Given the aging nature of the population within Richmondshire there is a mismatch between job growth and labour supply. It is therefore clear that the Council needs to consider the implications of the likely jobs growth. This evidence is contained within the Edge Analytics March 2014 paper *Employment-led demographic forecasts*. This paper identifies that the impact of the three economic scenarios tested would require a higher housing requirement than is currently proposed by Richmondshire District Council within the Core Strategy.

Average per year		
Scenario	Dwellings	Jobs
Jobs-led High	293	176
Jobs-led Central	251	129
Jobs led Low	188	59
Migration-led Revision	179	48

Source: *Employment-led demographic forecasts* – Edge Analytics 2014

The Council's chosen scenario for the housing requirement is the 'Migration-led Revision'. The employment based scenario which models the proposed level of jobs growth, 2,200 jobs over the plan period, is the 'Jobs-led Central' scenario which identifies a housing requirement of 251 dwellings per annum (dpa). This is 71dpa greater than the current housing requirement. Both the Employment Land Review (ELR) and plan policy SP5 appear to be based upon the assumption that 2,200 jobs could be achieved over the plan period. This level of employment growth appears realistic, and may actually underestimate potential employment provision, given the major infrastructure improvements proposed such as the upgrade to the A1, which is currently underway, and the proposed development of the Catterick Garrison Town Centre.

The Council's discussion paper *Impact of employment led forecasts, 2014* (Ref: PSD-014) attempts to explain why the Council's continued reliance upon its housing requirement of 180dpa is justified. This justification mainly relies upon the effect of the military population and its impact upon both employment and housing requirements. The HBF does not dispute that the military presence is likely to have some impact, however the Council does not attempt to justify through robust evidence the level of this impact. For example paragraph 3.5 of the discussion paper (*Impact of employment led forecasts, 2014*) identifies that Service Families Accommodation (SFA) equates to 8% of the districts households, yet there is no examination of the impact this additional labour resource would have upon housing numbers. It is notable that the Council's proposed housing requirement is almost 30% lower than the 'Jobs-led Central' scenario, again there is no discussion regarding how such a reduction upon the forecast households, taking account of employment, has been arrived at. The discussion paper simply alludes to possible issues without any detailed explanation. It should also be noted that the proposed housing requirement, based upon the migration led scenario would only

provide approximately 48 jobs per annum, or just over 800 over the full plan period. This is a difference of 1,400 based upon the Council's stated ambitions, even taking account of the effect of military households this is a significant variance. It is also unclear why the Council considers the projections of 2,200 jobs over the plan period to be an appropriate basis upon which to plan for economic growth through its ELR and the Core Strategy, without query (para 4.4 *Impact of employment led forecasts, 2014*), but questions its use when considering housing need.

It is also worthwhile re-iterating a point made in our previous submissions upon the plan concerning the Strategic Housing Market Assessment (SHMA). The NPPF, paragraph 47, is clear that local planning authorities should meet the full objectively assessed needs for both market and affordable housing through the Local Plan. The SHMA has identified an annual shortfall of 260 affordable dwellings per annum over 5 years. The need for affordable housing is in excess of the proposed housing requirement of 180 dwellings per annum, indicating that the housing requirement will not meet the full objectively assessed needs of market and affordable housing as required by the NPPF. The NPPG also identifies that market signals should be taken into account in determining the housing needs of an area. These signals include house prices and affordability. The issue of high prices within Richmondshire and affordability are clear both within the Council's discussion paper (paragraph 4.1) and through the SHMA. In areas with such issues the NPPG advocates an upward adjustment to the housing requirement (NPPG ID 2a-020-20140306).

The Council also notes within the discussion paper (*Impact of employment led forecasts, 2014*) that higher housing requirements, according with the 'Jobs-led Central' scenario would lead to unprecedented levels of development. Whilst it is true that the Council has struggled with completions, averaging 125 net housing completions, over recent years it is notable that in some years completions have been significantly higher (for example in 2005/6, 256 were provided). This lack of completions must, however, be viewed in the context of the economic downturn and the lack of an up to date plan. In addition the NPPG is very clear that previous under-delivery should not be used to subdue future requirements, noting;

*"If the historic rate of development shows that actual supply falls below planned supply, future supply should be increased to reflect the likelihood of under-delivery of a plan" (ID 2a-019-20140306).*

In addition given the unprecedented improvements to infrastructure currently underway in Richmondshire, such as the A1 upgrade, it is likely that development levels can and need to substantially increase.

Finally the Council also note that additional work would have to be taken with neighbouring authorities under the duty to co-operate to ascertain whether any increase in the housing requirement would create cross-boundary issue against which they would object. This alone cannot be a reason not to consider the need for a higher housing requirement and without such

discussions the outcomes remain unknown. What is clear is that the market signals, affordable housing needs and employment projections all point towards a higher housing requirement than is currently being planned for.

### **Recommendation**

The HBF recommends that the Council reconsider its housing requirements in light of the work undertaken by Edge Analytics, the SHMA and market signals to identify a requirement which is closer to the 'Jobs-led Central' requirement of 251dpa.

### **M/3/CRSS/07 & M/3/CRSS/09 (Policy CRSS)**

The proposed amendments are considered unsound as they are not in conformity with national policy nor is it positively prepared.

The amendments to Policy CRSS and supporting text indicate that; '*The development of sustainable and accessible brownfield sites within the town will be encouraged in preference to edge of settlement sites....*' The wording is considered an improvement upon the previous text which identified that previously developed land would be prioritised. The policy does, however, still suggest a sequential approach to site development will take place. The NPPF does not support such an approach. The NPPF clearly indicates that development that is sustainable should 'go ahead without delay' (ministerial foreword, paragraphs 14 and 15). It is therefore not justified to stall the development of such sites by providing '*preference to previously developed land*'. The NPPG (ID 10-025-20140306) identifies that encouragement to develop previously developed land should come from reducing the burdens placed upon sites through planning obligations and negotiation with land owners, it does not advocate a sequential approach to the development of such land as inferred by Policy CRSS.

### **Recommendation**

It is recommended that the policy and associated text be redrafted to read; '*The development of sustainable and accessible brownfield sites within the town will be encouraged in preference to edge of settlement sites....*'. The Council may wish to consider identifying ways it can encourage the re-use of such sites through reducing burdens on such sites and liaising with land owners and developers within the supporting text.

### **M/4/CP2/05 (Policy CP2, Part 2 and paragraph 4.1.11)**

The proposed modification is unsound. The implications of the requirement has not been justified and the proposals are not consistent with national policy.

The policy and associated text require developments to exceed the minimum standards set by the Building Regulations by achieving the highest level of Code for Sustainable Homes or equivalent standards that is feasible and viable on site. The Council is therefore seeking to create additional local standards. The Council will be aware that the government is seeking to reduce the number of local standards and requirements through the housing standards review. In his ministerial speech, 13<sup>th</sup> March 2014, Stephen Williams MP was clear that on energy, there should be a "Building

Regulations only” approach with no optional local standards above the requirements of Part L.

With regards to the Code for Sustainable Homes the statement clarified that;

*‘... many of the requirements of the Code for Sustainable Homes will be consolidated into Building Regulations, which would require substantial changes to the content of the current Code, as well as a reconsideration of its role. In the light of this, the Government thinks that the current Code will need to be wound down to coincide with the changes incorporating the new standards coming into force’.*

The Government’s stance upon energy was further re-iterated in the Queens Speech and the recent CLG paper ‘*Next steps to zero carbon homes – Allowable Solutions, July 2014*’. This latter paper indicates that there will be a national framework for achieving zero carbon which includes a fabric first plus allowable solutions approach. The paper clearly states that;

*“The legislation we are bringing forward will provide powers to enable the framework for allowable solutions to be established through the Building Regulations. We want to give local authorities the ability to participate in allowable solutions but within the national framework... ....The legislation we are bringing forward will allow for this but ultimately it will be the house builders choice as to which route he chooses and there will be a price cap established for any fund”* (paragraph 11).

The Council’s proposals to attempt to apply additional standards would clearly be contrary to stated Government policy and therefore should be deleted.

The Council has not provided any justification for applying higher levels than required by the Building Regulations. The *Economic Viability Assessment, 2011* (EVA) only tests developments up to code level 4, the Government’s proposed standards for zero carbon which will be included within the Building Regulations will effectively go beyond code level 4. Therefore as the Council has not sought to test the viability implications of its policy requirement, as required by the NPPF, it cannot justify its inclusion. Indeed the EVA does indicate that even at code level 4, once affordable housing contributions are added the viability of many sites is either marginal or unviable (table 5.1).

### **Recommendation**

The HBF recommends that all references to housing development being required to exceed the Building Regulations should be deleted from the plan.

### **M/4/CP3/03 (Policy CP3)**

The proposed amendments are considered unsound as they are not in conformity with national policy nor is it positively prepared.

The amendments to Policy CP3 and supporting text which indicate that; ‘*Development will be encouraged to utilise previously developed land first (brownfield land)...*’ are an improvement upon the previous text which

identified that previously developed land should be used first. The amendment more closely aligns with the NPPF in terms of encouraging the use of previously developed land. The issue with the policy and supporting text is that it still suggests a sequential approach to previously developed land by continued reference to 'first', this is contrary to NPPF paragraph 111 which states that planning policies and decisions should encourage the effective re-use of previously developed land. The NPPG (ID 10-025-20140306) identifies that such encouragement should come from reducing the burdens placed upon sites through planning obligations and negotiation with land owners, it does not advocate a sequential approach to the development of such land as inferred by Policy CP3.

### **Recommendation**

It is recommended that the policy and associated text be redrafted to read; '*Development will be encouraged to utilise previously developed land first (brownfield land)...*'. The Council may wish to consider identifying ways it can encourage the re-use of such sites through reducing burdens on such sites and liaising with land owners and developers within the supporting text.

### **M/4/CP6/01 & M/4/CP6/02 (Policy CP6 and Paragraphs 4.6.1 - 4.6.15)**

The proposed amendments are considered unsound as they are not justified or positively prepared. They do not address the viability implications of Policy CP6 and are not consistent with national policy.

The proposed amendments to Policy CP6 and the supporting text do not attempt to overcome the viability issues apparent with the existing policy requirements. The targets for 40% affordable housing in Central Richmondshire and Lower Wensleydale and 30% in North Richmondshire are not based upon a realistic assessment of the evidence. The Council's evidence for its affordable housing requirement is contained within the *Economic Viability Assessment, 2011* (EVA). This clearly shows, at Table 5.1, that above 30% the affordable housing requirements will make the majority of developments unviable or at best marginal. The study indicates that residual land values should be benchmarked at £400,000 per hectare (paragraph 5.8) to accord with land owner expectations. If such a benchmark is applied to the figures in Table 5.1 only two sites exceed such a benchmark at a rate of 30% affordable housing, both of which are in Lower Wensleydale, once the affordable housing requirement is raised to 40% only one site would achieve such values. By setting its affordable housing targets so high the number of sites brought forward will be dramatically reduced. This does not accord with the central thrust of the NPPF to 'boost significantly' housing supply. In addition the NPPF also requires the costs of policy requirements to maintain competitive returns for willing land owners (paragraph 173). It is for this reason that the EVA does not advocate the targets set out within the amended policy CP6. Paragraph 5.9 of the study suggests three alternatives which are;

- District wide 30% target;
- 30% target for North Richmondshire and Central Richmondshire; 40% in Lower Wensleydale; and
- 20% target Catterick Garrison, 40% Lower Wensleydale and 30% elsewhere.



It is notable that in none of the options does the EVA recommend a 40% target in Central Richmondshire. The HBF do, however, contend that based upon the evidence 30% may also be difficult to achieve in North Richmondshire. Whilst amended paragraphs 4.6.3 and 4.6.11 and the references to viability considerations are noted, and welcomed, it is incumbent upon the Council, in conformity with NPPF paragraphs 173 to 177, to ensure that policy burdens placed upon development are not undue and retain the viability of sites in most cases. Open-book assessments of viability should be reserved for special circumstances.

The HBF also considers that the evidence does not fully take account of the full cumulative viability implications of plan policies and obligations. For example as discussed above there is no allowance made for the government's push towards zero carbon, nor does it consider the implications of Policy CP2. This will add significant additional costs to development. In addition the assumption that developer returns of 15% are acceptable are outdated, many financial institutions will now require a return of around 20%. Such a return has been accepted in a number of recent appeals (most notably Appeal Ref: APP/X0360/A/12/2179141: Land at The Manor, Shinfield, Reading). The actual amount of return required will be dependent upon many factors which assess the amount of risk attached to the development. The NPPF (paragraph 173) is also clear that the costs of policies and obligations should provide a competitive return for a willing developer.

The Council also sets no site size threshold for the requirement for affordable housing. The Government has recently undertaken a consultation on 'planning performance and planning contributions' (March 2014). This consultation considers the introduction of a 10 unit threshold for affordable housing contributions. The aim of the threshold is to seek to address the disproportionate burden placed on small scale developers which prevents the delivery of much needed, small scale housing sites. Further announcements were made on this issue within the Queens Speech which provides a clear indication that the Government intends to introduce a 10 unit threshold. This threshold should be reflected in the Council's policy.

### **Recommendation**

The targets for affordable housing should be re-assessed against up to date viability evidence taking account of the cumulative impacts of all policies. The targets should then be set at a level which would ensure that the majority of developments within each area are capable of withstanding the required contributions.

The Government's approach to site size thresholds should also be reflected in the policy.

### **Notification**

Please notify the HBF of the publication of the Inspector's report, the adoption of the Core Strategy DPD or any future hearing sessions.

Yours sincerely,



**Matthew Good**  
**Planning Manager – Local Plans**  
Email: [matthew.good@hbf.co.uk](mailto:matthew.good@hbf.co.uk)  
Tel: 07972774229

**LEYBURN TOWN COUNCIL**  
**Market and Burial Authority**

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PHM010

Mrs J Forrest  
Clerk to the Council

Thornborough Hall  
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DL8 5AB

Telephone / Fax (01969) 622561  
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28<sup>th</sup> July, 2014.

Your ref. JH/CS/Mods

Local Planning Policy  
Richmondshire District Council  
Mercury House  
Station Road  
RICHMOND  
North Yorks DL10 4JX

Dear Mr Hiles

**Richmondshire Local Plan Core Strategy – Proposed Modifications**

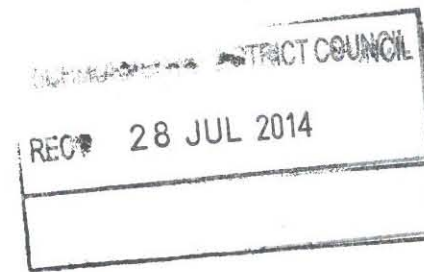
Thank you for your letter dated 17<sup>th</sup> June in connection with the above together with attached documents. The proposed modifications were discussed at the August meeting of the Town Council held last week.

Councillors approved all proposed modifications apart from M/5/infra/04.5.15 which refers to waste water treatment capacity. It was felt that this is too vague and Councillors felt that Yorkshire Water should be more specific re future action.

Yours sincerely

Mary Wood  
Deputy Clerk

**LEYBURN TOWN COUNCIL**  
**Market and Burial Authority**



Mr &amp; Mrs Wood

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

24 4 14

Dear Mr Robson

With reference the Richmondshire  
Local Plan Core Strategy Plan  
Ref the old sports field bottom

As you may or may not know I  
having planning issues with the locals now;  
on some agricultural buildings; as I have here  
within 300 metres of my building. If this  
field which has been greenfield for more than  
30 years goes ahead with development this  
would cause me serious financial damage in  
running my farm, as it would come up to  
the edge of my property.

I <sup>am</sup> have been constantly been told that  
am not a rural farm but a Urban farm in a U  
area. This was made again today at a on the  
planning meeting

I would therefore prefer that no houses  
be built on this land

yours Sincerely JD Wood 28



Creating sporting opportunities in every community

Planning Policy,  
Richmondshire District Council,  
Mercury House,  
Station Rd,  
Richmond,  
DL10 4JX

29 July 2014

Dear Sir or Madam,

**Local Plan 2012-2028: Core Strategy Modifications**

Thank you for consulting Sport England on the above modifications.

Sport England's comments relate to modification 02 in paragraph 4.11.2.

Reference is made to the Settlement Facilities Sporting Statement 2013, however we are unable to find a copy of this statement to review the methodologies used and to assess its robustness. We note that the Statement will be updated and we would advise the Local Planning Authority to follow the methodologies for Playing Pitch Strategies and Assessing Needs and Opportunities guidance for non pitch sports such as sports halls and tennis courts etc. These can be obtained on the following link:

<http://www.sportengland.org>

This will provide a sound evidence base and reflect the advice in Paragraph 73 of the NPPF which requires Local Authorities to undertake a robust and up to date Needs Assessment for open space, sport and recreation facilities to identify what provision is required:

*"Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments*

*should be used to determine what open space, sports and recreational provision is required.”*

We trust you will give the matters raised in the letter your fullest consideration. If you require any further information or clarification, please do not hesitate to contact the undersigned on the details listed below.

Yours sincerely

**Richard Fordham**  
**Planning Manager**

Tel: 07879 602881

Email: [Richard.Fordham@sportengland.org](mailto:Richard.Fordham@sportengland.org)

**Contact: Rachel Wigginton**

Tel: 01609 532428

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Web: [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

29 July 2014

Dear Mr Hiles

## **RICHMONDSHIRE LOCAL PLAN CORE STRATEGY PROPOSED MODIFICATIONS CONSULTATION**

Thank you for consulting North Yorkshire County Council on the above modifications. The comments from our service areas are as follows. I can confirm that we have no other comments. This is an officer response.

### **Local Plans**

Please see below minor suggested edits to the Richmondshire proposed modifications. Suggested new text is in bold.

M/1/0/04

Minerals and Waste Planning Issues are dealt with through NYCCs minerals and waste local plans. **The minerals planning authority is responsible for safeguarding mineral resources of economic importance and for establishing consultation arrangements with local planning authorities to ensure that minerals safeguarding issues are taken into account in relevant development decisions. The Coal Authority is responsible for identification of Development High Risk areas that are most likely to be subject to land stability and other public safety hazards. Within these areas the Coal Authority will expect many new development proposals to be accompanied by a Coal Mining Risk Assessment.**

M/4/CP2/05

Development Proposals will be expected to provide an appropriate **risk assessment and** remediation strategy that addresses any issues of land contamination or land instability arising from past uses or activities. Where **relevant** non-mineral development is proposed within Mineral Safeguarding Areas defined by the ~~Coal~~ **mineral planning authority**, the



local planning authority will expect consideration to be afforded to the extraction of the mineral resource prior to development.

### **Children and Young People's Services**

The changes to the main body of text under this revision do not affect our previous responses on education, which cannot yet be highly specific because we do not have the precise detail on land and housing allocations.

Chapter 5 "Implementation and Delivery" makes comments on education that we agree with. Paragraphs 5.17, 5.18 and 5.19 in that section have been revised in consultation with us already as part of this revision to the Core Strategy.

The comments in the sections under the "Local Plan Infrastructure Delivery Plan Projects" also include revisions that we have previously agreed with John Hiles.

### **North Yorkshire Highways**

The Local Highway Authority notes the inspectors request for updates of reference to Infrastructure Delivery Plan and have been liaising with Richmond regarding the necessary strategic junction improvements on the Local Highway network.

Highways do not have any further comments.

We are happy to discuss.

Yours sincerely

Rachel Wigginton  
Senior Policy Officer

Date: 29 July 2014  
Our ref: 123740



John Hiles  
Richmondshire District Council  
[localplan@richmondshire.gov.uk](mailto:localplan@richmondshire.gov.uk)

Sustainable Development  
Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6JC

T 0300 060 3900

**BY EMAIL ONLY**

Dear John

Richmondshire Local Plan Core Strategy Proposed Modifications Consultation (schedule 2)

Thank you for your consultation dated 18 June 2014.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

#### **Modification M/4/CP12/01**

Natural England welcome the modifications to para 4.12.12 which we consider to be clearer and more in line with national policy.

However with regards to the modification to para 4.12.13 we advise that impacts on Natura 2000 sites can occur at greater distances than 20km and should be considered on a case by case basis rather than using an outside estimate. For instance where hydrological or ecological links exist between the development site and Natura 2000 site(s), air quality impacts occur or where there is a major recreational draw from Natura 2000 site(s) impacts can occur over much greater distances. Natural England advise that you do not make this amendment.

#### **Previous representations**

Within our letter dated 14th September 2012 (our ref 60767) which we have attached for your ease of reference, Natural England also made representations on policy CP2, CP4, Table 6 and Table 7. These covered the need to refer to protecting and enhancing soils, protection of tranquillity, the inclusion of Green Infrastructure within the IDP, and the methods of measuring the biodiversity/geology indicators

We have not been re-consulted on these suggested alterations, and presume they have not been made to the draft development plan. Whilst they are not fundamental to the soundness of the plan, we believe they would increase the plans effectiveness and consistency with national planning policy.

#### **Sustainability Appraisal and Habitats Regulations Assessment**

Natural England note your email correspondence dated 27 July 2014 regarding update of the Sustainability Appraisal and Habitats Regulations Assessment of the Core Strategy and can confirm that with regards to our statutory remit only we do not consider that the proposed modifications are likely to have significant effects on the environment. However we advise that you take your own legal advice and the advice of the other statutory consultees on this matter.

In addition we advise that the final published Sustainability Appraisal and Habitats Regulations Assessment reports should reflect the current state of the plan including, where relevant, minor amendments. For instance we note the changes to the policy numbering in Chapter 4: Core Policies.

For any queries relating to this consultation please contact Merlin Ash by email at [merlin.ash@naturalengland.org.uk](mailto:merlin.ash@naturalengland.org.uk) or on 0300 060 4271. For all other correspondence, please email [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk), or if it is not possible to consult by email, please send to the above address.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours faithfully

Merlin Ash  
Yorkshire and Northern Lincolnshire Team  
Natural England

**RESPONSE BY COLBURN TOWN COUNCIL**  
**TO TEXT MODIFICATIONS M/3/CRSS/04, 05 & 08, M4/CP12/03**  
**RICHMONDSHIRE LOCAL PLAN CONSULTATION JUNE 2014**

Colburn Town Council agreed with the Strategic principles in the Local Plan Core Strategy and indeed played an important role in the original search for development land as can be seen from figure 8 Strategic Development Growth Area Richmond and Catterick Garrison. The greater proportion of this hatched development area is within Colburn ward although the lack of detail on the map does not indicate boundaries to the north of the A6136. This has been clarified in a later map included in the April 2014 modifications but the Town Council were not aware that the 10 acre former Old Sports Field was part of the hatched area and they do not wish this land to be included. It is observed that on Fig 8 the Strategic Development Growth Area\* has lost the explanation for the \* in the April version. We request that “\*development in this area will be on a limited number of sites and will not cover the whole extent” is re-instated

Under Central Richmondshire Spatial Strategy the direction of growth:-

- a. Encourages existing vacant and previously developed sites in the built up area south-east from Catterick Garrison
- b. Enhances the distinctive identities of Hipswell, Scotton and Colburn
- c. Promotes a neighbourhood centre in Colburn

The Town Council feel it is important to maintain the individual identities of the 3 parishes within Catterick Garrison. They are separate communities with their own parish/town councils and Colburn will increase in size considerably in the next 5 years with the existing development sites either started or under planning application.

Creating a centre for Colburn Town is an important aspect of this growth. The Broadway with the shops, library and medical surgery is the natural centre and therefore land to the south of the A6136 fits more comprehensively with this structure offering scope for further shops and housing. The main bus services are focussed around this area with provision for off road bus stops which can only be replicated at the White Shops.

**CP12 Conserving & Enhancing Environment**

1d states that the green infrastructure network of the plan will be protected which include the corridors of green space, recreation areas and trees which flow through urban areas (particularly Catterick Garrison). The Old Sports Field and adjacent Colburn Grange Farm are essential to maintaining this aspiration, separating Colburn from Hipswell and protecting the charm of Colburn Village with the much used Coast to Coast and local footpaths. This open space is important to residents and will enhance the selling potential of future housing.

**Core Policy CP11: Supporting Community & Recreation Assets**

Open spaces for sport, play, recreation and amenity underpin people’s quality of life and well-being and The Town Council wish to preserve the Old Sports Field as an attractive open space. In the future the Town Council may wish to negotiate lease or purchase of this field to return it to its original use. There is a shortage of suitable open spaces for football, rugby or cricket and there will be pressure for such facilities when all the current development is completed. The corner triangle is much used by dog walkers together with

Back Lane running down to Colburn Village. Back Lane is already problematic for vehicles with few passing places and if the Old Sports Field was developed it would have a highly detrimental effect on this country lane.

#### Road links A6136

The upgrading of the main artery has been highlighted within the plan and this requirement has been emphasised with the siting of the A1 Catterick Central Junction which will substantially improve access to the plan area. Junction improvements are required with improved roundabouts. The building of 130 houses on the Old Sports Field will have a negative impact on a part of the A6136 which is close to the 4-way White Shops traffic lights and a part of the road which already produces queues at peak times. A larger roundabout installed by a developer will not prevent bottle necking at this point. Preferred development of areas to the south of the A6136 will promote the level of growth that is sought under the Local Plan and make a better connection with the road network.

#### Sewerage

The existing Yorkshire Water facility can only handle the proposed known developments up to 2018, beyond that a significant upgrade is required to extend development into the Sour Beck area.

Residents are already concerned at the amount of tankers that are using Colburn Lane to access the sewerage works. Colburn Lane is residential with cars parked on the roadway, children crossing to the shop and these tankers are large, noisy and smelly. A monitoring group has been set up to record the road use and once facts have been established the Town Council will be seeking explanations from Yorkshire Water.

#### Conclusion

Colburn Town Council wishes to support the Richmondshire Local Plan Core Strategy (para 3.2.9) with the emphasis on development within Colburn on the south side of the A6136 maintaining an effective barrier to the north with the provision of open spaces and countryside currently provided by Colburn Grange Farm and the Old Sports Field. The Old Sports Field is unviable for development in view of the necessary road modifications and alternative sites are available within the Plan.

29.7.14

### **3. Local Plan Core Strategy : Summary of Post Hearing Proposed Modifications**

Chapter numbers and policy references relate to the Local Plan Core Strategy (Post Hearing Proposed Modifications Tracked Changes Version) April 2014). This document can be found on the Council's website at

<http://www.richmondshire.gov.uk/planning/local-plan/1420-local-plan-core-strategy-2012-2028-modifications1>

#### **Chapter 1**

M/1/0/03 – Inspector Comment - Specify Delivering Development Plan Content - Detailed policies and allocations for housing, employment, town centre uses, MoD uses, Infrastructure, open space and green infrastructure, sport and leisure facilities

#### **Chapter 2 (also Chapter 1)**

M/1/0/01 & 02 & M/2/0/01 to 06 - Factual updates following Census 2011 results, Army Basing Plan publication, A1 Upgrade re-announcement, Development Target Review consultation (interim mid-2011 household projections), Economic-led household projection, Regional Spatial Strategy Revocation and emergence of LEP at sub-regional level.

#### **Chapter 3**

##### **SP4: Scale and Distribution of Housing Development**

M/3/SP4/02 – Inspector Comment - Inclusion of explanation how the Council expects to manage the housing target and not to regard it as a ceiling.

M/3/SP4/03 – Reduction in policy expectations for service families accommodation from 1440 to 500 homes following publication of Army Basing Plan (2013) and subsequent Development Target Review consultation. MoD confirmation.

M/3/SP4/06 – Inspector Comment / Home Builders Federation - Provision of Employment led-housing projections to demonstrate housing supply can meet expected jobs growth.

##### **SP5: Scale and Distribution of Economic Development**

M/3/SP5/05 – J Davis - Re-inclusion following A1 upgrade re-announcement of policy reference to appropriate economic development opportunities at upgraded A1 junctions subject to detailed appraisal.

## **Central Richmondshire Spatial Strategy**

M/3/CRSS/03 – Inspector Comment/ J Ridgeon - Explanation of the definition of small scale housing developments

M/3/CRSS/04 & 05 – Inspector Comment / R Hildyard - Text and Figure 8 clarification regarding Catterick Garrison Strategic Development Growth Area.

M/3/CRSS/09 – Home Builders Federation / Inspector Comment - Align wording regarding use of brownfield land to NPPF

M/3/CRSS/10 – J Davis - Re-inclusion following A1 upgrade re-announcement of policy reference to appropriate economic development opportunities at upgraded A1 Catterick Central junction

## **North Richmondshire Spatial Strategy**

M/3/NRSS/03 – J Davis - Re-inclusion following A1 upgrade re-announcement of policy reference to appropriate economic development opportunities at upgraded A1 Barton and Scotch Corner junctions.

## **Chapter 4**

### **CP2 (previously CP1): Responding to Climate Change**

Policy Part 1b – M/4/CP2/03 – Inspector Comment - Ensure policy requirements for renewable energy schemes regarding adverse landscape and visual impacts is consistent with NPPF requirements.

Policy Part 2a – M/4/CP2/04 – Inspector Comment - Delete requirements for consequential improvements as whilst well intentioned no sound justifications, difficulties in monitoring and changes in permitted development rights have made it less implementable.

Policy Part 2a – M/4/CP2/05 – Inspector Comment - Requirement for CSH Level 4 should be revised to Level 3 plus higher where viable. Viability evidence does not support requirement for Code 4, but flexibility of policy to assess financial viability does enable further consideration

Policy Part 2a - M/4/CP2/06 – Inspector Comment - Delete reference to BREEAM standard as not justified and viability evidence not available.

Policy Part 3 – M/4/CP2/07 – Environment Agency - climate change adaptation and flood risk requirements re-worded to ensure consistency with National policy.

M/4/CP2/08 – Inspector Comment - Clarification on renewable energy target. No target to be set consistent with the advice of National Planning Practice Guidance.

### **CP3: Supporting the Settlement Hierarchy and CP4: Supporting Sites for Development**

M/4/CP3 & CP4/01 - Policy CP3 Deletion and amalgamation with CP4 to remove duplication. Greater clarity of the use of CP4 and supporting Settlement Development Guidance and 5 year land supply.

M/4/CP4/04 – Inspector Comment - Inclusion of criterion-based policy for Gypsies, Travellers and Travelling Showpeople using specific tailored criteria which reflects National Policy wording.

### **CP6: Providing Affordable Housing**

M/4/CP6/01 & 02 - Inspector Comment - Include more detail from SPD including calculation to ensure regulatory compliance.

### **CP9: Supporting Town and Local Centres**

M/4/CP9/01 – Include reference to proposed management processes including establishment of Town Centres Forum which will assist in delivery of complementary town centre approach

Policy Part 2 – M/4/CP9/01 - Definition of Retail and Commercial areas for Richmond, Catterick Garrison and Leyburn in policy (maps) and revised policy wording to reflect changes. Provides greater clarification prior to Delivering Development Plan and replaces Local Plan policy 83.

M/4/CP9/05 – Inspector Comment - Inclusion of intention to healthcheck town centres at Catterick Garrison, Richmond and Leyburn through annual monitoring procedures. This will enable the complementary town centre approach to be monitored and managed.

### **CP11: Supporting Community and Recreation Assets**

M/4/CP11/01 – Theatres Trust - Addition of word cultural for clarification and consistency with NPPF.

M/4/CP11/02 – Sport England - Reference to completion of Settlement Facilities Study Sporting Supplement completed to ensure evidence corresponds to Sport England methods and requirements.

M/4/CP11/05 – Inspector Comment - Specify how Delivering Development Plan will respond to underpinning updated evidence particularly shortfall and surpluses at settlement level and how it will be ensured that it is more consistent with PPG17 Companion Guide typologies and NPPF para 73 and 74.



## **CP12: Conserving and Enhancing Environmental and Historic Assets**

M/4/CP12/01 - English Heritage, Natural England and Yorkshire Wildlife Trust -

Policy restructured to provide greater clarity and consistency in presentation.

Policy Part 2d – M/4/CP12/03 – Inspector Comment / R Hildyard -  
Textual clarification of agricultural countryside between Colburn Town, Colburn Village and Hipswell.

## **Chapter 5**

M/5/Infra/01 – Inspector Comment - Inclusion of 5 year plan review cycle to clarify practical expectations for Local Plan Review.

## **Infrastructure Delivery Plan Table**

M/5/Infra/06 – Inspector Comment - Update to reflect change in position of projects and funding, removal of projects that are not essential to facilitate the delivery of the strategy A1 Upgrade update, A6136 update + funding changes. Include education costs.